

# *NOTICE OF LOCAL PLANNING PANEL MEETING*

## **PUBLIC COPY**

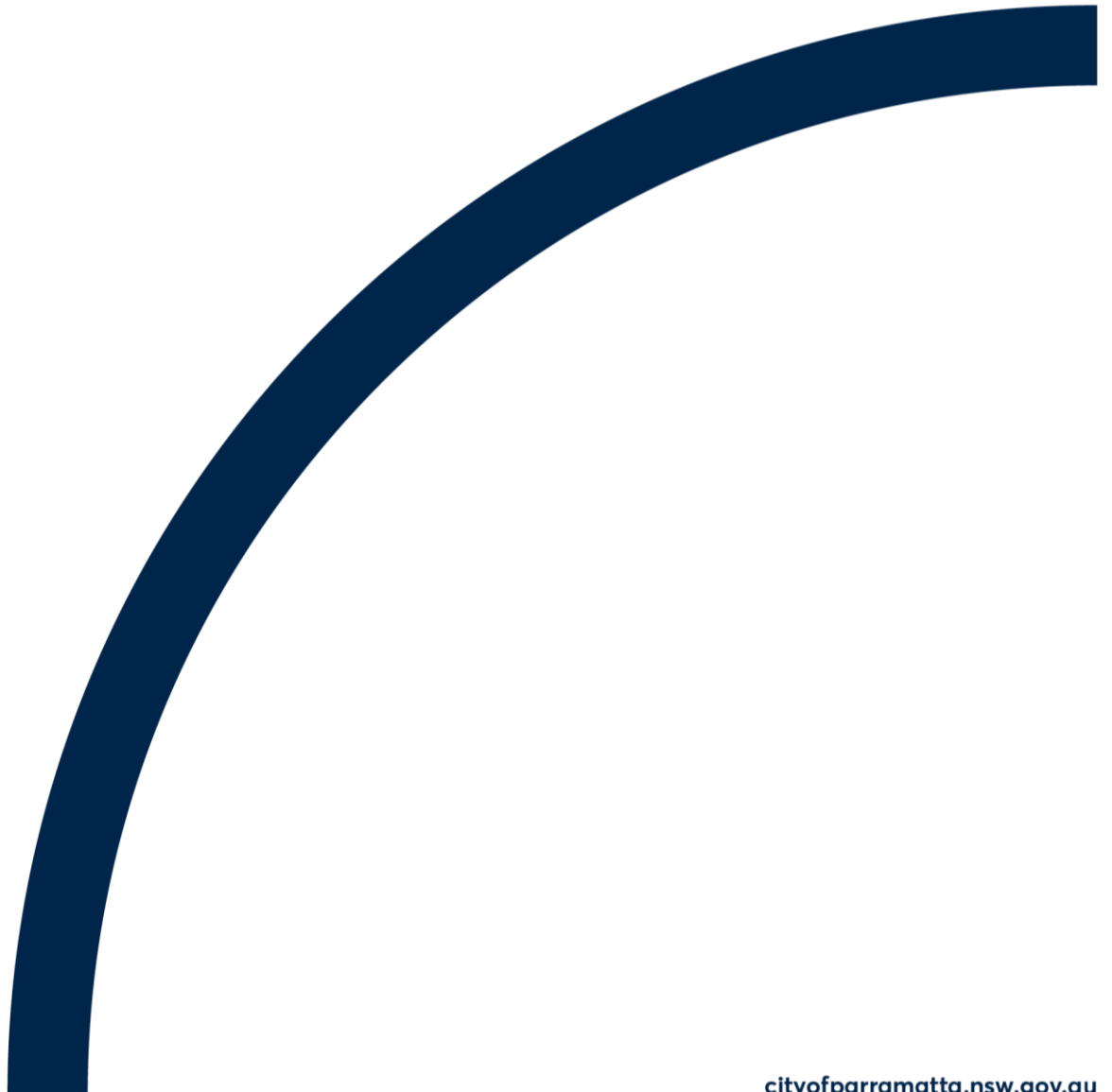
An Ordinary Local Planning Panel will be held at Rydalmere Operations Centre, 316 Victoria Rd, Rydalmere on Tuesday, 8 October 2019 at 3.30pm.

Brett Newman  
CHIEF EXECUTIVE OFFICER



**CITY OF  
PARRAMATTA**

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**INNOVATIVE**

**08 OCTOBER 2019**

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## INNOVATIVE

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<b>ITEM NUMBER</b>	5.1
<b>SUBJECT</b>	Pre-Gateway: Harmonisation Planning Proposal - Consolidated City of Parramatta Local Environmental Plan
<b>REFERENCE</b>	F2019/00709 - D07031433
<b>REPORT OF</b>	Team Leader Land Use Planning

### PURPOSE:

The purpose of this report is to:

- seek the Local Planning Panel's advice on the planning proposal to consolidate the local environmental plans currently applying in the City of Parramatta Local Government Area following the amalgamation process.
- advise on the outcomes of the public exhibition of the *Land Use Planning Harmonisation Discussion Paper*, which has informed the preparation of the draft planning proposal.

### RECOMMENDATION

That the Local Planning Panel consider the following Council staff recommendation in its advice to Council:

- That** Council endorses the Planning Proposal – Consolidated Parramatta Local Environmental Plan, shown at **Attachment 1**, for submission to the Department of Planning, Industry and Environment with a request for a Gateway Determination.
- That** Council note the outcomes of the public exhibition of the Discussion Paper, outlined in the Consultation Report that is included as Appendix 5 to the Planning Proposal.
- Further, that** Council authorises the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the planning proposal process.

### BACKGROUND

1. On 12 May 2016, the *Local Government (City of Parramatta and Cumberland) Proclamation 2016* was notified. The Proclamation resulted in the creation of the new City of Parramatta Council Local Government Area (LGA), from parts of the former Auburn, Holroyd, Hornsby, Parramatta and The Hills LGAs.
2. As a result, different local environmental plans (LEPs), development control plans (DCPs) and development contributions plans apply to different parts of the LGA, creating an inconsistent and complex policy framework with different rules applying to different areas. Many of these plans are also shared with neighbouring councils. This places an additional administrative burden on councils administering the LEPs and changes to them.
3. The Proclamation required that the land use plans that applied to different parts of the LGA at the time of the boundary changes continue to apply to those areas until such time as they are replaced by new plans.

4. Figure 1 illustrates the different land use plans currently applying in the City of Parramatta LGA.

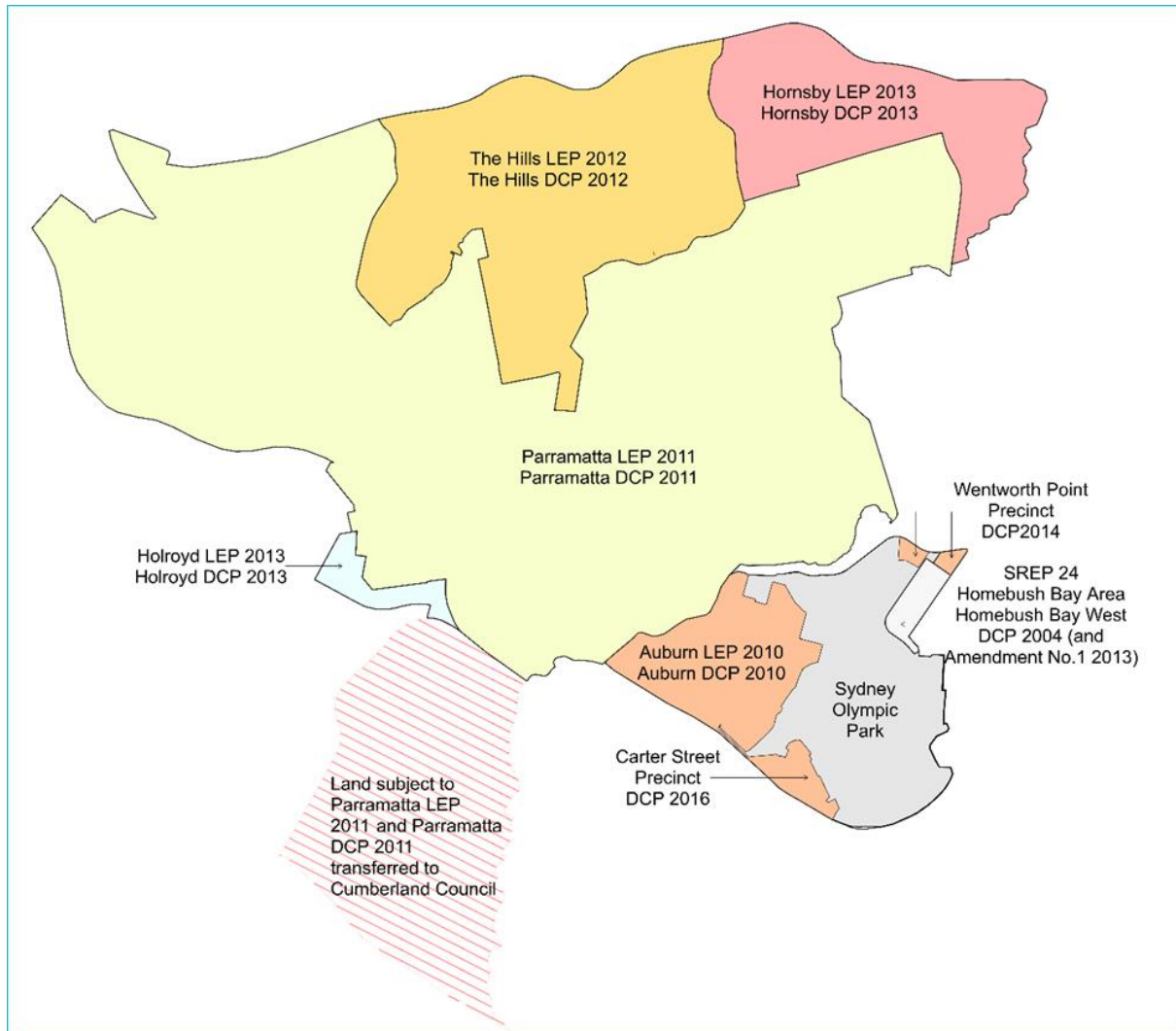


Figure 1 – Land use plans applying in the City of Parramatta LGA

## INTENT OF THE PLANNING PROPOSAL

5. The objective of this planning proposal is to create a single consolidated LEP that will replace existing LEPs that apply to land in the LGA. This process is a primarily an administrative process.
6. The consolidation process is not intended as a comprehensive review of zoning or density provisions. The planning proposal does not propose substantive changes to zoning or increases to density controls across the LGA.
7. However, as there are differences between the provisions of existing LEPs, the consolidation process will result in some changes to the planning controls currently applying in certain areas of the LGA. The majority of these changes are considered minor and inconsequential. Changes include:
  - Changes to land uses permitted in certain areas, as a result of the creation of a common set of land use tables. This includes changes to the permissibility of dual occupancy development in some locations;
  - Changes to floor space ratio, height and minimum lot size controls applying to certain low and medium density residential zoned land, to achieve consistency in the planning controls applying to these zones; and

- The introduction of floor space ratio controls into residential areas in locations where they are not currently applied.
8. A limited number of changes to land use zones are suggested to reduce complexity and address anomalies and inconsistencies in the local land use planning framework:
- Consistently zoning all public bushland reserves E2 Environmental Conservation, to recognise their ecological significance, noting that infrastructure such as walking and cycling tracks, seating, picnic tables and associated visitor facilities will still be able to be carried out in these reserves.
  - Zoning existing places of public worship (PoPW) in the R2 Low Density Residential Zone to SP1 Special Activities, as it is proposed to prohibit new PoPW across the R2 zone. PoPW will still be permitted in all other zones excluding open space, environmental and infrastructure zones.
  - Rezoning certain sites in North Rocks from R3 Medium Density Residential to R2 Low Density Residential to address concerns over the impact of new forms of small lot medium density housing (manor houses) as potential complying development in these areas, which retain a low density character.
  - Rezoning of sites associated with the suggested phasing out of R1 General Residential, RU3 Forestry, E3 Environmental Management and E4 Environmental Living zones, which currently only apply to a very limited number of sites.
9. Council is currently progressing a number of separate planning proposals relating to specific sites in the LGA. These site-specific planning proposals will continue to be progressed separately to the LEP consolidation process. As site-specific LEP amendments are finalised the respective provisions will be carried over into the new consolidated LEP.
10. A summary of the key changes to planning controls included in the planning proposal is included at **Attachment 2** to this report.
11. The consolidated LEP will not apply to land within the Sydney Olympic Park Precinct as this land will continue to be governed by the Sydney Olympic Park Authority (SOPA) under the *Sydney Olympic Park Authority Act 2001* and *State Environmental Planning Policy (State Significant Precincts) 2005*.
12. Certain land at Wentworth Point is also currently deferred from the LEP as it is subject to *Sydney Regional Environmental Plan No.24 – Homebush Bay Area* (SREP 24). The Department of Planning, Industry and Environment (DPIE) intends to transfer the development controls for the precinct into the LEP and to repeal SREP 24. Once this process is complete, the consolidated LEP will apply to this land.

## DISCUSSION PAPER CONSULTATION

13. To inform the preparation of this planning proposal the *Land Use Planning Harmonisation Discussion Paper* was prepared. The Discussion Paper sought community and stakeholder feedback on various options for harmonising controls and achieving the intent of the planning proposal.

14. The Discussion Paper identifies the differences between the various LEPs and DCPs currently applying in the LGA and sought feedback on how policies and controls could change to resolve these differences in the consolidation process.
15. The Discussion Paper was publicly exhibited from 21 January to 4 March 2019.
16. A total of 539 submissions were received via a combination of channels, including an online survey through Council's community engagement portal, emailed submissions and letters. Accounting for identified duplicate submissions, there was a net of approximately 464 submissions:
  - Individual residents: 402 submissions
  - Resident groups: 4 submissions
  - Landowners (not resident in the LGA): 35 submissions
  - Government agencies: 11 submissions
  - Neighbouring councils: 2 submissions
  - Businesses (including Parramatta Chamber of Commerce): 7 submissions
  - General public not resident in the LGA: 3 submissions
17. A breakdown of submissions received on different issues is outlined below. Some submissions provide feedback on more than one issue. The majority of feedback related to dual occupancy development, in particular the issue of where in low density residential areas dual occupancies should be permitted.

Topic	Total submissions*	% of submissions
Dual occupancy prohibition areas	301	65%
Dual occupancy – other issues	201	43%
Car and bicycle parking	66	14%
Low density residential zones	65	14%
Environmental sustainability	62	13%
Medium density and high density residential zones	47	10%
Non-residential zones	34	7%
Design and heritage controls	26	6%
Rationalising land use zones	23	5%
<b>*Note:</b> Some submissions provided feedback on more than one issue		

18. A summary of the submissions received on different issues is included at **Attachment 3**. Further discussion of the feedback received is outlined in a Consultation Report that forms part of the attached planning proposal.

## PROHIBITION OF DUAL OCCUPANCY DEVELOPMENT

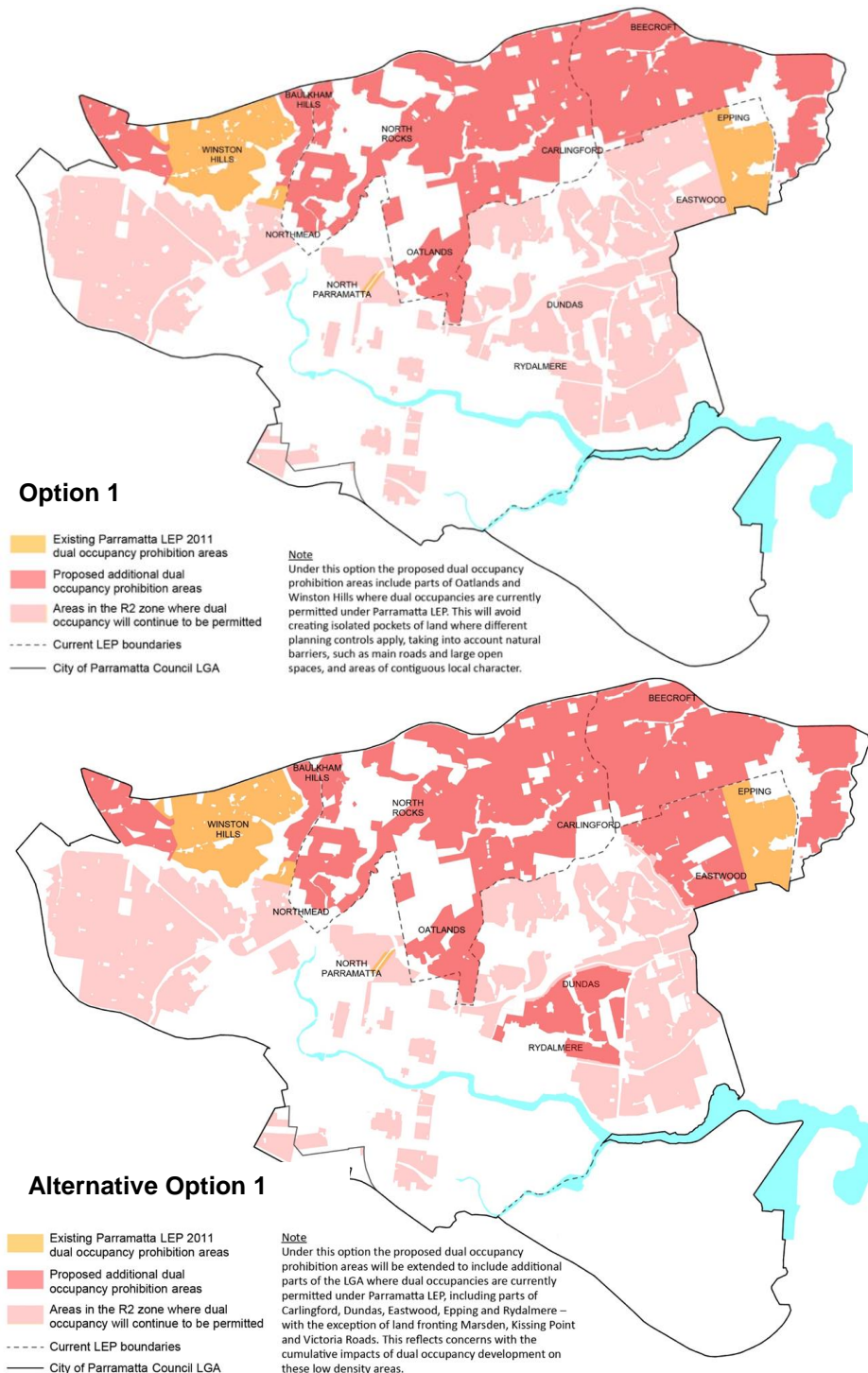
19. The Discussion Paper outlined three options for prohibiting dual occupancies in R2 Low Density Residential zones:
  - **Option 1:** Retains current areas where dual occupancies are already prohibited, including R2 zoned land under *Hornsby LEP 2013* and existing Dual Occupancy Prohibition Area under *Parramatta LEP 2011*. R2 zoned land under *The Hills LEP 2012* was also proposed to be included, as subdivision of dual occupancies is prohibited in this area and this has

acted as a pseudo-prohibition. Some additional parts of Oatlands and Winston Hills were also suggested to be included in the prohibition areas.

- **Alternative Option 1:** Prohibit in the areas above, plus in additional R2 zoned land in Carlingford, Dundas, Eastwood, Epping and Rydalmere where dual occupancies are currently permitted by *Parramatta LEP 2011*.
- **Alternative Option 2:** Feedback was invited on the potential for having fewer prohibition areas, such as by allowing dual occupancies on land formerly part of the Hornsby or The Hills LGAs.

Options 1 and Alternative Option 1 are illustrated in Figure 2 below. The Discussion Paper did not include a map for Alternative Option 2.

*Figure 2 – Dual Occupancy Prohibition Area options*



20. 301 submissions were received in relation to the above options, a majority of these submission were in support of having fewer prohibition areas:

<b>Prohibition area option</b>	<b>Total submissions</b>	<b>% of submissions</b>
Option 1	59	20%
Alternative Option 1	36	12%
Alternative Option 2 (fewer prohibition areas)	196	65%
Other/stance unclear	10	3%
<b>TOTAL</b>	<b>301</b>	<b>100%</b>

21. Most submissions in support of allowing dual occupancies in more locations, were from residents in Epping and Carlingford, with many of these wanting to see dual occupancy development in areas where they are currently prohibited under *Hornsby LEP 2013*.
22. A small number of submissions recommended prohibition areas be extended to other parts of the LGA, including Ermington, Dundas Valley, Oatlands and Melrose Park.
23. Amongst those who supported prohibiting dual occupancies, reasons given included:
- Dual occupancies were incompatible with the character and streetscape of low density areas. Many residents felt housing in these areas should remain as single detached dwellings on larger blocks of land.
  - There was concern that there was already enough development occurring in their area and that dual occupancy development would worsen the associated impacts on infrastructure and roads.
  - Many residents were particularly concerned that dual occupancies would create on-street parking congestion, particularly in narrow streets.
  - Loss of trees and gardens was also a concern raised.
24. Amongst those in support of dual occupancy development, reasons given included:
- The suggested prohibition areas were unfair and inconsistently applied, and were contrary to State Government policy.
  - Prohibition would reduce property values.
  - Dual occupancies provide more affordable housing and choice, including for young families, downsizers and seniors and provides affordable housing.
  - Some argued their area was suitable for dual occupancy development because it was close to transport or centres, or there was already medium density housing on nearby sites.
  - Some responses questioned whether the impacts of dual occupancy development would be worse relative to other forms of housing, such as single dwellings or granny flats.
  - Some submissions suggested that dual occupancies should be managed through design controls and not outright prohibition.
  - Some argued allowing dual occupancy development would encourage housing renewal and investment.



25. Some submissions made suggestions for how dual occupancy prohibition areas could be defined, such as based on proximity to transport and services, topography, street-widths and opportunities for housing renewal.
26. A full overview of the feedback received on the suggested dual occupancy prohibition areas and officer responses to issues raised is included in the Consultation Report that is attached to the planning proposal.

#### Feedback from Councillors

27. Councillors were briefed on the feedback at a workshop on 15 July 2019. Councillors raised concerns with the impacts of dual occupancies on local areas, particularly in relation to parking and traffic issues associated with dual occupancy development on narrow roads. Concerns were also raised of impacts on local character.
28. Concern was also raised with the limitations that the State Government's *Low Rise Medium Density Housing Code* would place on Council's ability to control the impacts of dual occupancy development, were it to come into effect in the LGA. This Code would allow dual occupancies to be built through the complying development pathway, and such development would not have to comply with any local controls.
29. The feedback received from Councillors has informed the preparation of this planning proposal.

#### Dual occupancy constraints analysis

30. While dual occupancies can help contribute to housing supply and diversity, it is important to ensure that development occurs in the right locations.
31. In response to the feedback received, and to provide a consistent basis for identifying appropriate locations for dual occupancies, further analysis was undertaken to map, at a finer grain, the various constraints that exist to dual occupancy development across the LGA.
32. This included identifying areas with special local character, clusters of narrow streets, poor access to public transport, impermeable street networks and high levels of tree cover. These are considered to be key environmental factors that worsen the impacts of dual occupancy development over time.
33. The analysis found that much of the low density residential land in Beecroft, Carlingford, Epping, North Rocks, Northmead, Oatlands and Winston Hills have a high level of constraints to dual occupancy development. There are also some smaller pockets of highly constrained land in Eastwood, Dundas, Dundas Valley and heritage conservation areas in the former Parramatta City Council area.
34. The findings of this detailed analysis are outlined in the Dual Occupancy Constraints Analysis technical paper, included as part of the attached planning proposal.

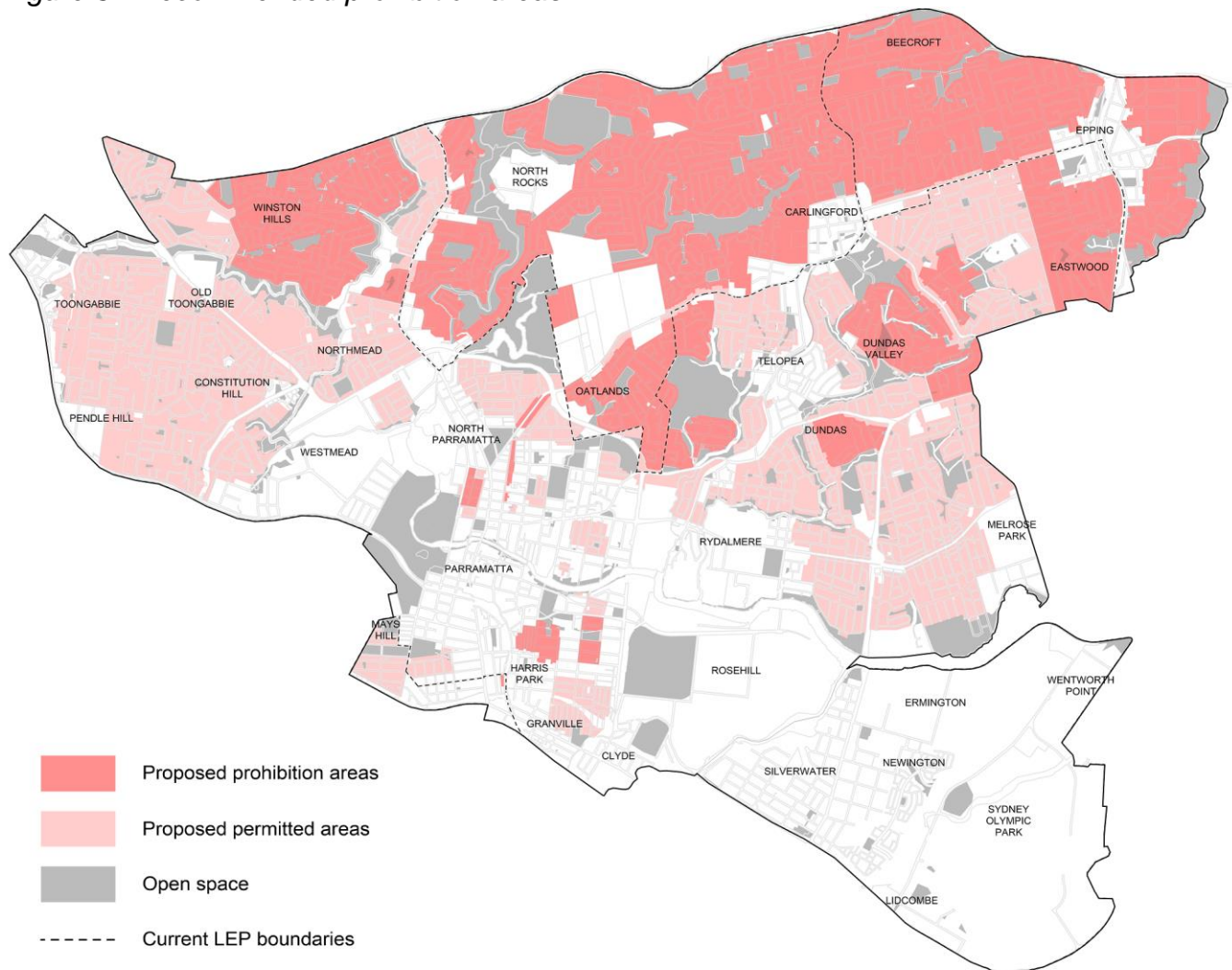
#### Recommended Dual Occupancy Prohibition Areas

35. It is recommended to continue to prohibit dual occupancies in low density areas (R2 zoned land) where they are currently restricted under existing local planning controls, due to the development constraints that exist in these areas. This includes land that was formerly part of Hornsby and The Hills Council areas, with the exception of land fronting the major road corridors of Carlingford Road, Pennant Hills Road and Windsor Road (which offer more direct access

to transport and services and generally do not have the character constraints associated with low density areas).

36. It is also recommended to prohibit dual occupancies in parts of Carlingford, Dundas, Dundas Valley and Oatlands and heritage conservation areas where they are currently permitted under *Parramatta LEP 2011*. Introducing prohibition into these locations is considered justified on the basis of the multiple constraints to dual occupancy development that exist in these areas as shown in the technical analysis.
37. The recommended prohibition areas are indicated on the map in Figure 3 below and **Attachment 4** to this report.

*Figure 3 - Recommended prohibition areas*



38. The prohibition areas have been recommended by Council officers on the basis of:
  - Applying the findings of the constraints analysis across a suburb or heritage conservation area, or where this is not appropriate, using natural boundaries such as major roads, large parks or school sites, waterways, or bushland corridors to avoid creating isolated pockets of land where different rules apply.
  - Ministerial Planning Direction 3.1, which states that planning proposals cannot include provisions that reduce the permissible residential density of land, unless this can be justified through a relevant study or is of minor

significance. This means that restricting dual occupancy development in areas where it is currently allowed is unlikely to be supported by the State Government unless there is a sufficiently strong strategic planning justification. On this basis, only the most significantly constrained R2 Low Density Residential zoned land in the former Parramatta and The Hills LGAs has been included in the officer recommended prohibition map.

- The *Low Rise Medium Density Housing Code* limiting Council's ability to impose local controls on dual occupancy development to address identified constraints. For example, by imposing additional car parking, landscaping, floor space or design requirements. In this context, prohibiting dual occupancy in areas where there are multiple overlapping constraints provides the most certainty in terms of protecting low density residential areas from inappropriate development.
39. The recommended prohibition areas will impact approximately 16,100 R2 zoned properties over 600sqm. Of these lots, only approximately 1,895 represent sites where dual occupancies are currently allowed without any restrictions on subdivision.
  40. Outside of the above locations, it is recommended to restrict dual occupancies to sites over 600sqm, consistent with the existing LEP lot size requirements already applying to most of this land. 600sqm is considered the minimum size necessary to achieve satisfactory design and amenity outcomes. To clarify the intent of this policy it is proposed to identify sites smaller than 600sqm (where these are located outside of the proposed prohibition areas) on the Dual Occupancy Prohibition Map.
  41. The Council officer recommended option for managing dual occupancy prohibition areas has been included in the planning proposal at **Attachment 1**.

#### Alternative option for prohibition areas

42. As noted above, Alternative Option 1 of the Discussion Paper suggested prohibiting dual occupancies on additional R2 zoned land in Carlingford, Dundas, Eastwood, Epping and Rydalmere in response to concerns over the ongoing impacts of dual occupancies in these areas.
43. Extending the proposed dual occupancy prohibition areas to include all of the additional land identified in Alternative Option 1 would impact approximately 18,735 R2 zoned properties over 600sqm, representing 2,635 more than under the officer recommended option above.
44. This option is illustrated in **Attachment 4** to this report.
45. This option would provide maximum protection to low density residential areas from negative impacts associated with dual occupancy development, particularly in light of the potential introduction of the *Low Rise Medium Density Housing Code*.
46. However, while the constraints analysis identified some land within these additional areas as being moderately constrained, these sites are considered too small/isolated and/or the constraints not severe enough to justify introducing a prohibition, particularly in light of the Ministerial Direction against reducing currently permissible densities. Consequently, this is not recommended by Council officers as the preferred option.

**FEEDBACK RECEIVED ON OTHER ISSUES**

47. There was overall support for most other LEP-related policy suggestions in the Discussion Paper, with the exception of the following suggested policies for which there was not a majority in support:

Issue/feedback	Officer response
Restricting dual occupancy development to attached forms <i>(95 submission received, of which 37% were in support)</i> .	It is recommended to retain the restriction on detached forms of dual occupancy. This approach ensures more land is available on sites for landscaping, rear gardens and tree retention and allows both dwellings to address the street. It is also consistent with the current policy applying to the vast majority of the areas in the LGA where dual occupancies are proposed to be allowed.
Placing restrictions on the form and subdivision of dual occupancies in heritage conservation areas <i>(156 submissions received, of which 48% were in support)</i> .	The Dual Occupancy Constraints analysis further considered this issue. It is recommended to prohibit dual occupancy development in low density heritage conservation areas, with the exception of South Parramatta Conservation Area, where the current precinct-specific controls will be retained.
Increasing the minimum subdivision lot size to 550sqm in residential zones in the former Holroyd and Hornsby areas <i>(35 submissions received, of which 47% were in support)</i> .	<p>It is recommended to adopt the 550sqm MLS control. Increasing the MLS requirement will assist with tree retention on sites and achieving better design outcomes from low density residential development by allowing for adequate setbacks, landscaping and deep soil zones.</p> <p>It is recommended to retain the current 700sqm MLS in the former The Hills area requirement as a lower requirement would impact the established large lot character of these areas and risk tree and vegetation loss. 51% of submissions supported this option.</p>
Prohibiting tourist and visitor accommodation in IN1 General Industrial zones <i>(17 submissions received, of which 41% were in support)</i> .	It is recommended to prohibit tourist and visitor accommodation in the IN1 General Industrial zone. These uses are already prohibited on all IN1 zoned land in the LGA, with the exception of the land under <i>The Hills LEP 2012</i> . These uses are not considered compatible with industrial areas and have the potential to further reduce the amount land available for industrial purposes.

Issue/feedback	Officer response
Prohibiting function centres and registered clubs in IN1 General Industrial zones ( <i>15 submissions received, of which 27% were in support</i> ).	<p>It is recommended to prohibit function centres but permit registered clubs in the IN1 General Industrial zone.</p> <p>Registered clubs can provide services to workers and are often associated with activities and land uses that are already permitted in the IN1 zone. However function centres are not considered an essential service for workers and have the potential to reduce the amount of land available for industrial purposes.</p>
Allowing markets, and some food and drink premises on public open spaces ( <i>24 submissions received, of which 46% were in support</i> ).	<p>It is recommended to permit markets, restaurants, cafes, and take away food and drink premises in RE1 Public Recreation zones. These uses can complement recreational activities and enhance the use and enjoyment of open spaces by the public. They will need to be consistent with the relevant adopted Plan of Management, which outlines how a particular open space can be used, including the scale and intensity of any permitted additional uses.</p> <p>It is noted that these uses are already permitted in the RE1 zone under Parramatta and The Hills LEPs. Auburn LEP also allows restaurants, cafes and markets in this zone.</p>

48. More detailed responses to the issues raised is included in the Consultation Report that is attached to the planning proposal.

## CONSULTATION WITH PUBLIC AUTHORITIES

49. Preliminary consultation with relevant public authorities was undertaken as part of the public exhibition of the Discussion Paper.
50. The submissions were generally supportive of the suggestions made in the Discussion Paper in relation to harmonisation of the LEP, though some minor suggestions/concerns were raised relating to:
- Office of Environment and Heritage suggested some minor map revisions relating to bushland sites to rezone from RE1 to E2.
  - Office of Sport made suggestions relating to appropriate land uses on RE1 and RE2 zoned land.
  - Roads and Maritime Services noted that *SEPP 64 – Outdoor Advertising and Signage* governs signage along transport corridors and argued negative impacts of signage can be minimised through appropriate site selection and design. It also suggested consideration be given to the provisions *SREP (Sydney Harbour Catchment) 2005* in the preparation of the planning proposal.

- Department of Planning, Industry and Environment reiterated the need to consider consistency with State, regional and local strategies and Ministerial Directions.
  - UrbanGrowth NSW raised concern with the potential heritage impacts of designating additional riparian land along the Parramatta River foreshore of the Parramatta North Urban Renewal Area.
  - NSW State Emergency Services suggested consideration should be given to additional LEP provisions relating to floodplain risk management.
  - Environmental Protection Agency raised concern that by permitting a number of public recreational uses within the RE1 zone has the potential for adverse impacts such as noise to be created for the surrounding properties in low density areas.
  - Western Sydney Local Health District stated that the inclusion of health outcomes in the LEP objectives will enable greater LEP and DCP controls that support favorable health outcomes. It generally supported the Discussion Paper suggestions.
  - Sydney Olympic Park Authority requested consultation with Council should the process of transferring provisions from SREP 24 into the LEP for Wentworth Point result in any substantive changes to key planning controls for that area.
  - Endeavour Energy made comments relating to DCP tree and vegetation controls. These will be considered as part of the preparation of the new consolidated DCP.
51. Council has considered the feedback received from various public authorities in the preparation of this planning proposal as outlined in the Consultation Report included at Appendix 5 of the Planning Proposal. Copies of the submissions received from public authorities forms part of the planning proposal.
52. It is anticipated that further consultation with public authorities will be undertaken in accordance with the requirements of the Gateway Determination and relevant Ministerial Directions.

## STRATEGIC PLANNING JUSTIFICATION

53. Merging the various LEPs into one planning instrument will create a common set of objectives, land use tables and provisions for land in the LGA. This will bring more consistency to planning controls across the LGA and assist in reducing the complexity of the local land use planning framework.
54. In identifying which provisions to carry over into the consolidated LEP, consideration has been given to the land use policies and controls most appropriate to the character, context and issues relevant to the new boundaries of the LGA, as well as the need to ensure policies are up to date and consistent with State Government planning policy requirements and Council plans and strategies.
55. An analysis on the planning merits of the proposals and their consistency with State and Local planning strategies is outlined in Part 3 of the attached planning proposal (**Attachment 1**).
56. The planning proposal is generally consistent with the objectives and actions of the State Government's *Greater Sydney Region Plan* and *Central City District*

*Plan.* The planning proposal is also generally consistent with relevant State Environmental Planning Policies (SEPPs).

57. The planning proposal is considered to meet the strategies and key objectives identified in the Parramatta Community Strategic Plan 2018-2038 by supporting the goals of a Fair, Accessible, Green, Welcoming, Thriving and Innovative City.
58. The planning proposal includes an assessment of consistency with applicable Directions set by the Minister for Planning and Public Spaces under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. These set out the range of matters that need to be considered when the Relevant Planning Proposal Authority (in this instance City of Parramatta Council) is preparing a planning proposal.
59. Council officers are satisfied that the planning proposal meets the requirements of these Directions. Refer to Section 3.2.4 of the attached planning proposal (**Attachment 1**) for an assessment of the consistency of the proposal with the relevant Section 9.1 Directions.

#### Consistency with Direction 3.1 – Residential Zones

60. Direction 3.1 requires planning proposals to include provisions that encourage the provision of housing choice and make efficient use of land and existing infrastructure and services. It also states that planning proposals must not contain provisions that will reduce the permissible residential density of land, unless this can be justified through a housing strategy or relevant study or be of minor significance.
61. The planning proposal includes several proposals relating to residential zones, the most significant of which being the imposition of additional dual occupancy prohibition areas.
62. It is considered that the proposed dual occupancy prohibition areas are unlikely to significantly impact housing delivery in the LGA. Council's draft Local Housing Strategy places a greater reliance on housing delivery within identified growth precincts and on large planning proposal sites. This will allow for a range of housing forms to be delivered in a planned way in appropriately located areas. This will be balanced with the identified priority to preserve and enhance the low-scale character and identity of suburban areas in the City of Parramatta.
63. Outside of the recommended prohibition areas, there would remain approximately 9,400 sites over 600sqm in the R2 zone on which dual occupancy development could be built. Each year dual occupancy development contributes only marginally to housing supply – approximately 160 dwellings or 3% of forecast annual supply. On this basis, there would remain enough supply for approximately 58 years of dual occupancy housing. Further, the draft LHS shows that Council is easily achieving its dwelling targets.
64. The small annual contribution from dual occupancy development needs to be balanced against the potential for negative cumulative impacts over time due to inappropriately located development – for example, in some locations the density of an area could more than double as all sites would be eligible for both dual occupancy and secondary dwelling development.
65. This planning proposal will assist in implementing these actions by implementing a review of dual occupancy and medium density residential zone provisions through the harmonisation process.

## PLAN-MAKING DELEGATIONS

66. Changes to plan-making delegations were announced by the Minister for Planning and Infrastructure in October 2012, allowing Councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan-making functions. Council has resolved that these functions be delegated to the CEO.
67. Given the planning proposal is for a comprehensive LEP and seeks to retain provisions for which the approval of the Governor of NSW is required prior to the making of the plan (*Clause 1.9A Suspension of covenants, agreement and instruments*) it is not anticipated that Council will be able to exercise its plan-making delegations for this planning proposal. This means that once the planning proposal has received a Gateway, undergone public exhibition and been adopted by Council, it will be forwarded to DPIE for finalisation and legal drafting in consultation with the Parliamentary Counsel Office. The consolidated LEP will then be referred to the Minister for Planning and Public Spaces for making.

## CONCLUSIONS AND NEXT STEPS

68. It is recommended that the subject planning proposal proceed to Gateway as it will assist with reducing the complexity in the current land use planning framework applying to the LGA.
69. Should the Council endorse the planning proposal provided at **Attachment 1** (noting advice provided by the Local Planning Panel), it will be forwarded to the Department of Planning, Industry and Environment for a Gateway determination.
70. Following receipt of a Gateway Determination, the draft policies articulated in the planning proposal will be subject to further community consultation, as outlined in Part 5 of the Planning Proposal.

Michael Carnuccio  
**Team Leader, Land Use Planning**

Roy Laria  
**Land Use Planning Manager**

Jennifer Concato  
**Executive Director, City Strategy & Development**

## **ATTACHMENTS:**

<a href="#">1</a>	Planning Proposal - Parramatta Consolidated LEP 20XX	575 Pages
<a href="#">2</a>	Summary of key LEP amendments	12 Pages
<a href="#">3</a>	Overview of feedback on Land Use Planning Harmonisation Discussion Paper	6 Pages
<a href="#">4</a>	Maps of options for dual occupancy prohibition areas	2 Pages

## REFERENCE MATERIAL





# Planning Proposal

Consolidated Parramatta Local Environmental Plan



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)

## Planning Proposal versions

No.	Author	Version
1.	City of Parramatta Council	Pre-Gateway report to Local Planning Panel and Council

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# Introduction

This planning proposal explains the intended effect of, and justification for, the proposed consolidation of various local environmental plans applying to the City of Parramatta Local Government Area (LGA).

It has been prepared in accordance with Section 3.4 of the *Environmental Planning and Assessment Act 1979* and the NSW Government guides, 'A Guide to Preparing Local Environment Plans' (December 2018), 'A Guide to Preparing Planning Proposals' (December 2018) and 'Guidance for merged councils on planning functions' (May 2016).

## Background and context

On 12 May 2016, the *Local Government (City of Parramatta and Cumberland) Proclamation 2016* was notified. The Proclamation resulted in the creation of the new City of Parramatta Council Local Government Area (LGA), from parts of the former Auburn, Holroyd, Hornsby, Parramatta and The Hills LGAs.

As a result, different local environmental plans (LEPs), development control plans (DCPs) and development contributions plans apply to different parts of the LGA, creating an inconsistent and complex policy framework with different rules applying to different areas. Many of these plans are also shared with neighbouring councils. This places an additional administrative burden on councils administering the LEPs and changes to them.

Currently the following LEPs apply to land in the City of Parramatta LGA:

- *Auburn Local Environmental Plan 2010* (also applies to land in Cumberland LGA)
- *Holroyd Local Environmental Plan 2013* (also applies to land in Cumberland LGA)
- *Hornsby Local Environmental Plan 2013* (also applies to land in Hornsby LGA)
- *Parramatta Local Environmental Plan 2011* (also applies to land in Cumberland LGA)
- *The Hills Local Environmental Plan 2012* (also applies to land in The Hills LGA; however it is noted that a separate planning proposal is currently being finalised to split that LEP)

The Proclamation required that the land use plans that applied to different parts of the LGA at the time of the boundary changes continue to apply to those areas until such time as they are replaced by new plans.

The creation of a consolidated LEP will create a clear and more consistent set of planning controls for the whole LGA.

Figure 1 illustrates the different land use plans currently applying in the City of Parramatta LGA.

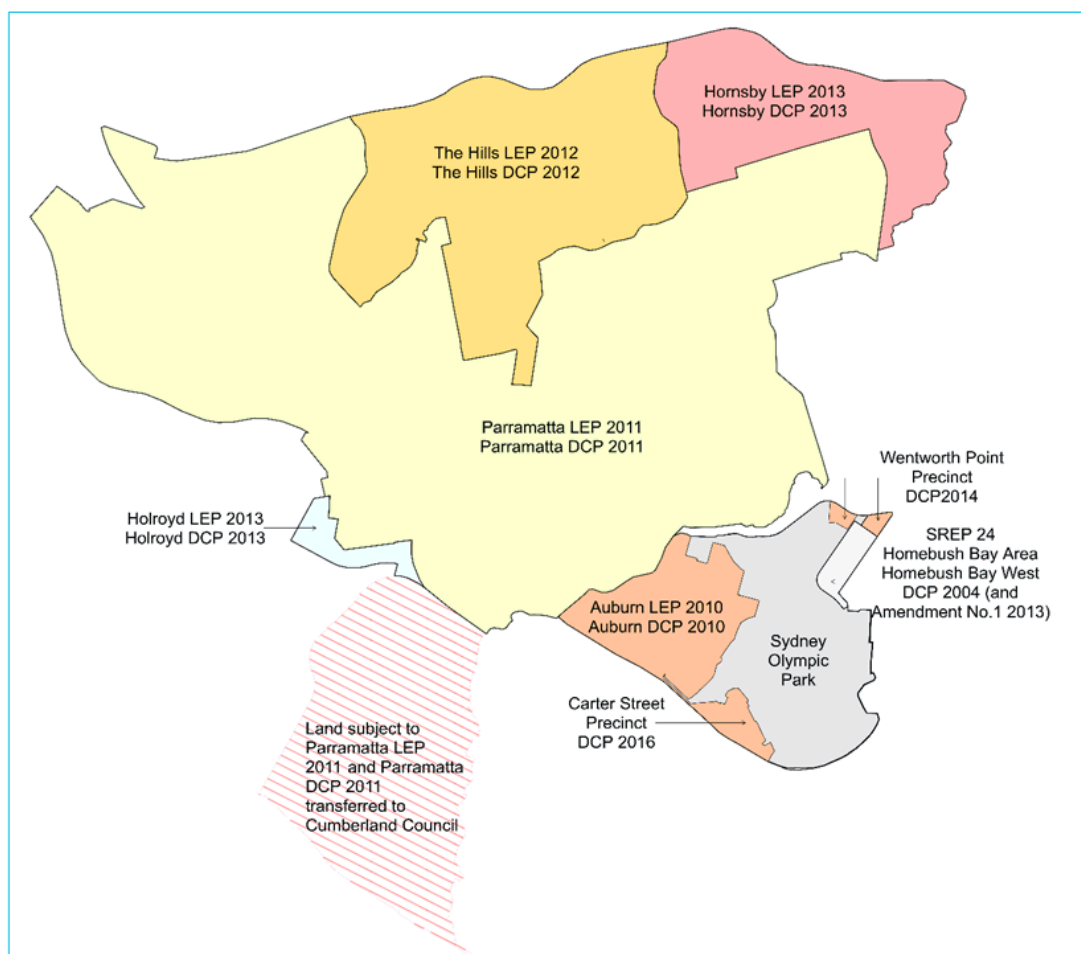


Figure 1 – Land use plans applying in the City of Parramatta LGA

# Part 1 – Objectives or intended outcomes

The objective of this planning proposal is to create a single consolidated local environmental plan (LEP) that will apply to the whole City of Parramatta LGA. This LEP will replace existing LEPs in so far as they apply to land within the LGA.

Merging the various LEPs into one planning instrument will create a common set of objectives, land use tables and provisions for land in the LGA. This will bring more consistency to planning controls across the LGA and assist in reducing the complexity of the local land use planning framework.

The consolidation process is not intended to result in extensive changes to zoning or density controls across the LGA. However, as there are differences between the provisions of the various LEPs, the consolidation process will result in some changes to the planning controls currently applying in certain areas of the LGA. This includes:

- Changes to land uses permitted in certain areas, as a result of the creation of a common set of land use tables. This includes changes to the permissibility of dual occupancy development in some locations;
- Changes to floor space ratio, height and minimum lot size controls applying to certain low and medium density residential zoned land, to achieve consistency in the planning controls applying to these zones;
- The introduction of floor space ratio controls into residential areas in locations where they are not currently applied; and
- A limited number of changes to the zoning of some sites to reduce complexity and address anomalies and inconsistencies in the local land use planning framework.

Council is currently progressing a number of planning proposals relating to specific sites in the LGA. Council is also working with the State Government to transfer the existing development controls (including zoning, height and FSR) for Wentworth Point into the LEP and repeal *Sydney Regional Environmental Plan 24 – Homebush Bay Area*. It is intended to continue to progress these projects separately to this LEP consolidation process. Where these site-specific LEP amendments are made prior to the finalisation of this planning proposal, it is intended they will be incorporated into the new consolidated LEP.

This planning proposal reflects site specific LEP amendments made as at 27 September 2019.

The consolidated LEP will not apply to land within the Sydney Olympic Park Precinct as this land will continue to be governed under the *Sydney Olympic Park Authority Act 2001* and *State Environmental Planning Policy (State Significant Precincts) 2005*.

## Part 2 – Explanation of provisions

This planning proposal seeks to create a consolidated local environmental plan (LEP) for the City of Parramatta LGA, in the manner set out below.

### 2.1 Consolidation of written instruments

This planning proposal seeks to create a single written instrument for the City of Parramatta LGA that will apply a common set of objectives, land use tables and clauses to land in the LGA. The consolidated LEP will be consistent with the *Standard Instrument (Local Environmental Plan) Order 2006*.

Where existing clauses are consistent across existing LEPs, the planning proposal seeks to incorporate these into the consolidated LEP unchanged. Existing site-specific provisions applying to land in the LGA will also be incorporated unchanged.

The table below outlines the proposed provisions this planning proposal seeks to include within the consolidated LEP. A copy of the potential draft LEP provisions has been prepared and is provided at Appendix 1. It is noted that the proposed potential draft LEP provisions will be subject to legal drafting by Parliamentary Council before the consolidated LEP is finalised.

Clause	Explanation of proposed provisions
<b>Part 1 - Preliminary</b>	
<b>Compulsory clauses</b>	Incorporate Standard Instrument LEP clauses 1.1 – 1.9.
<b>Aims of the Plan</b>	<p>Aims of the Plan (clause 1.2) from <i>Parramatta LEP 2011</i> to be incorporated, with updates as follows:</p> <ul style="list-style-type: none"> <li>Update LGA references to City of Parramatta.</li> <li>Objective 2(f), include reference to protection and enhancement of the urban tree canopy.</li> <li>Objective 2(m), update reference to role of Parramatta City Centre, to be consistent with Central City District Plan.</li> </ul>
<b>Suspension of covenants, agreements and instruments</b>	This clause (clause 1.9A) is included in all current LEPs applying within the City of Parramatta LGA and is consistent across instruments. It is proposed to retain this clause in the consolidated LEP.
<b>Part 2 – Permitted or prohibited development</b>	
<b>Compulsory clauses</b>	Incorporate Standard Instrument LEP clauses 2.1 – 2.7.
<b>Land use zones</b>	<p>It is proposed to adopt the following zones in the consolidated LEP:</p> <p>Residential Zones</p> <ul style="list-style-type: none"> <li>R2 Low Density Residential</li> <li>R3 Medium Density Residential</li> <li>R4 High Density Residential</li> </ul>



Clause	Explanation of proposed provisions
	<p>Business Zones</p> <ul style="list-style-type: none"> <li>• B1 Neighbourhood Centre</li> <li>• B2 Local Centre</li> <li>• B3 Commercial Core</li> <li>• B4 Mixed Use</li> <li>• B5 Business Development</li> <li>• B6 Enterprise Corridor</li> <li>• B7 Business Park</li> </ul> <p>Industrial Zones</p> <ul style="list-style-type: none"> <li>• IN1 General Industrial</li> <li>• IN2 Light Industrial</li> <li>• IN3 Heavy Industrial</li> </ul> <p>Special Purpose Zones</p> <ul style="list-style-type: none"> <li>• SP1 Special Activities</li> <li>• SP2 Infrastructure</li> </ul> <p>Recreation Zones</p> <ul style="list-style-type: none"> <li>• RE1 Public Recreation</li> <li>• RE2 Private Recreation</li> </ul> <p>Environment Protection Zones</p> <ul style="list-style-type: none"> <li>• E2 Environmental Conservation</li> </ul> <p>Waterway Zones</p> <ul style="list-style-type: none"> <li>• W1 Natural Waterways</li> <li>• W2 Recreational Waterways</li> </ul>
<b>Temporary use of land</b>	It is proposed to adopt the optional Standard Instrument clause 2.8 relating to temporary use of land. A maximum period of 52 days is proposed to be adopted.
<b>Land Use Table</b>	Refer to Section 2.2 below.
<b>Part 3 – Exempt and complying development</b>	
<b>Compulsory clauses</b>	<p>Incorporate clauses 3.1 – 3.3 as per Standard Instrument LEP.</p> <p>In clause 3.3 'Environmentally sensitive areas excluded' it is proposed to insert an additional item at the end of subclause (2), to designate land identified as 'Biodiversity' on the proposed Natural Resources Map as an environmentally sensitive area. This is consistent with the provisions of <i>Holroyd LEP 2013</i>.</p> <p>Development proposed to be identified as exempt or complying development under the consolidated LEP (Schedules 2 and 3) is outlined below.</p>
<b>Part 4 – Principal development standards</b>	
<b>Minimum subdivision lot size</b>	<p>It is proposed to adopt the optional Standard Instrument clause 4.1 identifying minimum lot size (MLS) requirements for the subdivision of land. The intended objectives of the clause are to:</p> <ul style="list-style-type: none"> <li>• ensure that new subdivisions reflect characteristic lot sizes and patterns of the area.</li> <li>• prevent fragmentation or isolation of land.</li> <li>• ensure that lots are of a sufficient size to provide a high level of amenity for new development and neighbouring land uses.</li> </ul>



Clause	Explanation of proposed provisions
	<ul style="list-style-type: none"> <li>ensure that new lots are able to accommodate development that is consistent with development controls including adequate areas for vehicle and pedestrian access, private open space and landscaping.</li> </ul> <p>The MLS applying to a site will be shown on the Lot Size Map. For most residential zoned land, a MLS of 550sqm is proposed. Some changes are proposed to the Lot Size Map to achieve this – refer to Section 2.3 below. Land in the former The Hills Council area zoned R2 Low Density Residential will retain its current MLS of 700sqm.</p> <p>It is proposed to adopt the current <i>Parramatta LEP 2011</i> requirement for battle-axe lots to be a minimum of 670sqm (excluding the area of the access handle). This requirement will not apply to areas where the Lot Size Map identifies a MLS requirement greater than 670sqm.</p> <p>Consistent with the <i>Parramatta LEP 2011</i> version of this clause, it is proposed to exempt the subdivision of a dual occupancy (where subdivision is permitted) on a residential zoned lot from meeting the MLS shown on the Lot Size Map, provided one dwelling will be situated on each lot resulting from the subdivision. This exemption is not intended to apply retrospectively to dual occupancy development in areas that will be added to the dual occupancy prohibition map under the consolidated LEP, unless the development was approved prior to the exhibition of this planning proposal.</p>
<b>Minimum subdivision lot size for community title schemes</b>	<p>It is proposed to adopt the optional Standard Instrument clause 4.1AA requiring subdivision under the <i>Community Land Development Act 1989</i> to meet the MLS shown on the Lot Size Map.</p> <p>The intended objectives of this clause are to:</p> <ul style="list-style-type: none"> <li>ensure that land to which this clause applies is not fragmented by inappropriate subdivisions that would create additional dwelling entitlements.</li> <li>provide for the subdivision of land under a community title scheme at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land.</li> </ul> <p>This clause is intended to apply to Community Title subdivision in the R2 Low Density Residential zone.</p> <p>It is proposed to include a subclause that requires battle-axe lots resulting from community title subdivision to be a minimum of 670sqm (excluding the area of the access handle). This requirement will not apply to areas where the Lot Size Map identifies a MLS requirement greater than 670sqm. This subclause is consistent with the requirements of the proposed minimum subdivision lot size clause (refer above).</p>
<b>Minimum subdivision lot sizes for strata plan schemes in certain zones</b>	<p>The intended objectives of this clause are to:</p> <ul style="list-style-type: none"> <li>to ensure that land to which this clause applies is not fragmented by inappropriate subdivisions that would create additional dwelling entitlements,</li> <li>to provide for the subdivision of land under a strata plan scheme at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land.</li> </ul> <p>This clause is intended to apply to residential accommodation or tourist and</p>

Clause	Explanation of proposed provisions
	<p>visitor accommodation on land in the R2 Low Density Residential zone. Any proposed subdivision of such land for a strata plan scheme will be required to comply with the MLS shown on the Lot Size Map (with the exception of any lot comprising common property).</p> <p>It is proposed to include a subclause that requires battle-axe lots resulting from strata title subdivision to be a minimum of 670sqm (excluding the area of the access handle). This requirement will not apply to areas where the Lot Size Map identifies a MLS requirement greater than 670sqm. This subclause is consistent with the requirements of the proposed Minimum subdivision lot size clause (refer above).</p>
<b>Exceptions to minimum lot sizes for certain residential development</b>	<p>The intended objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.</p> <p>This clause is intended to permit multi-dwelling housing to be subdivided into lots smaller than the MLS shown on the Lot Size Map, provided that the development application also includes the erection of a dwelling on each lot resulting from the subdivision.</p> <p>It is proposed to apply this clause to development on land in the R3 Medium Density Residential and R4 High Density Residential zones involving the subdivision of land into 3 or more lots.</p>
<b>Particular dual occupancy subdivisions</b>	<p>It is proposed to include a clause consistent with clause 6.15 of <i>Parramatta LEP 2011</i> in part 4 of the consolidated LEP. This clause prohibits the Torrens Title subdivision of dual occupancy development in the South Parramatta Conservation Area.</p>
<b>Minimum lot sizes for dual occupancies and manor houses</b>	<p>The intended objectives of this clause are to:</p> <ul style="list-style-type: none"> <li>ensure that lots are of sufficient size and dimensions to accommodate dual occupancy and manor house development that provides a high level of residential amenity and is consistent with development controls including providing adequate areas for vehicle and pedestrian access, setbacks, private open space, landscaping and tree retention, and</li> <li>to minimise any likely adverse impacts of the development on the amenity of adjoining properties.</li> </ul> <p>It is proposed to not permit dual occupancy development on sites less than 600sqm in R2 Low Density Residential, R3 Medium Density and R4 High Density Residential zones. It is also proposed to require lots to have a minimum primary road frontage of 15 metres, measured along the site boundary line.</p> <p>It is proposed to not permit manor house development on sites less than 600sqm in R3 Medium Density and R4 High Density Residential zones. It is also proposed to require lots to have a minimum frontage to a public road of 15 metres, measured along the site boundary line.</p>
<b>Rural subdivision</b>	<p>Standard Instrument clause 4.2 is not applicable within the City of Parramatta LGA and is not proposed to be adopted in the consolidated LEP.</p>
<b>Height of buildings</b>	<p>It is proposed to adopt the optional Standard Instrument clause 4.3 to set maximum building heights for land in the City of Parramatta LGA. The intended objectives of the clause are to:</p>

Clause	Explanation of proposed provisions
	<ul style="list-style-type: none"> <li>• nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan.</li> <li>• ensure the height of buildings is compatible with that of existing and desired future surrounding development and the overall streetscape.</li> <li>• minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development.</li> <li>• require the height of future buildings to have regard to heritage sites and their settings.</li> <li>• ensure the preservation of historic views.</li> <li>• reinforce and respect the existing character and scale of low density residential areas.</li> <li>• maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.</li> </ul> <p>It is proposed to incorporate the following existing site-specific height provisions into this clause in the consolidated LEP:</p> <ul style="list-style-type: none"> <li>• Subclause 4.3(2A) of <i>Parramatta LEP 2011</i> relating to certain land in Granville (referred to as "Area 1" and shown on the Height of Buildings Map).</li> <li>• Various provisions relating to certain land in the Telopea Precinct set out in clause 6.16 of <i>Parramatta LEP 2011</i> (land shown on the Height of Buildings Map).</li> </ul> <p>Some changes are proposed to the maximum building heights applying to certain land – refer to Section 2.3 below.</p>
<b>Floor space ratio</b>	<p>It is proposed to adopt the optional Standard Instrument clause 4.4 to set maximum floor space ratios (FSR) for land in the City of Parramatta LGA. The intended objectives of the clause are to:</p> <ul style="list-style-type: none"> <li>• regulate density of development and generation of vehicular and pedestrian traffic.</li> <li>• ensure development is compatible with the bulk, scale and character of existing and desired future surrounding development.</li> <li>• provide a transition in built form and land use intensity within the area covered by this Plan.</li> <li>• require the bulk and scale of future buildings to have regard to heritage sites and their settings.</li> <li>• reinforce and respect the existing character and scale of low density residential areas.</li> </ul> <p>It is proposed to incorporate the following existing site-specific FSR provisions into this clause in the consolidated LEP:</p> <ul style="list-style-type: none"> <li>• Subclause 4.4(2A) of <i>Parramatta LEP 2011</i> relating to certain land in Granville (referred to as "Area 1" and shown on the FSR Map).</li> <li>• Subclause 4.4(2C) of <i>Hornsby LEP 2013</i> relating to certain land on Pennant Hills Road, Carlingford (referred to as "Area 5" and shown on the FSR Map). It is proposed to update the site reference to "Area 2" in the consolidated LEP.</li> <li>• Subclause 4.4(2C) of <i>Auburn LEP 2010</i> relating to land in Zone B6 Enterprise Corridor within the Silverwater Road Precinct (shown on the FSR Map). It is proposed to update the site reference to "Area 3" in the consolidated LEP.</li> <li>• The provisions of clause 6.10A of <i>Parramatta LEP 2011</i> relating to land at 24-26 Railway Parade, Westmead. It is proposed to update the site reference to</li> </ul>

Clause	Explanation of proposed provisions												
	<p>"Area 4" in the consolidated LEP and map the land on the Height of Buildings Map (refer to Part 4).</p> <ul style="list-style-type: none"> <li>Various provisions relating to certain land in the Telopea Precinct set out in clause 6.17 of <i>Parramatta LEP 2011</i> (land shown on the FSR Map).</li> </ul> <p>Some changes are proposed to the maximum FSR applying to certain land – refer to Section 2.3 below.</p>												
<b>Calculation of floor space ratio and site area</b>	It is proposed to adopt the optional Standard Instrument clause 4.5 in the consolidated LEP.												
<b>Exceptions to development standards</b>	<p>Apply the mandatory Standard Instrument LEP clause 4.6 relating to certain LEP development standards that can be varied, where justified, as part of a development application.</p> <p>It is proposed to include the following additional exclusions from the application of this clause:</p> <ul style="list-style-type: none"> <li>A development standard that relates to the height of a building, or a floor space ratio, in Parramatta City Centre (as referred to in clause 7.1 (1) of <i>Parramatta LEP 2011</i>) by more than 5%.</li> <li>Minimum lot sizes for dual occupancies and manor houses.</li> <li>Requirements to ensure the availability of essential public utility infrastructure (as referred to in clause 6.5 of <i>Auburn LEP 2010</i> and clause 8.2 of <i>Parramatta LEP 2011</i>).</li> <li>Requirements for certain development to contribute to the provision of designated State public infrastructure (as referred to in clause 6.8 of <i>Auburn LEP 2010</i> and clause 8.1 of <i>Parramatta LEP 2011</i>).</li> </ul> <p>It is noted that Council has submitted a separate planning proposal to the Department of Planning, Industry and Environment to insert a subclause into clause 4.6 of <i>Parramatta LEP 2011</i> and <i>Hornsby LEP 2013</i> relating to the Epping Town Centre. Should these amendments be made prior to the finalisation of this planning proposal, the exclusions relating to Epping Town Centre will be inserted into the consolidate LEP as appropriate.</p>												
<b>Part 5 – Miscellaneous provisions</b>													
<b>Relevant acquisition authority</b>	<p>Incorporate compulsory Standard Instrument LEP clause 5.1. The land Reservation and Acquisitions Map will be consolidated to incorporate current reservation (refer to Section 2.3 below) and the following zones and acquisitions authorities listed in the Table to this clause:</p> <table> <thead> <tr> <th>Type of land shown on Map</th><th>Authority of the State</th></tr> </thead> <tbody> <tr> <td>Zone RE1 Public Recreation and marked "Local open space"</td><td>Council</td></tr> <tr> <td>Zone RE1 Public Recreation and marked "Regional open space"</td><td>The corporation constituted under section 8 of the Act</td></tr> <tr> <td>Zone SP2 Infrastructure and marked "Classified road"</td><td>Roads and Maritime Services</td></tr> <tr> <td>Zone SP2 Infrastructure and marked "School"</td><td>Department of Education</td></tr> <tr> <td>Zone E1 National Parks and Nature Reserves and marked "National Park"</td><td>Minister administering the <i>National Parks and Wildlife Act 1974</i></td></tr> </tbody> </table>	Type of land shown on Map	Authority of the State	Zone RE1 Public Recreation and marked "Local open space"	Council	Zone RE1 Public Recreation and marked "Regional open space"	The corporation constituted under section 8 of the Act	Zone SP2 Infrastructure and marked "Classified road"	Roads and Maritime Services	Zone SP2 Infrastructure and marked "School"	Department of Education	Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the <i>National Parks and Wildlife Act 1974</i>
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Clause	Explanation of proposed provisions																				
	<p>Zone R2 Low Density Residential marked "Local road widening" Council</p> <p>Zone B1 Neighbourhood Centre marked "Local Council road widening"</p> <p>Zone B2 Local Centre marked "Local road widening" Council</p> <p>Zone B3 Commercial Core and marked "Local Council road widening"</p> <p>Zone B4 Mixed Use marked "Local road widening" Council</p> <p>Zone B6 Enterprise Corridor marked "Local road widening" Council</p> <p>Zone SP2 Infrastructure and marked "Public Transport Corridor" Roads and Maritime Services</p> <p>Zone E2 Environmental Conservation and marked "Local environmental conservation" Council</p>																				
<b>Development on land intended to be acquired for public purposes</b>	<p>The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.</p> <p>It is proposed to apply this clause to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the Table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1. The clause will restrict the development that can be built on this land to that which is specified in Column 2 of the Table, as follows:</p> <table> <tr> <th>Column 1</th><th>Column 2</th></tr> <tr> <th>Land</th><th>Development</th></tr> <tr> <td>Zone B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor or R2 Low Density Residential and marked "Local road widening"</td><td>Roads</td></tr> <tr> <td>Zone B3 Commercial Core and marked "Local road widening"</td><td>Roads</td></tr> <tr> <td>Zone SP2 Infrastructure and marked "Classified road"</td><td>Roads</td></tr> <tr> <td>Zone R4 High Density Residential "Classified road"</td><td>Roads</td></tr> <tr> <td>Zone SP2 Infrastructure and marked "Public Transport corridor"</td><td>Roads</td></tr> <tr> <td>Zone RE1 Public Recreation and marked "Local open space"</td><td>Recreation areas</td></tr> <tr> <td>Zone RE1 Public Recreation and marked "Regional open space"</td><td>Recreation areas</td></tr> <tr> <td>Zone E2 Environmental Conservation and marked "Local environmental conservation"</td><td>Environmental facilities</td></tr> </table>	Column 1	Column 2	Land	Development	Zone B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor or R2 Low Density Residential and marked "Local road widening"	Roads	Zone B3 Commercial Core and marked "Local road widening"	Roads	Zone SP2 Infrastructure and marked "Classified road"	Roads	Zone R4 High Density Residential "Classified road"	Roads	Zone SP2 Infrastructure and marked "Public Transport corridor"	Roads	Zone RE1 Public Recreation and marked "Local open space"	Recreation areas	Zone RE1 Public Recreation and marked "Regional open space"	Recreation areas	Zone E2 Environmental Conservation and marked "Local environmental conservation"	Environmental facilities
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Clause	Explanation of proposed provisions
<b>Classification and reclassification of public land</b>	Incorporate compulsory Standard Instrument LEP clause 5.2.
<b>Development near zone boundaries</b>	It is proposed to adopt the optional Standard Instrument LEP clause 5.3 relating to development near zone boundaries. It is proposed to apply the clause to land within 1 metre of a boundary between any two zones. It is not proposed to identify any additional zones under subclause 3 as excluded from the application of the clause.
<b>Controls relating to miscellaneous permissible uses</b>	<p>Incorporate compulsory Standard Instrument LEP clause 5.4. It is proposed to adopt the following maximum sizes for each use:</p> <ul style="list-style-type: none"> <li>• Bed and breakfast accommodation: 3 bedrooms.</li> <li>• Home businesses: 50sqm of floor area.</li> <li>• Home industries: 50sqm of floor area.</li> <li>• Industrial retail outlets: 5% of gross floor area of the associated industry or 400sqm, whichever is the lesser.</li> <li>• Farm stay accommodation: 3 bedrooms.</li> <li>• Kiosks: 10sqm.</li> <li>• Neighbourhood shops: 80sqm.</li> <li>• Neighbourhood supermarkets: 1,000sqm.</li> <li>• Roadside stalls: 8sqm.</li> <li>• Secondary dwellings: 60sqm or 5% of the total floor area of the principal dwelling, whichever is the greater.</li> <li>• Artisan food and drink industry exclusions (area for retail sales): 5% of gross floor area of the associated industry or 400sqm, whichever is the lesser.</li> </ul>
<b>Architectural roof features</b>	<p>It is proposed to adopt the optional Standard Instrument LEP clause 5.3 relating to architectural roof features. The following objectives are proposed:</p> <ul style="list-style-type: none"> <li>• to allow architectural roof features that integrate with the building composition and form where the height of the building also satisfies the objectives of clause 4.3 of this Plan.</li> </ul>
<b>Development below mean high water mark</b>	This clause is relevant to the City of Parramatta LGA and is therefore compulsory to be included in the consolidated LEP, as per <i>Standard Instrument LEP</i> clause 5.7.
<b>Conversion of fire alarms</b>	Incorporate compulsory Standard Instrument LEP clause 5.8.
<b>Heritage conservation</b>	Incorporate compulsory Standard Instrument LEP clause 5.10. Proposed updates to listed heritage items and conservation areas (Schedule 5) are outlined below.
<b>Bush fire hazard reduction</b>	Incorporate compulsory Standard Instrument LEP clause 5.11.
<b>Infrastructure development and use of existing buildings of the Crown</b>	Incorporate compulsory Standard Instrument LEP clause 5.12.

Clause	Explanation of proposed provisions
<i>Eco-tourist facilities</i>	It is not proposed to adopt Standard Instrument LEP clause 5.13 as eco-tourist facilities are not proposed to be permitted in any zone under the consolidated LEP
<i>Siding Spring Observatory</i>	It is not proposed to adopt optional Standard Instrument LEP clause 5.14, as it is not adopted by any LEPs currently applying in the City of Parramatta LGA.
<i>Defence communications facility</i>	It is not proposed to adopt optional Standard Instrument LEP clause 5.15, as it is not adopted by any LEPs currently applying in the City of Parramatta LGA.
<i>Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones</i>	Standard Instrument LEP clause 5.16 is not relevant to the City of Parramatta LGA and is therefore not proposed to be adopted in the consolidated LEP.
<i>Artificial waterbodies in environmentally sensitive areas of operation of irrigation corporations</i>	Standard Instrument LEP clause 5.17 is not relevant to the City of Parramatta LGA and is therefore not proposed to be adopted in the consolidated LEP.
<i>Intensive livestock agriculture</i>	Standard Instrument LEP clause 5.18 is not relevant to the City of Parramatta LGA and is therefore not proposed to be adopted in the consolidated LEP.
<i>Pond-based, tank-based and oyster aquaculture</i>	Incorporate compulsory Standard Instrument LEP clause 5.19.
<b>Part 6 – Additional local provisions</b>	
<i>Acid sulfate soils</i>	It is proposed to include a clause consistent with clause 6.1 of <i>Parramatta LEP 2011</i> . The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
<i>Earthworks</i>	<p>The intended objectives of this clause are to:</p> <ul style="list-style-type: none"> <li>ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land</li> <li>allow earthworks of a minor nature without requiring separate development consent.</li> </ul> <p>It is proposed to include provisions consistent with clause 6.2 of <i>Parramatta LEP 2011</i>, with updates as follows:</p> <ul style="list-style-type: none"> <li>Subclause (3), make clear matters for consideration also apply to development involving ancillary earthworks.</li> <li>Subclause (3)(a), include reference to consideration of the likely disruption of, or any detrimental effect on flooding.</li> <li>Add a subclause (h), requiring consideration of any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</li> </ul>

Clause	Explanation of proposed provisions
<b>Flood planning</b>	<p>It is proposed to include provisions consistent with clause 6.3 of <i>Parramatta LEP 2011</i>. The intended objectives of this clause are:</p> <ul style="list-style-type: none"> <li>• minimise the flood risk to life and property associated with the use of land,</li> <li>• allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</li> <li>• avoid significant adverse impacts on flood behaviour and the environment.</li> </ul>
<b>Biodiversity protection</b>	<p>The intended objective of this clause is to maintain terrestrial and aquatic biodiversity, including:</p> <ul style="list-style-type: none"> <li>• protecting native fauna and flora,</li> <li>• protecting the ecological processes necessary for their continued existence, including habitat connectivity,</li> <li>• encouraging the conservation and recovery of native fauna and flora and their habitats.</li> </ul> <p>It is intended the clause will apply to land identified as "Biodiversity" on a Natural Resources Map.</p> <p>The clause will include the following heads of consideration:</p> <ul style="list-style-type: none"> <li>• whether proposed development is likely to have: <ul style="list-style-type: none"> <li>– any adverse impact on the habitat of any threatened species, populations, ecological community, or regionally significant species of flora, fauna or habitat,</li> <li>– any adverse impact on the condition, ecological value and significance of the fauna and flora on the land,</li> <li>– any adverse impact on the importance of the vegetation and habitat elements on the land to the survival of native fauna,</li> <li>– any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land,</li> <li>– any adverse impact on the condition and role of the vegetation as a habitat corridor, and</li> </ul> </li> <li>• any appropriate measures proposed to avoid, minimise or mitigate the adverse impacts of the development.</li> </ul> <p>The clause will also include a requirement that development consent must not be granted unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> <li>• the development is designed, sited and will be managed to avoid any adverse environmental impact, or</li> <li>• if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</li> <li>• if that impact cannot be minimised—the development will be managed to mitigate that impact.</li> </ul>
<b>Protection of riparian land and waterways</b>	<p>The intended objectives of the clause are to maintain the hydrological functions of riparian land, waterways and aquifers, including protecting the following:</p> <ul style="list-style-type: none"> <li>• water quality within waterways,</li> <li>• natural water flows,</li> <li>• the stability of the bed and banks of waterways,</li> <li>• groundwater systems,</li> <li>• aquatic and riparian habitats,</li> <li>• ecological processes within waterways and riparian areas.</li> </ul>



Clause	Explanation of proposed provisions
	<p>It is intended the clause will apply to land identified as "Waterways and Riparian Land" on a Natural Resources Map.</p> <p>It is proposed to adopt heads of consideration consistent with clause 6.6(3) of <i>Holroyd LEP 2013</i>, with the following updates:</p> <ul style="list-style-type: none"> <li>• Use term "waterway" instead of "watercourse".</li> <li>• Insert additional head of consideration from <i>Parramatta LEP 2011</i> relating to development impacts on the flows, capacity and quality of groundwater systems.</li> </ul> <p>It is also proposed to include provisions consistent with clause 6.5(4) of <i>Parramatta LEP 2011</i>.</p>
<b>Stormwater management</b>	<p>The intended objectives of this clause are:</p> <ul style="list-style-type: none"> <li>• minimise the impacts of urban stormwater on properties, native vegetation and receiving waters,</li> <li>• avoid any adverse impacts on soils and land stability,</li> <li>• protect the environmental and social values of water identified for urban waterways in the Sydney Harbour and Parramatta River and Lane Cove River catchments.</li> </ul> <p>It is proposed to include provisions consistent with clause 6.7 of <i>Holroyd LEP 2013</i> with the following updates:</p> <ul style="list-style-type: none"> <li>• Add consideration of impacts of stormwater runoff on water-based recreation areas to head of consideration 2(c).</li> </ul>
<b>Foreshore building line</b>	<p>The intended objectives of this clause are to:</p> <ul style="list-style-type: none"> <li>• maintain and improve the health of the Parramatta River and its tributaries as natural, cultural and recreational assets,</li> <li>• ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,</li> <li>• ensure that development considers the prevailing character of the river environment.</li> </ul> <p>It is intended the clause will apply to land identified as below the foreshore building line on a Foreshore Building Line Map.</p> <p>It is proposed to adopt provisions consistent with clauses 6.7(2) and (3) of <i>Parramatta LEP 2011</i>, with the addition of the provision from <i>Auburn LEP 2010</i> clause 6.4(4)(h) requiring consideration of potential future sea level rise or change in flooding patterns.</p>
<b>Essential services</b>	<p>It is proposed to include provisions consistent with clause 6.5 of <i>Auburn LEP 2010</i>. The objective of this clause is to ensure that all essential services, including water, electricity, sewage, stormwater drainage and road access, are available (or will be available) to support relevant development. It is intended the clause will apply to all land in the City of Parramatta LGA.</p>
<b>Development on landslide risk land</b>	<p>It is proposed to adopt provisions consistent with clause 6.6 of <i>Parramatta LEP 2011</i>. The intended objective of this clause is to ensure that proposed development on land identified as 'landslide risk land' on a Natural Resources Map is commensurate with the underlying geotechnical conditions and to restrict development on unsuitable land.</p>

Clause	Explanation of proposed provisions
<b>Restricted premises</b>	<p>It is proposed to adopt provisions consistent with clause 6.8 of <i>Parramatta LEP 2011</i>. The objective of the clause is to avoid land use conflicts between restricted premises and sensitive land uses to avoid land use conflicts.</p> <p>It is proposed to make the provisions clearer by updating the clause as follows:</p> <ul style="list-style-type: none"> <li>Replace subclause (1) with a new provision that applies to development for the purposes of restricted premises within 100 metres (measured from the closest boundary of the lot on which the premises is proposed) from any land within a residential zone.</li> <li>Replace subclause 2(a) with a new one that requires no part of the restricted premises, other than an access corridor, to be located on ground floor level.</li> </ul>
<b>Location of sex services premises</b>	<p>It is proposed to adopt provisions consistent with clause 6.9 of <i>Parramatta LEP 2011</i>, with the addition of the following objective, consistent with other LEPs:</p> <ul style="list-style-type: none"> <li>to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises and sensitive land uses, including residential development or land in a residential zone, places of public worship, hospitals, places frequented by children (i.e. schools and child care centres), community facilities or recreation areas.</li> </ul>
<b>Dual occupancies on land in Zones R2, R3 and R4</b>	<p>It is proposed to adopt provisions consistent with clause 6.11 of <i>Parramatta LEP 2011</i>, which:</p> <ul style="list-style-type: none"> <li>Prohibit dual occupancy development on certain land identified on a Dual Occupancy Prohibition Map, which are areas where dual occupancy development is not considered appropriate and, outside these areas, lots less than 600sqm. Land proposed to be included on the Dual Occupancy Prohibition Map is outlined in Part 4 – Mapping.</li> <li>On land in the R2, R3 or R4 zones where dual occupancy development is permitted, detached forms will only be allowed on a site if it contains a heritage item, is a corner site or has at least two street frontages. Detached forms of dual occupancy are also proposed to be allowed on land within the South Parramatta Conservation Area, consistent with the intent of current <i>Parramatta DCP 2011</i> controls. On all other sites in the R2, R3 or R4 zone where dual occupancy development is allowed, only attached forms will be permitted. In all cases the minimum lot size for dual occupancies of 600sqm must be complied with.</li> </ul>
<b>Ground floor development in Zones B1 and B2</b>	<p>It is proposed to include new provisions in the consolidated LEP in order to resolve an inconsistency between LEPs relating to the permissibility of residential flat buildings in certain business zones.</p> <p>The intended objective of the clause is to restrict residential accommodation at the street level in certain business zones to enable the provision of a range of commercial and community uses.</p> <p>It is intended the clause will apply land in the B1 Neighbourhood Centre zone and B2 Local Centre zone.</p> <p>The clause will limit the ground floor of any building facing a street in the B1 or B2 zone to non-residential uses only. An exception will be applied to any part of a building that faces a service lane or is required for entrances and lobbies, access for fire services or vehicular access associated with residential accommodation.</p>

Clause	Explanation of proposed provisions
<b>Design excellence</b>	<p>It is intended that the provisions of clauses 6.12 and 6.13 of Parramatta LEP 2011 will be merged into a single clause.</p> <p>The clause will only apply to land identified as a "Design Excellence Precinct" on a Design Excellence Map. Land already subject to clauses 6.12 and 6.13 of <i>Parramatta LEP 2011</i> will be included on this map.</p> <p>The intended objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the City of Parramatta.</p> <p>Development consent must not be granted to development to which this clause applies unless the consent authority considers that the proposed development exhibits design excellence. In determining whether design excellence has been achieved, the following matters will need to be considered:</p> <ul style="list-style-type: none"> <li>• whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</li> <li>• whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</li> <li>• whether the proposed development detrimentally impacts on view corridors,</li> <li>• the requirements of the <i>Parramatta Development Control Plan</i>,</li> <li>• how the proposed development addresses the following matters: <ul style="list-style-type: none"> <li>– the suitability of the land for development,</li> <li>– the existing and proposed uses and use mix,</li> <li>– any heritage and archaeological issues and streetscape constraints or opportunities,</li> <li>– the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</li> <li>– the bulk, massing and modulation of buildings,</li> <li>– street frontage heights,</li> <li>– environmental impacts and factors such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind, urban heat and solar reflectivity, water and energy efficiency and water sensitive urban design,</li> <li>– the achievement of the principles of ecologically sustainable development, including the protection and enhancement of urban tree canopy and green infrastructure,</li> <li>– pedestrian, cycle, vehicular and service access and, circulation and requirements, including the permeability of any pedestrian network,</li> <li>– the impact on, and any proposed improvements to, the public domain,</li> <li>– the impact of any special character area,</li> <li>– achieving appropriate interfaces at ground level between the building and the public domain,</li> <li>– excellence and integration of landscape design,</li> </ul> </li> </ul> <p>It is proposed to include provisions relating to requirements for architectural design competitions consistent with clause 6.12(5)-(7) of <i>Parramatta LEP 2011</i>, which require such competitions for proposed development:</p> <ul style="list-style-type: none"> <li>• Higher than 55 metres, or</li> <li>• With a capital value of more than \$100,000,000, or</li> </ul>



Clause	Explanation of proposed provisions
	<ul style="list-style-type: none"> <li>Where the applicant has chosen to have such a competition.</li> </ul> <p>It is noted that a design excellence clause is being considered for the Carter Street Precinct as part of the implementation of a revised Master Plan. While requirements for architectural design competitions in this precinct may differ, it is proposed that the matters for consideration in determining whether design excellence has been achieved be made consistent with those outlined above when the provisions for this precinct are brought into consolidated LEP.</p>
<b>Development on certain land at Westmead</b>	It is proposed to include provisions consistent with clause 6.10 of <i>Parramatta LEP 2011</i> . The intent of the clause is to limit the amount of residential accommodation provided in development of land fronting Hawkesbury and Darcy Roads. The land to which this clause applies will be identified on the Key Sites Map (refer to Part 4 – Mapping).
<b>Development on certain land at Granville</b>	It is proposed to include provisions consistent with clause 6.14 of <i>Parramatta LEP 2011</i> . The intent of this clause is to limit the amount of non-residential floor space in development on the site. The land to which this clause applies will be identified on the Key Sites Map (refer to Part 4 – Mapping).
<b>Underground power lines at Carlingford</b>	It is proposed to include provisions consistent with clause 7.8 of <i>The Hills LEP 2012</i> . The intent of this clause is to deliver the highest standard of urban design on the subject site. The land to which this clause applies will be identified on the Key Sites Map (consistent with the current <i>The Hills LEP 2012</i> Key Sites Map).
<b>Development requiring the preparation of a development control plan</b>	It is proposed to include provisions consistent with clause 6.18 of <i>Parramatta LEP 2011</i> . The intent of this clause is to ensure development of land in specified precincts occurs in accordance with a site-specific development control plan. The land to which this clause applies will be identified on the Key Sites Map (consistent with the current <i>Parramatta LEP 2011</i> Key Sites Map).
<b>Arrangements for designated State public infrastructure</b>	<p>The intended objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure to satisfy needs arising from intensive urban development in certain precincts.</p> <p>It is proposed that this clause will replace, and be consistent with, clause 6.8 of <i>Auburn LEP 2010</i> (applying to the Carter Street Precinct) and clause 8.1 of <i>Parramatta LEP 2011</i> (applying to the Telopea Precinct). The proposed provisions will apply to the following development:</p> <ul style="list-style-type: none"> <li>Carter Street Precinct: Development for residential accommodation or commercial purposes (including by way of subdivision) that results in an increase in floor space for residential accommodation or commercial purposes.</li> <li>Telopea Precinct: Development for residential accommodation (whether as part of a mixed use development or otherwise) that results in an increase in the number of dwellings.</li> <li>Other locations added through site-specific LEP amendments made before the finalisation of the consolidated LEP.</li> </ul> <p>Development to which the clause applies will not be able to be approved unless the Secretary of the Department of Planning, Industry and Environment has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that development.</p>

Clause	Explanation of proposed provisions
	<p>This requirement is not intended to apply to development on land in a special contributions area (as defined by section 7.1 of the Act).</p> <p>It is proposed to define "designated State public infrastructure" as public facilities or services that are provided or financed by the State (or, if provided or financed by the private sector, to the extent of a financial or an in-kind contribution by the State) of any of the following kinds:</p> <ul style="list-style-type: none"> <li>• State and regional roads,</li> <li>• bus interchanges and bus lanes,</li> <li>• land required for regional open space,</li> <li>• land required for social infrastructure and facilities (such as land for schools, hospitals, emergency services and justice purposes), or land required for such purposes,</li> <li>• light rail infrastructure.</li> </ul> <p>Land to which these provisions apply will be identified on the Key Sites Map, consistent with the boundaries already defined for these precincts in the <i>Auburn LEP 2010</i> (Carter Street Precinct) and <i>Parramatta LEP 2011</i> (Telopea Precinct and other locations that may be added through site-specific LEP amendments).</p>
Other site-specific provisions	<p>It is noted that certain site-specific LEP amendments currently being progressed by Council propose to add site-specific clauses to the LEP. Where these amendments are made prior to the finalisation of this planning proposal, it is intended that any associated site-specific clauses will be incorporated into the consolidated LEP.</p>
Part 7 – Additional Local Provisions – Parramatta City Centre	<p>It is intended to incorporate all of the provisions within Part 7 of <i>Parramatta LEP 2011</i> relating to Parramatta City Centre.</p> <p>This planning proposal proposes to update the matters for consideration at clause 7.10(4) Design Excellence – Parramatta City Centre so that they are consistent with those that will apply to sites outside the CBD. The intention is to achieve a consistent basis for considering whether design excellence has been achieved for all land across the LGA. It is not proposed to amend any of the provisions relating to architectural design competitions on sites in the CBD through this planning proposal.</p> <p>It is noted that other amendments to the provisions of <i>Parramatta LEP 2011</i> (including Part 7) are being pursued separately through the Parramatta CBD Planning Proposal. Should these amendments be made prior to the finalisation of this planning proposal, it is intended they will be carried over into the new consolidated LEP.</p>
Schedule 1 – Additional permitted uses	<p>It is intended to incorporate all items currently listed in Schedule 1 of the various LEPs into the consolidated LEP, where they relate to land within the City of Parramatta LGA. The following updates to existing listings are proposed:</p> <ul style="list-style-type: none"> <li>• Transfer the provisions of clause 6.10 of <i>Auburn LEP 2010</i> relating to land at Wentworth Point Maritime Precinct into Schedule 1 and remove this site from the Key Sites Map.</li> <li>• Insert a new provision relating to land at John Wearne Reserve, 21Z Farnell Avenue, Carlingford (Lot 2 DP 604323) to permit development for the purposes of centre-based child care facilities, with development consent. Such land uses are proposed to be prohibited in RE1 zones under the consolidated LEP and this site contains an existing child care centre.</li> </ul>

Clause	Explanation of proposed provisions
	<ul style="list-style-type: none"> <li>Insert a new provision relating to land at 14 and 16 Maida Road, Epping (SP35970 and Lot 8, DP9693) to permit development for the purposes of residential flat buildings (RFBs), with development consent. This land is currently zoned R3 under <i>Hornsby LEP 2013</i>. RFBs are proposed to be prohibited in the R3 zone under the consolidated LEP. However, this land is located between recently completed RFB development and an additional permitted use is considered appropriate to avoid isolating the site.</li> </ul> <p>It is proposed to map all sites listed in Schedule 1 on an Additional Permitted Uses Map, instead of relying on the legal property descriptions in the schedule. To facilitate consolidation of the schedule it is proposed to reorder and update item numbers.</p>
<b>Schedule 2 – Exempt development</b>	<p>It is proposed to identify temporary events (including markets) on land owned or managed by Council as exempt development under Schedule 2 of the consolidated LEP. The following requirements are proposed:</p> <ul style="list-style-type: none"> <li>Development for the purposes of temporary uses including community events (such as ceremonies, cultural celebrations, exhibitions, fetes, fairs, gatherings, markets or sporting events), commercial events and festivals.</li> <li>Must be carried out with Council's prior written consent on land owned by, or under the care or control of, Council.</li> <li>Must not be for more than 28 days (whether or not consecutive days) in any 12 month period. Within the Parramatta City Centre, as identified on the Additional Local Provisions Map, a maximum period of 52 days (whether or not consecutive days) in any 12 month period applies.</li> <li>Must operate only between 7.00 am and midnight.</li> <li>Must not include permanent physical change to the fabric of the location where the use occurs. At the end of the temporary use the land must be restored to the condition in which it was before the commencement of the use.</li> <li>Must maintain emergency vehicle access to and around the premises.</li> <li>Must not restrict pedestrian access to shops, public facilities or the foreshore unless alternative access is provided.</li> <li>Must not prevent pedestrian access to existing footpaths unless alternative pedestrian pathways are provided (alternative pedestrian pathways are to have physical barriers erected between the pathway and any adjoining road).</li> <li>Must undertake and submit to Council a risk assessment and emergency management plan addressing, to the satisfaction of Council, issues relevant to the site such as flood and bushfire hazard, and provide notifications to appropriate emergency services.</li> <li>Must not include the clearing or disturbance of vegetation on the road or land.</li> </ul> <p><b>Note 1.</b> Events that do not involve the erection of a temporary structure, the erection of an amusement device or disruption to normal traffic and pedestrian flows and are events for which the land has been designed are not required to meet the above requirements. (For example, family picnics, regular sports training or games, casual exercise and passive enjoyment of a park.)</p> <p><b>Note 2.</b> If on community land, the use may need to be approved under Division 2 of Part 2 of Chapter 6 of the Local Government Act 1993. Other provisions of the Local</p>



Clause	Explanation of proposed provisions
	<p>Government Act 1993 may also apply, including provisions relating to plans of management and alcohol free zones</p> <p>It is also proposed to identify advertising on bus shelters as exempt development under Schedule 2 of the consolidated LEP, as follows:</p> <ul style="list-style-type: none"> <li>The display of commercial advertisements on bus shelters owned or managed by Council.</li> </ul>
<b>Schedule 3 – Complying development</b>	It is not proposed to identify any development as complying development under Schedule 3 of the consolidated LEP.
<b>Schedule 4 – Classification and reclassification of public land</b>	It is not intended to classify or reclassify any public land through this planning proposal.
<b>Schedule 5 – Environmental heritage</b>	<p>It is intended that all existing heritage items, heritage conservation areas and archaeological sites identified under the various LEPs and located within the LGA will be retained in the consolidated LEP. These items will be identified under Schedule 5 and on the LEP Heritage Map.</p> <p>To facilitate consolidation of the schedule it is proposed to reorder and update item numbers and conservation area references. Items with State level significance will be referenced using their State Heritage Register inventory number.</p> <p>The following updates to the Schedule are proposed:</p> <ul style="list-style-type: none"> <li>It is not proposed to carry over the Cheltenham Conservation Area designation into the consolidated LEP from <i>Hornsby LEP 2013</i> as, within the City of Parramatta LGA, this designation only applied to land covered by the M2 Motorway or bushland.</li> <li>Correction to item I648 under <i>Parramatta LEP 2011</i> relating to Masonic Centre (47 Campbell Street, Parramatta). The LEP currently identifies this item as being of State level significance; however this item is not listed on the State Heritage Register as being of state level significance. It is proposed to correct the schedule to identify this item as having Local significance.</li> <li>Correction of Address of item I747 'Horse trough' under <i>Parramatta LEP 2011</i> from 'Victoria Road (adjacent to 353a Church Street)' to 'Victoria Road (adjacent to Prince Alfred Park)'.</li> </ul>
<b>Schedule 6 – Pond-based and tank-based aquaculture</b>	To be included in the consolidated LEP, in accordance with the Standard Instrument LEP.
<b>Dictionary</b>	The Dictionary will be updated as necessary to reflect the proposed LEP provisions. Definitions will be consistent with the Standard Instrument LEP.

Appendix 2 provides a comparison of the clauses within the LEPs currently applying in the LGA and how differences between them are proposed to be resolved.

## 2.2 Consolidation of land use tables and zone objectives

This planning proposal seeks to bring consistency where there are differences between current LEPs in relation to what is permitted or prohibited in a particular zone. The below table outlines what objectives will be adopted for each zone and what changes, if any, are proposed to the Land Use Table. Generally, no changes are proposed where all relevant LEPs consistently permit or prohibit a particular land use.

A full outline of the differences between LEPs and proposals for bringing consistency to the Land Use Tables applying across the LGA is provided in Appendix 3.

Zone	Explanation of proposed provisions
<b>R2 Low Density Residential</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide for the housing needs of the community within a low density residential environment.</li> <li>• Enable other land uses that provide facilities or services to meet the day-to-day needs of residents.</li> <li>• Maintain the existing low density residential character of the area.</li> <li>• Protect and enhance tree canopy, existing vegetation and other natural features.</li> <li>• Ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.</li> <li>• Allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Permit, with consent, school-based child care.</li> <li>• Prohibit environmental facilities and recreation facilities (indoors).</li> <li>• Remove health consulting rooms and hospitals from Item 3 of the Land Use Table and rely instead on the provisions of the <i>Infrastructure SEPP</i>.</li> </ul>
<b>R3 Medium Density Residential</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide for the housing needs of the community within a medium density residential environment.</li> <li>• Provide a variety of housing types within a medium density residential environment.</li> <li>• Enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• Provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.</li> <li>• Allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Permit, with consent, school-based child care.</li> <li>• Prohibit environmental facilities.</li> </ul>
<b>R4 High Density Residential</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide for the housing needs of the community within a high density residential environment.</li> </ul>



Zone	Explanation of proposed provisions
	<ul style="list-style-type: none"> <li>• Provide a variety of housing types within a high density residential environment.</li> <li>• Enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• Provide opportunity for high density residential development close to major transport nodes, services, employment opportunities and open space.</li> <li>• Provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Prohibit environmental facilities.</li> </ul>
<b>B1 Neighbourhood Centre</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</li> <li>• Ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood.</li> <li>• Allow for residential development that contributes to the economic and social vitality of the neighbourhood centre and does not detract from the primary objective of the zone.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Remove home occupations from Item 2 'Permitted without consent'.</li> <li>• Prohibit commercial premises, with the exception of the following specific land uses, which it is proposed to permit with consent: business premises, office premises, cellar door premises, restaurants or cafes, take-away food &amp; drink premises, garden centres, hardware &amp; building supplies, kiosks, markets, plant nurseries, roadside stalls, shops, garden centres, hardware and building supplies, home occupations, plant nurseries, and</li> <li>• Permit residential flat buildings*.</li> <li>• Prohibit hostels.</li> <li>• It is proposed to restructure the land use table for this zone as a 'closed' zone, specifically listing the land uses that are permitted with consent. Areas zoned B1 in the LGA are usually small and surrounded by R2 zoned land, so a more restrictive approach to land uses is considered appropriate, consistent with the approach for the R2 zone.</li> </ul> <p>*A provision is proposed to be included in the consolidated LEP requiring non-residential uses to be provided at ground floor level.</p>
<b>B2 Local Centre</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> <li>• Encourage employment opportunities in accessible locations.</li> <li>• Maximise public transport patronage and encourage walking and cycling.</li> <li>• Encourage the construction of mixed use buildings that integrate suitable commercial, residential and other developments and that provide active ground level uses.</li> </ul>

Zone	Explanation of proposed provisions
	<p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Remove home occupations from Item 2 'Permitted without consent'.</li> <li>• Permit, with consent, amusement centres and residential flat buildings*.</li> <li>• Prohibit environmental facilities and hostels.</li> </ul> <p>*A provision is proposed to be included in the consolidated LEP requiring non-residential uses to be provided at ground floor level.</p>
<b>B3 Commercial Core</b>	<p>The B3 zone is only applied to land under <i>Parramatta LEP 2011</i>. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current <i>Parramatta LEP 2011</i> Land Use Table for this zone.</p>
<b>B4 Mixed Use</b>	<p>The B4 zone is only applied to land under <i>Parramatta LEP 2011</i>. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current <i>Parramatta LEP 2011</i> Land Use Table for this zone.</p>
<b>B5 Business Development</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</li> <li>• Maintain the economic strength of nearby centres by limiting retailing activity.</li> <li>• Enable land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> <li>• Encourage a range of tourism, recreation, function and entertainment uses in proximity to the Rosehill Racecourse, the Parramatta River and the Western Sydney University.</li> <li>• Provide for automotive businesses, trades and services to reinforce the existing functions of land within the zone.</li> <li>• Ensure that development is arranged and carried out in a way that does not intrude on the amenity of adjoining residential areas or detract from the function of commercial development in the commercial core.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2,3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Permit, with consent, funeral homes, industrial retail outlets, industrial training facilities and all light industries.</li> <li>• Prohibit home industries, environmental facilities and markets.</li> </ul>
<b>B6 Enterprise Corridor</b>	<p>The intended objectives of this zone are:</p> <ul style="list-style-type: none"> <li>• To promote businesses along main roads and to encourage a mix of compatible uses.</li> <li>• To provide a range of employment uses (including business, office, retail and light industrial uses).</li> <li>• To maintain the economic strength of centres by limiting retailing activity.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Permit, with consent, amusement centres, entertainment facilities, function centres, home industries and industrial retail outlets.</li> <li>• Prohibit environmental facilities.</li> </ul>

Zone	Explanation of proposed provisions
<b>B7 Business Park</b>	The B7 zone is only applied to land under <i>Auburn LEP 2010</i> . It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current <i>Auburn LEP 2010</i> Land Use Table for this zone.
<b>IN1 General Industrial</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide a wide range of industrial and warehouse land uses.</li> <li>• Encourage employment opportunities.</li> <li>• Minimise any adverse effect of industry on other land uses.</li> <li>• Support and protect industrial land for industrial uses.</li> <li>• Facilitate a range of non-industrial land uses that serve the needs of workers and visitors.</li> <li>• Minimise adverse effects on the natural environment.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Permit, with consent, community facilities, helipads, heliports, and registered clubs.</li> <li>• Prohibit correctional centres, early education and care facilities, environmental facilities, and respite day care centres.</li> </ul>
<b>IN2 Light Industrial</b>	<p>The IN2 zone is only applied to land under <i>Parramatta LEP 2011</i>. It is proposed to carry over Items 1, 2, 3 and 4 from the current <i>Parramatta LEP 2011</i> Land Use Table for this zone, with the following changes:</p> <ul style="list-style-type: none"> <li>• Prohibit early education and care facilities and respite day care centres, due to concerns about noise, air pollution and safety. This is consistent with the proposed approach in the IN1 zone.</li> </ul>
<b>IN3 Heavy Industrial</b>	<p>The IN3 zone is only applied to land under <i>Parramatta LEP 2011</i>. It is proposed to carry over Items 1, 2, 3 and 4 from the current <i>Parramatta LEP 2011</i> Land Use Table for this zone, with the following changes:</p> <ul style="list-style-type: none"> <li>• Prohibit artisan food and drink premises.</li> <li>• Replace 'centre-based child care facilities' with the group term 'early education and care facilities' in Item 4 'Prohibited'.</li> </ul>
<b>SP1 Special Activities</b>	The SP1 zone is only applied to land under <i>Parramatta LEP 2011</i> . It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current <i>Parramatta LEP 2011</i> Land Use Table for this zone.
<b>SP2 Infrastructure</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Provide for infrastructure and related uses.</li> <li>• Prevent development that is not compatible with or that may detract from the provision of infrastructure.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>• Permit building and business identification signs.</li> </ul>
<b>RE1 Public Recreation</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>• Enable land to be used for public open space or recreational purposes.</li> <li>• Provide a range of recreational settings and activities and compatible land uses.</li> <li>• Protect and enhance the natural environment for recreational purposes.</li> </ul>

Zone	Explanation of proposed provisions
	<ul style="list-style-type: none"> <li>Conserve, enhance and promote the natural assets and cultural heritage significance of parks and open spaces.</li> <li>Create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>Permit, with consent, building identification signs and business identification signs.</li> <li>Prohibit charter and tourism boating facilities and water recycling facilities.</li> </ul>
<b>RE2 Private Recreation</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>Enable land to be used for private open space or recreational purposes.</li> <li>Provide a range of recreational settings and activities and compatible land uses.</li> <li>Protect and enhance the natural environment for recreational purposes.</li> <li>Identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>, with the following changes:</p> <ul style="list-style-type: none"> <li>Prohibit water recycling facilities.</li> </ul>
<b>E2 Environmental Conservation</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>Protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>Prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>. No changes are proposed.</p>
<b>W1 Natural Waterways</b>	<p>The intended objectives of this zone are to:</p> <ul style="list-style-type: none"> <li>Protect the ecological and scenic values of natural waterways.</li> <li>Prevent development that would have an adverse effect on the natural values of waterways in this zone.</li> <li>Provide for sustainable fishing industries and recreational fishing.</li> <li>Provide for cultural and scientific study of natural waterways.</li> <li>Enable works associated with the rehabilitation of land towards its natural state.</li> </ul> <p>It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under <i>Parramatta LEP 2011</i>. No changes are proposed.</p>
<b>W2 Recreational Waterways</b>	<p>The W2 zone is only applied to land under <i>Parramatta LEP 2011</i>. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current <i>Parramatta LEP 2011</i> Land Use Table for this zone.</p> <p>Note: the application of this zone to land in the LGA will be reviewed following finalisation of the <i>draft Environment SEPP</i> by the NSW Government, which is proposing an alternate W3 Working Waterways zone for the Parramatta River.</p>



### 2.3 Consolidation of mapping

The creation of a consolidated LEP requires the merging of existing LEP map sets, in so far as they relate to land in the City of Parramatta LGA. To facilitate the consolidation process, some changes are proposed to certain maps. Proposals for consolidating and updating maps are summarised below. Further detail on proposed changes is outlined in Part 4 – Mapping of this Planning Proposal.

Associated amendments will be required to the corresponding maps of LEPs that will no longer apply to land in the City of Parramatta LGA. Following gazettal of the consolidated LEP, to remove their application to land in the LGA.

It is noted that various site-specific planning proposals are being separately progressed by Council that propose changes to LEP mapping. Where these amendments are made prior to the finalisation of this planning proposal, it is intended they will be carried over into the new consolidated LEP.

LEP Map	Explanation of proposed mapping
<b>Land Application Map</b>	<p>A new map will be prepared to reflect current boundary of the City of Parramatta LGA (refer to Appendix 4).</p> <p>The consolidated LEP will not apply to land within Sydney Olympic Park (subject to State Environmental Planning Policy (State Significant Precincts) 2005).</p> <p>Certain land at Wentworth Point is currently subject to <i>Sydney Regional Environmental Plan No.24 – Homebush Bay Area</i> (SREP 24) and is identified as a Deferred Matter in Auburn LEP 2010. The proposed Land Application Map retains this designation. It is noted that Council is working with the NSW Government to transfer the existing planning controls for this land into the LEP and to repeal SREP 24. Should this occur prior to the finalisation of this planning proposal it is intended that the consolidated LEP will apply to this land and the Land Application Map will be updated accordingly.</p> <p>Associated amendments are also required to the Land Application map of the environmental planning instruments that will no longer apply within the City of Parramatta LGA following finalisation of the consolidated LEP. This will exclude their application in so far as they apply to land now located within the City of Parramatta LGA.</p>
<b>Land Zoning Map</b>	<p>Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA. Changes to the zoning of certain sites in the LGA are proposed to reduce complexity and address anomalies and inconsistencies in the local land use planning framework. Broadly, these comprise:</p> <ul style="list-style-type: none"> <li>• Rezoning of public bushland reserves with ecological value to E2 Environmental Conservation where these currently have an alternate zoning.</li> <li>• Rezoning of natural waterway corridors on public land to W1 Natural Waterways, where these currently have an alternate zoning.</li> <li>• Rezoning of land currently zoned R1 General Residential within the Epping Park Precinct and Carlingford Town Centre as it is not proposed to include the R1 zone in the consolidated LEP.</li> <li>• Rezoning of land off Murray Farm Road, Carlingford (Lot 25 DP 848644) from RU3 Forestry to SP1 Special Activities as it is not proposed to include the RU3 zone in the consolidated LEP.</li> <li>• Rezoning of land at 166A Windsor Road, Northmead from E3 Environmental Management to E2 Environmental Conservation. It is not proposed to include the E3 zone in the consolidated LEP.</li> </ul>

LEP Map	Explanation of proposed mapping								
	<ul style="list-style-type: none"> <li>Rezoning of land at 11-13 Pye Avenue, Northmead from E4 Environmental Living Zone to R2 Low Density Residential. It is not proposed to include the E4 zone in the consolidated LEP.</li> <li>Rezoning of bushland off Murray Farm Road Carlingford (Lot 4 DP 877235) from E4 Environmental Living to E2 Environmental Conservation. It is not proposed to include the E4 zone in the consolidated LEP.</li> <li>Rezoning of properties at 4 Speers Road and 1-8 Jean Street, North Rocks from R3 Medium Density Residential to R2 Low Density Residential.</li> <li>Rezoning of various properties fronting Lawndale Avenue, Riviera Avenue and North Rocks Road, North Rocks from R3 Medium Density Residential to R2 Low Density Residential.</li> <li>Rezoning of the following places of public worship from R2 Low Density Residential to SP1 Special Activities; <ul style="list-style-type: none"> <li>120 Carlingford Road, Epping</li> <li>30 Downing Street, Epping</li> <li>32 Moseley Street, Carlingford</li> <li>36 Moseley Street, Carlingford (part of site)</li> <li>56 Norfolk Road, Epping</li> <li>132 North Rocks Rd, North Rocks</li> <li>391B North Rocks Road and 2 Alkira Road, Carlingford</li> <li>543-545 North Rocks Road, Carlingford</li> <li>56A Oxford Street, Epping (part of site)</li> <li>735-739 Pennant Hills Road, Carlingford</li> <li>128 Ray Road, Epping</li> <li>6 Alamein Avenue, Carlingford</li> <li>125 Murray Farm Road, Beecroft and 2-8 Statham Avenue, North Rocks</li> </ul> </li> <li>Rezoning part of the land at 61 Pennant Hills Road, North Parramatta from R2 Low Density Residential to SP2 Educational Establishment, consistent with the rest of the site.</li> <li>Rezoning of land at 14 and 16 Grey Street, Silverwater from RE1 Public Recreation to B6 Enterprise Corridor to be consistent with the zoning of adjoining sites. These sites are not considered appropriate for public open space on their own and have not been identified on the Land Reservation Acquisition Map to be acquired for that purpose.</li> <li>Rezoning of 24A O'Connell St, Parramatta from part B4 Mixed Use and part RE1 Public Recreation to part RE1 Public Recreation and part W1 Natural Waterway.</li> <li>Rezoning classified roads to SP2 Classified Road where these currently have an alternate zoning.</li> <li>Update map labels applying to the SP2 zone to ensure consistent terminology is used for different infrastructure types. The following changes are proposed: <table> <tr> <th>Current infrastructure labels</th><th>Proposed infrastructure labels</th></tr> <tr> <td>Strategic Bus Corridor</td><td>Public Transport Corridor</td></tr> <tr> <td>Railway Corridor</td><td>Railway Infrastructure Facility</td></tr> <tr> <td>Railway</td><td>Railway Infrastructure Facility</td></tr> </table> </li> </ul> <p>Further details of proposed changes to the Land Zoning Map are outlined in Part 4.</p>	Current infrastructure labels	Proposed infrastructure labels	Strategic Bus Corridor	Public Transport Corridor	Railway Corridor	Railway Infrastructure Facility	Railway	Railway Infrastructure Facility
Current infrastructure labels	Proposed infrastructure labels								
Strategic Bus Corridor	Public Transport Corridor								
Railway Corridor	Railway Infrastructure Facility								
Railway	Railway Infrastructure Facility								

LEP Map	Explanation of proposed mapping
<b>Lot Size Map</b>	<p>Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA.</p> <ul style="list-style-type: none"> <li>It is proposed to change the Lot Size Map to apply a consistent minimum lot size of 550sqm to all residential zoned land in the LGA, except for R2 zoned land under <i>The Hills LEP 2012</i>. It is proposed to retain the 700sqm MLS applying to this land.</li> <li>Various updates to the MLS applying to specific sites, associated with proposed zoning changes.</li> <li>Remove existing MLS controls from public streets and roads, consistent with the approach taken under <i>Parramatta LEP 2011</i>.</li> </ul> <p>Maps illustrating the proposed changes to the Lot Size Map are outlined in Part 4.</p>
<b>Height of Buildings Map</b>	<p>Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA.</p> <p>Changes are proposed to the maximum building height applying to certain sites in the LGA to bring more consistency to the local land use planning framework. Broadly, these comprise:</p> <ul style="list-style-type: none"> <li>Increase the height limit applying R2 zoned land under <i>Hornsby LEP 2013</i> from 8.5 metres to 9 metres.</li> <li>Reduce the height limit applying to R3 zoned land under <i>Parramatta LEP 2011</i> to 9 metres (where a HOB of less than 9 metres currently applies, these will remain unchanged).</li> <li>Reduce the height limit applying to R3 zoned land under <i>Hornsby LEP 2013</i> from 12 metres to 9 metres (with the exception of R3 zoned land fronting Maida Road, Epping where the current height limit will be retained).</li> <li>Reduce the height limit applying to R4 zoned land west of Church Street, Parramatta and under <i>Holroyd LEP 2013</i> from 15 metres to 14 metres.</li> <li>Apply a height limit of 9 metres to land at 482-500 North Rocks Road, Carlingford.</li> <li>Remove existing height of building control from public streets and roads, consistent with the approach taken under <i>Parramatta LEP 2011</i>.</li> <li>Various updates to the height limit applying to specific sites, associated with proposed zoning changes.</li> </ul> <p>Further details of proposed changes to the Height of Buildings Map are outlined in Part 4.</p>
<b>Floor Space Ratio Map</b>	<p>Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA.</p> <p>Changes are proposed to the floor space ratio (FSR) applied to certain sites in the LGA to bring more consistency to the local land use planning framework. Broadly, these comprise:</p> <ul style="list-style-type: none"> <li>Apply a FSR of 0.5:1 to R2 zoned land under <i>Hornsby LEP 2013</i>, <i>The Hills LEP 2012</i>, consistent with R2 zoned land in other parts of the LGA.</li> <li>Apply a FSR of 0.6:1 to R3 zoned land under <i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i>, consistent with R3 zoned land under <i>Parramatta LEP 2011</i>. An exception will be R3 zoned land fronting Maida Road, Epping, to which it is proposed to apply an FSR of 0.8:1 to reflect the current height limit and intention to continue to permit residential flat buildings on this land.</li> </ul>

LEP Map	Explanation of proposed mapping
	<ul style="list-style-type: none"> <li>Reduce the FSR of R3 zoned land in the suburb of Silverwater from 0.75:1 to 0.6:1. The FSR applying to R3 zoned land within the suburb of Newington will remain unchanged at 0.75:1.</li> <li>Apply an FSR to various sites, matched to the existing height control, to R4 zoned sites currently subject to <i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i>, where no FSR control is currently applied.</li> <li>Various updates to the FSR applying to specific sites, associated with proposed zoning changes.</li> <li>Remove existing FSR controls from public streets and roads, consistent with the approach taken under <i>Parramatta LEP 2011</i>.</li> </ul> <p>Further details of proposed changes to the Floor Space Ratio Map are outlined in Part 4.</p>
<b>Land Reservation Acquisition Map</b>	<p>Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA.</p> <p>The following sites are proposed to be removed from the map as they have already been acquired or dedicated to Council:</p> <ul style="list-style-type: none"> <li>2A Morton St, Parramatta (Lot 3 DP 1215559)</li> <li>24A O'Connell St, Parramatta (Lot 4 DP 1132683)</li> <li>17 Mountain St, Epping (Lot 1 DP 230415)</li> <li>3B Carter St, Lidcombe (Lot 20 DP 1249532)</li> </ul> <p>It is also proposed to update map labels so that consistent terminology is used for types of reservation, consistent with proposed provisions under clause 5.1. This includes applying a label of 'Public Transport Corridor' to all land currently labelled in the LRA map as 'Strategic Bus Corridor'.</p> <p>Further details of proposed changes to the Land Reservation Acquisition Map are outlined in Part 4.</p>
<b>Heritage Map</b>	<p>Existing LEP map sets will be consolidated to identify all items located within the City of Parramatta LGA and to be consistent with the proposed Schedule 5. This will include updating item labels to reflect renumbering of items in Schedule 5. Other minor changes proposed comprise:</p> <ul style="list-style-type: none"> <li>Not retaining the "Item – Landscape" category shown on <i>Hornsby LEP 2013</i> and <i>Auburn LEP 2010</i> Heritage Maps and instead including these items under the "Item – General" category, consistent with other LEPs. It is noted that Schedule 5 of all LEPs does not make this distinction.</li> <li>Removal of the Beecroft - Cheltenham Conservation Area designation.</li> </ul> <p>Further details of proposed changes to the Heritage Map are outlined in Part 4.</p> <p>It is noted that as part of the Epping Planning Review, Council is progressing a separate site specific planning proposal to remove the southern portion of the Rosebank Avenue Conservation Area. Should this site-specific LEP amendment be made prior to the finalisation of the consolidated LEP, the LEP provisions will be updated accordingly.</p>
<b>Acid Sulfate Soils Map</b>	<p>Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA. No changes are proposed.</p>



LEP Map	Explanation of proposed mapping
<b>Additional Permitted Uses Map</b>	It is proposed to update the map set to include all sites to be listed in Schedule 1 of the consolidated LEP. Details of proposed changes to the Additional Permitted Uses Map are outlined in Part 4.
<b>Dual Occupancy Prohibition Map</b>	It is proposed to retain the Dual Occupancy Prohibition Map in the consolidated LEP. Existing prohibition areas identified in <i>Parramatta LEP 2011</i> will be retained. Additional prohibition areas are proposed to be added to the map to identify land where dual occupancy development is not considered appropriate. Further details of proposed changes to the Dual Occupancy Prohibition Map are outlined in Part 4.
<b>Foreshore Building Line Map</b>	<i>Parramatta LEP 2011</i> and <i>Auburn LEP 2010</i> include maps identifying a Foreshore Building Line (FBL) and Land below the FBL on land within the City of Parramatta LGA. It is proposed to incorporate these existing maps into the consolidated LEP. It is proposed to identify additional land along the foreshore at Wentworth Point, covering land in the precinct currently subject to <i>Auburn LEP 2010</i> .  Further details of the proposed changes to the Foreshore Building Line Map are outlined in Part 4.
<b>Natural Resources Map</b>	<p>It is proposed to create a consolidated map that identifies environmentally sensitive land in the City of Parramatta LGA, as follows:</p> <p><b>Biodiversity:</b> Incorporate significant vegetation identified on the following LEP maps (in so far as they relate to land in the LGA):</p> <ul style="list-style-type: none"> <li>• <i>Holroyd LEP 2013: Biodiversity Map; Hornsby LEP 2013: Terrestrial Biodiversity Map</i></li> <li>• <i>Parramatta LEP 2011: Natural Resources – Biodiversity Map</i></li> <li>• <i>The Hills LEP 2012: Terrestrial Biodiversity Map</i></li> </ul> <p>It is proposed to map additional vegetation that is identified on the NSW Government's <i>Native Vegetation of the Sydney Metropolitan Area</i> mapping, as outlined in Part 4 and Appendix 8.</p> <p><b>Riparian land and waterways:</b> Incorporate riparian land and waterways identified on the following LEP maps (in so far as they relate to land in the LGA):</p> <ul style="list-style-type: none"> <li>• <i>Holroyd LEP 2013: Riparian Lands and Watercourses Map</i></li> <li>• <i>Parramatta LEP 2011: Natural Resources – Riparian Land and Waterways Map</i></li> </ul> <p>It is proposed to map additional riparian land and waterways on the map, as outlined in Part 4 and Appendix 8.</p> <p><b>Land subject to landslide risk:</b> Incorporate landslide risk land identified on the following LEP maps (in so far as they relate to land in the LGA):</p> <ul style="list-style-type: none"> <li>• <i>Parramatta LEP 2011: Natural Resources – Landslide Risk Map</i></li> </ul> <p>No additions are proposed through this planning proposal.</p> <p>Further details of the proposed additions to the Natural Resources Map are outlined in Part 4 and Appendix 8.</p>

LEP Map	Explanation of proposed mapping
<b>Key Sites Map</b>	<p>It is proposed to include a Key Sites Map in the consolidated LEP to identify land subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Development on certain land at Westmead (land currently subject to clause 6.10 of <i>Parramatta LEP 2011</i>). Refer to Part 4.</li> <li>• Development on certain land at Granville (land currently subject to clause 6.14 of <i>Parramatta LEP 2011</i>). Refer to Part 4.</li> <li>• Underground power lines at Carlingford (land currently identified as "Area A" on <i>The Hills LEP 2012</i> Key Sites Map).</li> <li>• Development requiring the preparation of a development control plan – Telopea Precinct (land currently identified as "Telopea Precinct" on the <i>Parramatta LEP 2011</i> Key Sites Map).</li> <li>• Arrangements for designated State public infrastructure (land currently identified as "Telopea Precinct" on the <i>Parramatta LEP 2011</i> Intensive Urban Development Area Map; and land currently identified as "Carter Street Priority Precinct" on the <i>Auburn LEP 2010</i> Priority Precinct Map).</li> <li>• Design Excellence Parramatta City Centre (land currently subject to clause 7.10(5)(c) of <i>Parramatta LEP 2011</i> and shown on that LEP's Key Sites Map).</li> <li>• Land subject to new site-specific provisions added through LEP amendments made before the finalisation of this planning proposal.</li> </ul>
<b>Additional Local Provisions Map</b>	<p>Additional Local Provisions Map from <i>Parramatta LEP 2011</i> to be incorporated into consolidated LEP. No changes are proposed through this planning proposal. Map relates solely to the Parramatta City Centre.</p>
<b>Special Provisions Area Map</b>	<p>Special Provisions Area Map from <i>Parramatta LEP 2011</i> to be incorporated into consolidated LEP. No changes are proposed through this planning proposal. Map relates solely to the Parramatta City Centre.</p>
<b>Sun Access Protection Map</b>	<p>Sun Access Protection Map from <i>Parramatta LEP 2011</i> to be incorporated into consolidated LEP. No changes are proposed through this planning proposal. Map relates solely to the Parramatta City Centre.</p>
<b>Design Excellence Map</b>	<p>It is proposed to incorporate the current <i>Parramatta LEP 2011</i> Design Excellence Map into the consolidated LEP. The map will identify sites subject to LEP design excellence clauses. The following sites, which are subject to existing <i>Parramatta LEP 2011</i> design excellence provisions (clauses 6.12 or 6.13), are proposed to be added to the map:</p> <ul style="list-style-type: none"> <li>• Granville</li> <li>• Parramatta North Urban Renewal Area</li> <li>• Telopea Precinct</li> <li>• Other sites to which the design excellence provisions may be applied as part of site-specific LEP amendments made before the finalisation of this planning proposal.</li> </ul>

## 2.4 Other relevant matters

Alongside the preparation of the consolidated LEP, Council is also reviewing the development control plans (DCPs) and development contributions plans which apply in the City of Parramatta LGA, with the intention of creating a consolidated DCP and development contributions framework. This work will assist will implementing the consolidated LEP.

It is intended that the draft consolidated DCP will be exhibited alongside this planning proposal.

## Part 3 – Justification

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

### 3.1 Section A – Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

#### 3.1.1 *Is the Planning Proposal a result of any study or report?*

This planning proposal is required as a result of May 2016 NSW Government Council boundary changes. This has led to multiple land use plans applying within the City of Parramatta LGA, creating an inconsistent and complex policy framework with different rules applying to different areas. It also places additional administrative burden on council as administration of LEPs is currently shared by multiple councils.

The “Guidance for merged councils on planning functions” issued by the NSW Government in May 2016, identified the harmonisation of planning controls as an important longer term action for new councils.

#### 3.1.2 *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

A planning proposal is the only means Council has of achieving the consolidation and harmonisation of LEP provisions. The changes to provisions proposed in this planning proposal are necessary in order to achieve harmonisation of land use plans and achieve greater consistency, where appropriate, in the planning controls that apply to different parts of the LGA.

To inform the preparation of this planning proposal a *Land Use Planning Harmonisation Discussion Paper* was prepared and publicly exhibited between January and March 2019. The Discussion Paper sought feedback on options for harmonising controls and achieving the intent of this planning proposal. A summary of the feedback received and how it has informed the preparation of this planning proposal is outlined in a consultation report, which is included Appendix 5.

### 3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government’s Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

#### 3.2.1 *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* (the GSRP) which sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.

The GSRP outlines a three-city vision for metropolitan Sydney with the City of Parramatta LGA being a central and key component within the *Central City District Plan* (the District Plan).



Following the release of these strategic plans, an independent technical review of each of the LEPs applying in the LGA was undertaken (the *Phase 1: City of Parramatta LEP Review – Health Check*) to identify the LEP framework's degree of consistency with the actions of the District Plan and the work Council is undertaking to achieve compliance. The findings of the LEP Health Check were confirmed by the Greater Sydney Commission as part of their assurance process.

As identified in the LEP Health Check, the consolidation of LEPs through this planning proposal will contribute to achieving several actions of the District Plan. These are outlined below. It is noted that the consolidation process is a largely administrative process. Where policies are consistent across LEPs it is generally not proposed to change these through this process.

The LEP Health Check identifies other actions being undertaken by Council, such as precinct planning and preparation of a Local Housing Strategy, that will further contribute to implementing the District Plan. The creation of a single LEP applying to the whole City of Parramatta LGA will facilitate this work by facilitating more efficient administration and preparation of future amendments to implement and deliver the objectives and priorities of the District Plan.

The table below provides an assessment of this planning proposal against the GSRP and District Plan:

GSRP Objective	District Plan Priority/Action	Comment
<b>A city supported by infrastructure</b> <b>O1:</b> Infrastructure supports the three cities <b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact <b>O3:</b> Infrastructure adapts to meet future need <b>O4:</b> Infrastructure use is optimised	<b>PP C1: Planning for a city supported by infrastructure</b> <ul style="list-style-type: none"> <li><b>A1:</b> Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i></li> <li><b>A2:</b> Sequence growth across the three cities to promote north-south and east-west connections</li> <li><b>A3:</b> Align forecast growth with infrastructure</li> <li><b>A4:</b> Sequence infrastructure provision using a place based approach</li> <li><b>A5:</b> Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans</li> <li><b>A6:</b> Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities</li> </ul>	It is proposed to retain existing LEP provisions relating to the delivery of designated state public infrastructure in certain precincts.  The LEP Health Check outlines other actions Council is taking to implement this planning priority.
<b>O5:</b> Benefits of growth realized by collaboration of governments, community and business	<b>PP C2: Working through collaboration</b> <ul style="list-style-type: none"> <li><b>A7:</b> Identify prioritise and delivery collaboration areas</li> </ul>	Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.
<b>A city for people</b> <b>O6:</b> Services and infrastructure meet communities' changing needs	<b>PP C3: Provide services and social infrastructure to meet people's changing needs</b> <ul style="list-style-type: none"> <li><b>A8:</b> Deliver social infrastructure that reflects the need of the community now and in the future</li> </ul>	<u>Centre-based childcare facilities</u> In order to bring consistency to the LEP Land Use Table it is proposed to extend the prohibition of centre-based childcare centres to all land zoned IN1 General Industrial, IN2 Light

GSRP Objective	District Plan Priority/Action	Comment
	<ul style="list-style-type: none"> <li><b>A9:</b> Optimise the use of available public land for social infrastructure</li> </ul>	<p>Industrial and RE1 Public Recreation.</p> <p>While this would reduce land available for these uses in certain locations where they are currently permitted, it is important that social infrastructure is provided in the right locations. This is a key strategic direction of Council's draft <i>Community Infrastructure Strategy (CIS)</i>, which outlines priorities for future social infrastructure to meet the community's needs.</p> <p>While child care centres in parks can provide good amenity for users, they result in a loss of public access to open space. A key aim of the draft CIS is to ensure no net loss of current park and outdoor recreation space across the LGA. This is also consistent with actions outlined under <i>Objective 31: Public open space is accessible, protected and enhanced</i>.</p> <p>Industrial zones are not considered appropriate for child care centres due to potential conflicts with other land uses such as brothels or industrial uses that generate noise and pollution. There are also safety concerns around heavy vehicle movements associated with some industrial uses.</p> <p><u>Indoor recreation facilities</u></p> <p>Indoor recreation facilities are already prohibited in R2 zoned land in the LGA under <i>Holroyd LEP 2013</i>, <i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i>. It is proposed to extend this to the remainder of the R2 zone in the LGA.</p> <p>Indoor recreation facilities cover a broad range of uses, some of which, have the potential to significantly impact low density residential neighbourhoods. For example, there has been a noticeable increase in 24 hour gyms establishing in the LGA. These are not considered appropriate in low density R2 zones as indoor recreation facilities should ideally be located close to public transport and population centres.</p>
<p><b>O7:</b> Communities are healthy, resilient and socially connected</p> <p><b>O8:</b> Greater Sydney's communities are culturally rich with diverse</p>	<p><b>PP C4: Working through collaboration</b></p> <ul style="list-style-type: none"> <li><b>A10:</b> Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities.</li> </ul>	<p>The planning proposal includes provisions to manage the temporary use of land and certain types of temporary events. It seeks to amend the provisions for temporary uses of land by extending the current 28 day</p>

GSRP Objective	District Plan Priority/Action	Comment
<p>neighbourhoods</p> <p><b>O9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<ul style="list-style-type: none"> <li>• <b>A11:</b> Incorporate cultural and linguistic diversity in strategic planning and engagement.</li> <li>• <b>A12:</b> Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</li> <li>• <b>A13:</b> Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils.</li> <li>• <b>A14:</b> Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden.</li> <li>• <b>A15:</b> Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.</li> </ul>	<p>limit to 52 days, subject to the necessary approvals being granted. This would allow more community events to be held on public land. The longer time period will also facilitate tourism and economic growth in the LGA given the contribution that events make to the local economy.</p> <p>It is also proposed to identify markets and other temporary events on land owned or managed by Council as exempt development, removing the need for a development application. This approach will reduce the regulatory burden on event organisers and community groups and support multifunctional use of spaces by the community.</p>
<p><b>Housing the city</b></p> <p><b>O10:</b> Greater housing supply</p> <p><b>O11:</b> Housing is more diverse and affordable</p>	<p><b>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</b></p> <ul style="list-style-type: none"> <li>• <b>A16:</b> Prepare local or district housing strategies that address housing targets and housing strategy requirements outlined in Objective 10 of the GSRP.</li> <li>• <b>A17:</b> Prepare Affordable Rental housing Target Schemes</li> </ul>	<p>This planning proposal includes several provisions relevant to housing supply and choice in the City of Parramatta LGA, in particular:</p> <ul style="list-style-type: none"> <li>– Expanding dual occupancy prohibition areas.</li> <li>– Rezoning of certain sites in North Rocks from R3 Medium Density Residential to R2 Low Density Residential.</li> <li>– Reduction in floor space ratio applying to R3 zoned land at Silverwater from 0.75:1 to 0.6:1.</li> <li>– Reducing the maximum height applying to R3 zoned land in the former Parramatta and Hornsby Council areas to 9 metres.</li> <li>– Prohibition of residential flat buildings on R3 zoned land across the LGA.</li> <li>– Increasing the minimum subdivision lot size applying to residential zoned land in the former Hornsby and Holroyd Council areas.</li> </ul> <p>These provisions are not expected to have a significant impact on housing supply or diversity across the LGA, particularly in the context of the multiple precinct and site-specific strategic planning processes currently underway across the LGA.</p>

GSRP Objective	District Plan Priority/Action	Comment
		<p>Council is currently preparing a Local Housing Strategy, which will demonstrate how housing supply and choice will be delivered in the LGA in appropriate locations to implement the District Plan housing targets and objectives.</p> <p>Council is running a number of precinct planning processes which will deliver significant housing supply. These processes are running separate to this planning proposal and any future amendments to planning controls will be incorporated into the consolidated LEP at a later date via a separate process.</p> <p>Further commentary on this issue is provided in section 3.2.4 relating to compliance with Ministerial Direction 3.1 – Residential Zones.</p>
<p><b>A city of great places</b>  <b>O12:</b> Great places that bring people together  <b>O13:</b> Environmental heritage is identified, conserved and enhanced</p>	<p><b>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</b></p> <ul style="list-style-type: none"> <li><b>A18:</b> Using a place-based and collaborative approach throughout planning, design, development and management deliver great places.</li> <li><b>A19:</b> Identify, conserve and enhance environmental heritage.</li> <li><b>A20:</b> Use place-based planning to support the role of centres as a focus for connected neighbourhoods</li> <li><b>A21:</b> In Collaboration Areas, Planned Precincts and planning for centres.</li> <li><b>A22:</b> Use flexible and innovative approaches to revitalise high streets in decline.</li> </ul>	<p>This planning proposal does not seek to rezone any business zone land. The land use tables applying to the B1 Neighbourhood Centre zone and B2 Local Centre zone will be harmonised to achieve consistency in policies applying to these locations across the LGA.</p> <p>It is proposed to include provisions in the consolidated LEP requiring ground floors of buildings in B1 and B2 zones to provide non-residential uses as part of developments involving residential accommodation. The aim of this provision is to provide a greater range of uses at ground floor than could be provided as part of 'shop top housing', which is limited to retail and business premises at the ground floor. This will enable a mix of retail, business and community uses to be provided below residential accommodation in these zones, contributing to variety and vitality.</p> <p>This is consistent with the intent of the District Plan as it provides for additional opportunities for investment and business activities within these zones.</p> <p>Existing LEP schedules of heritage items and conservation areas will be retained and incorporated in the consolidated LEP, with only minor administrative changes proposed.</p>



GSRP Objective	District Plan Priority/Action	Comment
<p><b>A well-connected city</b></p> <p><b>O19:</b> Greater Parramatta is stronger and better connected</p>	<p><b>PP C7: Growing a stronger and more competitive Greater Parramatta</b></p> <ul style="list-style-type: none"> <li>• <b>A23:</b> Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy.</li> <li>• <b>A24:</b> Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead.</li> <li>• <b>A25:</b> Support the emergency services transport, including helicopter access.</li> <li>• <b>A26:</b> Prioritise infrastructure investment.</li> <li>• <b>A27:</b> Manage car parking and identify smart traffic management strategies.</li> <li>• <b>A28:</b> Investigate opportunities for renewal of Westmead East as a mixed use precinct.</li> </ul>	<p>Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.</p>
<p><b>Jobs and skills for the city</b></p> <p><b>O15:</b> The Eastern, GPOP and Western Economic Corridors are better connected and more competitive</p>	<p><b>PP C8: Delivering a more connected and competitive GPOP Economic Corridor</b></p> <ul style="list-style-type: none"> <li>• <b>A28:</b> Investigate opportunities for renewal of Westmead East as a mixed use precinct.</li> <li>• <b>A29:</b> Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GPOP Economic Corridor.</li> <li>• <b>A30:</b> Prioritise transport investments that enhance access to the GPOP between centres within GPOP.</li> </ul>	<p>Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.</p>
<p><b>O14:</b> The plan integrates land use and transport creates walkable and 30 minute cities</p> <p><b>O16:</b> Freight and logistics network is competitive and efficient</p>	<p><b>PP C9: Delivering integrated land use and transport planning and a 30-minute city</b></p> <ul style="list-style-type: none"> <li>• <b>A32:</b> Integrate land use and transport plans to deliver a 30-minute city.</li> <li>• <b>A33:</b> Investigate, plan and protect future transport and infrastructure corridors.</li> <li>• <b>A34:</b> Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.</li> <li>• <b>A35:</b> Optimise the efficiency and effectiveness of the freight handling and logistics network.</li> <li>• <b>A36:</b> Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections.</li> </ul>	<p>Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.</p>



GSRP Objective	District Plan Priority/Action	Comment
O22: Investment and business activity in centres	<p><b>PP C10: Growing investment, business opportunities and jobs in strategic centres</b></p> <ul style="list-style-type: none"> <li>• <b>A37:</b> Provide access to jobs, goods and services in centres [abridged]</li> <li>• <b>A38:</b> Create new centres in accordance with the principles for Greater Sydney's centres</li> <li>• <b>A39:</b> Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional floorspace</li> </ul>	<p>Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.</p> <p>This planning proposal will not impact the ongoing growth of commercial space in Strategic Centres and the Parramatta City Centre.</p>
O23: Industrial and urban services land is planned, retained and managed	<p><b>PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</b></p> <ul style="list-style-type: none"> <li>• <b>A49:</b> Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government area</li> <li>• <b>A51:</b> Facilitate the contemporary adaption of industrial and warehouse buildings through increased floor to ceiling heights</li> <li>• <b>A52:</b> Manage the interfaces of industrial areas, trade gateways and intermodal facilities by land use activities (a-e) and transport operations (f-g) [abridged]</li> </ul>	<p>This planning proposal does not include any changes that would result in the reduction of the amount of industrial and urban services land.</p> <p>Some changes are proposed to the land use tables for the IN1 General Industrial and IN2 Light Industrial zones to provide consistency across these zones including the removal of centre based childcare, function centres, and tourist and visitor accommodation as permissible land uses in some locations.</p> <p>These land uses are considered incompatible with industrial areas and/or have the potential to further reduce the amount land available for industrial purposes.</p> <p>Council's approach to managing the future of its employment lands is addressed further in an update to its Employment Land Strategy attached to the draft Local Strategic Planning Statement.</p>
O24: Economic sectors are targeted for success	<p><b>PP C12: Supporting growth of targeted industry sectors</b></p> <ul style="list-style-type: none"> <li>• <b>A53:</b> Facilitate health and education precincts.</li> <li>• <b>A54:</b> Provide a regulatory environment that enables economic opportunities created by changing technologies.</li> <li>• <b>A55:</b> Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.</li> <li>• <b>A56:</b> Protect and support agricultural production and mineral resources by preventing inappropriate dispersed urban activities.</li> </ul>	<p>Refer to commentary above relating to proposed provisions for events and temporary use of land.</p> <p>This planning proposal seeks to amend provisions relating to permissibility of certain types of tourist and visitor accommodation in certain zones to bring consistency across the LGA, including:</p> <ul style="list-style-type: none"> <li>– Permitting bed and breakfast accommodation in all residential zones and business zones across the LGA. Other types of tourist and visitor accommodation, such as hotel and motel accommodation and services apartments, are not proposed to be allowed in</li> </ul>

GSRP Objective	District Plan Priority/Action	Comment
	<ul style="list-style-type: none"> <li>• <b>A57:</b> Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experience and ensure connections to transport at key tourist attractions.</li> <li>• <b>A58:</b> Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation.</li> <li>• <b>A59:</b> When preparing plans for tourism and visitation consider (a-g).</li> </ul>	<p>residential zones or the B1 Neighbourhood Centre zone, due to the potential for amenity impacts in these areas. This is generally consistent with most LEP provisions already applying to land in the LGA.</p> <ul style="list-style-type: none"> <li>– Extending the prohibition on hotel and motel accommodation and serviced apartments in the IN1 General Industrial zone to IN1 zoned land in the former The Hills Council area (being land in the North Rocks Industrial Area). Like other General Industrial areas, this site would not provide a good level of amenity for visitors as its lacks permeability and proximity to town centres. There is also the potential for conflicts with certain industrial uses, such as those that generate noise and air pollution. Tourist and visitor accommodation also has the potential to reduce the amount of land available for industrial uses and is not considered an essential use to serve the needs of workers.</li> </ul> <p>Other aspects of this planning priority will be implemented through separate activity, as outlined in the LEP Health Check.</p>
<p><b>A city in its landscape</b></p> <p><b>O25:</b> The coast and waterways are protected and healthier</p>	<p><b>PP C13: Protecting and improving the health and enjoyment of the District's Waterways</b></p> <ul style="list-style-type: none"> <li>• <b>A60:</b> Protect environmentally sensitive areas of waterways.</li> <li>• <b>A61:</b> Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport.</li> <li>• <b>A62:</b> Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.</li> <li>• <b>A63:</b> Work towards reinstating more natural conditions in highly modified urban waterways.</li> </ul>	<p>This planning proposal is seeking to apply the W1 Natural Waterway zone consistently to all natural waterways under public ownership and to identify additional natural creek corridors on the Riparian Land and Waterways Map. This will enhance the protection of waterways and ensure a consistent approach is taken to managing development impacts.</p> <p>Additional sites are also proposed to be included on the foreshore building line map to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of these key areas.</p>
<p><b>O27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p>	<p><b>PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</b></p>	<p>This planning proposal seeks to apply the E2 Environmental Conservation zone consistently to all public bushland reserves and to map</p>

GSRP Objective	District Plan Priority/Action	Comment
O28: Scenic and cultural landscapes are protected	<ul style="list-style-type: none"> <li>• <b>A65:</b> Protect and enhance biodiversity by (a-c) [abridged]</li> <li>• <b>A66:</b> Identify and protect scenic and cultural landscapes</li> <li>• <b>A67:</b> Enhance and protect views of scenic and cultural landscapes from the public realm</li> </ul>	<p>additional bushland and vegetation with an ecological importance in the LEP . This will enhance the recognition and protection of important environmental assets in the LGA and ensure a consistent approach is taken to managing development impacts.</p> <p>It is proposed to not carry over the E3 Environmental Conservation zone or E4 Environmental Living zone into the consolidated LEP. This change is considered of minor significance as these zones are only applied to three sites in the LGA, which are proposed to be given a more appropriate zoning that reflects their environmental value (refer to Part 4 for further information).</p>
<p>O30: Urban tree canopy cover is increased</p> <p>O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p><b>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</b></p> <ul style="list-style-type: none"> <li>• <b>A68:</b> Expand urban tree canopy in the public realm</li> <li>• <b>A69:</b> progressively refine the detailed design and delivery of (a-c) [abridged]</li> <li>• <b>A70:</b> Create Greater Sydney green Grid connections to the Western Sydney Parklands</li> </ul>	<p>This planning proposal includes provisions for:</p> <ul style="list-style-type: none"> <li>– An additional objective for the R2 zone relating to protecting and enhancing tree canopy.</li> <li>– Increasing minimum subdivision lot size applying to land in the former Hornsby and Holroyd Council areas to 550sqm, to match the control under <i>Parramatta LEP 2011</i>. It is also proposed to maintain the 700sqm minimum subdivision lot size applying to land in the former The Hills Council area. These provisions will assist with tree retention.</li> <li>– Inclusion of heads of consideration relating to protection and enhancement of urban tree canopy in the proposed design excellence clause.</li> </ul> <p>The need to protect urban tree canopy cover has also informed proposals relating dual occupancy prohibition areas and minimum lot size requirements (refer to Appendix 6).</p> <p>Other aspects of this planning priority will be implemented through separate activity, as outlined in the LEP Health Check.</p> <p>Alongside this planning proposal, Council is also preparing a consolidated development control plan for the LGA. This process will include a review of the tree protection controls applying to the land in the</p>

GSRP Objective	District Plan Priority/Action	Comment
		LGA, to give effect to <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i> .
O31: Public open space is accessible, protected and enhanced	<p><b>PP C17: Delivering high quality open space</b></p> <ul style="list-style-type: none"> <li><b>A71:</b> Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]</li> </ul>	<p>This planning proposal includes provisions relating to land uses permitted in RE1 Public Recreation zones.</p> <p>It is proposed to prohibit child care centres on RE1 zoned land. Refer to comments above relating to <i>Objective 6: Services and infrastructure meet communities' changing needs</i>.</p> <p>It is proposed to permit restaurants, cafes, take-away food and drink premises and markets on RE1 zoned land. These uses are already allowed on RE1 zoned sites under <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i>. <i>Auburn LEP 2010</i> also allows restaurants, cafes and markets in this zone.</p> <p>These uses can complement recreational activities and enhance the use and enjoyment of open spaces by the public. Further, these premises can be designed to be small in order to minimise any potential loss of open space and will need to be consistent with the applicable plan of management for the site.</p> <p>Markets tend to be occasional uses that will not permanently reduce the amount of land available for open space and will further maximise the use of these spaces by the community.</p> <p>Other changes to the Land Use Table are outlined in Appendix 3, and are considered to be of minor significance.</p>
<p><b>An efficient city</b></p> <p>O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p>O34: Energy and water flows are captured, used and re-used</p> <p>O35: More waste is re-used and recycled to support the development of a circular economy</p>	<p><b>PP C19: Reducing carbon emissions and managing energy, water and waste efficiently</b></p> <ul style="list-style-type: none"> <li><b>A75:</b> Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050</li> <li><b>A76:</b> Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency</li> <li><b>A77:</b> Protect existing and identify new locations for waste recycling and management</li> </ul>	<p>Not directly relevant to this planning proposal. These matters will be considered as part of the preparation of a consolidated development control plan for the LGA and also through separate precinct planning processes.</p> <p>The LEP Health Check outlines other actions council is taking to implement this planning priority.</p>



GSRP Objective	District Plan Priority/Action	Comment
	<ul style="list-style-type: none"> <li>• <b>A78:</b> Support innovative solutions to reduce the volume of waste and reduce waste transport requirements</li> <li>• <b>A79:</b> Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm</li> </ul>	
<p><b>O36:</b> People and places adapt to climate change and future shocks and stresses</p> <p><b>O37:</b> Exposure to natural and urban hazards is reduced</p> <p><b>O38:</b> Heatwaves and extreme heat are managed</p>	<p><b>PP C20: Adapting to the impacts of urban and natural hazards and climate change</b></p> <ul style="list-style-type: none"> <li>• <b>A81:</b> Support initiatives that respond to the impacts of climate change</li> <li>• <b>A82:</b> Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards</li> <li>• <b>A83:</b> Mitigate the urban heat island effect and reduce the vulnerability to extreme heat</li> <li>• <b>A84:</b> Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley</li> <li>• <b>A85:</b> Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD</li> </ul>	<p>This planning proposal includes provisions for:</p> <ul style="list-style-type: none"> <li>– Consistently protecting public bushland reserves and mapping additional sites with biodiversity significance.</li> <li>– An additional objective for the R2 zone relating to protecting and enhancing tree canopy.</li> <li>– Inclusion of heads of consideration relating to urban heat in the proposed design excellence clause.</li> </ul> <p>This planning priority will also be considered as part of the preparation of a consolidated development control plan for the LGA, which will include controls to address natural hazards and climate change.</p> <p>The LEP Health Check outlines other actions council is taking to implement this planning priority.</p>

**3.2.2 Will the planning proposal give effect to council's endorsed local strategic planning statement or another endorsed local strategy or strategic plan?**

This planning proposal is being progressed concurrently with the preparation of Council's draft Local Strategic Planning Statement (LSPS). Council has prepared a draft LSPS for exhibition. As the draft LSPS is yet to be finalised and endorsed, the planning proposal has been considered against Council's current community strategic plan. Notwithstanding, it is considered that this planning proposal is consistent with the draft LSPS.

Once finalised, the draft LSPS will identify further strategic planning actions Council will undertake to review and update its local planning framework, beyond those being proposed through the LEP consolidation process.

**Parramatta Community Strategic Plan 2018-2038: Butbutt Yura Barra Ngurra**

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The planning proposal is considered to meet the strategies and key objectives identified in the plan, as outlined in the table below:

CSP Objective	Associated CSP Strategies	Comment
Fair – We can all benefit from the opportunities our City offers	<ul style="list-style-type: none"> <li>• 1.1: Invest in services and facilities for our growing community.</li> <li>• 1.2: Advocate for affordable and diverse housing choices.</li> <li>• 1.3: Support people to live active and healthy lives.</li> <li>• 1.4: Ensure everyone has access to education and learning opportunities.</li> <li>• 1.5: Empower communities to be strong and resilient by building individual and community capability.</li> <li>• 1.6: Engage and consult the community in decision-making.</li> <li>• 1.7: Deliver effective, responsible and ethical leadership and decision-making, reflective of community needs and aspirations.</li> </ul>	<p>This planning proposal seeks to achieve greater consistency between the planning controls applying to different parts of the City of Parramatta LGA. This needs to be balanced with the need to manage the impacts of development to avoid negative impacts on communities.</p> <p>As such, for some issues such as where dual occupancy development is permitted, some local variation in the application of controls is proposed and considered appropriate to respond to differences in character and constraints across the LGA. Refer to section 3.2.4 and Appendix 6 for further discussion on this matter.</p> <p>The community has informed this planning proposal through consultation on the Land Use Planning Harmonisation Discussion Paper. Further engagement will occur once the Gateway Determination for the planning proposal has been issued.</p>
Accessible – We can all get to where we want to go	<ul style="list-style-type: none"> <li>• 2.1: Design our City so that it is usable by people of all ages and abilities.</li> <li>• 2.2: Improve public transport to and from Parramatta CBD, our local centres, neighbourhoods and the greater Sydney region.</li> <li>• 2.3: Make our City more enjoyable and safe for walking and cycling.</li> <li>• 2.4: Provide and upgrade roads and improve safety for all road users.</li> <li>• 2.5: Manage traffic congestion and access to parking.</li> </ul>	<p>This planning proposal does not propose increases in development densities in the LGA.</p> <p>The proposals relating to dual occupancy prohibition areas have been informed by consideration of access to transport and street patterns. Refer to Appendix 6.</p> <p>Matters relating to car and bicycle parking rates will be further considered in the preparation of a consolidated development control plan for the LGA.</p>
Green – We care for and enjoy our environment	<ul style="list-style-type: none"> <li>• 3.1: Protect and enhance our natural environment.</li> <li>• 3.2: Improve our River and waterways.</li> <li>• 3.3: Keep our City clean.</li> <li>• 3.4: Provide green spaces for recreation, relaxation and enjoyment.</li> <li>• 3.5: Prepare for and lessen the impacts of extreme weather events.</li> <li>• 3.6: Promote energy and water efficiency, renewable energy sources, and reduced emissions and waste.</li> </ul>	<p>This planning proposal includes several provisions to protect the natural environment, including:</p> <ul style="list-style-type: none"> <li>– Consistently zoning all bushland corridors E2 Environment Conservation.</li> <li>– Consistently rezoning waterways W1 Natural Waterways.</li> <li>– Mapping important vegetation and creek corridors in the LEP to ensure impacts of development are thoroughly considered.</li> </ul> <p>Further consideration will be given to controls to protect the natural environment as part of the preparation of the consolidated development control plan for the LGA.</p>

CSP Objective	Associated CSP Strategies	Comment
Welcoming – We celebrate culture and diversity – past, present and future	<ul style="list-style-type: none"> <li>• 4.1: Acknowledge the Darug peoples as the traditional custodians of this land and make Parramatta a leading City of Reconciliation.</li> <li>• 4.2: Promote the growth of arts and culture and champion the role that culture plays in city-building.</li> <li>• 4.3: Respect, protect and celebrate our shared living histories of Parramatta and embrace our heritage.</li> <li>• 4.4: Recognise that Parramatta has always been a gathering place and our diversity is our strength.</li> </ul>	<p>This planning proposal includes provisions relating to events and temporary use of land that will support arts and cultural events in the LGA.</p> <p>Existing LEP schedules of heritage items and conservation areas will be retained and incorporated in the consolidated LEP, with only minor administrative changes proposed.</p> <p>As part of the preparation of the consolidated development control plan for the LGA, Council is undertaking work extend the Aboriginal archaeology Sensitivity Map.</p>
Thriving – We benefit from having a thriving CBD and local centres	<ul style="list-style-type: none"> <li>• 5.1: Accelerate local jobs growth and support people in finding employment.</li> <li>• 5.2: Attract public and private investment to our City and support the growth and prosperity of local businesses.</li> <li>• 5.3: Plan and deliver a vibrant, attractive and safe CBD and local centres.</li> <li>• 5.4: Ensure major centres have a thriving day and night time economy.</li> </ul>	<p>This planning proposal does not propose to rezone any business zone land. The land use tables applying to the B1 Neighbourhood Centre zone and B2 Local Centre zone will be harmonised to achieve consistency in policies applying to these locations across the LGA.</p> <p>A new provision is proposed to ensure a range of non-residential land uses are provided on the ground floor of developments where residential accommodation of proposed.</p>
Innovative – We collaborate and champion new ideas to create a better future	<ul style="list-style-type: none"> <li>• 6.1: Engage in strategic planning and implement innovative solutions to manage the growth of our City.</li> <li>• 6.2: Support collaboration and partnerships to deliver key outcomes for our City.</li> <li>• 6.3: Embrace technology, creativity and innovation to solve complex problems and improve our City.</li> <li>• 6.4: Attract leading research, education and training facilities to Parramatta.</li> <li>• 6.5: Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community.</li> </ul>	<p>This planning proposal seeks to reduce complexity in the local land use planning framework and achieve greater consistency in the planning controls applying to different parts of the LGA.</p>



### 3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site:

SEPP	Summary	Application and Consistency
SEPP 1 - Development Standards	Aims to provide flexibility in the application of planning controls where strict compliance of development standards would be unreasonable, unnecessary or hinder the attainment of specified objectives of the Act.	<b>Not relevant.</b> The consolidated LEP will be excluded from the provisions of this SEPP, as per the Standard Instrument LEP mandatory clause 1.9.
SEPP 19 – Bushland in Urban Areas	Generally aims to protect and preserve bushland within urban areas due to their natural heritage, aesthetic, recreational, educational and scientific values.  When preparing draft local environmental plans for any land to which SEPP 19 applies, other than rural land, the council shall have regard to the general and specific aims of the Policy, and give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.	<b>Consistent.</b> This planning proposal seeks to apply the E2 Environmental Conservation zone consistently to all public bushland reserves and to map additional bushland and vegetation with an ecological value as "Biodiversity" land on a Natural Resources Map. This will enhance the recognition and protection of bushland in the LGA and ensure a consistent approach is taken to managing development impacts.
SEPP 21 – Caravan Parks	Aims to encourage the orderly development, economic use and management of land for caravan parks.	<b>Not relevant</b> to this planning proposal.
SEPP 33 – Hazardous and Offensive Development	Introduces standard definitions for hazardous and offensive uses where they vary across environmental planning instruments and provisions associated with development consent for these types of uses.	<b>Consistent.</b> This planning proposal does not include any provisions that are inconsistent with the aims of the SEPP.  The consolidated LEP will retain IN3 zoned land, unchanged, where offensive and hazardous industries will continue to be a permissible use with consent.
SEPP 36 – Manufactured Home Estates	This SEPP does not apply to land within the Sydney Region.	<b>Not relevant</b> to this planning proposal.
SEPP 44 – Koala Habitat Protection	This SEPP does not apply to land within the City of Parramatta LGA.	<b>Not relevant</b> to this planning proposal.
SEPP 50 – Canal Estate Development	Aims to prohibit certain canal estate development such as development of certain dwellings, tourist accommodation that incorporate either wholly or part of constructed canal or waterway and the like.	<b>Not relevant</b> to this planning proposal.
SEPP 55 - Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land.	<b>Consistent.</b> This planning proposal is not proposing the

SEPP	Summary	Application and Consistency
	Requires a planning authority to give consideration to contamination issues when rezoning land to allow a change of use that may increase the risk to health or the environment from contamination.	intensification of development on any sites. While changes to the zoning of some sites is proposed, the proposed new zoning reflects the existing land uses on the site. The planning proposal will not result in changes to land uses that would otherwise increase risks to health and the environment associated with land contamination.
SEPP 64 – Advertising and Signage	Provides matters for consideration when accessing advertising and signage applications where development consent is required.	<b>Consistent.</b> This planning proposal seeks to prohibit general advertising structures in all zones in the LGA, consistent with the current approaches under both <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> , as advertising signage that does not relate to the specific use of a site is not considered appropriate due to its negative visual impact. Additionally, it is also proposed to identify advertising on bus shelters owned and managed by Council as exempt development under Schedule 2 of the consolidated LEP. The provisions of SEPP 64 will continue to apply to building and business identification signage, which will continue to be permitted, and the display of advertisements on transport corridor land. In accordance with clause 31 of the SEPP, council has consulted with the RMS as part of consultation of the <i>Harmonising our land use planning framework Discussion Paper</i> in the preparation of this planning proposal (refer to section 3.4.2). Comments received from the RMS are included in Appendix 7.
SEPP 65 - Design Quality of Residential Apartment Development	The broad aims of this policy is to improve the design quality and provide a consistent framework for residential apartment development in the State.	<b>Consistent.</b> The planning proposal will not result in any additional sites being able to be developed for residential accommodation to which SEPP 65 applies. Development subject to SEPP 65 will be required to demonstrate detailed compliance with its provisions at the time of making a development application.
SEPP 70 - Affordable Housing (Revised Schemes)	Identifies that there is a need for affordable housing across the whole of the State and makes a requirement with respect to the imposition of conditions on development consents relating to the provision of affordable housing.	<b>Not relevant</b> to this planning proposal. The SEPP does not contain any provisions required to be addressed as part of this planning proposal.
SEPP (Aboriginal Land) 2019	This SEPP does not apply to land within the City of Parramatta LGA.	<b>Not relevant</b> to this planning proposal.

SEPP	Summary	Application and Consistency
SEPP (Affordable Rental Housing) 2009	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing.	<b>Not inconsistent.</b> This planning proposal includes provisions for prohibiting dual occupancies and residential flat buildings on certain land. While this is not inconsistent with any of the provisions of the SEPP, it would impact the locations in which some of its provisions apply, in particular those of Division 1 – In-fill affordable housing.
SEPP (BASIX) 2004	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State.	<b>Not relevant</b> to this planning proposal.
SEPP (Coastal Management) 2018	Gives effect to the objectives of the <i>Coastal Management Act 2016</i> from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone.  The SEPP applies to land in the LGA along the foreshore of the Parramatta River and Haslam's Creek (east of the Charles Street Weir).	<b>Consistent.</b> This Planning Proposal includes appropriate planning provisions to protect and enhance identified environmentally sensitive lands and waterways, which is consistent with the objectives of the SEPP.  Development subject to the SEPP will be required to demonstrate detailed compliance with its provisions at the time of making a development application.
SEPP (Concurrences) 2018	Outlines provisions relating to obtaining concurrences of development applications.	<b>Not relevant</b> to this planning proposal.
SEPP (Educational Establishments and Child Care Facilities) 2017	Aims to streamline the planning system for education and child care facilities including establishing consistent State-wide assessment requirements and design considerations for these facilities and specifying certain types of development as either exempt or complying development.	<b>Not inconsistent.</b> This planning proposal seeks to extend prohibition of centre-based childcare centres to all land zoned IN1 General Industrial, IN2 Light Industrial and RE1 Public Recreation as this use is not considered appropriate in these zones.  While the SEPP includes additional matters for consideration for centre-based child care facilities proposed in the IN1 and IN2 zones, the SEPP does not mandate that these uses are permitted in these zones. As such, the planning proposal is not considered to be inconsistent with the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Aims to provide streamlined assessment process for certain types of development that is carried out in accordance with specified development standards.	<b>Consistent.</b> Provisions within existing LEPs that duplicate those within the SEPP will not be carried over into the consolidated LEP.  It is proposed to specify markets and temporary events on council land, and advertising on bus shelters owned or managed by Council as exempt development. The proposed provisions do not contradict any of the aims or provisions of the SEPP.

SEPP	Summary	Application and Consistency
SEPP (Housing for Seniors or People with a Disability) 2004	Aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of accommodation that meets the needs of seniors or people with a disability.	<b>Not relevant</b> to this planning proposal.  The SEPP does not contain any provisions required to be addressed in the preparation of an environmental planning instrument.  The provisions of the SEPP will continue to be a consideration in development applications relating to housing for seniors and people with a disability.
SEPP (Infrastructure) 2007	Aims to facilitate the effective delivery of infrastructure across NSW. The SEPP specifies where certain types of infrastructure can be built, with or without development consent. The SEPP also identifies matters to be considered in the assessment of development adjacent to particular types of infrastructure.	<b>Not relevant</b> to this planning proposal.  The SEPP does not contain any provisions required to be addressed in the preparation of an environmental planning instrument.  The provisions of the SEPP will continue to apply to the types of infrastructure development it covers, and these provisions will continue to prevail over the LEP to the extent of any inconsistency.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Aims to provide for the proper management and development of mining, petroleum production and extractive industries..	<b>Not relevant</b> to this planning proposal.  The SEPP does not contain any provisions required to be addressed in the preparation of an environmental planning instrument.
SEPP (Miscellaneous Consent Provisions) 2007	Contains provisions relating to the erection of temporary structures.	<b>Not inconsistent.</b>  This planning proposal does not contain any provisions inconsistent with the SEPP.
SEPP (Primary Production and Rural Development) 2019	Aims to facilitate the orderly economic use and development of land for primary production.	<b>Not relevant</b> to this planning proposal.
SEPP (State and Regional Development) 2011	Identifies development and infrastructure that is of State or regional significance.	<b>Not relevant</b> to this planning proposal.  The SEPP does not contain any provisions required to be addressed in the preparation of an environmental planning instrument.
SEPP (State Significant Precincts) 2005	Identifies, and outlines provisions for, the development or protection of certain sites considered to be of economic, environmental or social significance to the State. The SEPP includes provisions relating to the redevelopment of the former Channel 7 site off Mobbs Lane, Epping, which duplicate many of the existing LEP controls.	<b>Justifiably inconsistent.</b>  Redevelopment of the former Channel 7 site has now been completed.  It is proposed to rezone land within the precinct from R1 General Residential to part R4 High Density Residential and Part R3 Medium Density Residential. While inconsistent with the zoning applied under the SEPP, the proposed zoning better reflects the built form in the precinct.  It is also noted that the NSW Government is currently undertaking a review of the SEPP with the potential to remove the provisions relating to the former Channel 7 site and incorporate them fully into the LEP. Council will continue to work with the NSW Government on this process as necessary.



SEPP	Summary	Application and Consistency
SEPP (Sydney Drinking Water Catchment) 2011	This SEPP does not apply to land within the City of Parramatta LGA.	<b>Not relevant</b> to this planning proposal.
SEPP (Sydney Region Growth Centres) 2006	<p>Aims to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre and the Wilton Growth Area.</p> <p>The SEPP does not currently apply to any land within the City of Parramatta LGA however, it is noted that in 2017 the NSW Government consulted on its intention to identify the Greater Parramatta Growth Area in the SEPP. This has not yet occurred.</p>	<p><b>Not relevant</b> to this planning proposal.</p> <p>This planning proposal does not include an extensive review of zoning or density within the proposed Greater Parramatta Growth Area.</p>
SEPP (Three Ports) 2013	This SEPP applies to land at Port Kembla and Port Botany.	<b>Not relevant</b> to this planning proposal.
SEPP (Urban Renewal) 2010	Aims to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts.	<p><b>Not inconsistent.</b></p> <p>The planning proposal applies to land that includes the Granville Potential Precinct. However, it does not include an extensive review of zoning or density across the LGA that would require application of this SEPP.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	Outlines provisions relating to the protection of trees and other vegetation in non-rural areas of the State. The SEPP enables Councils to set tree and vegetation protection requirements in their DCPs. .	<p><b>Consistent.</b></p> <p>The SEPP does not contain any provisions required to be addressed in the preparation of an environmental planning instrument.</p> <p>A consolidated development control plan will be prepared to assist with implementation of the consolidated LEP. The DCP will include tree protection controls to implement the provisions of the SEPP.</p>
SEPP (Western Sydney Employment Area) 2009	This SEPP does not apply to land within the City of Parramatta LGA.	<b>Not relevant</b> to this planning proposal.
SEPP (Western Sydney Parklands) 2009	This SEPP does not apply to land within the City of Parramatta LGA.	<b>Not relevant</b> to this planning proposal.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	The SREP aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole that are to be considered and, where possible, achieved in the	<p><b>Not inconsistent.</b></p> <p>This planning proposal seeks to retain existing provisions of LEPs applying to land in the LGA that would assist with protecting the catchment's environment and heritage. These include provisions for:</p> <ul style="list-style-type: none"> <li>Earthworks in close proximity to waterways and drinking water catchments</li> <li>Flood planning</li> </ul>



SEPP	Summary	Application and Consistency
	<p>preparation of environmental planning instruments.</p> <p>The SEPP applies to land in the City of Parramatta LGA.</p>	<ul style="list-style-type: none"> <li>Protection of waterways and riparian corridors</li> <li>Stormwater management</li> <li>Development along certain foreshore areas</li> </ul> <p>It is noted that the NSW Government is currently undertaking a review of the SREP with the intention of creating a new Environment SEPP. As part of this process it is proposed to align water zones with those in the Standard Instrument LEP. If necessary, the zoning applied to the Parramatta River under the consolidated LEP will be reviewed following the finalisation of the new Environment SEPP.</p>
Sydney Region Environmental Plan 24 – Homebush Bay Area	Together with the Homebush Bay West DCP, SREP 24 provides the land use planning framework for land at Wentworth Point.	<p><b>Not relevant</b> to this planning proposal.</p> <p>The consolidated LEP will not apply to land to which SREP 24 applies. It is noted that Council is working with the NSW Government to transfer the controls from SREP 24 into the LEP. This process is being undertaken separately to this planning proposal.</p>

### 3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with clause 9.1 of the EP&A Act 1979 the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and urban development
- Local plan making

The following directions are considered relevant to this planning proposal:

Relevant Direction	Application and Consistency
<b>1. Employment and Resources</b>	
<p><b>1.1 Business and Industrial Zones</b></p> <p>The objectives of this Direction are to:</p> <ul style="list-style-type: none"> <li>(a) encourage employment growth in suitable locations,</li> <li>(b) protect employment land in business and industrial zones, and</li> <li>(c) support the viability of identified centres.</li> </ul> <p>A planning proposal must:</p> <ul style="list-style-type: none"> <li>(a) give effect to the objectives of this direction,</li> </ul>	<p><b>Consistent.</b></p> <p>This planning proposal does not seek to reduce the amount of business or industrial zoned land. Existing height and floor space ratio controls for these zones will be retained in the consolidated LEP, unchanged.</p> <p>The land use tables applying to the business and industrial zones will be harmonised to achieve consistency in policies applying to these locations across the LGA.</p> <p>This will result in centre-based child care facilities, function centres and tourist and visitor accommodation being prohibited in some industrially zoned land where they are currently allowed, to bring consistency across the LGA. It is also proposed to prohibit artisan food and drink industries in the IN3 zone. These land uses are</p>

Relevant Direction	Application and Consistency
<ul style="list-style-type: none"> <li>(b) retain the areas and locations of existing business and industrial zones,</li> <li>(c) not reduce the total potential floor space area for employment uses and related public services in business zones,</li> <li>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</li> <li>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.</li> </ul>	<p>considered incompatible with industrial areas and/or have the potential to further reduce the amount land available for industrial purposes.</p> <p>It is proposed to include provisions in the consolidated LEP requiring ground floors of buildings in B1 Neighbourhood Centre and B2 Local Centre zones to provide non-residential uses as part of developments involving residential accommodation. The aim of this provision is to provide a greater range of uses at ground floor than could be provided as part of 'shop top housing', which is limited to retail and business premises at the ground floor. This will enable a mix of retail, business and community uses to be provided below residential accommodation in these zones, contributing variety and vitality.</p>
<p><b>1.2 Rural Zones</b></p> <p>The objective of this Direction is to protect the agricultural production value of rural land.</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> <li>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</li> <li>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</li> </ul>	<p><b>Consistent and of minor significance.</b></p> <p>A small parcel of land off Murray Farm Road, Carlingford is currently zoned RU3 Forestry.</p> <p>The site was likely formerly part of a larger land holding with similarly zoned land parcels located to the north which has since been dissected by the construction of the M2 Motorway.</p> <p>As a result, the current RU3 Forestry zone applying to the site is not considered appropriate given its urban context and does not reflect its current use by the NSW Rural Fire Service (North Rocks Brigade).</p> <p>Given the above, the application of the SP1 Special Activities zone is considered more appropriate and reflective of the current use.</p>
<p><b>1.3 Mining, Petroleum Production and Extractive Industries</b></p> <p>The objective of this Direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p>	<p><b>Not applicable.</b></p> <p>This planning proposal does not apply to any land that is subject to the provisions of this Direction.</p>
<p><b>1.4 Oyster Aquaculture</b></p> <p>The objectives of this Direction are:</p> <ul style="list-style-type: none"> <li>(a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal,</li> <li>(b) to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</li> </ul>	<p><b>Not applicable.</b></p> <p>This planning proposal does not apply to any land that is subject to the provisions of this Direction.</p>

Relevant Direction	Application and Consistency
<p><b>1.5 Rural Lands</b></p> <p>The objectives of this Direction are to:</p> <ul style="list-style-type: none"> <li>(a) protect the agricultural production value of rural land,</li> <li>(b) facilitate the orderly and economic development of rural lands for rural and related purposes.</li> </ul>	<p><b>Not applicable.</b></p> <p>This planning proposal does not apply to any land that is subject to the provisions of this Direction.</p>
<b>2. Environment and Heritage</b>	
<p><b>2.1 Environment Protection Zones</b></p> <p>The objective of this Direction is to protect and conserve environmentally sensitive areas.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land).</p>	<p><b>Justifiably inconsistent.</b></p> <p>This planning proposal seeks to apply the E2 Environmental Conservation zone consistently to all public bushland reserves and to map additional bushland and vegetation with ecological importance as 'Biodiversity' on a Natural Resources Map. This will enhance the recognition and protection of important environmental assets in the LGA and ensure a consistent approach is taken to managing development impacts.</p> <p>It is also proposed to rezone certain sites zoned E3 Environmental Management and E4 Environmental Living to E2 Environmental Conservation, to enhance their environmental protection.</p> <p>It is proposed to rezone one site (land at 11-13 Pye Avenue, Northmead) from E4 Environmental Living to R2 Low Density Residential. While an R2 zone is not an environmental protection zone, it is considered appropriate in this instance as the site was developed for townhouses in 2001. The site adjoins bushland, but does itself not contain any substantial vegetation. It is considered that this technical inconsistency with this Direction is of minor significance.</p>
<p><b>2.2 Coastal Management</b></p> <p>The objective of this Direction is to protect and manage coastal areas of NSW.</p> <p>This planning direction sets out a range of requirements for planning proposals affecting land in the coastal zone, including:</p> <ul style="list-style-type: none"> <li>• Coastal wetlands and littoral rainforests</li> <li>• Coastal vulnerability areas</li> <li>• Coastal environment areas</li> </ul>	<p><b>Consistent.</b></p> <p>Certain land along the foreshore of the Parramatta River and Haslam's Creek (east of the Charles Street Weir) are within the coastal zone. This planning proposal is consistent with the <i>Coastal Management SEPP</i> (refer to section 3.2.3 above).</p> <p>This planning proposal includes appropriate planning provisions to protect and enhance identified environmentally sensitive lands and waterways and foreshore areas which is consistent with the objectives of this Direction. These include provisions for:</p> <ul style="list-style-type: none"> <li>– Protection of waterways and riparian corridors</li> <li>– Development along certain foreshore areas</li> </ul> <p>This planning proposal does not include any provisions that would otherwise increase densities on land subject to this Direction.</p>
<p><b>2.3 - Heritage Conservation</b></p> <p>The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>A planning proposal must contain provisions that facilitate the conservation of items of heritage significance, including Places,</p>	<p><b>Consistent.</b></p> <p>This planning proposal seeks to create a consolidated LEP that will incorporate existing heritage items and heritage conservation areas, with the exception of housekeeping updates of minor significance. It is proposed to not carry over the Cheltenham Conservation Area designation into the consolidated LEP as within the LGA this designation only applies to land covered by the M2 Motorway or bushland which does not contribute to the significance of the wider conservation area. This is supported by council's heritage advisor.</p>



Relevant Direction	Application and Consistency
buildings and relics, works, and Aboriginal areas and objects.	In addition, Council is also undertaking a review of the Aboriginal Heritage Sensitivity Map to extend it to all parts of the LGA. This map will sit within the consolidated DCP.
<b>2.4 Recreation Vehicle Areas</b> The objective of this Direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	<b>Not applicable.</b> This planning proposal does not apply to any land that is subject to the provisions of this Direction.
<b>2.5 Application of E2 and E3 Zones and Environmental overlays in Far North Coast LEPs</b> The objective of this Direction is to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.	<b>Not applicable.</b> This planning proposal does not apply to any land that is subject to the provisions of this Direction.
<b>3. Housing, Infrastructure and Urban Development</b>	
<b>Direction 3.1 - Residential Zones</b> The objectives of this Direction are: <ul style="list-style-type: none"> <li>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</li> <li>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</li> <li>(c) to minimise the impact of residential development on the environment and resource lands.</li> </ul> A planning proposal must include provisions that encourage the provision of housing that will: <ul style="list-style-type: none"> <li>(a) broaden the choice of building types and locations available in the housing market, and</li> <li>(b) make more efficient use of existing infrastructure and services, and</li> <li>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</li> <li>(d) be of good design.</li> </ul> A planning proposal must, in relation to land to which this direction applies: <ul style="list-style-type: none"> <li>(a) contain a requirement that residential development is not permitted until land is adequately</li> </ul>	<b>Justifiably inconsistent.</b> Council is separately preparing a Local Housing Strategy (LHS) and Local Strategic Planning Statement (LSPS) which will identify actions for providing a diversity of housing types and sizes in the LGA to meet community needs and housing targets. The draft Local Housing Strategy identifies that Parramatta will easily achieve the dwellings targets identified in the District Plan. It also identifies that approximately 84% of new housing growth will be delivered in 13 specific precincts around employment and transport. Strategic planning for these precincts is being progressed separately to this planning proposal. While there is an identified need to investigate more medium density housing types in the LGA, the priority is for this to be delivered in future growth precincts and on large planning proposal sites (referred to as "Housing Diversity Precincts"). This will allow for a range of housing forms to be delivered in a planned way in appropriately located areas. This will be balanced with the identified priority to preserve and enhance the low-scale character and identity of suburban Parramatta. This planning proposal will assist in implementing these actions by implementing a review of dual occupancy and medium density residential zone provisions through the harmonisation process. Further discussion of key issues follows. <u>Dual occupancy prohibition areas</u> This planning proposal includes provisions to prohibit dual occupancies in certain low density areas of the LGA, including in some areas where this form of development is currently permitted. Proposed prohibition areas are identified in Part 4 and comprise the following locations:

Relevant Direction	Application and Consistency	
<p>served (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p> <p>Any inconsistencies with the Direction need to be justified through a housing strategy or relevant study, or be of minor significance.</p>	Proposed prohibition area location	Impact on permitted residential density
	Existing prohibition areas identified under <i>Parramatta LEP 2011</i>	No change.
	R2 zoned land in the former Hornsby Council area, with the exception of land fronting Carlingford Road.	Dual occupancies are currently prohibited in all residential zones under <i>Hornsby LEP 2013</i> . This planning proposal will result in a net increase of approximately 120 lots being available for dual occupancy development in this part of the LGA.
	R2 zoned land in the former The Hills Council area, with the exception of certain land fronting Pennant Hills Road and Windsor Road.	<p>While dual occupancy development is currently permitted in this area under <i>The Hills LEP 2012</i>, subdivision of dual occupancies is not.</p> <p>Since May 2016, only 13 dual occupancy developments have been approved in this area (0.2% of available R2 zoned sites in this area), indicating that the prohibition of subdivision is acting as a pseudo-prohibition.</p> <p>As such, it is considered that applying a prohibition is not inconsistent with existing policy.</p>
	R2 zoned land within heritage conservation areas, with the exception of the South Parramatta Conservation Area.	Would reduce permissible residential density on approximately 150 sites on which dual occupancy development is currently permitted. This is considered of minor significance and will assist with protecting the special character of these heritage conservation areas.
	Certain R2 zoned land in Carlingford, Dundas, Dundas Valley, and Oatlands.	<p>Dual occupancy development is currently permitted in these locations under <i>Parramatta LEP 2011</i>. It is estimated applying a prohibition will impact approximately 1,895 sites, reducing the supply of available sites in the LGA by approximately 10%.</p> <p>While this is inconsistent with the Direction, it is considered justified on the basis of the multiple constraints to dual occupancy development that exist in these areas. This matter is considered further in Appendix 6.</p>
	R2 zoned lots outside the above locations with a site area less than 600sqm.	This reflects the existing policy of <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> , which limit dual occupancy development in the R2 zone to sites of 600sqm or more. Identification of these sites on the Dual Occupancy Prohibition map therefore reflects the intent of existing LEP policy in most locations where dual occupancy development is currently permitted. Refer below for further discussion.



Relevant Direction	Application and Consistency
	<p>While the proposals would reduce the permissible residential density on some sites, it is important to ensure that dual development occupancy development occurs in the right locations.</p> <p>The proposed dual occupancy prohibition areas have been informed by an analysis of constraints that has identified areas where dual occupancy development could have ongoing and cumulative negative impacts on local amenity and character. This analysis is attached at Appendix 6.</p> <p>Secondary dwellings (granny flats) of up to 60sqm would continue to be permitted on sites over 450sqm in dual occupancy prohibition areas, under the provisions of the <i>Affordable Rental Housing SEPP</i>. This will provide opportunity for a modest uplift in development density on these sites and help contribute to housing supply and diversity in the LGA.</p> <p>The imposition of the proposed prohibition areas is unlikely to significantly impact housing delivery in the LGA. Council's draft LHS places a greater reliance on housing delivery within identified precincts. Each year dual occupancy development contributes only marginally to housing supply – approximately 160 dwellings or 3% of forecast annual supply. On the basis of this take-up rate, under the proposed prohibition areas there would remain sufficient sites (approximately 9,400 sites over 600sqm and not strata titled) to provide approximately 58 years of dual occupancy housing. Further, the draft LHS shows that Council is achieving its dwelling targets.</p> <p>The small annual contribution from dual occupancy development needs to be balanced against the potential for negative cumulative impacts over time due to inappropriately located development – for example, in some locations the density of an area could more than double as all sites would be eligible for both dual occupancy and secondary dwelling development.</p> <p><u>Applying a consistent minimum lot size of 600sqm for dual occupancy development</u></p> <p>A MLS requirement of 600sqm is considered the minimum necessary to achieve satisfactory design and amenity outcomes. This is consistent with the existing provisions across most areas where it is proposed to permit dual occupancy development. It is also consistent with recent proposals from the neighbouring Cumberland Council.</p> <p>A relatively small number of sites (approx. 48) will be impacted in the former Holroyd Council area, where a MLS of 500sqm currently applies through <i>Holroyd LEP 2013</i>. This impact is considered of minor significance.</p> <p>While a MLS of 450sqm applies to land under <i>Auburn DCP 2010</i>, this part of the LGA does not contain any R2 zoned land. Very few dual occupancies are therefore anticipated to be built in this area as development is likely to be higher forms of residential accommodation permitted under the R3 Medium Density Residential zone</p> <p>Identifying R2 zoned sites of less than 600sqm on the Dual Occupancy Prohibition Map will provide additional clarity as to where dual occupancy development is considered acceptable in the LGA and will limit higher density housing forms occurring in low density environments.</p>

Relevant Direction	Application and Consistency
	<p><u>Rezoning of certain land from R3 Medium Density Residential to R2 Low density Residential</u></p> <p>This planning proposal includes the rezoning of approximately 68 properties in North Rocks from R3 Medium Density Residential to R2 Low density Residential to address site specific constraints. Rezoning these properties to R2 is considered of minor significance and will have a negligible impact on housing supply in the LGA.</p> <p>Current provisions applying to these sites require a minimum lot size of 1,800sqm for development of medium density housing, which would require significant consolidation of lots in these locations as none of the sites is large enough on its own. This has not occurred and these areas have maintained a low density character with single detached housing despite being zoned for medium density housing since at least 2005.</p> <p>Should the <i>Low Rise Medium Density Housing Code</i> be implemented in the LGA, it would allow manor houses on lots as small as 600sqm through complying development, overriding any local controls. Small lot housing is not considered appropriate in these locations as many sites are irregularly shaped and arranged in a subdivision pattern which would make it difficult to achieve well designed medium density housing. A low density residential zoning is considered more appropriate, in the keeping with the existing built form.</p> <p>It is also noted that the subject sites are not located in areas that meet the proposed locational criteria for identifying housing diversity precincts, outlined in the draft LSPS. The constraints analysis undertaken to inform the dual occupancy prohibition areas also identified this land as having several constraints to intensification.</p> <p><u>Prohibiting residential flat buildings in the R3 Medium Density Residential zone</u></p> <p>Currently, only <i>Hornsby LEP 2013</i> permits residential flat buildings (RFBs) in the R3 zone. Allowing this form of development across the R3 zone is not considered desirable as it would result in a loss of distinction between the R3 and R4 zones and could limit the provision of housing diversity.</p> <p>Extending the prohibition of RFBs to R3 zoned land in the former Hornsby Council area would impact approximately 52 properties which have not yet been built out for medium density housing.</p> <p>It is considered that the supply of apartment-style housing in this area is adequately provided for within the adjoining R4 and B2 zones. Prohibiting RFBs would be consistent with the housing that has already been built in these areas. With the exception of sites fronting Maida Road, no RFBs have been constructed on R3 zoned land in this area (though it is noted Council is currently assessing a development application for an RFB at 21 Derby Street, Epping).</p> <p>It is also proposed to reduce the height limit applying to the R3 zoned land in Epping to 9 metres and apply an FSR of 0.6:1, to provide a consistent approach to medium density housing development across the LGA. These proposals are discussed below.</p> <p><u>Reducing the floor space ratio control applying to R3 zoned land at Silverwater from 0.75:1 to 0.6:1.</u></p> <p>This proposed change will impact approximately 220 properties, excluding those that have already been developed for medium density housing. This change will bring consistency across R3 zoned</p>

Relevant Direction	Application and Consistency
	<p>land in the LGA. An FSR of 0.6:1 is also more compatible with the existing 9 metre height limit applying to this land, which is proposed to be retained. The proposed FSR will improve amenity and design outcomes of development in the area, including allowing more space on-site for setbacks, landscaping and open space.</p> <p><u>Reducing the maximum height applying to R3 zoned land in the former Parramatta and Hornsby Council areas to 9 metres.</u></p> <p>The proposed change will impact R3 zoned sites within the former Parramatta and Hornsby Council areas, and is consistent with the controls currently applying to R3 zoned land in the former The Hills and Auburn Council areas.</p> <p>The intent of this change is to achieve better design outcomes on medium density housing sites, and not to reduce the permissible development capacity.</p> <p>With regard to sites within the former Parramatta Council area, the proposed change will reduce heights by between 2 and 0.2 metres. Existing FSR controls will not be changed.</p> <p>Within the former Hornsby Council area, the proposed change will reduce heights by 3 metres on approximately 52 sites. No FSR currently applies, though it is proposed to apply an FSR of 0.6:1 to this land. The proposed changes are considered compatible with the intention to prohibit RFBs in the R3 zone and reserve the zone solely for medium density housing forms.</p> <p>The proposed changes will be supported by a review of DCP requirements for medium density housing to further facilitate the delivery of well-designed medium density housing.</p> <p><u>Increasing the minimum subdivision lot size applying to residential zoned land in the former Hornsby and Holroyd Council areas.</u></p> <p>The proposed change will apply a minimum subdivision lot size control in these areas consistent with the <i>Parramatta LEP 2011</i> controls. Increasing the MLS requirement will assist with tree retention on sites and achieving better design outcomes from low density residential development.</p> <p>Approximately 264 properties in the former Hornsby Council area will be impacted by the proposed change, which will increase the MLS requirement by 10%. A larger MLS is considered appropriate in this area as it has high levels of tree and vegetation coverage and a higher prevailing average lot size (approximately 828sqm).</p> <p>Approximately 2 properties in the former Holroyd Council area will be impacted by the change, which is considered of minor significance.</p> <p><u>Application of floor space ratio controls to residential zoned land where none currently are applied</u></p> <p>The intent of this proposal is to bring more certainty to the development and density outcomes expected in different parts of the LGA. Proposed FSRs have been defined based on the height control applying to a site and are not intended to reduce permissible densities.</p>

Relevant Direction	Application and Consistency
	<p><u>Rezoning of sites currently zoned R1 General Residential</u></p> <p>It is not intended to carry over the R1 General Residential zone into the consolidated LEP as this zone is not widely used within the LGA and other land use zones can provide more certainty as the outcomes sort in an area. Existing R1 zoned sites will be rezoned to a mix of R3 and R4 to reflect the built or approved development in these locations. This proposal will not impact permissible residential densities or housing diversity.</p>
<p><b>3.2 Caravan Parks and Manufactured Home Estates</b></p> <p>The objectives of this Direction are:</p> <ul style="list-style-type: none"> <li>(a) to provide for a variety of housing types, and</li> <li>(b) to provide opportunities for caravan parks and manufactured home estates.</li> </ul> <p>The Direction includes the requirement that planning proposals must retain provisions that permit development for the purposes of caravan parks.</p>	<p><b>Justifiably inconsistent and of minor significance.</b></p> <p>In order to bring consistency to the LEP Land Use Table it is proposed to extend the prohibition of caravan parks to all land zoned RE1 Public Recreation. This will impact open spaces in the former Hornsby Council area, where caravan parks are currently permitted under the provisions of the <i>Hornsby LEP 2013</i>.</p> <p>While Hornsby Council area includes recreation areas within or bounded by National Parks where caravan parks may be appropriate, open spaces in the City of Parramatta LGA are located within a more urban context. Permitting caravan parks on these sites would result in a loss of public access to increasingly important public open spaces.</p> <p>Given the majority of LEPs applying in the LGA already prohibit this use on RE1 zoned land, the proposed change is considered of minor significance.</p>
<p><b>Direction 3.3 Home Occupations</b></p> <p>The objective of this Direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</p> <p>Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.</p>	<p><b>Consistent.</b></p> <p>This planning proposal intends to include home occupation as a permissible land use without development consent on all the residential zones where dwelling houses are permitted.</p>
<p><b>Direction 3.4 - Integrating Land Use and Transport</b></p> <p>The objective of this Direction is to ensure development achieves a range of planning objectives relating to reducing dependence on cars, reducing travel demand and providing for the efficient movement of freight.</p> <p>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> <li>(a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and</li> <li>(b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).</li> </ul>	<p><b>Consistent.</b></p> <p>The proposed changes to the locations where dual occupancy development is permitted has been informed by a constraints analysis, including consideration of access to public transport – refer to Appendix 6.</p> <p>Other provisions proposed through this planning proposal will not significantly increase residential densities across the LGA or change the location of land zoned for urban purposes.</p> <p>Proposed changes to the zones of some sites are considered of minor significance as they reflect the existing built outcomes on these sites.</p>



Relevant Direction	Application and Consistency
<p><b>3.5 Development Near Regulated Airports and Defence Airfields</b></p> <p>The objectives of this Direction are:</p> <ul style="list-style-type: none"> <li>(a) to ensure the effective and safe operation of regulated airports and defence airfields;</li> <li>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</li> <li>(c) to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</li> </ul>	<p><b>Not applicable.</b></p> <p>This planning proposal does not apply to any land near a regulated airport or include any provisions that would increase densities (including height controls) that would require detailed assessment under this Direction.</p> <p>This planning proposal does not increase heights in the Parramatta CBD or in other growth precincts that would impact on prescribed airspace as declared by the Commonwealth Government under the Airports Act 1996.</p>
<p><b>3.6 Shooting Ranges</b></p> <p>The objectives of this Direction are:</p> <ul style="list-style-type: none"> <li>(a) to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</li> <li>(b) to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</li> <li>(c) to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</li> </ul>	<p><b>Not applicable.</b></p> <p>This planning proposal does not apply to any land that is subject to the provisions of this Direction.</p>
<p><b>3.7 Reduction in non-hosted short term rental accommodation period</b></p> <p>The objectives of this Direction are to:</p> <ul style="list-style-type: none"> <li>(a) mitigate significant impacts of short-term rental accommodation where non-hosted short term rental accommodation period are to be reduced, and</li> <li>(b) ensure the impacts of short-term rental accommodation and views of the community are considered.</li> </ul>	<p><b>Not applicable.</b></p> <p>This planning Direction only applies to land in Byron Shire Council.</p>
<b>4. Hazard and Risk</b>	
<p><b>Direction 4.1 - Acid Sulfate Soils</b></p> <p>The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p><b>Consistent.</b></p> <p>Existing provisions relating to acid sulfate soils are generally consistent across the LEPs applying to land in the LGA and will be incorporated in to the consolidated LEP, along with associated mapping.</p>



Relevant Direction	Application and Consistency
<p><b>4.2 Mine Subsidence and Unstable Land</b></p> <p>The objective of this Direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p>	<p>Consistent.</p> <p>This planning proposal seeks to retain existing provisions relating to landslide risk land in the LGA and does not propose any significant changes to development permitted on landslide risk land within the LGA.</p>
<p><b>Direction 4.3 - Flood Prone Land</b></p> <p>The objectives of this Direction are:</p> <p>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Consistent.</p> <p>Provisions relating to flood planning are generally consistent across LEPs and will be incorporated into the consolidated LEP.</p> <p>Proposed changes to the zoning of certain sites are considered of minor significance.</p> <p>Council is in the process of reviewing and updating the flood mapping for the LGA. The need for further updates to the LEP will be considered following the conclusion of this work, and if needed, will be progressed through a future planning proposal.</p> <p>Alongside this planning proposal, Council is also preparing a consolidated development control plan for the LGA, which will include additional planning provisions relating to flooding, to support implementation of the LEP.</p>
<p><b>Direction 4.4 Planning for Bushfire Protection</b></p> <p>The objectives of this Direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p>Consistent.</p> <p>Some areas of the LGA include bush fire prone land. This planning proposal has had regard to <i>Planning for Bushfire Protection 2006</i>, does not proposed to introduce controls that would place inappropriate development in hazardous areas and does not prohibit bushfire hazard reduction in an <i>Asset Protection Zone</i>.</p> <p>Consultation with the NSW Rural Fire Service will occur following receipt of the Gateway Determination.</p>
<b>5. Regional Planning</b>	
<p><b>5.1 Implementation of Regional Strategies</b></p> <p>The objective of this Direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>Not applicable.</p> <p>This Direction does not apply to any land in the LGA.</p>
<p><b>5.2 Sydney Drinking Water Catchment</b></p> <p>The objective of this Direction is to protect water quality in the Sydney drinking water catchment.</p>	<p>Not applicable.</p> <p>This Direction does not apply to any land in the LGA.</p>
<p><b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b></p> <p>This Direction aims to protect agricultural land in northern NSW.</p>	<p>Not applicable.</p> <p>This Direction does not apply to any land in the LGA.</p>
<p><b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b></p>	<p>Not applicable.</p> <p>This Direction does not apply to any land in the LGA.</p>

Relevant Direction	Application and Consistency
This Direction relates to managing commercial and retail development along the Pacific Highway.	
<b>5.9 North West Rail Link Corridor Strategy</b>  Aims to promote transit-orientated development around stations along the North West Rail Link.	Not applicable.  This Direction does not apply to any land in the LGA.
<b>5.10 Implementation of Regional Plans</b>  The objective of this Direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Comments addressing consistency with the Greater Sydney Regional Plan are provided in Section 3.2.1 of this planning proposal.
<b>5.11 Development of Aboriginal Land Council land</b>  The objective of this Direction is to provide for the consideration of development delivery plans prepared under <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> when planning proposals are prepared by a planning proposal authority.	Not applicable.  This Direction does not apply to any land in the LGA.
<b>6. Local Plan Making</b>	
<b>6.1 - Approval and Referral Requirements</b>  The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.  Planning proposals must minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.	Consistent.  This planning proposal seeks to retain existing LEP provisions requiring the Secretary of the Department of Planning, Industry and Environment to certify in writing that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to development in Carter Street and Telopea precincts.  These are existing provisions that have been previously inserted into the LEP by the Department through State-led rezoning processes.
<b>6.2 Reserving Land for Public Purposes</b>  The objectives of this Direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.  A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director general of the Department of Planning.	Justifiably inconsistent.  This planning proposal seeks to create a consolidated Land Reservation Acquisition Map for the LGA. Existing reservations will be retained, with the exception of the removal of 4 sites zoned RE1 Public Recreation which have been acquired for their intended purpose as shown on the LRA Map.  It is proposed to rezone two sites at 14 and 16 Grey Street, Silverwater from RE1 Public Recreation to B6 Enterprise Corridor. These two sites remain under private ownership and on their own do not have sufficient strategic justification to be acquired for public open space. These sites adjoin Hume Reserve but are isolated as a result of a drainage channel that intersects these sites.  This change is therefore considered to be of minor significance.

Relevant Direction	Application and Consistency
<p><b>6.3 – Site Specific Provisions</b></p> <p>The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p><b>Consistent.</b></p> <p>It is intended to incorporate existing currently listed additional permitted uses in Schedule 1 of the various LEPs into the consolidated LEP, where they relate to land within the City of Parramatta LGA. Proposed additions to the schedule are considered of minor significance and necessary to facilitate harmonisation of existing LEPs.</p>
<b>7. Metropolitan Planning</b>	
<p><b>7.1 – Implementation of A Plan for Growing Sydney</b></p> <p>The objective of this Direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.</p>	<p>Comments addressing consistency with the Greater Sydney Regional Plan, which has superseded the A Plan for Growing Sydney, are provided in Section 3.2.1 of this planning proposal.</p>
<p><b>7.2 Implementation of Greater Macarthur Land Release Investigation</b></p> <p>This Direction only applies to Campbelltown City Council and Wollondilly Shire Council.</p>	<p><b>Not applicable.</b></p> <p>This Direction does not apply to any land in the LGA.</p>
<p><b>7.3 – Parramatta Road Corridor Urban Transformation Strategy</b></p> <p>The objectives of this Direction are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate development within the Parramatta Road Corridor that is consistent with the <i>Parramatta Road Corridor Urban Transformation Strategy</i> (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit,</li> <li>(b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and</li> <li>(c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</li> </ul>	<p><b>Consistent.</b></p> <p>This planning proposal applies to the whole City of Parramatta LGA, including land within the Parramatta Road Corridor. However, this planning proposal does not seek to rezone or change development standards applying to this land and will not impact or undermine the objectives, planning principles and priorities for the Corridor.</p> <p>Work to implement the <i>Parramatta Road Corridor Urban Transformation Strategy</i> is being progressed separately to this planning proposal.</p>
<p><b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b></p> <p>This Direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p>	<p><b>Not applicable.</b></p> <p>This Direction does not apply to any land in the LGA.</p>
<p><b>7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b></p>	<p><b>Consistent.</b></p> <p>This planning proposal applies to the whole City of Parramatta LGA, including land within the Greater Parramatta Priority Growth Area. Proposed changes applying to land in this area through this planning</p>

Relevant Direction	Application and Consistency
The objective of this Direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the <i>Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</i> dated July 2017 (the interim Plan).	proposal are considered of minor significance and will not impact or undermine the objectives, planning principles and priorities for Growth Area.  Work to implement the <i>Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</i> through various precinct planning processes is being progressed separately to this planning proposal.
<b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>  This Direction applies to Wollondilly Shire Council.	<b>Not applicable.</b>  This Direction does not apply to any land in the LGA.
<b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>  This Direction applies to Campbelltown City Council.	<b>Not applicable.</b>  This Direction does not apply to any land in the LGA.
<b>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b>  This Direction applies to Liverpool, Penrith, Blue Mountains, Blacktown, Camden, Campbelltown, Fairfield and Wollondilly Shire Councils.	<b>Not applicable.</b>  This Direction does not apply to any land in the LGA.
<b>7.9 Implementation of Bayside West Precincts 2036 Plan</b>  This Direction applies to land within the Bayside LGA.	<b>Not applicable.</b>  This Direction does not apply to any land in the LGA.
<b>7.10 Implementation of Planning Principles for the Cooks Cove Precinct</b>  This Direction applies to land within the Cooks Cove Precinct in the Bayside LGA.	<b>Not applicable.</b>  This Direction does not apply to any land in the LGA.

### 3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the planning proposal.

#### 3.3.1 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

This planning proposal is not anticipated to create any adverse impacts on critical habitat or threatened species, populations or ecological communities or their habitat.

Existing environmental provisions contained in the various LEPs will be incorporated into the consolidated LEP. Additional environmental protections measures are proposed for sites that have been identified as having biodiversity values including the application of the E2 Environmental Conservation zone to all public bushland reserves, and the W1 Natural Waterway zone to additional waterways. It is also proposed to map additional vegetation and waterways/riparian land in the consolidated LEP. The intent of these provisions is to enhance the recognition and protection of important environmental assets in the LGA and ensure a consistent approach is taken to managing



development impacts.

The consolidated LEP also includes provisions to ensure that development along foreshore areas will not have adverse effect on marine habitat, wetland areas, flora and fauna habitats.

A development control plan will be prepared and will include provisions to protect certain types of vegetation and guide development near waterways and biodiversity land identified on the relevant map of the consolidated LEP.

**3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

This planning proposal to create a consolidated LEP is primarily an administrative process and is not proposing increases in development densities that would require further investigation.

It is intended that the consolidated LEP will carry over provisions from existing LEPs that aim to manage likely environmental effects of development, such as those outlined above.

Proposed changes to dual occupancy prohibition areas have been informed by consideration of environmental constraints such as local character, accessibility to transport, potential traffic impacts, and tree canopy cover. Refer to Appendix 6 for more information.

**3.3.3 How has the planning proposal adequately addressed any social and economic effects?**

This planning proposal to create a consolidated LEP is primarily an administrative process and is not proposing increases in development densities. Unifying and aligning the various LEPs currently applying in the LGA into one planning instrument will create a common set of objectives, land use tables and provisions for land in the LGA. This will bring more consistency to planning controls across the LGA and assist in reducing the complexity of the local land use planning framework.

**3.4 Section D – State and Commonwealth Interests**

**3.4.1 Is there adequate public infrastructure for the planning proposal?**

The planning proposal to create a consolidated LEP is primarily an administrative process and is not a comprehensive review of provisions that would result in an increase in densities that would require significant additional public infrastructure.

Council is in the process of preparing a new consolidated development contributions plan to ensure that additional public infrastructure that may be required to service incoming population resulting from additional development within the LGA is funded accordingly.

**3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Preliminary consultation with relevant public authorities was undertaken as part of the public exhibition of the *Harmonising our land use planning framework Discussion Paper*.

Council has considered feedback received from various public authorities in the preparation of this planning proposal as outlined in the Consultation Report included at Appendix 5. Copies of the submissions received from public authorities is included at Appendix 7.

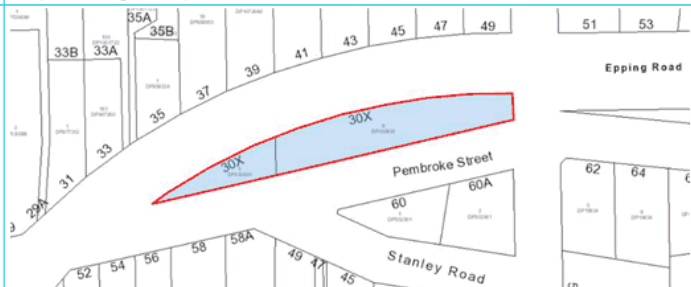
It is anticipated that further consultation with public authorities will be undertaken in accordance with the requirements of the Gateway Determination and relevant ministerial directions.

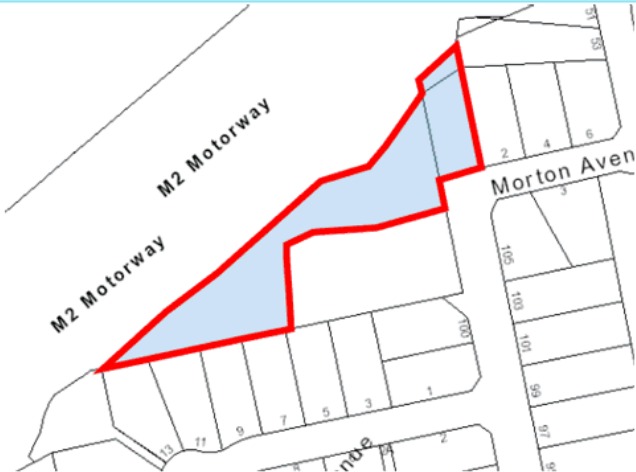


## Part 4 - Mapping

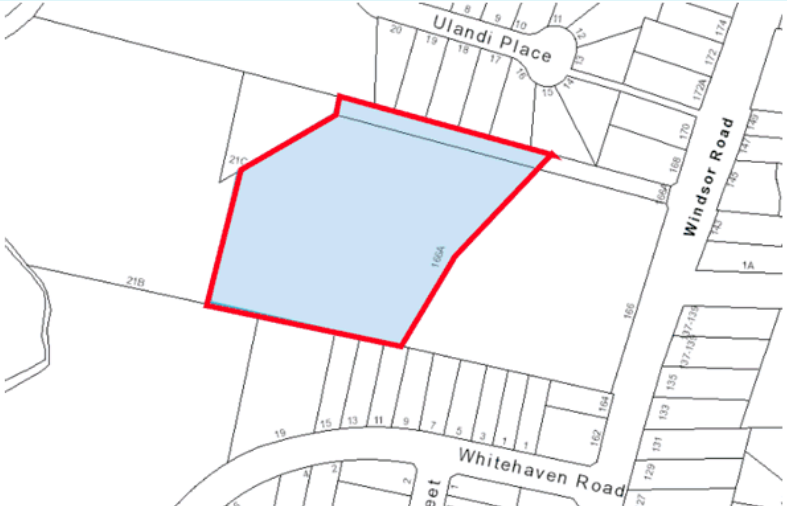
This section provides further detail on mapping changes associated with this planning proposal.

Item 1	
Various public bushland sites currently subject to <i>Hornsby LEP 2013</i> , <i>The Hills LEP 2012</i> and <i>Parramatta LEP 2011</i> – Amend the Land Zoning Map and Lot Size Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Rezoning of various public bushland reserves with ecological value from RE1 Public Recreation to E2 Environmental Conservation.  Any existing FSR, HOB or MLS controls applying to these sites will be removed as limited development is permitted in this zone. This is consistent with the approach for the E2 zone under <i>Parramatta LEP 2011</i> .
Explanation	The application of the E2 zone is considered more appropriate for public bushland reserves as it provides the highest level of protection for important bushland reserves and is consistent with Council's obligations under biodiversity conservation legislation. This approach is consistent with LEP practice note PN 09-002 <i>Environment Protection Zones</i> .  Privately owned sites with ecological values will be mapped separately in the LEP (refer to Item 48, below).
Proposed mapping	Refer to Appendix 8.

Item 2	
30X Epping Road, Epping currently subject to <i>Hornsby LEP 2013</i> - Amend the Land Zoning Map	
Legal description of affected properties	Lot 5 DP 430830, Lot 6 DP 430830
Proposed provision and associated amendments	Rezoning of land currently SP2 Classified Road to E2 Environmental Conservation.
Explanation	The site contains Coastal Enriched Sandstone Moist Forest. The E2 zone will offer a higher level of protection for this site and is consistent with the approach applied to other bushland reserves.  Council will consult with the RMS on the proposed amendments to confirm any strategic requirements for this site.
Site boundary  Note: Council will consult RMS on this as part of the planning proposal to confirm there is no strategic transport need for the land, which would warrant the retention of its current zoning.	


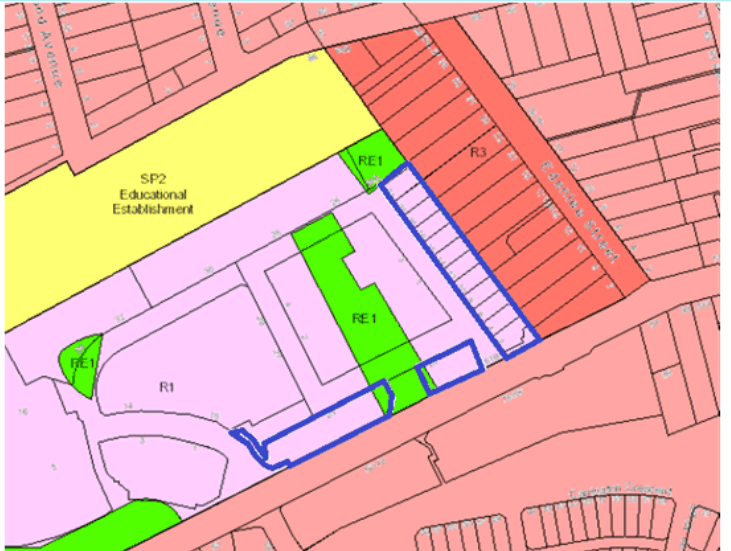
Item 3	
Bushland off Murray Farm Road, Carlingford currently subject to <i>The Hills LEP 2012</i> - Amend the Land Zoning Map and Height of Buildings Map	
Legal description of affected properties	Lot 4 DP 877235
Proposed provision and associated amendments	<p>Rezoning from E4 Environmental Living to E2 Environmental Conservation.</p> <p>It is proposed to remove the existing HOB controls applying to the site as limited development is permitted in the E2 zone. This is consistent with the approach for the E2 zone under <i>Parramatta LEP 2011</i>.</p>
Explanation	The site contains substantial native vegetation comprising of Coastal Enriched Sandstone Dry Forest and is not considered suitable for housing development. The E2 zone will offer a higher level of protection for this site and is consistent with the approach applied to other remnant bushland along the M2 corridor.
Site boundary	

Item 4	
166A Windsor Road, Northmead currently subject to <i>Parramatta LEP 2011</i> – Amend the Land Zoning Map, Floor Space Ratio Map and Height of Buildings Map	
Legal description of affected properties	Lot 939 DP 117657, Lot 940 DP 117657 (part)
Proposed provision and associated amendments	<p>Rezoning of the former Moxham Quarry site land from E3 Environmental Management to E2 Environmental Conservation.</p> <p>It is also proposed to remove the current FSR and HOB controls applying to the site, as limited development is permitted in the E2 zone. This is consistent with the approach for E2 zones under <i>Parramatta LEP 2011</i>.</p>
Explanation	<p>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 contains Sydney Turpentine-Ironbark Forest (classified as Endangered Ecological Community). Council intends to prepare a plan of management to guide the rehabilitation and restoration of the vegetation. The application of the E2 zone to the site is consistent with the E2 zoning applies to the adjoining bushland to the west.</p> <p>The E2 zone will only be applied to part of the site which is currently</p>

Item 4	
	zoned E3 on Lot 940 DP 117657. No changes are proposed to the heritage listing of this site.
<p><b>Site boundary</b></p> <p>Note: This site was previously subject to a site -specific planning proposal to rezone it to part R4 and part E2. The planning proposal was refused as it was not completed within the required timeframes provided by the Gateway Determination. Options for a residential zoning on the site would need to be considered through a new site-specific planning proposal which would be undertaken separately from the Harmonisation Project.</p>	

Item 5	
Various waterway sites currently subject to The Hills LEP 2012 and Hornsby LEP 2013 – Amend the Land Zoning Map and Lot Size Map	
<b>Legal description of affected properties</b>	As identified on map in Appendix 8.
<b>Proposed provision and associated amendments</b>	<p>Rezoning of various natural waterway corridors on public land from RE1 Public Recreation to W1 Natural Waterways.</p> <p>Any existing FSR, HOB or MLS controls will be removed, as limited development is permitted in the W1 zone. This is consistent with the approach under Parramatta LEP 2011.</p>
<b>Explanation</b>	<p>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 for recreation uses.</p> <p>Additional natural waterway corridors located on privately owned land will be mapped separately in the LEP (refer to Item 49, below).</p>
<b>Proposed mapping</b>	Refer to Appendix 8.

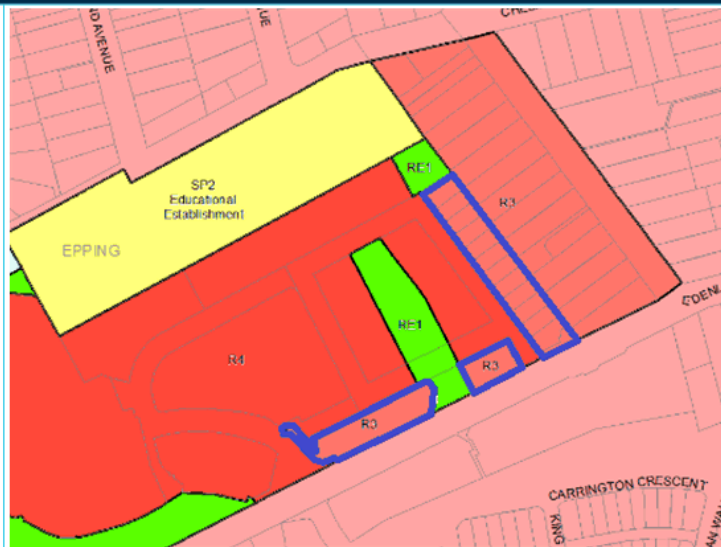
Item 6	
Land at 2-24 Ferntree Place and 25 Seven Street, Epping, currently subject to Parramatta LEP 2011 - Amend the Land Zoning Map, Floor Space Ratio Map, Height of Buildings Map and Lot Size Map	
<b>Legal description of affected properties</b>	SP87215, Lot 1 DP 286422, Lot 2 DP 286422, Lot 3 DP 286422, Lot 4 DP 286422, Lot 5 DP 286422, Lot 6 DP 286422, Lot 7 DP 286422, Lot 8 DP 286422, Lot 9 DP 286422, Lot 10 DP 286422, Lot 11 DP 286422, Lot 12 DP 286422, Lot 13 DP 286422
<b>Proposed provision and associated amendments</b>	Rezoning of land currently zoned R1 General Residential within the Epping Park Precinct to R3 Medium Density Residential. The following associated changes to development standards applying to this site are proposed:

Item 6			
		<b>Current provisions</b>	<b>Proposed provisions</b>
	HOB	Part nil, part 9.0 metres	9.0 metres
	FSR	0.89:1	0.6:1
	MLS	Nil	550sqm
<b>Explanation</b>	<p>Redevelopment of these sites is complete, having been built-out with medium density consistent with R3 zoning.</p> <p>The R1 zone is not widely used in the City of Parramatta LGA and is proposed to be phased out as other residential zones can provide more certainty as to the desired housing mix outcomes.</p> <p>An FSR of 0.6:1 and a maximum HOB of 9 metres will be applied to the land, consistent with R3 zoned land across the LGA.</p>		
<b>Site boundary</b>			
<b>Current mapping</b>			



## Item 6

## Proposed mapping

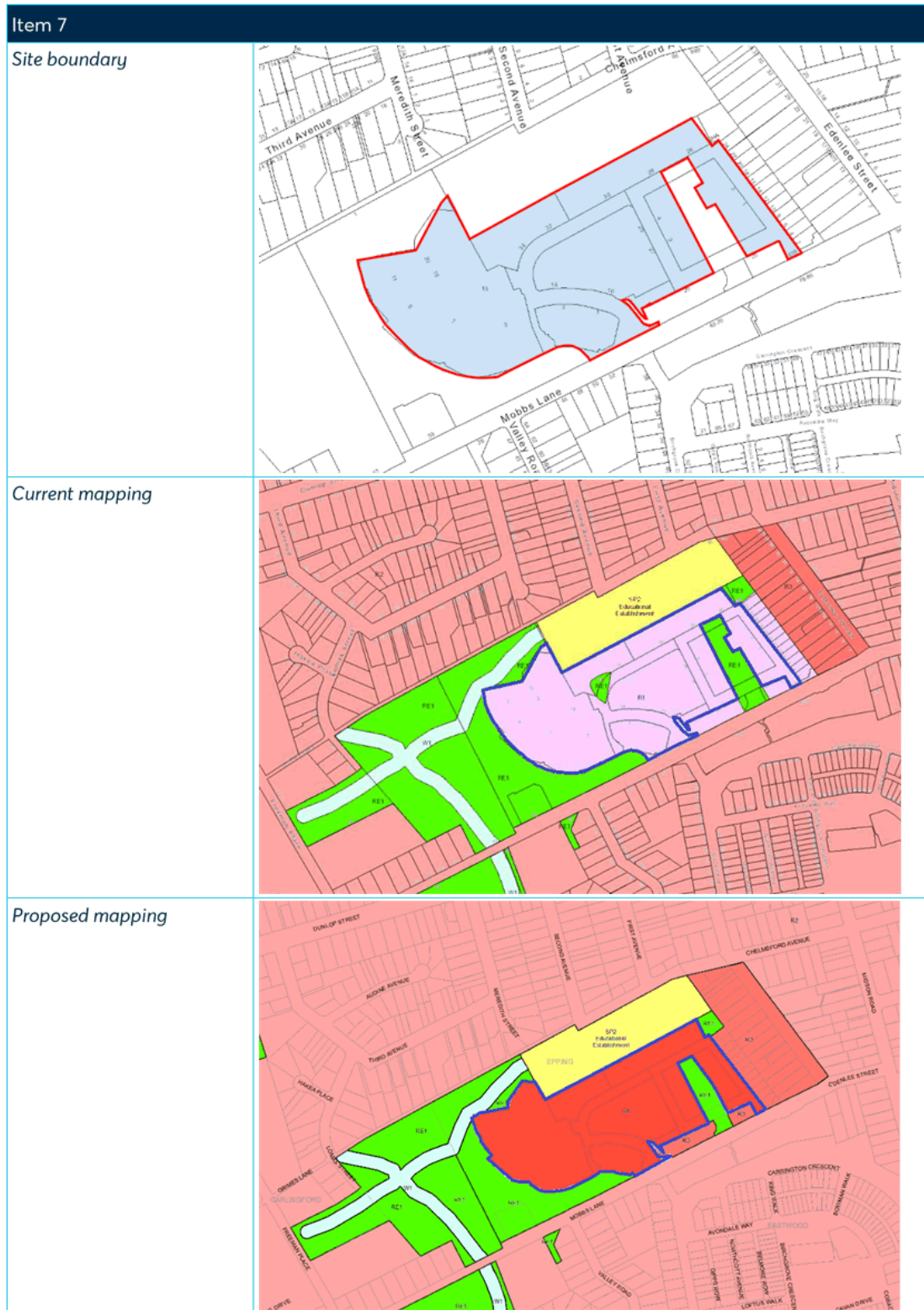


## Item 7


Land at 27 - 29 Seven Street, 5-20 Epping Park Drive and 1 Ferntree Place, Epping, currently subject to Parramatta LEP 2011 – Amend the Land Zoning Map

Legal description of affected properties	SP 88625, SP 90290, SP 86297, Lot 1 DP 270729, and part Lot 13 DP 270729
Proposed provision and associated amendments	<p>Rezoning of land currently zoned R1 General Residential within the Epping Park Precinct to R4 High Density Residential.</p> <p>It is noted that the current zoning map for this site does not align with the final cadastre boundaries it is purposed as part of the preparations of the LEP maps that housekeeping amendments be made to align to the current lot boundaries.</p>
Explanation	<p>Redevelopment of these sites is complete, having been built out with residential flat buildings consistent with R4 zoning.</p> <p>The R1 zone is not widely used in the City of Parramatta LGA and is proposed to be phased out as other residential zones can provide more certainty as to the desired housing mix outcomes.</p> <p>No changes are proposed to the existing FSR, HOB or MLS controls applying to the site.</p>

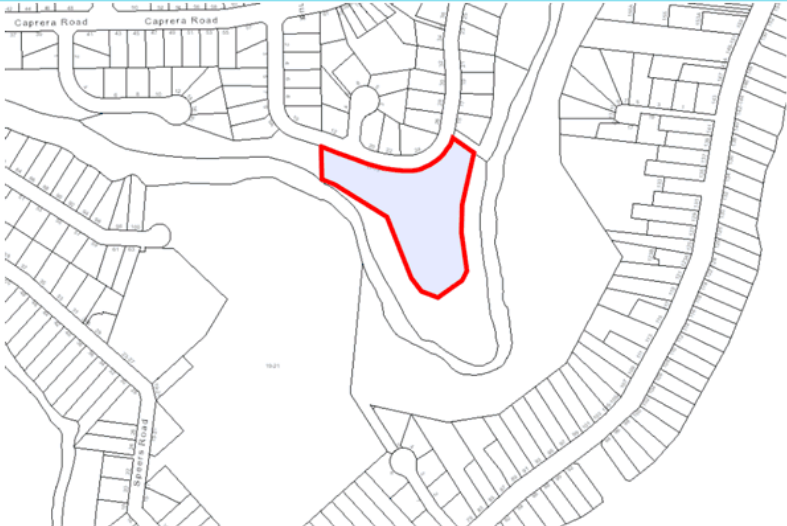




Item 8								
Certain land within Carlingford Town Centre bounded by Post Office Street, Boundary Street, railway line, and Jenkins Road, currently zoned R1 General Residential and subject to <i>The Hills LEP 2012</i> – Amend the Land Zoning Map and Lot Size Map								
Legal description of affected properties	Lot Y DP 102830, SP 67006, Lot 24 DP 8001, Lot X DP 102830, Lot C DP 367737, Lot B DP 367737, Lot 25 DP 8001, Lot A DP 371036, Lot 1 DP 1239005, SP 96285, SP 95666, Lot 13 DP 1202058, Lot 12 DP 1202058, SP 95957, Lot 2 DP 813017, Lot 1 DP 32469, Lot 1 DP 120826, Lot 100 DP 1221092 (part), SP37411, SP 64797, SP 96110, SP 71875, SP 37661, SP 81800, Lot 19 DP 8001							
Proposed provision and associated amendments	Rezoning of land currently zoned R1 General Residential within the Carlingford Town Centre to R4 High Density Residential. The following associated changes to development standards applying to this site are proposed: <table><tr><td></td><td>Current provisions</td><td>Proposed provisions</td></tr><tr><td>MLS</td><td>800sqm</td><td>550sqm</td></tr></table>			Current provisions	Proposed provisions	MLS	800sqm	550sqm
	Current provisions	Proposed provisions						
MLS	800sqm	550sqm						
Explanation	<p>Redevelopment of the site is complete with predominantly residential flat buildings, consistent with an R4 zoning.</p> <p>The R1 zone is not widely used in the City of Parramatta LGA and is proposed to be phased out as other residential zones can provide more certainty as to the desired housing mix outcomes.</p> <p>No changes are proposed to the existing FSR and HOB controls.</p>							
Site boundary								

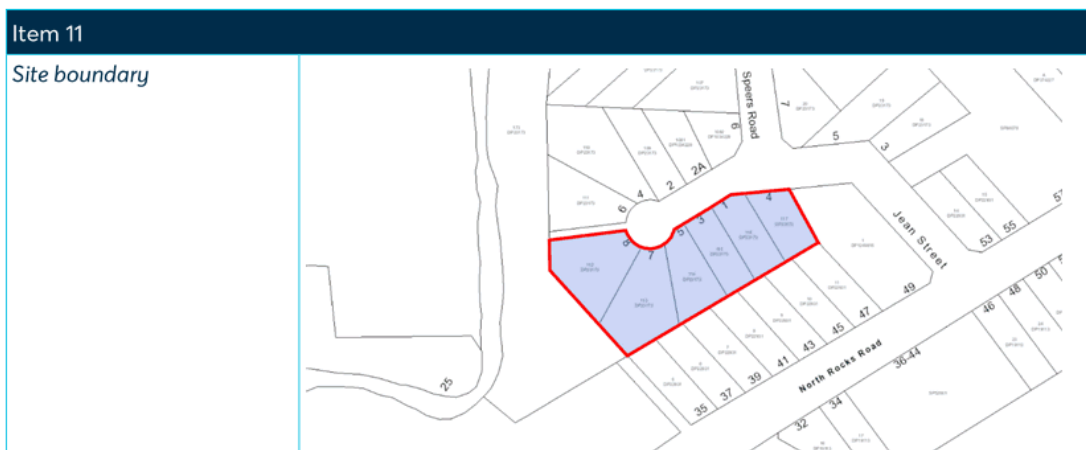
Item 9														
North Rocks Rural Fire Brigade 102 Murray Farm Road, Carlingford, currently subject to <i>The Hills LEP 2012 - Amend the Land Zoning Map and Lot Size Map</i>														
Legal description of affected properties	Lot 25 DP 848644													
Proposed provision and associated amendments	<p>Rezone the site from RU3 Forestry to SP1 Special Activities – Emergency Services Facility. The following associated changes to development standards applying to this site are proposed, consistent with the surrounding R2 zoned land:</p> <table><thead><tr><th></th><th>Current provisions</th><th>Proposed provisions</th></tr></thead><tbody><tr><td>HOB</td><td>Nil</td><td>9.0 metres</td></tr><tr><td>FSR</td><td>Nil</td><td>0.5:1</td></tr><tr><td>MLS</td><td>40ha</td><td>700sqm</td></tr></tbody></table>			Current provisions	Proposed provisions	HOB	Nil	9.0 metres	FSR	Nil	0.5:1	MLS	40ha	700sqm
	Current provisions	Proposed provisions												
HOB	Nil	9.0 metres												
FSR	Nil	0.5:1												
MLS	40ha	700sqm												
Explanation	<p>The RU3 Forestry zone is only applied to this site in the City of Parramatta LGA. The application of the zone on the site was likely applied prior to the construction of the M2 Motorway which has since isolated the site from land zoned RU3 now located in The Hills Shire Council.</p> <p>The RU3 zone is not considered appropriate for the site given its urban context and does not reflect the current use by the NSW Rural Fire Service. The SP1 zone is considered more appropriate.</p>													
Site boundary														

Item 10								
11-13 Pye Avenue, Northmead, currently subject to <i>The Hills LEP 2012 – Amend the Land Zoning Map, Floor Space Ratio Map and Lot Size Map</i>								
Legal description of affected properties	SP 64724							
Proposed provision and associated amendments	Rezoning of the site from E4 Environmental Living Zone to R2 Low Density Residential. The following associated changes to development standards applying to this site are proposed: <table><tr><td></td><td>Current provisions</td><td>Proposed provisions</td></tr><tr><td>FSR</td><td>Nil</td><td>0.3:1</td></tr></table>			Current provisions	Proposed provisions	FSR	Nil	0.3:1
	Current provisions	Proposed provisions						
FSR	Nil	0.3:1						

Item 10			
	HOB	9.0 metres	9.0 metres (unchanged)
	MLS	2000 metres	700sqm
Explanation	<p>The current E4 zoning applied to the site does not reflect the site's current use and characteristics. It was developed for townhouses in 2001 under the former Baulkham Hills LEP 1991. The site is surrounded by bushland but does not itself contain any substantial vegetation.</p> <p>While townhouses are not permitted in the R2 zone, the application of an R3 Medium Density Zone is not considered appropriate given the site's low density context. Alterations and additions to the existing development on the site will be able to be carried out through existing use rights under planning legislation.</p> <p>An FSR of 0.3:1 is proposed to match the current built form on the site.</p>		
Site boundary			

Item 11															
Land at 4 Speers Road, North Rocks and 1, 3, 5 7 and 8 Jean Street, North Rocks, currently subject to The Hills LEP 2012 – Amend the Land Zoning Map and Floor Space Ratio Map															
Legal description of affected properties	Lot 117 DP 23173, Lot 116 DP 23173, Lot 115 DP 23173, Lot 114 DP 23173, Lot 113 DP 23173, Lot 112 DP 23173														
Proposed provision and associated amendments	<p>Rezoning of this land from R3 Medium Density Residential to R2 Low Density Residential and applying a FSR. The following associated changes to development standards applying to this site are proposed:</p> <table><thead><tr><th></th><th>Current provisions</th><th>Proposed provisions</th></tr></thead><tbody><tr><td>FSR</td><td>Nil</td><td>0.5:1</td></tr><tr><td>HOB</td><td>9.0 metres</td><td>9.0 metres (unchanged)</td></tr><tr><td>MLS</td><td>700sqm</td><td>700sqm (unchanged)</td></tr></tbody></table>				Current provisions	Proposed provisions	FSR	Nil	0.5:1	HOB	9.0 metres	9.0 metres (unchanged)	MLS	700sqm	700sqm (unchanged)
	Current provisions	Proposed provisions													
FSR	Nil	0.5:1													
HOB	9.0 metres	9.0 metres (unchanged)													
MLS	700sqm	700sqm (unchanged)													
Explanation	<p>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 on both sides of the cul-de-sac. Proposed FSR, HOB and MLS controls are consistent with adjoining R2 zoned land.</p>														



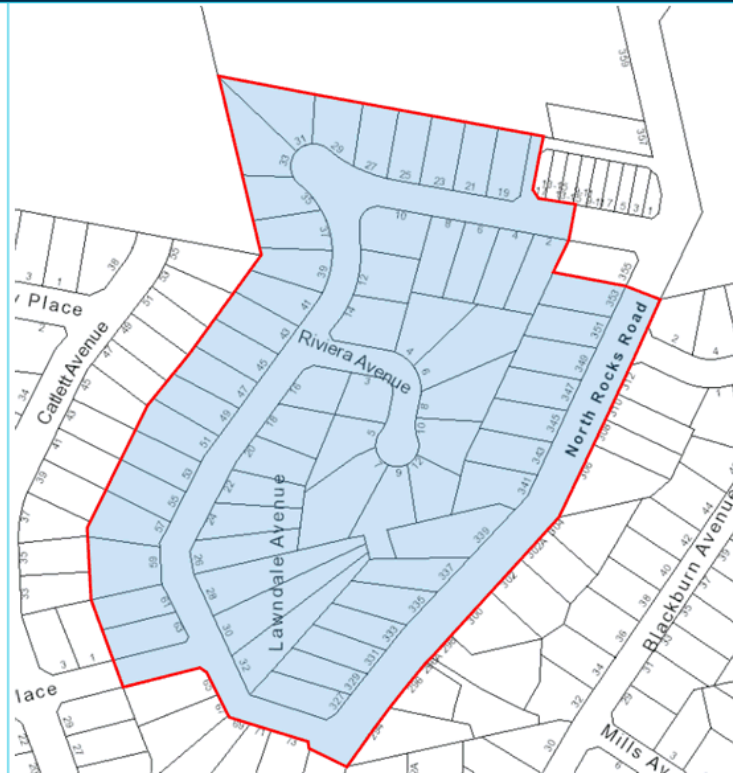


Item 12															
Certain land in North Rocks, fronting Lawndale Avenue, Riviera Avenue and North Rocks Road, currently subject to <i>The Hills LEP 2012</i> - Amend the Land Zoning Map and Floor Space Ratio Map															
Legal description of affected properties	Lots 3 DP 29291, Lots 5 to 34 in DP 29291, Lots 36 to 47 in DP 29291 Lots 1 to 3 in DP 201921, Lots 2 to 6 in DP 25327, Lots 49 to 54 in DP 28739, Lots 71 to 73 in DP 701702, Lot A DP 417171														
Proposed provision and associated amendments	<p>Rezoning of various properties fronting Lawndale Avenue, Riviera Avenue and North Rocks Road, North Rocks from R3 Medium Density Residential to R2 Low Density Residential. The following associated changes to development standards applying to this site are proposed:</p> <table><thead><tr><th></th><th>Current provisions</th><th>Proposed provisions</th></tr></thead><tbody><tr><td>FSR</td><td>Nil</td><td>0.5:1</td></tr><tr><td>HOB</td><td>9.0 metres</td><td>9.0 metres (unchanged)</td></tr><tr><td>MLS</td><td>700sqm</td><td>700sqm (unchanged)</td></tr></tbody></table>				Current provisions	Proposed provisions	FSR	Nil	0.5:1	HOB	9.0 metres	9.0 metres (unchanged)	MLS	700sqm	700sqm (unchanged)
	Current provisions	Proposed provisions													
FSR	Nil	0.5:1													
HOB	9.0 metres	9.0 metres (unchanged)													
MLS	700sqm	700sqm (unchanged)													
Explanation	<p>This precinct is surrounded by R2 zoned land and 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 permitted under the <i>Low Rise Medium Density Housing Code</i> on the character of the area.</p> <p>The proposed FSR and HOB controls are consistent with adjoining R2 zoned land.</p>														



## Item 12



Site boundary



## Item 13A

Various places of public worship sites on land currently subject to *Hornsby LEP 2013* and *The Hills LEP 2012* – Amend the Land Zoning Map, Floor Space Ratio Map, Height of Buildings Map and Lot Size Map

Legal description of affected properties	See below.												
Proposed provision and associated amendments	<p>Rezoning of the sites listed below from R2 Low Density Residential to SP1 Special Activities: Places of Public Worship. The following associated changes to development standards applying to these sites are proposed:</p> <table><tr><td></td><td><b>Current provisions</b></td><td><b>Proposed provisions</b></td></tr><tr><td>FSR</td><td>Nil</td><td>0.5:1</td></tr><tr><td>HOB</td><td>9.0 metres for sites currently subject to <i>The Hills LEP 2012</i>, 8.5 metres for sites subject to <i>Hornsby LEP 2013</i>.</td><td>9.0 metres</td></tr><tr><td>MLS</td><td>700sqm for sites currently subject to <i>The Hills LEP 2012</i>, 500sqm for sites subject to <i>Hornsby LEP 2013</i>.</td><td>700sqm for sites currently subject to <i>The Hills LEP 2012</i>, 550sqm for all other sites.</td></tr></table>		<b>Current provisions</b>	<b>Proposed provisions</b>	FSR	Nil	0.5:1	HOB	9.0 metres for sites currently subject to <i>The Hills LEP 2012</i> , 8.5 metres for sites subject to <i>Hornsby LEP 2013</i> .	9.0 metres	MLS	700sqm for sites currently subject to <i>The Hills LEP 2012</i> , 500sqm for sites subject to <i>Hornsby LEP 2013</i> .	700sqm for sites currently subject to <i>The Hills LEP 2012</i> , 550sqm for all other sites.
	<b>Current provisions</b>	<b>Proposed provisions</b>											
FSR	Nil	0.5:1											
HOB	9.0 metres for sites currently subject to <i>The Hills LEP 2012</i> , 8.5 metres for sites subject to <i>Hornsby LEP 2013</i> .	9.0 metres											
MLS	700sqm for sites currently subject to <i>The Hills LEP 2012</i> , 500sqm for sites subject to <i>Hornsby LEP 2013</i> .	700sqm for sites currently subject to <i>The Hills LEP 2012</i> , 550sqm for all other sites.											
Explanation	<p>It is intended to prohibit places of public worship in the R2 zone due to concerns with amenity impacts on low density residential neighbourhoods.</p> <p>Places of public worship will be permitted in all other zones in the LGA,</p>												

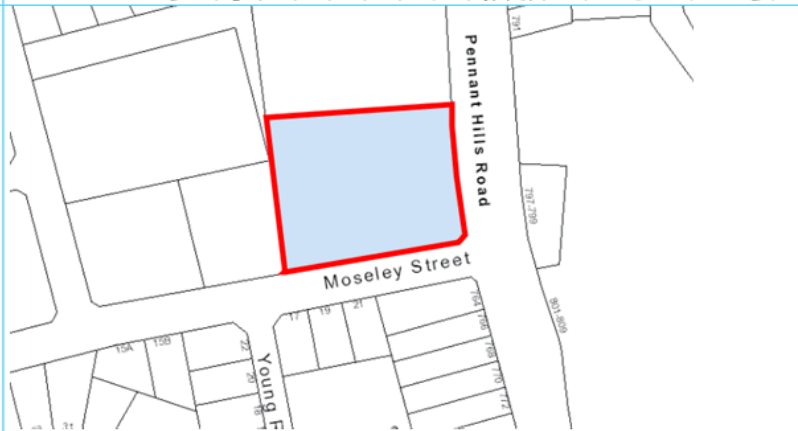
Item 13A	
	<p>except open space, environmental protection and waterway zones. The SP1 zone will be applied to existing places of public worship in low density zones to avoid the uncertainty of relying on existing use rights laws for their continued operation. This is consistent with the approach taken under <i>Parramatta LEP 2011</i>.</p> <p>FSR, HOB and MLS controls will be applied consistent with the adjoining R2 zoned land.</p>
120 Carlingford Road, Epping (Lot 5 DP 17442).	
30 Downing Street, Epping (Lot 41 DP 19831).	

## Item 13A

32 Moseley Street,  
Carlingford (Lot 34 DP  
251044).



36 Moseley Street,  
Carlingford (Lot 104 DP  
794074) (part of site).



56 Norfolk Road, Epping  
(Lot D DP 443977).



<p><b>Item 13A</b></p> <p>132 North Rocks Rd, North Rocks (Lot 66 DP 19113).</p>	
<p>391B North Rocks Road and 2 Alkira Road, Carlingford (Lots 29 and 12 in DP 220601).</p>	
<p>56A Oxford Street, Epping (part of site) (Lot A DP 936032).</p>	

<p><b>Item 13A</b></p> <p>735-739 Pennant Hills Road, Carlingford (Lot 100 DP 842178).</p>	
<p>128 Ray Road, Epping (Lot A DP 370699).</p>	
<p>6 Alamein Avenue, Carlingford (Lot 25 DP 222728).</p>	





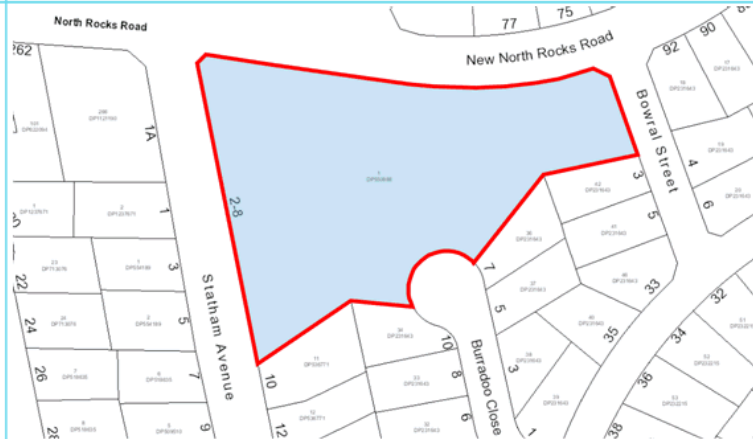
Item 13B			
Various places of public worship and school sites on land currently subject to <i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i> – Amend the Land Zoning Map, Floor Space Ratio Map, Height of Buildings Map and Lot Size Map			
Legal description of affected properties	See below.		
Proposed provision and associated amendments	Rezoning of the sites listed below from R2 Low Density Residential to SP1 Special Activities: Places of Public Worship & Educational Establishment. The following associated changes to development standards applying to this site are proposed:		
		Current provisions	Proposed provisions
	FSR	Nil	0.5:1
	HOB	9.0 metres for sites currently subject to <i>The Hills LEP 2012</i> , 8.5 metres for sites subject to <i>Hornsby LEP 2013</i> .	9.0 metres
	MLS	700sqm for sites currently subject to <i>The Hills LEP 2012</i> , 500sqm for sites subject to <i>Hornsby LEP 2013</i> .	700sqm for sites currently subject to <i>The Hills LEP 2012</i> , 550sqm for all other sites.
Explanation	<p>These sites accommodate both schools and places of public worship. It is intended to prohibit places of public worship in the R2 zone due to concerns with amenity impacts on low density residential neighbourhoods.</p> <p>Places of public worship will be permitted in all other zones in the LGA, except open space, environmental protection and waterway zones. The SP1 zone will be applied to existing places of public worship in low density zones to avoid the uncertainty of relying on existing use rights laws for their continued operation. This is consistent with the approach taken under <i>Parramatta LEP 2011</i>.</p> <p>FSR, HOB and MLS controls will be applied consistent with the adjoining R2 zoned land.</p>		

## Item 13B

543-545 North Rocks Road, Carlingford (Lot 5 DP 205746).



2-8 Statham Avenue, North Rocks (Lot 1 DP 550888).




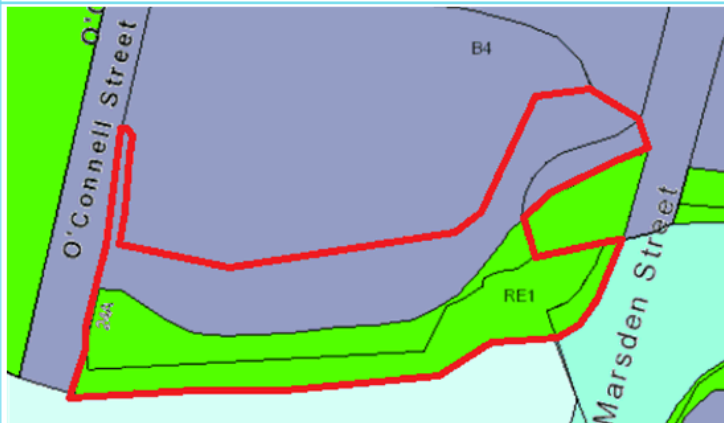
## Item 14

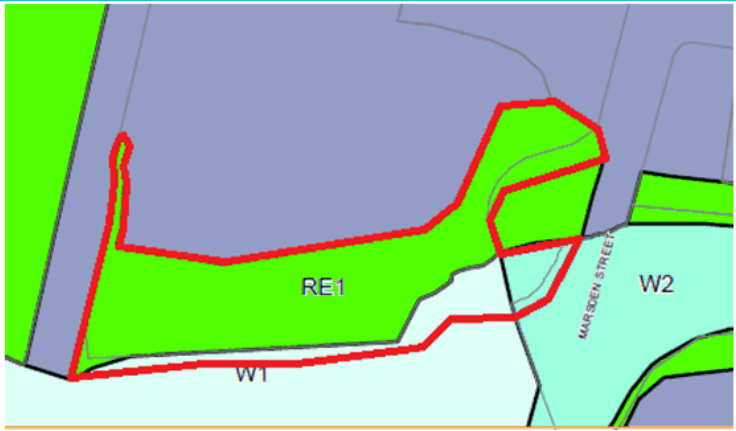
61 Pennant Hills Road, North Parramatta, currently subject to *Parramatta LEP 2011* – Amend the Land Zoning Map, Height of Buildings Map and Lot Size Map

Legal description of affected properties	Lot 103 DP 1046771		
Proposed provision and associated amendments	Rezoning part of the land at 61 Pennant Hills Road, North Parramatta from R2 Low Density Residential to SP2 Educational Establishment, consistent with the rest of the site. The following associated changes to development standards applying to this site are proposed:		
		Current provisions	Proposed provisions
	FSR	Nil	Nil
	HOB	Nil	9.0 metres
	MLS	550sqm	700sqm
Explanation	This site is currently split between <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> . It is proposed to apply consistent zoning and development standards across the site reflecting its current use.		



<b>Item 15</b>														
14 and 16 Grey Street, Silverwater, currently subject to Auburn LEP 2010 – Amend the Land Zoning Map, Floor Space Ratio Map, Height of Buildings Map and Lot Size Map														
<i>Legal description of affected properties</i>	Lots 10 and 11 in DP 979426													
<i>Proposed provision and associated amendments</i>	<p>Rezoning of land at 14 and 16 Grey Street, Silverwater from RE1 Public Recreation to B6 Enterprise Corridor. The following associated changes to development standards applying to this site are proposed:</p> <table> <thead> <tr> <th></th><th>Current provisions</th><th>Proposed provisions</th></tr> </thead> <tbody> <tr> <td>FSR</td><td>Nil</td><td>1:1</td></tr> <tr> <td>HOB</td><td>Nil</td><td>14 metres</td></tr> <tr> <td>MLS</td><td>Nil</td><td>1500sqm</td></tr> </tbody> </table>			Current provisions	Proposed provisions	FSR	Nil	1:1	HOB	Nil	14 metres	MLS	Nil	1500sqm
	Current provisions	Proposed provisions												
FSR	Nil	1:1												
HOB	Nil	14 metres												
MLS	Nil	1500sqm												
<i>Explanation</i>	<p>The two sites remain under private ownership and on their own do not have sufficient strategic justification to be acquired for public open space. These sites adjoin Hume Reserve but are isolated as a result of a drainage channel that intersects these sites. It is proposed to apply the adjoining B6 zone to these sites and the associated development standards.</p>													
<i>Site boundary</i>														


Item 16															
CBD Foreshore Reserve land at 24A O'Connell Street, Parramatta, currently subject to <i>Parramatta LEP 2011</i> - Amend the Land Zoning Map, Floor Space Ratio Map and Land Reservation Acquisition Map															
Legal description of affected properties	Lot 4 DP 1132683														
Proposed provision and associated amendments	<p>Remove site from the Land Reservation Acquisition Map and rezone from part B4 Mixed Use and part RE1 Public Recreation to part RE1 Public Recreation and part W1 Natural Waterways. The following associated changes to development standards applying to this site are proposed:</p> <table><thead><tr><th></th><th>Current provisions</th><th>Proposed provisions</th></tr></thead><tbody><tr><td>FSR</td><td>Part nil, part 0.4:1</td><td>Nil</td></tr><tr><td>HOB</td><td>Nil</td><td>Nil (unchanged)</td></tr><tr><td>MLS</td><td>Nil</td><td>Nil (unchanged)</td></tr></tbody></table>				Current provisions	Proposed provisions	FSR	Part nil, part 0.4:1	Nil	HOB	Nil	Nil (unchanged)	MLS	Nil	Nil (unchanged)
	Current provisions	Proposed provisions													
FSR	Part nil, part 0.4:1	Nil													
HOB	Nil	Nil (unchanged)													
MLS	Nil	Nil (unchanged)													
Explanation	<p>Changes are required to reflect the current ownership (crown land) and use of the site for public access and recreation.</p> <p>Associated amendments are also required to the FSR Map to remove the current 0.4:1 provision. This is consistent with the approach taken for RE1 and W1 zones under <i>Parramatta LEP 2011</i>.</p>														
Site boundary															
Existing mapping															

Item 16	
Proposed mapping	

Item 17	
Classified Roads – Certain land currently subject to <i>The Hills LEP 2012</i> - Amend the Land Zoning Map, Height of Buildings Map and Lot Size Map	
Description of affected roads	Pennant Hills Road, James Ruse Drive, Windsor Road (as identified in Appendix 8).
Proposed provision and associated amendments	Rezone classified roads, and land reserved for classified roads, to SP2 Classified Road where these currently have an alternate zoning. Any existing FSR, HOB or minimum lot size controls will be removed consistent with the approach to classified roads under <i>Parramatta LEP 2011</i> .
Explanation	To provide consistency and clarity in the zoning maps, it is proposed to apply the SP2 zone to all classified roads. This approach is consistent with LEP Practice Note PN 10-001 Zoning for <i>Infrastructure</i> in LEPs, which allows for the application of the SP2 zone for major roads outside retail centres carrying more than 40,000 vehicles per day.
Proposed mapping	Refer to Appendix 8.

Item 18	
All land zoned R2 Low Density Residential and currently subject to <i>Hornsby LEP 2013</i> or <i>The Hills LEP 2012</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Apply a floor space ratio of 0.5:1 as currently no FSR is applied.
Explanation	An FSR of 0.5:1 is typical across most low density zones in Sydney and is consistent with the controls applying to R2 land in other parts of the LGA. Such an approach will help maintain the low density character of these neighbourhoods. Including an FSR control in the LEP will provide greater certainty to landowners and the community as to the density outcomes expected across the R2 zone.
Proposed mapping	Refer to Appendix 8.



Item 19			
Certain land in Epping zoned R3 Medium Density Residential and currently subject to <i>Hornsby LEP 2013</i> – Amend the Height of Buildings Map and Floor Space Ratio Map			
Legal description of affected properties	Lots 1 and 2 in DP 209032, Lots 20 to 34 in DP 285338, Lot Y DP 393992, Lot X DP 393992, Lot D DP 21051, Lot E DP 21051, Lot F DP 21051, Lot A DP 306218, Lot 1 DP 876249, Lot 2 DP 876249, Lots 1 and 2 in DP 200503, SP 83876, Lot 10 DP 1247882, SP 66228, SP 71052, SP 67058, SP 36790, SP 42889, Lots 1 to 3 in DP 518444, Lot 1 DP 810372, Lots 1 and 2 in DP 872338, Lots 10 and 11 in DP 851375, Lots 100 and 101 in DP 1130538, Lots 101 and 102 DP 866918, Lots 11 and 12 in DP 848940, Lots 11 and 12 DP 877623, Lot 2 DP 840716, Lots 21 and 22 in DP 860165, Lot 3A DP 408495, Lot A DP 942361, Lot B DP 400286, Lot B DP 942361		
Proposed provision and associated amendments	Reduce the maximum height of buildings and apply floor space ratio controls on certain R3 zoned land as follows:		
	Current provisions	Proposed provisions	
	FSR	Nil	0.6:1
	HOB	12 metres	9.0 metres
Explanation	<p>The proposed changes are considered compatible with the intention to prohibit RFBs in the R3 zone and reserve the zone solely for medium density housing forms.</p> <p><u>Height of Building</u></p> <p>The intent of this change is to achieve better design outcomes on medium density housing sites and to bring consistency to the controls applying to R3 zoned land across the LGA.</p> <p><u>Floor Space Ratio</u></p> <p>It is proposed to introduce a general FSR control of 0.6:1 across most R3 zoned land in the LGA, consistent with the approach under <i>Parramatta LEP 2011</i>. This FSR is compatible with the height limit of 9 metres and will provide more certainty as to expected development outcomes in medium density areas.</p>		
Site boundary			

## Item 19

Note: As part of the Epping Planning Review, Council is progressing a separate site specific planning proposal for land at 23 and 23A Pembroke Street, Epping which is proposing to amend the zoning, height and FSR controls for these sites. Should the site-specific LEP amendment be made prior to the finalisation of the consolidated LEP, the LEP provisions will be updated accordingly and carried over into the consolidated LEP.



## Item 20

2-22 Maida Road, Epping, currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map

Legal description of affected properties	SP 96830, SP 98821, SP 35970, Lot 8 DP 9693, SP 91812
Proposed provision and associated amendments	Apply a floor space ratio control of 0.8:1 as currently no FSR is applied.
Explanation	<p>This land is located between recently completed RFB development and an additional permitted use provision is proposed to avoid isolating the site (refer to Section 2.1 of the planning proposal).</p> <p>The proposed FSR is consistent with the existing height limit of 12 metres and will facilitate RFB development consistent with adjoining sites.</p> <p>An additional permitted use provision is also proposed to be applied to this site (refer item 45).</p>

## Site boundary



Item 21	
Land zoned R3 Medium Density Residential currently subject to The Hills LEP 2012 – Amend the Floor Space Ratio Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Apply a floor space ratio control of 0.6:1 as currently no FSR is applied.
Explanation	It is proposed to introduce a general FSR control of 0.6:1 across R3 zoned land in the LGA, consistent with the <i>Parramatta LEP 2011</i> and compatible with the existing height limit of 9 metres. Such an approach provides greater certainty to landowners and the community as to the density outcomes expected across the R3 zone.
Proposed mapping	Refer to Appendix 8.

Item 22	
Certain land in Silverwater zoned R3 Medium Density Residential and currently subject to Auburn LEP 2010 – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 82076, SP 83614, Lots 1 and 2 in DP 538244, Lots 4, 5, 17, 18, 23, 24, 28 to 43, 46, 47, 49 to 54, 74 to 77 in DP 6673, Lot 1 DP 1186790, Lots 1 and 2 in DP 721610, Lots 145 to 156, 160, 161, 164 to 167, 171 in DP 14816, Lot 1 DP 981293, Lots 101 and 102 in DP 842591, Lots 175 and 182 in DP 6424, Lots A, B, C, D in DP 350635, SP 85507, Lots 4 and 5 in DP 14191, Lot B DP 398636, Lot D DP 398637, Lot A DP 398636, Lot C DP 398637, Lot 1 DP 883205, Lots 4 to 10, 16 to 19, 24 to 34, 37, 39 to 44, 52 to 56, 61, 64 to 67, 70, 72, 75 to 82, 90, 91, 97, 98, 106, 109-119, 124, 157, 158, 160 in DP 6299, Lots 75 to 100, 120 to 108, 111 to 115, 118, 119, 125 in DP 12954, Lots 3, 17 to 19 in DP 449053, Lots 1 to 10, 12, 13 in DP 10053, SP 64164, SP 71478, SP 75084, SP 77710, SP 83226, SP 80218, SP 77739, SP 88032, SP 80352, SP 67277, SP 64618, Lots 711 and 712 in DP 860358, SP 68881, Lot 100 DP 1230824, Lots A, B, C in DP 401050, Lot 1 DP 167058, Lot 2 DP 179369, SP 84787, SP 98567, SP 72899, SP 67272, SP 80647, Lots 1051 and 1052 in DP 1133614, SP 47391, Lots A, B, C, D in DP 414049, SP 70216, SP 54182, SP 64104, SP 76042, Lots 1 and 2 in DP 1069507, Lots 1 and 2 in DP 357697, Lot A DP 432879, Lot B DP 432879, Lot 10 DP 1223982, Lots 11 and 12 in DP 794314, SP 88036, SP 84883, SP 71047
Proposed provision and associated amendments	Amend the floor space ratio from 0.75:1 to 0.6:1.
Explanation	<p>This change will bring consistency across R3 zoned land in the LGA. An FSR of 0.6:1 is also more compatible with the existing 9 metre height limit applying to this land, which is proposed to be retained.</p> <p>The proposed FSR will improve amenity and design outcomes of development in the area, including allowing more space on-site for setbacks, landscaping and open space.</p>

## Item 22

Site boundary



## Item 23

173-175 Pennant Hills Road, Carlingford, currently subject to *The Hills LEP 2012* – Amend the Floor Space Ratio Map

Legal description of affected properties	SP 76344
Proposed provision and associated amendments	Apply a floor space ratio control of 0.8:1 as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>



## Item 23

Site boundary



## Item 24

1 Russell Street, Baulkham Hills, currently subject to *The Hills LEP 2012* – Amend the Floor Space Ratio Map

Legal description of affected properties

SP 86046

Proposed provision and associated amendments

Apply a floor space ratio control of 1:1 as currently no FSR is applied.

Explanation

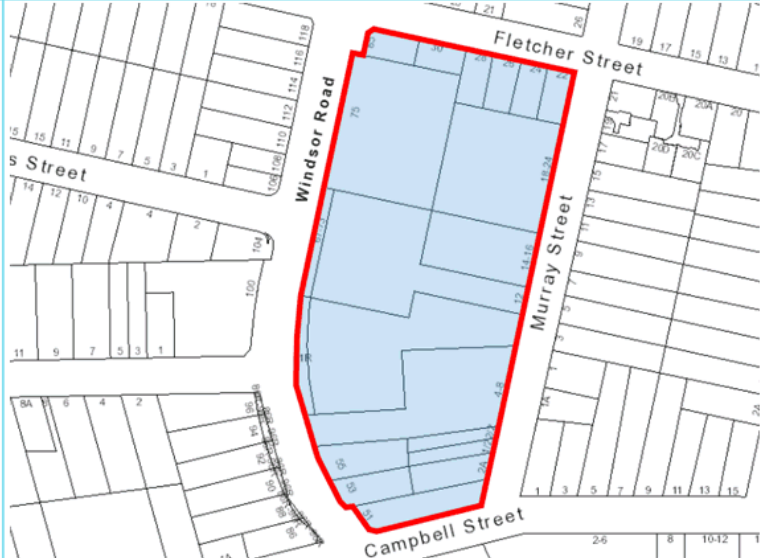
The FSR proposed is consistent with the current height limit applying to land.

Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.

Site boundary





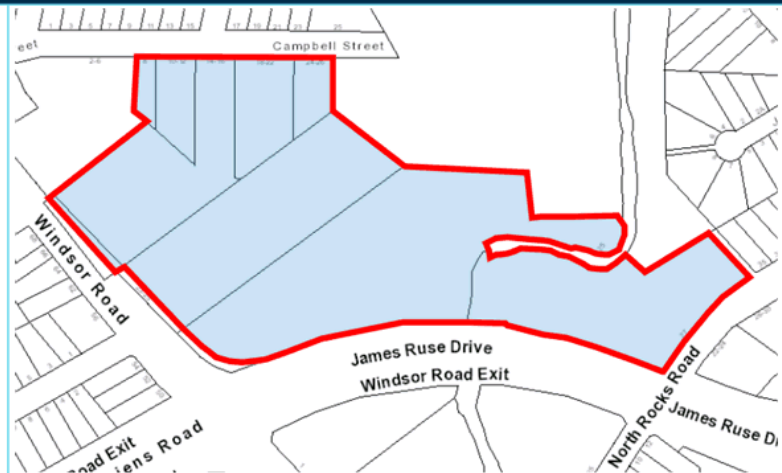
Item 25	
Land at 22-30 Fletcher Street, 2-24 Murray Street, and 51-85 Windsor Road, Northmead, currently subject to <i>The Hills LEP 2012</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	Lots 1 to 4 in DP 370953, Lots 100 and 101 DP 855042, SP 88302, SP 90760, SP 98251, SP 2188, Lot 11 DP 1056634, SP 90887, SP 61727, Lot 101 DP 1186518, Lot 181 DP 851061, Lot 180 DP 851061, Lot 2 DP 777220, Lot 1 DP 135749, Lot 1 DP 777220, Lot 2 DP 135749
Proposed provision and associated amendments	Apply a floor space ratio control of 1.2:1 as currently no FSR controls exists.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>
Site boundary	

Item 26	
Land at 8-26 Campbell Street, 23-25 Windsor Road, Northmead and 27 North Rocks Road, North Rocks, currently subject to <i>The Hills LEP 2012</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 93048, SP 47006, Lot 2 DP 877318, SP 63949, SP 72825, SP 75667, SP 81511, SP 50143, SP 93186
Proposed provision and associated amendments	Apply a floor space ratio control of 1.2:1 as currently no FSR controls exists.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>

## Item 26

## Site boundary

Note: Council is currently progressing a separate site specific planning proposal for land at 23-25 Windsor Road, Northmead which is proposing to increase height and FSR controls for the site. Should the site-specific LEP amendment be made prior to the finalisation of the consolidated LEP, the LEP provisions will be updated accordingly



## Item 27

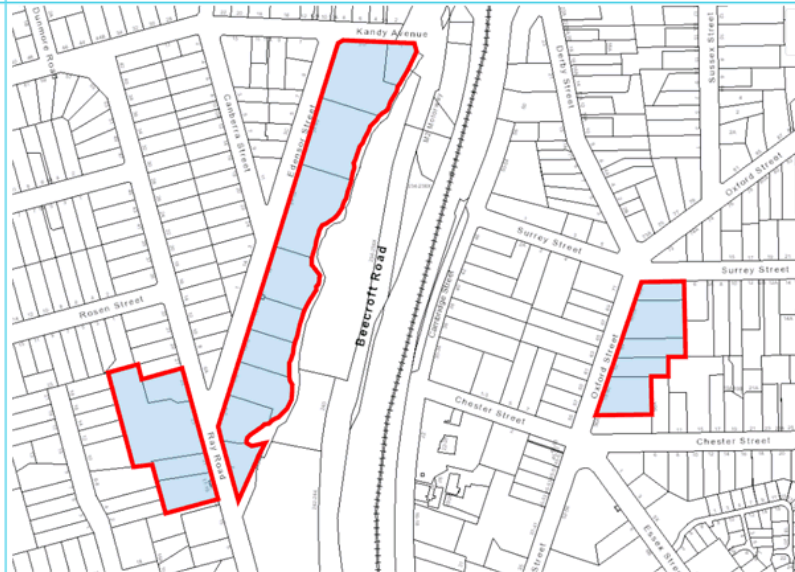
Land at 17-25 Ray Road, 6 Ray Road, 2-40 Edensor Street, 1-5 Kandy Avenue and 58-70 Oxford Street, Epping, currently subject to *Hornsby LEP 2013 – Amend the Floor Space Ratio Map*

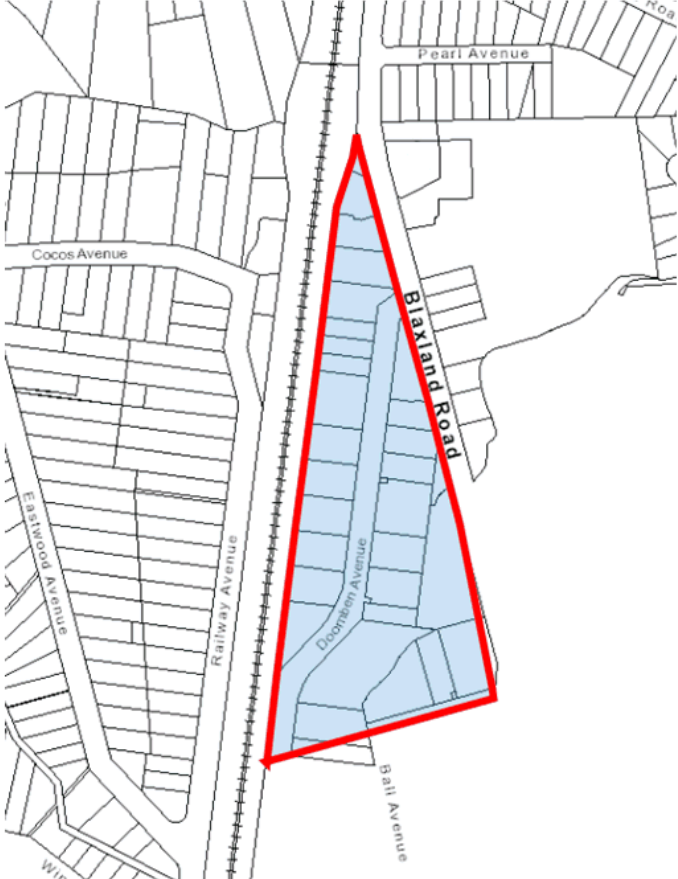
**Legal description of affected properties** SP 6031, SP 5778, SP 5771, SP 6142, SP 5747, SP 14182, SP 9988, SP 13510, SP 14465, SP 14840, SP 13662, Lot 13 DP 598318, SP 6277, SP 8725, SP 7723, SP 68693, SP 7632, SP 7669, SP 84623, Lot 2 DP 1180988

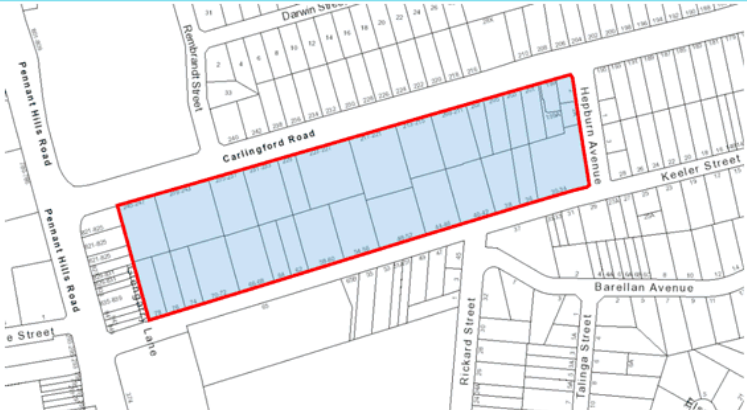
**Proposed provision and associated amendments** Apply a floor space ratio control of 0.8:1, as currently no FSR is applied.

**Explanation** The FSR proposed is consistent with the current height limit applying to the land.  
Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.

## Site boundary



Item 28	
Certain land in Eastwood bounded by Blaxland Road, Ball Avenue, and the railway line, zoned R4 High Density Residential and currently subject to <i>Hornsby LEP 2013</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 94290, SP 19034, SP 31935, SP 19052, SP 19676, Lots 39 to 41 in DP 9691, SP 16411, SP 39327, SP 15841, Lot 201 DP 735052, SP 31896, SP 20333, SP 21722, SP 17718, SP 17379, SP 15667, SP 14940, SP 11876, SP 12642, SP 13889, SP 17862, Lot 126 DP 714094, SP 20739, SP 5720, Lot 1 DP 536145, SP 22351, Lot 13 DP 598318, Lot 10 DP 1127678, SP 13007, SP 15599
Proposed provision and associated amendments	Apply a floor space ratio control of 0.8:1, as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>
Site boundary	

Item 29	
Land at 2-2A Hepburn Avenue, 199-247 Carlingford Road and 30-78 Keeler Street, Carlingford, currently subject to <i>Hornsby LEP 2013</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	Lots 1 and 2 in DP 845101, Lots and 2 in DP 879689, Lot 2 DP 30015, Lot 3 DP 419712, SP 93576, Lot 8 DP 202217, Lot 1 DP 212971, Lot 2 DP 212971, SP 48410, SP 91547, SP 88646, SP 88415, SP 88647, SP 91687, SP 88880, SP 90540, SP 90668, SP 89736, SP 90669, SP 90891, Lot 5 DP 31556, Lot 6 DP 31556, SP 94358, SP 87880, SP 92382, SP 87879, Lot 20 DP 32722, SP 90946, Lot 19 DP 32722, Lot 18 DP 32722
Proposed provision and associated amendments	Apply a floor space ratio control of 1.3:1, as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>
Site boundary	

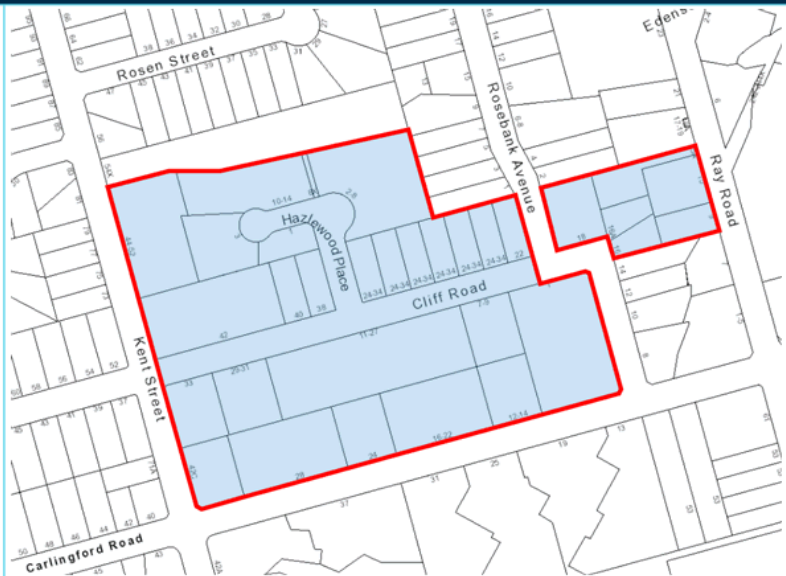
Item 30	
Certain land in Epping zoned R4 High Density Residential and currently subject to <i>Hornsby LEP 2013</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	Apply a floor space ratio control of 1.4:1 to the sites identified below, as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to the land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>



## Item 30

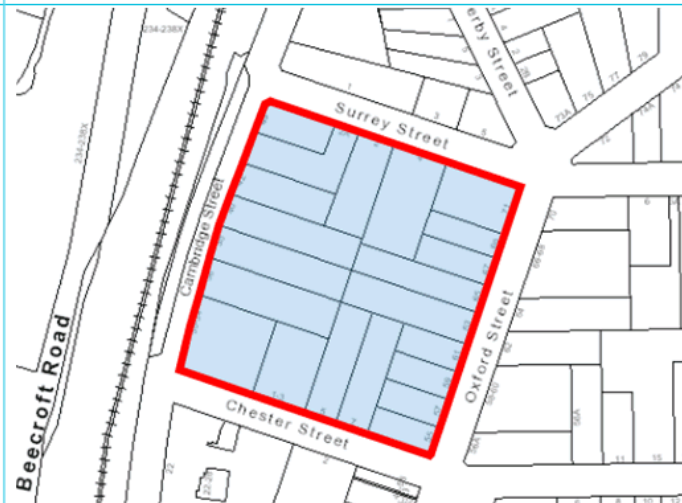
Certain land fronting Carlingford Road, Kent Street, Rosebank Avenue, Hazlewood Place and Ray Road, Epping.

(Lot 6 DP 28934, SP 93023, SP 93682, SP 94841, Lot 78 DP 1246169, SP 33421, SP 98272, Lots 47, 48, 50 to 55 in DP 12051, Lots 1 and 2 in DP 575254, SP 995, SP 1121, Lot A DP 30923, Lot 1 DP 1250828, Lot 400 DP 1253731, SP 97991, SP 94831, SP 92890, SP 93209, SP 98030, SP 95901, SP 96559, SP 96103, SP 96568)



Certain land bounded by Surrey Street, Oxford Street, Chester Street and Cambridge Street, Epping.

(SP 3929, SP 2732, SP 13008, SP 1653, SP 3120, SP 16761, SP 32903, SP 32904, Lot 1 DP 6603, SP 3921, SP 1292, SP 6615, SP 13833, SP 5361, SP 3922, SP 1185, SP 1342, SP 6506, SP 3009, SP 3436, SP 974)



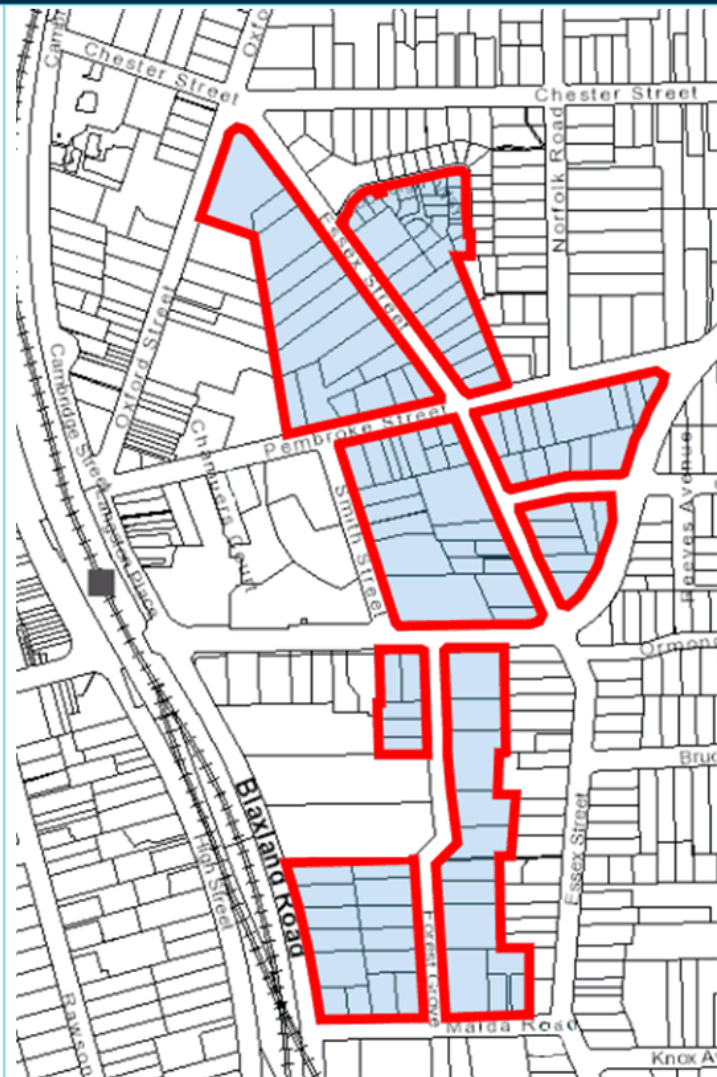


## Item 30

Certain land fronting Essex Street, Oxford Street, Rockleigh Way, Brenda Way, Essex Street, Pembroke Street, Epping Road, Crandon Road, Forest Grove, and Maida Road, Epping.


(Refer below for legal description)

Note: As part of the Epping Planning Review, Council is progressing a separate site specific planning proposal for land at 21-29 Essex Road, Epping and the Rockleigh Park Precinct which is proposing to amend certain zoning, height and FSR controls for these sites. Should the site-specific LEP amendments be made prior to the finalisation of the consolidated LEP, the LEP provisions will be updated accordingly and carried over into the consolidated LEP.

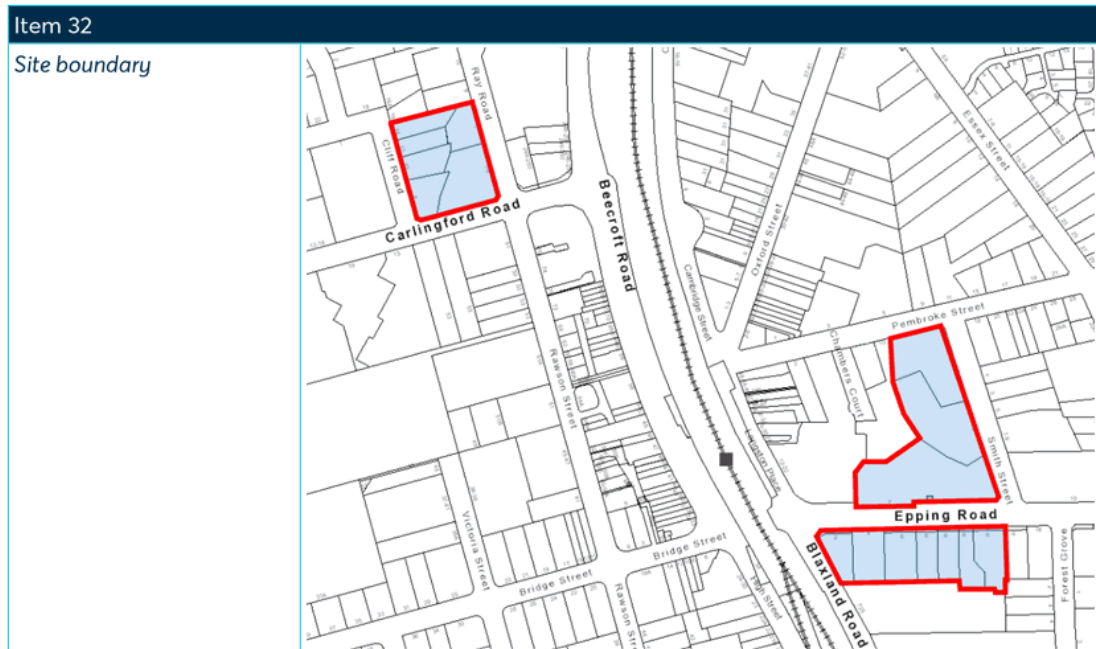


## Legal description:

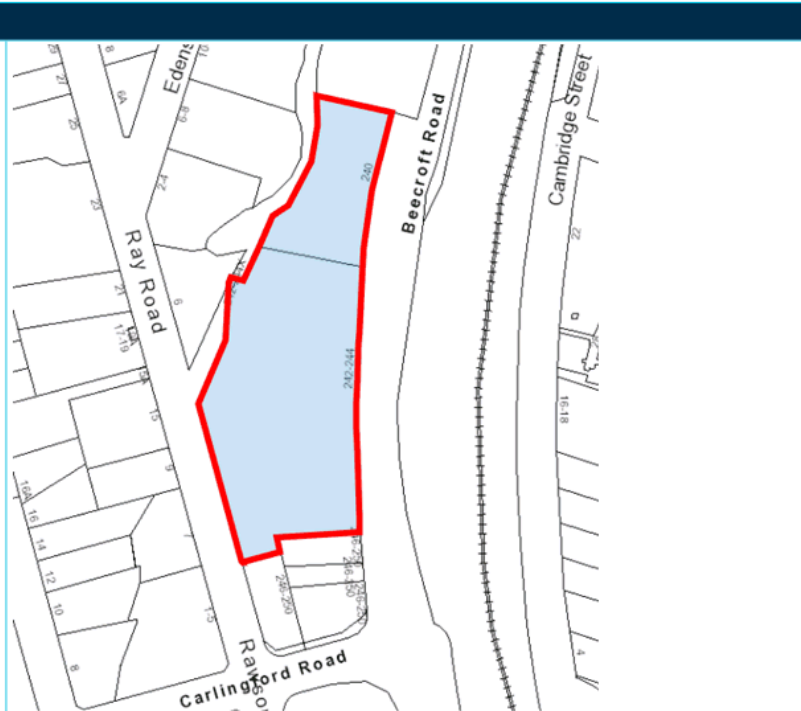
SP 53912, Lot 1 DP 590705, Lot 1 DP 1248612, Lot 25 Sec 4 DP 758390, SP 3488, SP 1409, SP 1277, SP 4301, SP 4946, SP 68655, SP 70722, SP20927, SP 3211, SP 2758, SP 1539, SP 1501, Lots 1 to 6 in DP 10511, Lots 2 to 19 in DP 285338, Lot 7 DP 663403, Lot 8 Sec 5 DP 758390, SP 95143, Lot A DP 958825, Lot B DP 358811, SP 92773, SP 94764, Lot 5 DP 1033683, Lot 1 DP 1197922, Lot 1 DP 1230536, Lots 1, 2, 4, 8, 9, 15 to 19, 23 in DP 7325, Lots 1 to 4 in DP 853980, Lots 31 and 32 in DP 851838, Lots 51 and 52 in DP 839706, Lots 71 and 72 in DP 1035149, Lot A DP 392141, Lot B DP 319851, SP 95747, Lot 24 DP 1149128, Lot 31 DP 663402, Lot D DP 341330, Lot C DP 341330, Lot B 341330, SP 43463, SP 69632, Lot 26 DP 1177995, Lots 1 to 3, 6 and part 4 in DP 15049, Lot 1 DP 430745, Lot 7 DP 655534, Lots 6 and 15 in DP 1204062, Lots 9 to 12 in DP 10385, Lot 20 DP 1204063, Lots 3 and 4 in DP 1204064, SP 94259, SP 91960, SP 97251, SP 95506, SP 91959, Lot C DP 412811, Lot D DP 412811, SP 98712, SP 92367, Lots 1 to 3 in DP 505250, SP 2548, SP 2992, SP 5710, SP 2542, SP 3265, SP 2915, SP 3323, SP 226, SP 6391, SP 2997, SP 2325, SP 5433, SP 80499, SP 4664


Item 31	
3-5 Pembroke Street, Epping, currently subject to <i>Hornsby LEP 2013</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	Lots 1 and 2 in DP 398835
Proposed provision and associated amendments	Apply a floor space ratio control of 1.6:1, as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>
Site boundary	

Item 32	
Certain land in Epping fronting Cliff Road, Ray Road, Smith Street, and Epping Road, zoned R4 High Density Residential and currently subject to <i>Hornsby LEP 2013</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 42884, SP 43219, Lots 1 and 2 in DP 858026, Lot Y DP 407373, SP 13306, Lot 1 DP 596726, SP 13241, SP 15436, SP 17302, SP 16921, Lot 10 DP 1204058, Lot 11 DP 1204058, Lots 11 to 14 in DP 1204061, Lot 15 DP 1204062, Lot 4 DP 1204059, Lot 6 DP 1204059, Lots 7 to 9 in DP 1204060
Proposed provision and associated amendments	Apply a floor space ratio control of 2:1, as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>



<b>Item 33</b>	
Certain land in Epping zoned R4 High Density Residential and currently subject to <i>Hornsby LEP 2013</i> – Amend the Floor Space Ratio Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	Apply a floor space ratio control of 3.8:1 to the sites identified below, as currently no FSR is applied.
Explanation	<p>The FSR proposed is consistent with the current height limit applying to land.</p> <p>Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as to the density outcomes sought on the site. It will also ensure a consistent approach is applied across the R4 zone.</p>
<p>2-4 Chester Street and 45-53 Oxford Street, Epping.</p> <p>(SP 97289, Lots 1 to 3, 5 in DP 18447, Lot A DP 357452, Lot B DP 357452)</p>	

<p><b>Item 33</b></p> <p>240 - 244 Beecroft Road, Epping. (Lot 220 DP 1251471, Lot 221 DP 1251471)</p>	
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<p><b>Item 34</b></p> <p>24 - 26 Railway Parade, Westmead currently subject to clause 6.10A of Parramatta LEP 2011 – Amend the Floor Space Ratio Map</p>	
<p><i>Legal description of affected properties</i></p>	<p>Lot 1 DP 952720, Lot 1 DP 972068, Lot 10 DP 605684</p>
<p><i>Proposed provision and associated amendments</i></p>	<p>Identify land as "Area 4" on the Floor Space Ration Map.</p>
<p><i>Explanation</i></p>	<p>It is proposed to incorporate the current site-specific provisions of clause 6.10A of Parramatta LEP 2011 into clause 4.4 of the consolidated LEP. This land is not currently mapped in the instrument. Mapping will provide additional clarity as to the land to which the provisions apply.</p>
<p><i>Site boundary</i></p>	

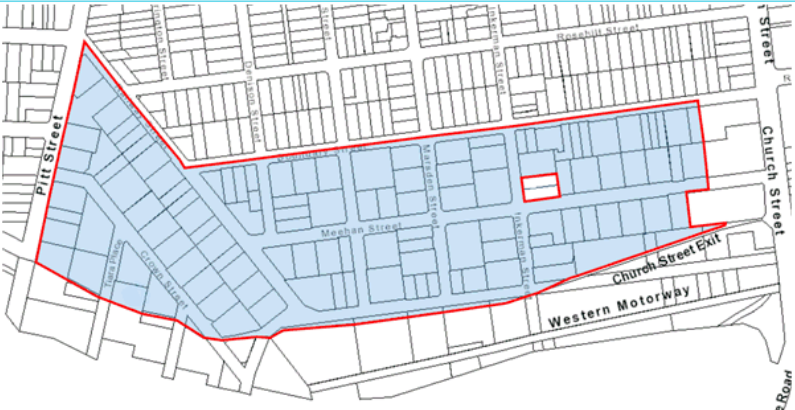


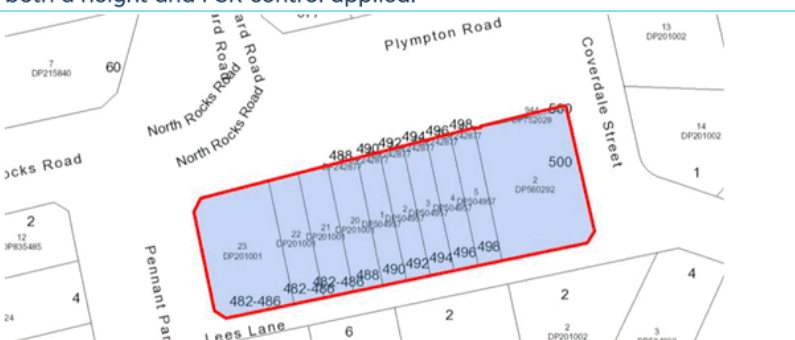
Item 35	
R2 Low Density Residential currently subject to <i>Hornsby LEP 2013</i> – Amend the Height of Buildings Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Apply a 9.0 metre height limit to land where an 8.5 metre limit currently applies
Explanation	This would make the controls applying to this land area consistent with the majority of R2 zoned land in the LGA and will allow for dwellings to incorporate higher floor to ceiling heights. The additional 50cm will not have a significant impact on the density or appearance of development and will allow houses to better respond to topography.
Proposed mapping	Refer to Appendix 8.

Item 36	
Certain land zoned R3 Medium Density Residential currently subject to <i>Parramatta LEP 2011</i> – Amend the Height of Buildings Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Apply a maximum height limit of 9.0 metres.
Explanation	The proposed change will bring consistency to height limits across the R3 zone in the LGA and will assist with achieving better design outcomes on medium density housing sites. Existing FSR controls applying to the land will not be changed.
Proposed mapping	Refer to Appendix 8.

Item 37	
Certain land in Parramatta zoned R4 High Density Residential and located west of Church Street, north of Western Motorway, and east of Pitt Street, currently subject to <i>Holroyd LEP 2013</i> – Amend the Height of Buildings Map	
Legal description of affected properties	SP 61906, Lots 10 and 11 in DP 582471, Lot 11 DP 84168, Lot B DP 155045, SP 49011, SP 65860, Lot 38 DP 1108427, Lots 1 and 2 in DP 10360, Lot 12 DP 862471, Lot 271 DP 866145, SP 57708, Lot 3 DP 609758, SP 51569, SP 48750, Lot 1 DP 744774, SP 70314, SP 68291, SP 70594, Lot 1 DP 736349, Lot 1 DP 998905, SP 71682, Lots 5 to 9, 12 to 14, 19 to 22 and 33 in DP 801968, SP 55763, Lot C DP 151773, SP 71401, SP70320, Lot 50 DP 810400, SP 39263, Lot 14 Sec 4 DP 939772, SP 65432, Lot 102 DP 883680, Lot 1 Sec 14 DP 939772, SP 66538, SP 49227, SP 62698, SP 51453, Lot 5B DP 160801, Lot 6A DP 160801, Lot 5A DP 160801, Lot 3 Sec 15 DP 939772, SP 12385, Lot 70 DP 806653, Lot 2 Sec 15 DP 939772, SP 40191, Lot A DP 324641, SP 9754, SP 9396, SP 30035, SP 60387, SP 56756, SP 14358, SP 9759, SP 12351, Lot 10 DP 618880, SP 56508, SP 20390, SP 57905, SP 72514, SP 15938, SP 78353, SP 10350, Lot 100 DP 713636, SP 20405, SP 84128, SP 91724, SP 66990, SP 84502, SP 9424, SP 60578, SP 70499, SP 33251, SP 17112, Lot 1 DP 713101, SP 58925, Lot 221 DP 712878, SP 43637, Lot 1 DP 598766, SP 39269, Lot 101 DP 746702, SP 43627, SP 86117, SP 56447, SP 14545, SP 34439, SP 44788, SP 15723, Lot 1 DP 1161725, SP 15355, SP 96345, Lots 9 to 11 in DP 10437, SP 17380, SP 57066, SP 34353, Lot 7 DP 702260, Lot 10 DP 16645, SP 70777, SP 65883, SP 64984, SP 57292, SP 70290, SP 64057, Lot 8 Sec 22 Lot 939772,





Item 37	
	SP 12953, Lot 1 DP 233103, SP 55618, SP 53900, SP 6748, SP 40717, SP 10176, SP 56484, SP 51798, SP 61443,
Proposed provision and associated amendments	Amend the maximum height of buildings from 15 metres to 14 metres.
Explanation	This land has largely been developed for residential flat buildings. The application of a 14 metre height limit will make it consistent with the R4 zoned land to the north under the provisions of the Parramatta LEP 2011. FSR controls applying to the land will remain unchanged.
Site boundary	


Item 38	
Land at 482-500 North Rocks Road, Carlingford, currently subject to Hornsby LEP 2013 – Amend the Height of Buildings Map	
Legal description of affected properties	Lots 20 to 23 in DP 201001, Lots 1 to 6 in DP 242877, Lots 1 to 5 in DP 504957, Lot 2 DP 560292, Lot 944 DP 752028
Proposed provision and associated amendments	Apply a height limit of 9.0 metres, as no HOB control is currently applied.
Explanation	Applying a 9.0 metre height control is reflective of the built form that could be achieved under the existing FSR of 0.5:1. This is consistent with the approach taken for other B1 Neighbourhood Centres, which all have both a height and FSR control applied.
Site boundary	

Item 39A	
Certain residential zoned land currently subject to <i>Auburn LEP 2010</i> , <i>Holroyd LEP 2013</i> and <i>Hornsby LEP 2013</i> – Amend the Lot Size Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Amend minimum subdivision lot size control applying to the land to 550sqm.
Explanation	Increasing the MLS requirement will assist with tree retention on sites and achieving better design outcomes from low density residential development. It will also assist with bringing consistency to MLS controls applying to residential zoned land across the LGA.
Proposed mapping	Refer to Appendix 8.

Item 39B	
Land zoned R3 Medium Density Residential and R4 High Density Residential and currently subject to <i>The Hills LEP 2012</i> – Amend the Lot Size Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Amend minimum subdivision lot size control applying to the land to 550sqm.
Explanation	It is proposed to retain the current 700sqm MLS control applying to low density land in the former The Hills Council area. However, a MLS of 550sqm is considered more appropriate for medium and high density zones given the form of development expected in these locations. This will also assist with bringing consistency to MLS controls across the LGA.
Proposed mapping	Refer to Appendix 8.


Item 40	
2A Morton Street, Parramatta, currently subject to <i>Parramatta LEP 2011</i> – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 3 DP 1215559
Proposed provision and associated amendments	Remove site from the Land Reservation Acquisition (LRA) Map.
Explanation	The site is no longer required to be shown on the LRA map as it is now under public ownership.
Site boundary	


Item 41	
24A O'Connell St, Parramatta being crown land used for public access and recreation, currently subject to <i>Parramatta LEP 2011</i> – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 4 DP 1132683
Proposed provision and associated amendments	Remove site from the Land Reservation Acquisition (LRA) Map.
Explanation	The site is no longer required to be shown on the LRA map as it is now under public ownership.
Site boundary	

Item 42	
17 Mountain St, Epping, currently subject to <i>Hornsby LEP 2013</i> – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 1 DP 230415, Lease DP 1025682, DP 1065642
Proposed provision and associated amendments	Remove site from the Land Reservation Acquisition (LRA) Map.
Explanation	The site is no longer required to be shown on the LRA map as it is now under public ownership.
Site boundary	

Item 43	
3B Carter St, Lidcombe currently subject to <i>Auburn LEP 2010</i> – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 20 DP 1249532
Proposed provision and associated amendments	Remove site from the Land Reservation Acquisition (LRA) Map.

Item 43	
Explanation	The site is no longer required to be shown on the LRA map as it is now under public ownership.
Site boundary	

Item 44	
Beecroft - Cheltenham Conservation Area, currently subject to <i>Hornsby LEP 2013</i> – Amend the Heritage Map	
Legal description of affected properties	Lot 13 DP 236565, Lot 173 DP 1150941, Lots 174 to 176 in DP 1150943, Lot 176 DP 1150945, Lot 177 DP 1150946, Lot 4 DP 844151, Lots 10 to 13 and 17 to 19 in DP 1024853, Lot 1012 DP 1191769, Lot 60 DP 844129
Proposed provision and associated amendments	Remove the conservation area designation from the Heritage Map.
Explanation	Land in the heritage conservation area is currently labelled as “C2” on the <i>Hornsby LEP 2013</i> Heritage Map. The proposed change is considered minor as the Beecroft - Cheltenham Conservation Area within the City of Parramatta LGA covers land that is predominantly part of the M2 Motorway and bushland and does not contribute to the significance of the wider HCA. The designation does not cover any residential properties.
Site boundary	

Item 45	
Various sites across the LGA – Amend the Additional Permitted Uses Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	It is proposed to update the map set to include all sites listed in <i>Schedule 1</i> of the consolidated LEP.
Explanation	Not all sites listed in <i>Schedule 1</i> of LEPs applying in the LGA are currently mapped. An administrative amendment is proposed to ensure all sites identified in <i>Schedule 1</i> of the consolidated are mapped on the <i>Additional Permitted Uses Map</i> to provide clarity as to the land to which the provisions apply, particularly in instances where lots are amalgamated or there are changes to street addresses. The consolidated map will include the following sites:
<p>Land at 181 James Ruse Drive, Camellia (Lots 1–4, DP 128720, Lots 2–17 and 25, DP 6856, Lot 1, DP 724228, Lots 1–6, DP 2737, Lots 7A and 9A, DP 418035, Lot 1, DP 499552, Lot 10, DP 610228, Lot 2, DP 512655, Lot 2, DP 549496, Lot 1, DP 927064 and Lot 1, DP 668318).</p> <p>Proposed map designation: APU1</p> <p>Associated APU provision to be retained: Development for the purposes of shops is permitted with development consent.</p>	



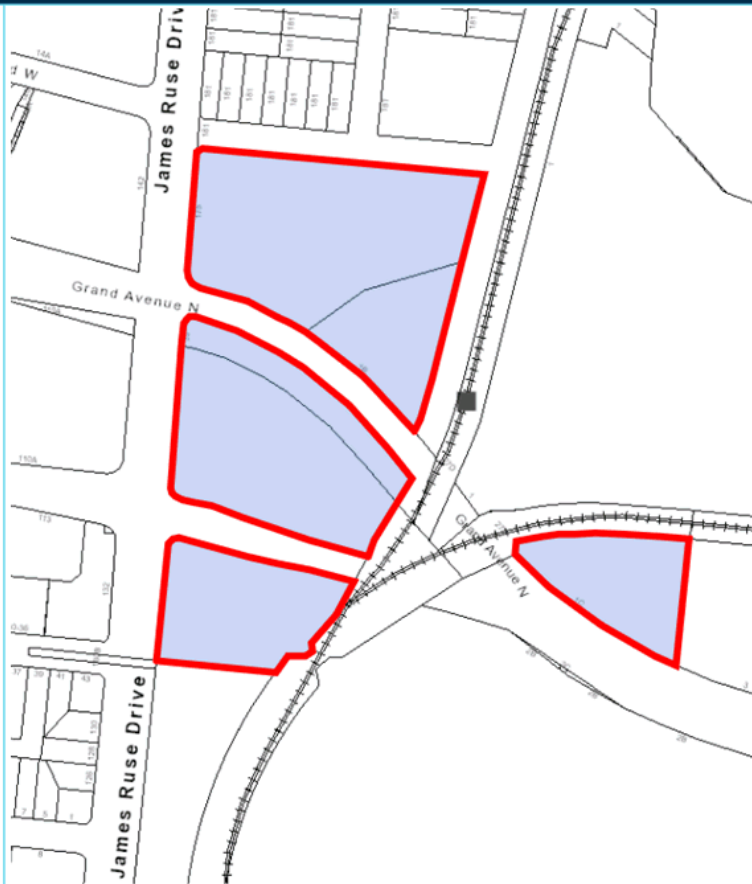
## Item 45

Certain land at Camellia and Rosehill being;

- 175 James Ruse Drive, Camellia (Lot 1, DP 733217),
- 1B Grand Avenue, Camellia (Lot 2, DP 430623),
- 1C Grand Avenue, Camellia (Lot 1, DP 208282),
- 39 James Ruse Drive, Rosehill (Lot 3, DP 45090),
- The north-western part of 2B Grand Avenue, Rosehill (Lot 1, DP 126879), bounded by the railway line to the east, James Ruse Drive to the west, and 39 James Ruse Drive, to the north, extending to the Oak Street footbridge.

*Proposed map designation:*  
APU2

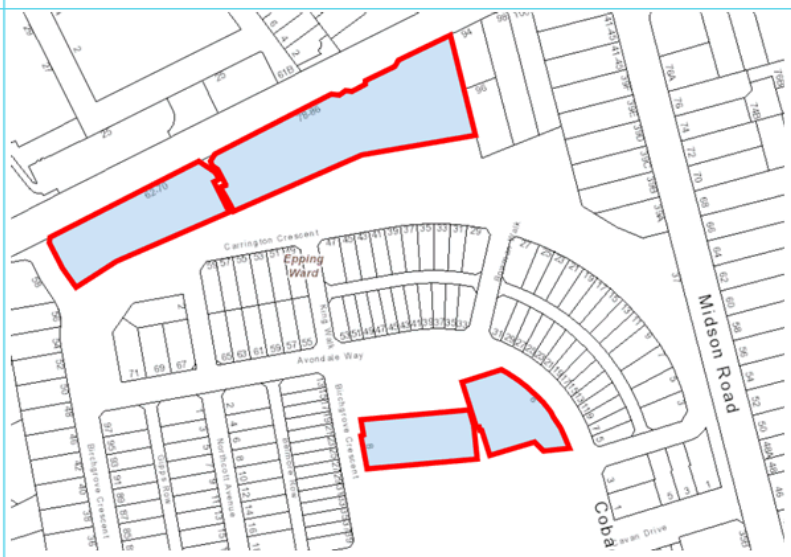
*Associated APU provision to be retained:* Development for the purposes of shops is permitted with development consent.



62 – 70 Mobbs Lane, 78 – 86 Mobbs Lane, 8 Birchgrove Crescent and 8 Avondale Way, Eastwood (SP 92261, SP 92262, SP 90470, SP 90494).

*Proposed map designation:*  
APU3

*Associated APU provision to be retained:* Development for the purposes of multi dwelling housing and residential flat buildings is permitted with development consent.

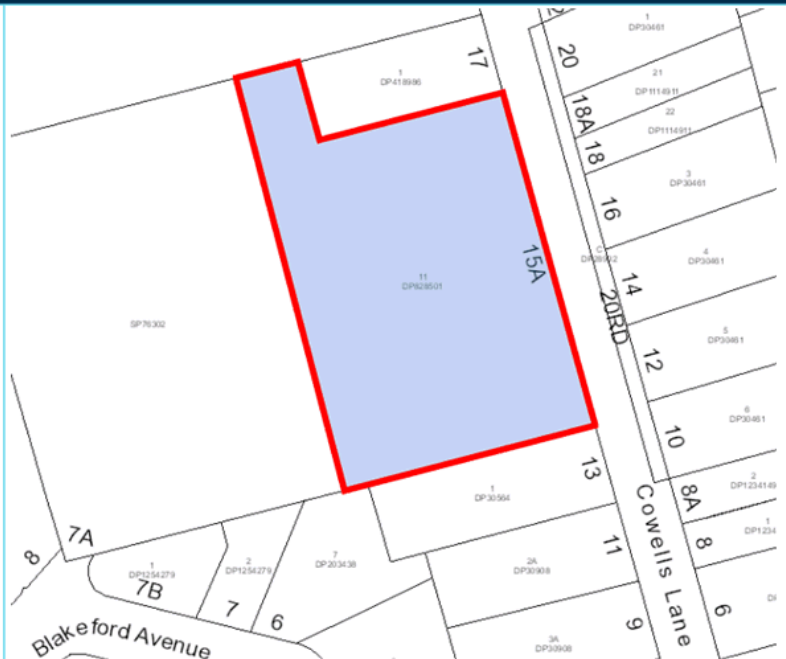


## Item 45

Land at 15A Cowells Lane, Ermington (Lot 11, DP 82850).

Proposed map designation:  
APU4

Associated APU provision to be retained: Development for the purposes of multi dwelling housing is permitted with consent.

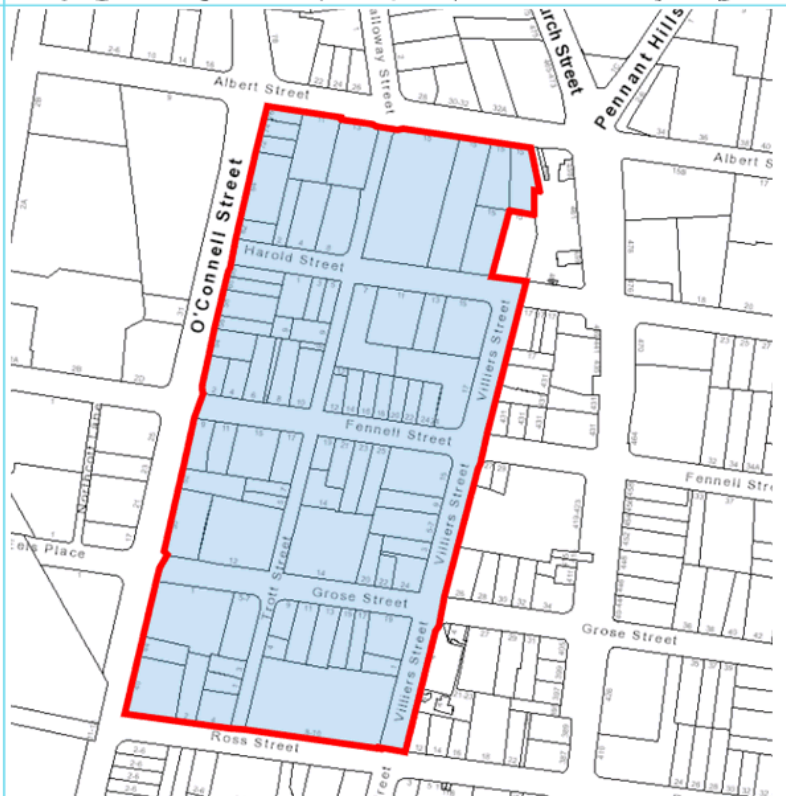


Certain land at North Parramatta currently zoned R2 Low Density Residential bounded by Albert Street, O'Connell Street, Ross Street and Villiers Street, North Parramatta.

Land identified in item 7 of Schedule 1 of Parramatta LEP 2011.

Proposed map designation:  
APU5

Associated APU provision to be retained: Development for the purposes of restaurants or cafes and office premises is permitted with consent.

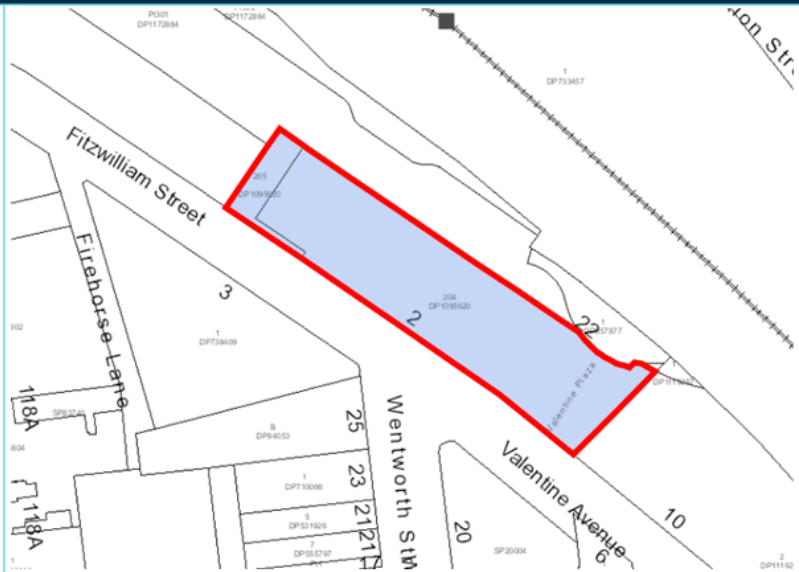


## Item 45

Certain land at Argyle Street, Parramatta. Land known as Parramatta Transport Interchange, Argyle Street, Parramatta (Lots 204 and 205 in DP 1095620).

*Proposed map designation:*  
APU6

*Associated APU provision to be retained:* Development for the purpose of a residential flat building, as per the provisions of Item 8 of Schedule 1 of Parramatta LEP 2011.

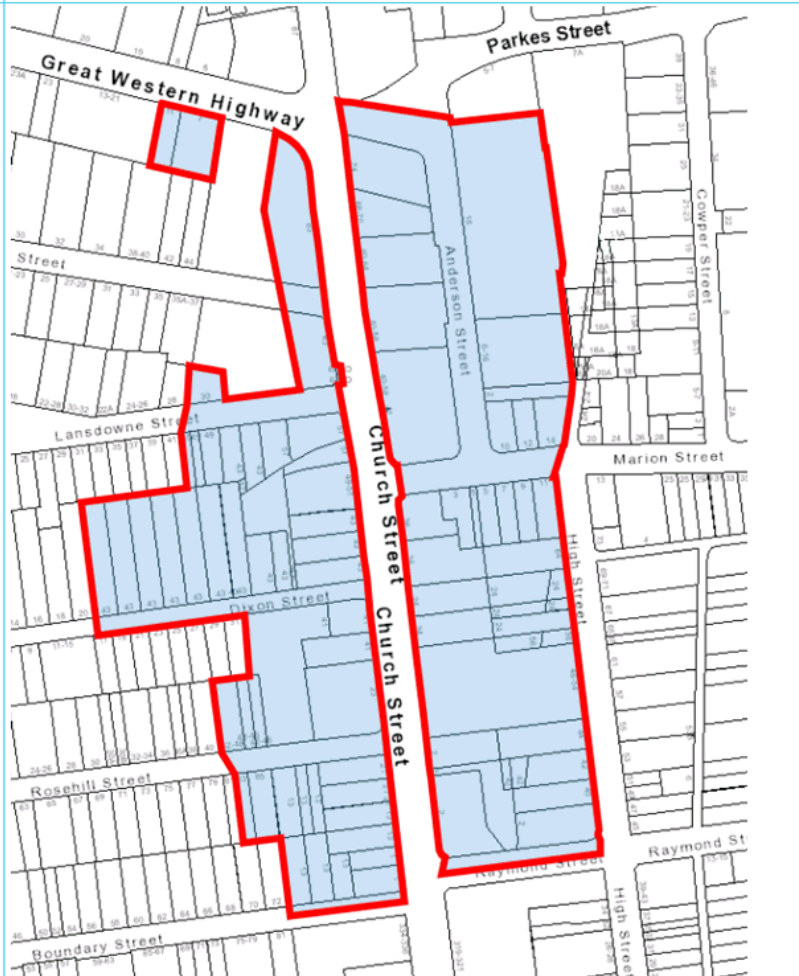


Certain land at Church Street, Parramatta.

(Currently mapped as 'Item 2' on the Additional Permitted Use map of Parramatta LEP 2011).

*Proposed map designation:*  
APU7

*Associated APU provision to be retained:* Development for the purpose of retail premises is permitted with consent.



## Item 45

Certain land at 163-165 George Street, Parramatta (Lot 1 DP 78716, Lot 1 DP 113513, Lot 1 DP 650704, and Lot 3 DP 10735).

*Proposed map designation:*  
APU8

*Associated APU provision to be retained:* Development for the purposes of centre-based child care facilities, community facilities, function centres, office premises, and restaurants or cafes is permitted with consent.



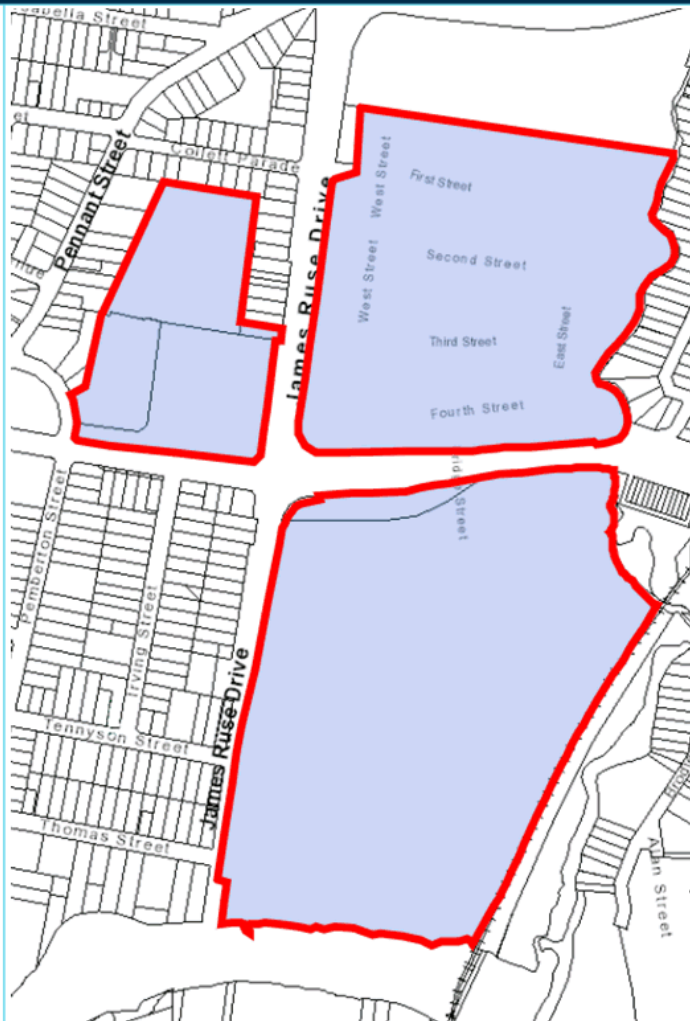
## Item 45

Certain land at Parramatta being;

- 70 Pemberton Street, Parramatta (Lot 102 DP 1150350),
- 178 James Ruse Drive, Parramatta (Lot 19 DP 226903),
- 171 Victoria Road, Parramatta (Lots 100 and 101 in DP 816829),
- 260 Victoria Road, Parramatta (Lot 101 DP 1150350),
- 260A Victoria Road, Parramatta (Lot 103 DP 1150350),
- 266 Victoria Road, Parramatta (Lot 1 DP 836958).

*Proposed map designation:*  
APU9

*Associated APU provision to be retained:* Development for the purposes of light industries that carry out research and development activities on a commercial basis and office premises is permitted with consent.



Certain land at Grand Avenue, Rosehill.

(Currently mapped as 'Item 1' on the Additional Permitted Use map of Parramatta LEP 2011).

*Proposed map designation:*  
APU10

*Associated APU provision to be retained:* Development for the purposes of office premises and shops is permitted with consent.





## Item 45

Land at 4–6 Barden Street, Northmead (Lot 101 DP 1083245).

*Proposed map designation:*  
APU11

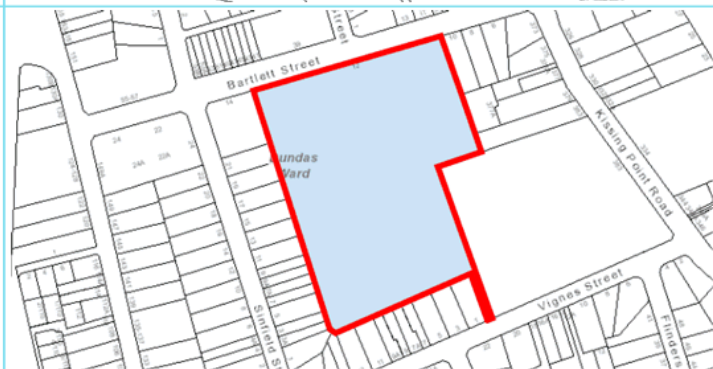
*Associated APU provision to be retained:* Development for the purposes of business premises, medical centres and office premises is permitted with consent.



Land at 12 Bartlett Street, Ermington (Lot W DP 36847).

*Proposed map designation:*  
APU12

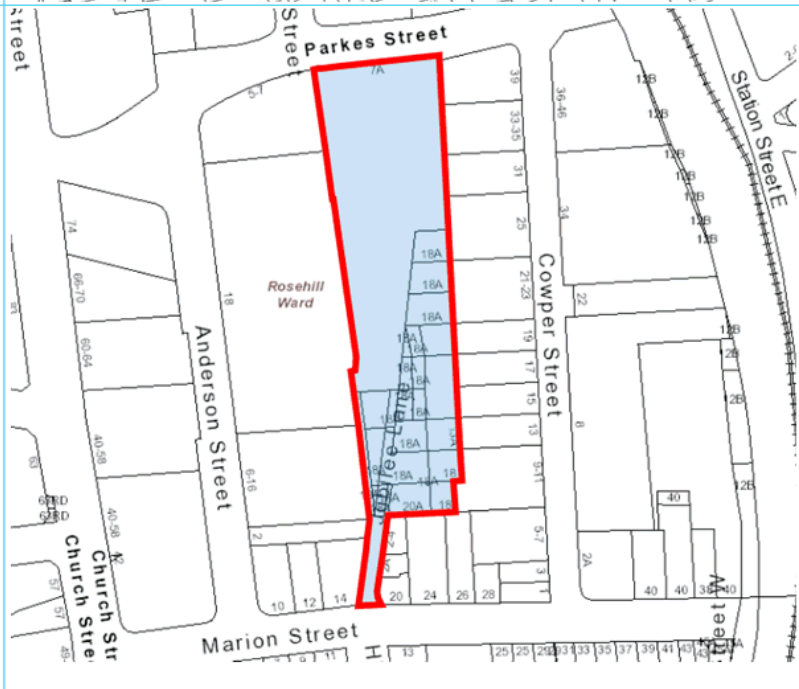
*Associated APU provision to be retained:* Development for the purpose of centre-based child care facilities is permitted with consent.



Land at Jubilee Lane, Harris Park (Lots 1–4 in DP 210964, Lots 1 and 3 in DP 214558, Lots 1, 5 and 6 in DP 219646, Lots 2 and 3 in DP 363574, Lot 1 DP 381062, Lots X, Y and Z in DP 407797, Lot 2 DP 513301, Lot 1 DP 524232, Lots 1 and 3 DP 529663, Lot 6 DP 537776, Lot 9 DP 567395, Lot 2 DP 615843, Lot 62 DP 633712, Lot 7047 DP 1060682).

*Proposed map designation:*  
APU12

*Associated APU provision to be retained:* Development for the purpose of centre-based child care facilities is permitted with consent.



## Item 45

Land at Arthur Phillip Park, Redbank Road, Northmead (Lot 53 DP 128577).

*Proposed map designation:*  
APU12

*Associated APU provision to be retained:* Development for the purpose of centre-based child care facilities is permitted with consent.



Land at 89-91 Park Road, Rydalmere (Lot 972 DP 726684).

*Proposed map designation:*  
APU12

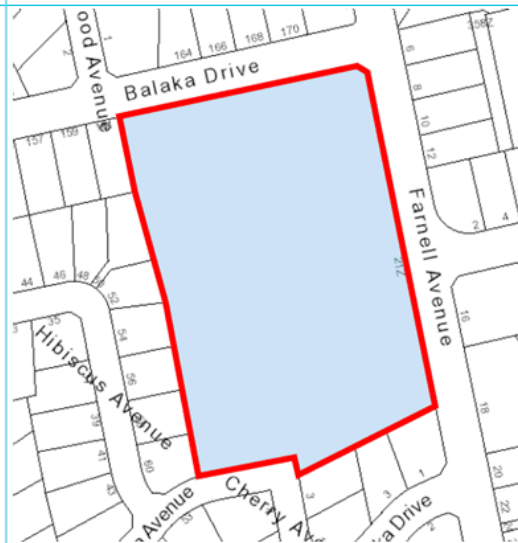
*Associated APU provision to be retained:* Development for the purpose of centre-based child care facilities is permitted with consent.




Land at John Wearn Reserve 21Z Farnell Avenue Carlingford (lot 2 DP 604323).

*Proposed map designation:*  
APU12

*Proposed APU provision:* Development for the purpose of centre-based child care facilities is permitted with consent.



<p><b>Item 45</b></p> <p>Land at 111–113 Victoria Road, Parramatta (Lot 4, DP 8641).</p> <p><i>Proposed map designation:</i> APU13</p> <p><i>Associated APU provision to be retained:</i> Development for the purposes of commercial premises is permitted with consent.</p>	 <p>The map shows a section of Victoria Road in Parramatta. Lots 111, 109, 107, 105, 103, 101, 99, 97, 95, 93, 91, 89, 87, 85, 83, 81, 79, 77, 75, 73, 71, 69, 67, 65, 63, 61, 59, 57, 55, 53, 51, 49, 47, 45, 43, 41, 39, 37, 35, 33, 31, 29, 27, 25, 23, 21, 19, 17, 15, 13, 11, 9, 7, 5, 3, 1 are shown. Lot 111 is highlighted in blue. The map also shows Gore Street and the intersection with Victoria Road.</p>
<p>Certain land at Wentworth Point (Lot 204 DP 1216628 and part of Lot 203 DP 1216628).</p> <p>(Currently mapped as 'Wentworth Point Maritime Precinct' on the Key Sites Map of the Auburn LEP 2010).</p> <p><i>Proposed map designation:</i> APU14</p> <p><i>Proposed APU provision:</i> Development for boat building and repair facilities, boat launching ramps, boat sheds, or marinas is permissible with consent.</p>	 <p>The map shows a section of Wentworth Point. Lot 204 is highlighted in blue. The map also shows Burroway Road and the intersection with Wentworth Point.</p>
<p>Land at 16 Masons Drive, North Parramatta (Lot 3 DP 857976).</p> <p>(Currently mapped as 'Item 23' on the Additional Permitted Use map of The Hills LEP 2012).</p> <p><i>Proposed map designation:</i> APU15</p> <p><i>Associated APU provision to be retained:</i> Development for the purposes of the use of Yurora House for hotel or motel accommodation is</p>	 <p>The map shows a section of Masons Drive in North Parramatta. Lot 3 is highlighted in blue. The map also shows Denistons Road and the intersection with Masons Drive.</p>

## Item 45

permitted with consent only if the number of rooms contained in Yurora House for hotel or motel accommodation will not exceed 10.

Land at Pembroke Street and Chambers Court, Epping (Lot 5 DP 249822).

(Currently mapped as 'Area 8' on the Additional Permitted Use Map of Hornsby LEP 2013).

*Proposed map designation:*  
APU16

*Associated APU provision to be retained:* Development for the purpose of residential flat buildings is permitted with consent if the consent authority is satisfied that the ground floor of any such building will be used only for the purpose of a community facility.



Land at 175 Burnett Street, Mays Hill (Lot 10D DP 342306).

*Proposed map designation:*  
APU17

*Proposed APU provision:*  
Development for the purposes of boarding houses, with development consent



Item 45	
Land at 14 and 16 Maida Road, Epping (SP 35970, Lot 8 DP 9693).	
Proposed map designation: APU18	
Proposed APU provision: Development for the purpose of residential flat buildings is permitted with development consent.	

Item 46	
Certain land across the LGA – Dual Occupancy Prohibition Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Consolidated map set of land on which dual occupancy development is prohibited.
Explanation	<p>The consolidated map set will incorporate certain areas located in Winston Hills, North Parramatta and Epping where dual occupancy development is currently prohibited under the provisions of the <i>Parramatta LEP 2011</i>.</p> <p>Additional land is proposed to be identified on the map representing properties zoned R2 Low Density Residential where dual occupancy development is not considered appropriate. Refer to section 3.2.4 of this planning proposal for further information.</p>
Site boundary	Refer to Appendix 8.

Item 47	
Certain land at Wentworth Point, currently subject to <i>Auburn LEP 2010</i> – Amend the Foreshore Building Line Map	
Legal description of affected properties	Lots 202 to 204 in DP 1216628, Lot 3 DP 859608.
Proposed provision and associated amendments	Map a Foreshore Building Line (FBL) and identify land below the FBL, to foreshore areas.
Explanation	<p>This will ensure all foreshore land is consistently identified in the consolidated LEP. <i>Auburn LEP 2010</i> does not currently map this foreshore area on the Foreshore Building Line Map, even though the land is subject to the provision of the LEP. The FBL will be mapped consistent with the foreshore area identified in the <i>Wentworth Point Precinct DCP</i>, being 30 metres from the mean high-water mark along Parramatta River and 20 metres along Homebush Bay. The FBL area corresponds with land zoned RE1 Public Recreation under <i>Auburn LEP 2010</i>.</p>
Proposed mapping	Refer to Appendix 8.



Item 48	
Certain vegetation on land across the LGA – Amend the Natural Resources Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Map additional vegetation as 'Biodiversity' on the Natural Resources Map.
Explanation	<p>Vegetation that is proposed to be added to the Natural Resources map is consistent with the NSW Government's <i>Native Vegetation of the Sydney Metropolitan Area mapping</i>.</p> <p>The intent of this proposal is to enhance the recognition and protection of important environmental assets in the LGA and ensure a consistent approach is taken to managing development impacts.</p>
Proposed mapping	Refer to Appendix 8.

Item 49	
Certain waterways and riparian lands across the LGA – Amend the Riparian Lands and Waterways Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Map additional land as 'Waterways and Riparian Land' on the Natural Resources Map.
Explanation	<p>Natural waterways corridors have been identified and will be mapped on the Natural Resources Map consistent with the corridor widths recommended in the NSW Department of Industry <i>Guidelines for controlled activities on waterfront land – Riparian corridors</i>.</p> <p>The intent of this proposal is to enhance the recognition and protection of important environmental assets in the LGA and ensure a consistent approach is taken to managing development impacts.</p>
Proposed mapping	Refer to Appendix 8.

Item 50	
Certain land at Westmead currently subject to clause 6.10 of Parramatta LEP 2011 – Amend the Key Sites Map	
Legal description of affected properties	Lot 6 DP 1227281
Proposed provision and associated amendments	Amend the Key Sites Map to remove the existing site labelled as "A" and instead identify land identified below as "Area A".
Explanation	It is proposed to retain the current site-specific provision of clause 6.10 of Parramatta LEP 2011 in the consolidated LEP. Only the part of the site to which the provisions do not apply (being the 'St Vincent's building') is currently identified on the Key Sites Map. The proposed amendment will provide additional clarity as to the land to which the provisions apply.



## Part 5 – Community Consultation

The planning proposal (as revised to comply with the Gateway Determination once received) will be publicly available for community consultation at later date. This follows preliminary consultation with the community on a Land Use Planning Harmonisation Discussion Paper, between January and March 2019 (refer to Appendix 5)

Consultation will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the State Government's 'A Guide to Preparing Local Environmental Plans' (December 2018).

Public exhibition of this planning proposal is proposed to include:

- Exhibition period of at least 28 days.
- Notification in newspapers that circulate in the City of Parramatta LGA.
- Notification and exhibition of planning proposal documents on Council's website.
- Exhibition of planning proposal documents at Council's customer contact centre and libraries.
- Given the planning proposal covers all land in the LGA, and following consultation on potential changes to LEP provisions through the *Land Use Planning Harmonisation Discussion Paper* (which included notification of all landowners), it is proposed to undertake targeted notification of landowners as follows:
  - Written notification to landowners affected by a proposed change of zoning, height, FSR, minimum lot size or where land is to be designated as 'Biodiversity' or 'Waterways and Riparian Land' on the Natural Resources.
  - Written notification to anyone who submitted feedback on the Land Use Planning Harmonisation Discussion Paper (where contact details were provided).

## Part 6 – Project timeline

Once the planning proposal has received a Gateway Determination, the anticipated project timeline will be further refined. It will also be further refined at each major milestone throughout the planning proposal's process.

The table below outlines the anticipated timeframe for the completion of the planning proposal.

Milestone	Anticipated timeframe
Commencement date (date of Gateway Determination)	January 2020
Timeframe for the completion of required technical information	February to March 2020
Timeframe for government agency consultation (pre exhibition as likely required by Gateway Determination)	March 2020
Commencement and completion dates for public exhibition period (including further government agency consultation)	April – May 2020
Timeframe for consideration of submissions	June – July 2020
Timeframe for consideration of planning proposal post exhibition and associated report to Council	August 2020
Date of submission to the Department to finalise the LEP	September 2020
Date the local plan-making authority will make the plan (if authorised)	December 2020
Anticipated date the local plan-making authority will forward to the PCO for publication	December 2020

# Appendix 1 – Potential consolidated LEP provisions



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## Potential Draft LEP Provisions – Guide Only

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### **Parramatta Local Environmental Plan 20XX** Potential draft consolidated LEP Provisions

PLEASE NOTE:

These potential draft LEP provisions have been prepared by Council as a **guide only** to assist the public in understanding the intent of the planning proposal to create a consolidated LEP for the City of Parramatta local government area. The final LEP provisions, which will be drafted by the NSW Parliamentary Counsel's Office, may appear different to those in this document.

Council is currently progressing a number of planning proposals relating to specific sites in the LGA which may amend LEP provisions. Where these site-specific LEP amendments are made prior to the finalisation of the consolidated LEP, the LEP provisions will be updated accordingly.

These draft provisions incorporate site-specific LEP amendments made as at 24/09/2019.

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Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****Part 1 Preliminary****1.1 Name of Plan**

This Plan is Parramatta Local Environmental Plan 20XX.

**1.1AA Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

**1.2 Aims of Plan**

- (1) This Plan aims to make local environmental planning provisions for land in the City of Parramatta in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows
  - (a) to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of the City of Parramatta,
  - (b) to foster environmental, economic, social and physical wellbeing so that the City of Parramatta develops as an integrated, balanced and sustainable city,
  - (c) to identify, conserve and promote the City of Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,
  - (d) to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,
  - (e) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,
  - (f) to protect and enhance the natural environment, including urban tree canopy and areas of remnant bushland in the City of Parramatta, by incorporating principles of ecologically sustainable development into land use controls,
  - (g) to improve public access along waterways where natural values will not be diminished,
  - (h) to enhance the amenity and characteristics of established residential areas,
  - (i) to retain the predominant role of the City of Parramatta's industrial areas,
  - (j) to ensure that development does not detract from the economic viability of the City of Parramatta's commercial centres,
  - (k) to ensure that development does not detract from the operation of local or regional road systems,
  - (l) to ensure development occurs in a manner that protects, conserves and

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enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,

- (m) to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise its role as the Central City of Greater Sydney,
- (n) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.

**1.3 Land to which Plan applies**

This Plan applies to the land identified on the [Land Application Map](#).

**1.4 Definitions**

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

**1.5 Notes**

Notes in this Plan are provided for guidance and do not form part of this Plan.

**1.6 Consent authority**

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

**1.7 Maps**

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:
  - (a) approved by the local plan-making authority when the map is adopted, and
  - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made.

(1AA) (Repealed)

- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

**Note.** The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning, Industry and Environment.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****1.8 Repeal of planning instruments applying to land**

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.
- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

**Note.** The following local environmental plans cease to apply to the land to which this Plan applies under this provision:

*Auburn Local Environmental Plan 2010*  
*Holroyd Local Environmental Plan 2013*  
*Hornsby Local Environmental Plan 2013*  
*Parramatta Local Environmental Plan 2011*  
*Parramatta (former The Hills) Local Environmental Plan 2012*

**1.8A Savings provision relating to development applications**

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

**Note.** However, under Division 4B of Part 3 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.

**1.9 Application of SEPPs**

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

*State Environmental Planning Policy No 1—Development Standards*

**1.9A Suspension of covenants, agreements and instruments**

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
  - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
  - (b) to any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
  - (c) to any conservation agreement within the meaning of the *National Parks*

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and *Wildlife Act 1974*, or

- (d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
  - (e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
  - (f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
  - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
  - (4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

## Part 2 Permitted or prohibited development

### 2.1 Land use zones

The land use zones under this Plan are as follows:

#### **Residential Zones**

- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential

#### **Business Zones**

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park

#### **Industrial Zones**

- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial

#### **Special Purpose Zones**

- SP1 Special Activities
- SP2 Infrastructure

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****Recreation Zones**

RE1 Public Recreation

RE2 Private Recreation

**Environment Protection Zones**

E2 Environmental Conservation

**Waterway Zones**

W1 Natural Waterways

W2 Recreational Waterways

**2.2 Zoning of land to which Plan applies**

For the purposes of this Plan, land is within the zones shown on the [Land Zoning Map](#).

**2.3 Zone objectives and Land Use Table**

- (1) The Land Use Table at the end of this Part specifies for each zone:
  - (a) the objectives for development, and
  - (b) development that may be carried out without development consent, and
  - (c) development that may be carried out only with development consent, and
  - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part:
  - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
  - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

**Notes.**

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

**2.4 Unzoned land**

- (1) Development may be carried out on unzoned land only with development consent.



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- (2) In deciding whether to grant development consent, the consent authority:
  - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
  - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

**2.5 Additional permitted uses for particular land**

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
  - (a) with development consent, or
  - (b) if the Schedule so provides—without development consent,
 in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

**2.6 Subdivision—consent requirements**

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

**Notes.**

- 1 If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.
- 2 Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.
- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the [Lot Size Map](#) in relation to that land.

**Note.** The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

**2.7 Demolition requires development consent**

The demolition of a building or work may be carried out only with development consent.

**Note.** If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

**2.8 Temporary use of land**

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental

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economic, social, amenity or environmental effects on the land.

- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
  - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
  - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
  - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
  - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

## Land Use Table

**Note.** A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

*State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

*State Environmental Planning Policy (Infrastructure) 2007*—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

*State Environmental Planning Policy No 33—Hazardous and Offensive Development*

*State Environmental Planning Policy No 50—Canal Estate Development*

*State Environmental Planning Policy No 64—Advertising and Signage*

*State Environmental Planning Policy (Primary Production and Rural Development) 2019*

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****Zone R2 Low Density Residential****1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the existing low density residential character of the area.
- To protect and enhance tree canopy, existing vegetation and other natural features.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes;; Home-based child care; Home businesses; Home industries;; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas;; Recreation facilities (outdoor); Respite day care centres; Roads; School-based child care; Seniors housing; Tank-based aquaculture; Water recycling facilities

**4 Prohibited**

Any development not specified in item 2 or 3

**Zone R3 Medium Density Residential****1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; School-based child care; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities

**4 Prohibited**

Pond-based aquaculture; Any other development not specified in item 2 or 3

**Zone R4 High Density Residential****1 Objectives of zone**

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunity for high density residential development close to major transport nodes, services, employment opportunities and open space.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; School-based child care; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities



Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****4 Prohibited**

Pond-based aquaculture; Tank-based aquaculture; Any other development not specified in item 2 or 3

**Zone B1 Neighbourhood Centre****1 Objectives of zone**

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood.
- To allow for residential development that contributes to the economic and social vitality of the neighbourhood centre and does not detract from the primary objective of the zone.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Cellar door premises; Centre-based child care facilities; Community facilities; Educational establishments; Emergency services facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health consulting rooms; Home-based child care; Home business; Home occupations; Information and education facilities; Kiosks; Markets; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; School-based child care; Service stations; Shops; Shop top housing; Small bars; Take-away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recycling facilities

**4 Prohibited**

Pond-based aquaculture; Any other development not specified in item 2 or 3

**Zone B2 Local Centre****1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage the construction of mixed use buildings that integrate suitable commercial, residential and other developments and that provide active ground level uses.



Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Nil

**3 Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Water recycling facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

**Zone B3 Commercial Core****1 Objectives of zone**

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Parramatta City Centre as the regional business, retail and cultural centre, and as a primary retail centre in the Greater Metropolitan Region.
- To create opportunities to improve the public domain and pedestrian links throughout the Parramatta City Centre.
- To provide for the retention and creation of view corridors.
- To protect and enhance the unique qualities and character of special areas and heritage values within the Parramatta City Centre.
- To protect and encourage accessible city blocks by providing active street frontages, and a network of pedestrian-friendly streets, lanes and arcades.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hospitals; Hotel or motel accommodation; Information and education facilities; Medical centres; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Tourist and visitor accommodation

**4 Prohibited**

Pond-based aquaculture; Any other development not specified in item 2 or 3

**Zone B4 Mixed Use****1 Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.
- To create opportunities to improve the public domain and pedestrian links.
- To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.
- To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.

**2 Permitted without consent**

Home occupations

**3 Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Water recycling facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat

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sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

**Zone B5 Business Development****1 Objectives of zone**

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To maintain the economic strength of nearby centres by limiting retailing activity.
- To enable land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To encourage a range of tourism, recreation, function and entertainment uses in proximity to the Rosehill Racecourse, the Parramatta River and the Western Sydney University.
- To provide for automotive businesses, trades and services to reinforce the existing functions of land within the zone.
- To ensure that development is arranged and carried out in a way that does not intrude on the amenity of adjoining residential areas or detract from the function of commercial development in the commercial core.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales and hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds;

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Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone B6 Enterprise Corridor****1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises;



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Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone B7 Business Park****1 Objectives of zone**

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To encourage creation of well-designed and sustainable business park developments.
- To provide the flexibility required to encourage a range of office uses in the zone.
- To create an accessible and safe public domain.
- To maximise opportunities to increase walking, cycling and public transport use.
- To minimise adverse effects on the natural environment

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities



Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****Zone IN1 General Industrial****1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To facilitate a range of non-industrial land uses that serve the needs of workers and visitors.
- To minimise adverse effects on the natural environment

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Heliports; Horticulture; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments;; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Respite day care centres; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone IN2 Light Industrial****1 Objectives of zone**

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Retail premises; Rural industries; Sewerage systems; Signage; Storage premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

**Zone IN3 Heavy Industrial****1 Objectives of zone**

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.
- To support and protect industrial land for industrial uses.
- To allow a wide range of industrial and heavy industrial uses serving the Greater Metropolitan Area of Sydney and beyond.
- To ensure that opportunities are not lost for realising potential foreshore access on land that is contaminated and currently not suitable for public access.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; General industries; Hardware and building supplies; Hazardous storage establishments; Heavy industries; Horticulture; Kiosks;

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Medical centres; Offensive storage establishments; Oyster aquaculture; Pubs; Roads; Rural supplies; Sawmill or log processing works; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Water storage facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Artisan food and drink industries; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Early education and care facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

**Zone SP1 Special Activities****1 Objectives of zone**

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose; Aquaculture

**4 Prohibited**

Any development not specified in item 2 or 3

**Zone SP2 Infrastructure****1 Objectives of zone**

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Nil

**3 Permitted with consent**

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose; Aquaculture; Building identification signs; business identification signs; Environmental protection works; Flood mitigation works; Recreation areas; Roads

**4 Prohibited**

Any development not specified in item 2 or 3

**Zone RE1 Public Recreation****1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To conserve, enhance and promote the natural assets and cultural heritage significance of parks and open spaces.
- To create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs;; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures;

**4 Prohibited**

Any development not specified in item 2 or 3

**Zone RE2 Private Recreation****1 Objectives of zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Nil

**3 Permitted with consent**

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures;

**4 Prohibited**

Any other development not specified in item 2 or 3

**Zone E2 Environmental Conservation****1 Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Environmental facilities; Oyster aquaculture; Roads

**4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**Zone W1 Natural Waterways****1 Objectives of zone**

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- To provide for cultural and scientific study of natural waterways.
- To enable works associated with the rehabilitation of land towards its natural state.



Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Aquaculture; Environmental facilities; Roads

**4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**Zone W2 Recreational Waterways****1 Objectives of zone**

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.
- To enable works associated with the rehabilitation of land towards its natural state.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Aquaculture; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Passenger transport facilities; Port facilities; Recreation areas; Research stations; Roads; Water recreation structures; Wharf or boating facilities

**4 Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****Part 3 Exempt and complying development****3.1 Exempt development**

**Note.** Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
  - (b) cannot be carried out in a declared area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016* or declared critical habitat under Part 7A of the *Fisheries Management Act 1994*, and
  - (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
  - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
  - (3) To be exempt development, the development:
    - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
    - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
    - (c) must not be designated development, and
    - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
  - (4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if:
    - (a) the building has a current fire safety certificate or fire safety statement, or
    - (b) no fire safety measures are currently implemented, required or proposed for the building.
  - (5) To be exempt development, the development must:
    - (a) be installed in accordance with the manufacturer's specifications, if applicable, and
    - (b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.
- Note.** See *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* and Part 5A of the *Local Land Services Act 2013*.
- (6) A heading to an item in Schedule 2 is part of that Schedule.

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- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:
  - (a) the development standards specified in relation to that development, and
  - (b) the requirements of this Part,
 is complying development.
 

**Note.** See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.
- (3) To be complying development, the development must:
  - (a) be permissible, with development consent, in the zone in which it is carried out, and
  - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
  - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

**3.3 Environmentally sensitive areas excluded**

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause:  
*environmentally sensitive area for exempt or complying development* means any of the following:
  - (a) the coastal waters of the State,
  - (b) a coastal lake,
  - (c) land within the coastal wetlands and littoral rainforests area (within the meaning of the *Coastal Management Act 2016*),
  - (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
  - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
  - (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,

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- (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
- (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
- (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
- (j) land that is a declared area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016* or declared critical habitat under Part 7A of the *Fisheries Management Act 1994*.
- (ja) land identified as “Biodiversity” on the Natural Resources Map.

**Part 4 Principal development standards****4.1 Minimum subdivision lot size**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that new subdivisions reflect characteristic lot sizes and patterns of the area,
  - (b) to prevent fragmentation or isolation of land,
  - (c) to ensure that lots are of a sufficient size to provide a high level of amenity for new development and neighbouring land uses,
  - (d) to ensure that new lots are able to accommodate development that is consistent with development controls including adequate areas for vehicle and pedestrian access, private open space and landscaping.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land:
  - (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or
  - (b) by any kind of subdivision under the *Community Land Development Act 1989*.
- (5) Despite subclause (3):
  - (a) the size of any battleaxe lot, or other lot with an access handle, must not be less than:
    - (i) 670 square metres, or

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- (ii) not less than minimum size shown on the [Lot Size Map](#) where this is greater than 670 square metres.
  - (b) if a lot is a battleaxe lot, or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purposes of this clause.
- (6) Subclause (3) does not apply to the subdivision of a lot in any of the following zones if there is a dual occupancy on the lot and one dwelling will be situated on each lot resulting from the subdivision:
  - (a) Zone R2 Low Density Residential,
  - (b) Zone R3 Medium Density Residential,
  - (c) Zone R4 High Density Residential.
- (7) Despite subclause (6) development consent must not be granted for the subdivision of a lot on which a dual occupancy is erected if:
  - (a) the lot is located on land shown coloured purple and edged heavy black on the [Dual Occupancy Prohibition Map](#), and
  - (b) development consent for the dual occupancy was issued after the *[date to be inserted, based on exhibition of the planning proposal]*

**4.1AA Minimum subdivision lot size for community title schemes**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that land to which this clause applies is not fragmented by inappropriate subdivisions that would create additional dwelling entitlements,
  - (b) to provide for the subdivision of land under a community title scheme at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land,
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:
  - (a) Zone R2 Low Density Residential,
 but does not apply to a subdivision by the registration of a strata plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (3A) Despite subclause (3):
  - (a) the size of any battleaxe lot, or other lot with an access handle, must not be less than:
    - (i) 670 square metres, or



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- (ii) not less than minimum size shown on the Lot Size Map where this is greater than 670 square metres.
- (b) if a lot is a battleaxe lot, or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purposes of this clause.
- (4) This clause applies despite clause 4.1.

**4.1A Minimum subdivision lot sizes for strata plan schemes in certain zones**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that land to which this clause applies is not fragmented by inappropriate subdivisions that would create additional dwelling entitlements,
  - (b) to provide for the subdivision of land under a strata plan scheme at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land.
- (2) This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation:
  - (a) Zone R2 Low Density Residential.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies for a strata plan scheme (other than any lot comprising common property within the meaning of the Strata Schemes (Freehold Development) Act 1973 or Strata Schemes (Leasehold Development) Act 1986) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
 

**Note.** Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that strata subdivision of a building in certain circumstances is specified complying development.
- (4) Despite subclause (3):
  - (a) the size of any battleaxe lot, or other lot with an access handle, must not be less than:
    - (i) 670 square metres, or
    - (ii) not less than minimum size shown on the Lot Size Map where this is greater than 670 square metres.
  - (b) if a lot is a battleaxe lot, or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purposes of this clause.

**4.1B Exceptions to minimum lot sizes for certain residential development**

- (1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.
- (2) This clause applies to development on land in the following zones:
  - (a) Zone R3 Medium Density Residential,

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- (b) Zone R4 High Density Residential.
- (3) Despite any other provisions of this Plan, development consent may be granted to a single development application for development to which this clause applies that is both of the following:
  - (a) the subdivision of land into 3 or more lots, where the size of one or more lots resulting from the subdivision is less than the minimum size shown on the Lot Size Map, and
  - (b) the erection of a single dwelling on each lot resulting from the subdivision.

**4.1C Particular dual occupancy subdivisions must not be approved**

- (1) This clause applies to land shown in red hatching and marked “South Parramatta Conservation Area” on the [Heritage Map](#).
- (2) Development consent must not be granted for a subdivision that would create separate titles for each of the two dwellings resulting from a dual occupancy development.
- (3) This clause does not apply in relation to a subdivision under either of the following Acts:
  - (a) the *Community Land Development Act 1989*,
  - (b) the *Strata Schemes Development Act 2015*.

**4.1D Minimum lot sizes for dual occupancies and manor houses**

- (1) The objectives of this clause are to:
  - (a) ensure that lots are of sufficient size and dimensions to accommodate dual occupancy or manor house development that provides a high level of residential amenity and is consistent with development controls including providing adequate areas for vehicle and pedestrian access, setbacks, private open space, landscaping and tree retention, and
  - (b) to minimise any likely adverse impacts of the development on the amenity of adjoining properties.
- (2) Development consent may only be granted to development on a lot shown in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone, if:
  - (a) the area of the lot is equal to or greater than the area specified for that purpose and shown opposite in Column 3 of the table, and
  - (b) it has a frontage to a public road equal to or greater than 15 metres.

Column 1	Column 2	Column 3
Dual occupancies	Zone R2 Low Density Residential	600 square metres
	Zone R3 Medium Density Residential	600 square metres
	Zone R4 High Density Residential	600 square metres

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Column 1	Column 2	Column 3
Manor houses	Zone R3 Medium Density Residential	600 square metres
	Zone R4 High Density Residential	600 square metres

**4.2 Rural subdivision**

[Not applicable]

**4.3 Height of buildings**

- (1) The objectives of this clause are as follows:
- (a) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,
  - (b) to ensure the height of buildings is compatible with that of existing and desired future surrounding development and the overall streetscape,
  - (c) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
  - (d) to require the height of future buildings to have regard to heritage sites and their settings,
  - (e) to ensure the preservation of historic views,
  - (f) to reinforce and respect the existing character and scale of low density residential areas,
  - (g) to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).
- (2A) Despite subclause (2), any development on land identified with a thick blue line and labelled “Area 1” on the [Height of Buildings Map](#) is not to exceed the height determined in accordance with the Table to this clause.

Site area	Maximum height
≤ 950 square metres	15 metres
> 950 ≤ 2,100 square metres	21 metres
> 2,100 ≤ 3,200 square metres	39 metres
> 3,200 square metres	52 metres

- (2B) Despite subclause (2), the consent authority may grant consent to development for the purposes of a building on land shown edged heavy blue and identified as “Area A” on the [Height of Buildings Map](#) with a maximum height as follows, but only if the development has a site area of at least 3,000 square metres and includes a footpath or road, at least 8 metres wide, between Benaud Place and Evans Road, Telopea:

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- (a) 34 metres—if the site area of the development is 6,000 square metres or less,
  - (b) 40 metres—in any other case.
- (2C) Despite subclause (2), the maximum height for a building on land shown edged heavy blue and identified as “Area B” on the [Height of Buildings Map](#) may exceed the maximum height identified for that land on the [Height of Buildings Map](#) by 5 metres, but only if the consent authority is satisfied that the building will have retail premises, business premises or community facilities on any ground level.
- (2D) Despite subclause (2), the maximum height for a building on land identified as “Telopea Precinct” on the [Key Sites Map](#) may exceed the maximum building height identified for that land on the [Height of Buildings Map](#), but only if the consent authority is satisfied that:
- (a) the building is in Zone B4 Mixed Use or Zone R4 High Density Residential, and
  - (b) any additional height that exceeds the maximum will be used for or in relation to an open roof-top, and
  - (c) there will be no additional overshadowing.
- (2E) In this clause:
- open roof-top* means an area used for the purpose of recreation by building tenants, including communal amenities and gardens.

**4.4 Floor space ratio**

- (1) The objectives of this clause are as follows:
  - (a) to regulate density of development and generation of vehicular and pedestrian traffic,
  - (b) to ensure development is compatible with the bulk, scale and character of existing and desired future surrounding development,
  - (c) to provide a transition in built form and land use intensity within the area covered by this Plan,
  - (d) to require the bulk and scale of future buildings to have regard to heritage sites and their settings,
  - (e) to reinforce and respect the existing character and scale of low density residential areas.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).
- (2A) Despite subclause (2), land identified as “Area 1” on the [Floor Space Ratio Map](#) is not to exceed the relevant floor space ratio determined in accordance with the Table to this clause.

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Site area	Maximum floor space ratio
≤ 950 square metres	1.5:1
> 950 ≤ 2,100 square metres	3.5:1
> 2,100 ≤ 3,200 square metres	4.5:1
> 3,200 square metres	6:1

- (2B) Despite subclause (2), the floor space ratio for development on land identified as “Area 2” on the [Floor Space Ratio Map](#) may exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#) if the development is for the purposes of:
- (a) shop top housing, and
  - (b) any other land use permitted in the zone, other than residential accommodation, that comprises a floor space ratio of at least 0.5:1.
- (2C) Despite subclause (2), the maximum floor space ratio for the following development on land identified as “Area 3” on the [Floor Space Ratio Map](#), is as follows:
- (a) 1.5:1 for bulky goods premises, entertainment facilities, function centres and registered clubs, and
  - (b) 2:1 for office premises and hotel or motel accommodation.
- (2D) Despite subclause (2), development consent must not be granted for development on land identified as “Area 4” on the [Floor Space Ratio Map](#), if the floor space ratio for any part of a building used or proposed to be used for residential purposes exceeds 1.5:1.
- (2E) Despite subclause (2), the consent authority may grant consent to development for the purposes of a building on land shown edged heavy blue and identified as “Area A” on the [Floor Space Ratio Map](#) with a maximum floor space ratio as follows, but only if the development has a site area of at least 3,000 square metres and includes a footpath or road, at least 8 metres wide, between Benaud Place and Evans Road, Telopea:
- (a) 2.4:1—if the site area of the development is 6,000 square metres or less,
  - (b) 3:1—in any other case.
- (2F) Despite subclause (2), the maximum floor space ratio for a building on land shown edged heavy blue and identified as “Area B” on the [Floor Space Ratio Map](#) may exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#), but only if the consent authority is satisfied that the additional floor space will be used for community facilities.
- (2G) Despite subclause (2), the floor space ratio for a building on land shown edged heavy pink and identified as “Area C” on the [Floor Space Ratio Map](#) is not to exceed 2:1 if the site area is at least 2,000 square metres.



Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****4.5 Calculation of floor space ratio and site area****(1) Objectives**

The objectives of this clause are as follows:

- (a) to define *floor space ratio*,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:
  - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
  - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
  - (iii) require community land and public places to be dealt with separately.

**(2) Definition of “floor space ratio”**

The *floor space ratio* of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

**(3) Site area**

In determining the site area of proposed development for the purpose of applying a floor space ratio, the *site area* is taken to be:

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

**(4) Exclusions from site area**

The following land must be excluded from the site area:

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

**(5) Strata subdivisions**

The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

**(6) Only significant development to be included**

The site area for proposed development must not include a lot additional to a lot

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or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) **Certain public land to be separately considered**

For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

(8) **Existing buildings**

The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

(9) **Covenants to prevent “double dipping”**

When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.

(10) **Covenants affect consolidated sites**

If:

- (a) a covenant of the kind referred to in subclause (9) applies to any land (*affected land*), and
- (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,

the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.

(11) **Definition**

In this clause, *public place* has the same meaning as it has in the *Local Government Act 1993*.

#### 4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:
  - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
  - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause

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does not apply to a development standard that is expressly excluded from the operation of this clause.

- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
  - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
  - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
  - (a) the consent authority is satisfied that:
    - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
    - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
  - (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider:
  - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
  - (b) the public benefit of maintaining the development standard, and
  - (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
  - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
  - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

**Note.** When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E3 Environmental Management or Zone E4 Environmental Living.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

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- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
- (a) a development standard for complying development,
  - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
  - (c) clause 5.4,
  - (ca) a development standard that relates to the height of a building, or a floor space ratio, in Parramatta City Centre (as referred to in clause 7.1 (1)) by more than 5%,
  - (cb) clause 4.1D
  - (cc) clause 6.8,
  - (cd) clause 6.19.

*[NB. Other exclusions may be identified through separate planning proposals and will added to the LEP once finalised and adopted]*

## Part 5 Miscellaneous provisions

### 5.1 Relevant acquisition authority

- (1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991* (*the owner-initiated acquisition provisions*).

**Note.** If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the [Land Reservation Acquisition Map](#) (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

#### Type of land shown on Map

#### Authority of the State

Zone RE1 Public Recreation and marked “Local open space”

Council

Zone RE1 Public Recreation and marked “Regional open space”

The corporation constituted under section 8 of the Act

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Type of land shown on Map	Authority of the State
Zone SP2 Infrastructure and marked “Classified road”	Roads and Maritime Services
Zone SP2 Infrastructure and marked “School”	Department of Education
Zone E1 National Parks and Nature Reserves and marked “National Park”	Minister administering the <i>National Parks and Wildlife Act 1974</i>
Zone R2 Low Density Residential marked “Local road widening”	Council
Zone B1 Neighbourhood Centre marked “Local road widening”	Council
Zone B2 Local Centre marked “Local road widening”	Council
Zone B3 Commercial Core and marked “Local road widening”	Council
Zone B4 Mixed Use marked “Local road widening”	Council
Zone B6 Enterprise Corridor marked “Local road widening”	Council
Zone SP2 Infrastructure and marked “Public Transport Corridor”	Roads and Maritime Services
Zone E2 Environmental Conservation and marked “Local environmental conservation”	Council

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

**5.1A Development on land intended to be acquired for public purposes**

- (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.
- (2) This clause applies to land shown on the [Land Reservation Acquisition Map](#) and specified in Column 1 of the Table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.
- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that Table.

Column 1 Land	Column 2 Development
Zone B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor or R2 Low Density Residential and marked	Roads



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Column 1	Column 2
“Local road widening”	
Zone B3 Commercial Core and marked “Local road widening”	Roads
Zone SP2 Infrastructure and marked “Classified road”	Roads
Zone R4 High Density Residential “Classified road”	Roads
Zone SP2 Infrastructure and marked “Public Transport corridor”	Roads
Zone RE1 Public Recreation and marked “Local open space”	Recreation areas
Zone RE1 Public Recreation and marked “Regional open space”	Recreation areas
Zone E2 Environmental Conservation and marked “Local environmental conservation”	Environmental facilities

**5.2 Classification and reclassification of public land**

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

**Note.** Under the *Local Government Act 1993*, “public land” is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4:
- does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
  - continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
- those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
  - any reservations that except land out of the Crown grant relating to the land, and

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- (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

**Note.** In accordance with section 30 (2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

**5.3 Development near zone boundaries**

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 1 metre.
- (3) This clause does not apply to:
  - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
  - (b) land within the coastal zone, or
  - (c) land proposed to be developed for the purpose of sex services or restricted premises.
- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:
  - (a) the development is not inconsistent with the objectives for development in both zones, and
  - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.
- (5) This clause does not prescribe a development standard that may be varied under this Plan.

**5.4 Controls relating to miscellaneous permissible uses****(1) Bed and breakfast accommodation**

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

**Note.** Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.

**(2) Home businesses**

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****(3) Home industries**

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.

**(4) Industrial retail outlets**

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) 5% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
  - (b) 400 square metres,
- whichever is the lesser.

**(5) Farm stay accommodation**

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

**(6) Kiosks**

If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 10 square metres.

**(7) Neighbourhood shops**

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 80 square metres.

**(7AA) Neighbourhood supermarkets**

If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.

**(8) Roadside stalls**

If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 8 square metres.

**(9) Secondary dwellings**

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 5% of the total floor area of the principal dwelling.

**(10) Artisan food and drink industry exclusion**

If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed:

- (a) 5% of the gross floor area of the industry, or
  - (b) 400 square metres,
- whichever is the lesser.

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- (1) The objectives of this clause are as follows:
  - (a) to allow architectural roof features that integrate with the building composition and form where the height of the building also satisfies the objectives of clause 4.3 of this Plan.
- (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.
- (3) Development consent must not be granted to any such development unless the consent authority is satisfied that:
  - (a) the architectural roof feature:
    - (i) comprises a decorative element on the uppermost portion of a building, and
    - (ii) is not an advertising structure, and
    - (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and
    - (iv) will cause minimal overshadowing, and
  - (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

**5.7 Development below mean high water mark**

- (1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.
- (2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).

**5.8 Conversion of fire alarms**

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent:
  - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
  - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,

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- (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of:
  - (a) internal alterations to a building, or
  - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause:
 

*private service provider* means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

**5.9, 5.9AA (Repealed)****5.10 Heritage conservation**

**Note.** Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

**(1) Objectives**

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the City of Parramatta,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

**(2) Requirement for consent**

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,



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- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
  - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
  - (d) disturbing or excavating an Aboriginal place of heritage significance,
  - (e) erecting a building on land:
    - (i) on which a heritage item is located or that is within a heritage conservation area, or
    - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
  - (f) subdividing land:
    - (i) on which a heritage item is located or that is within a heritage conservation area, or
    - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) **When consent not required**
- However, development consent under this clause is not required if:
- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
    - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
    - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
  - (b) the development is in a cemetery or burial ground and the proposed development:
    - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
    - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
  - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

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(d) the development is exempt development.

(4) **Effect of proposed development on heritage significance**

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) **Heritage assessment**

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) **Heritage conservation management plans**

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) **Archaeological sites**

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) **Aboriginal places of heritage significance**

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****(9) Demolition of nominated State heritage items**

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(10) Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

**5.11 Bush fire hazard reduction**

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

**Note.** The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

**5.12 Infrastructure development and use of existing buildings of the Crown**

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

**5.13 Eco-tourist facilities**

[Not adopted]

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****5.14 Siding Spring Observatory—maintaining dark sky**

[Not adopted]

**5.15 Defence communications facility**

[Not adopted]

**5.16 Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones**

[Not applicable]

**5.17 Artificial waterbodies in environmentally sensitive areas of operation of irrigation corporations**

[Not applicable]

**5.18 Intensive livestock agriculture**

[Not applicable]

**5.19 Pond-based, tank-based and oyster aquaculture****(1) Objectives**

The objectives of this clause are as follows:

- (a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,
- (b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.

**(2) Pond-based or tank-based aquaculture—matters of which consent authority must be satisfied before granting consent**

The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following:

- (a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,
- (b) in the case of:
  - (i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and
  - (ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and

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- (iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and
  - (iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.
- (3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.
- (4) **Extensive pond-based aquaculture permitted without consent in certain zones**  
Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if:
  - (a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and
  - (b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.
- (5) **Oyster aquaculture—additional matters that consent authority must consider in determining a development application**  
In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider:
  - (a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and
  - (b) the NSW Oyster Industry Sustainable Aquaculture Strategy.
- (6) **Oyster aquaculture permitted without consent in priority oyster aquaculture areas**  
Development for the purpose of oyster aquaculture may be carried out without development consent:
  - (a) on land that is wholly within a priority oyster aquaculture area, or
  - (b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.
- (7) **Definitions**  
In this clause:
 

**aquaculture industry development plan** means an aquaculture industry development plan published under Part 6 of the *Fisheries Management Act 1994*.

**extensive aquaculture** has the same meaning as in the *Fisheries Management (Aquaculture) Regulation 2017*.



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*NSW Oyster Industry Sustainable Aquaculture Strategy* means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry).

*priority oyster aquaculture area* means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the *NSW Oyster Industry Sustainable Aquaculture Strategy*, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.

## Part 6 Additional local provisions—generally

### 6.1 Acid sulfate soils

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the [Acid Sulfate Soils Map](#) as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the *Acid Sulfate Soils Manual* and has been provided to the consent authority.
- (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:
  - (a) a preliminary assessment of the proposed works prepared in accordance with the *Acid Sulfate Soils Manual* indicates that an acid sulfate soils management plan is not required for the works, and
  - (b) the preliminary assessment has been provided to the consent authority

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and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

- (5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):
  - (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
  - (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
  - (c) minor work, being work that costs less than \$20,000 (other than drainage work).
- (6) Despite subclause (2), development consent is not required under this clause to carry out any works if:
  - (a) the works involve the disturbance of less than 1 tonne of soil, and
  - (b) the works are not likely to lower the watertable.

## 6.2 Earthworks

- (1) The objectives of this clause are as follows:
  - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
  - (b) to allow earthworks of a minor nature without requiring separate development consent.
- (2) Development consent is required for earthworks unless:
  - (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or
  - (b) the work is ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks (or to development involving ancillary earthworks), the consent authority must consider the following matters:
  - (a) the likely disruption of, or any detrimental effect on, flooding or existing drainage patterns and soil stability in the locality,
  - (b) the effect of the proposed development on the likely future use or redevelopment of the land,
  - (c) the quality of the fill or the soil to be excavated, or both,

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- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
- (e) the source of any fill material and the destination of any excavated material,
- (f) the likelihood of disturbing relics,
- (g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

**Note.** The *National Parks and Wildlife Act 1974*, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

**6.3 Flood planning**

- (1) The objectives of this clause are as follows:
  - (a) to minimise the flood risk to life and property associated with the use of land,
  - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
  - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
  - (a) is compatible with the flood hazard of the land, and
  - (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
  - (c) incorporates appropriate measures to manage risk to life from flood, and
  - (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
  - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.
- (5) In this clause:
 

**flood planning level** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

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- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity, including the following:
  - (a) protecting native fauna and flora,
  - (b) protecting the ecological processes necessary for their continued existence, including habitat connectivity,
  - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the [Natural Resources Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
  - (a) whether the development is likely to have:
    - (i) any adverse impact on the habitat of any threatened species, populations, ecological community, or regionally significant species of flora, fauna or habitat,
    - (ii) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land,
    - (iii) any adverse impact on the importance of the vegetation and habitat elements on the land to the survival of native fauna, and
    - (iv) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
    - (v) any adverse impact on the condition and role of the vegetation as a habitat corridor, and
  - (b) any appropriate measures proposed to avoid, minimise or mitigate the adverse impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
  - (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
  - (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
  - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

**6.5 Protection of riparian land and waterways**

- (1) The objective of this clause is to maintain the hydrological functions of riparian land, waterways and aquifers, including protecting the following:
  - (a) water quality within waterways,
  - (b) natural water flows,

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- (c) the stability of the bed and banks of waterways,
  - (d) groundwater systems,
  - (e) aquatic and riparian communities and habitats,
  - (f) ecological processes within waterways and riparian areas.
- (2) This clause applies to land identified as “Riparian Land and Waterways” on the [Natural Resources Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
- (a) whether or not the development is likely to have any adverse impact on the following:
    - (i) the water quality and flows within the waterway,
    - (ii) aquatic and riparian species, habitats and ecosystems of the waterway,
    - (iii) the stability of the bed and banks of the waterway,
    - (iv) the free passage of fish and other aquatic organisms within or along the waterway,
    - (v) any future rehabilitation of the waterway and riparian areas, and
    - (vi) the flows, capacity and quality of groundwater systems
  - (b) whether or not the development is likely to increase water extraction from the waterway, and
  - (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
  - (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
  - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

**6.6 Stormwater management**

- (1) The objectives of this clause are as follows:
- (a) to minimise the impacts of urban stormwater on properties, native vegetation and receiving waters,
  - (b) to avoid any adverse impacts on soils and land stability,
  - (c) to protect the environmental and social values of water identified for urban waterways in the Sydney Harbour and Parramatta River and Lane Cove River catchments.



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- (2) Development consent must not be granted to development on any land unless the consent authority is satisfied that the development:
  - (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and
  - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
  - (c) avoids any adverse impacts of stormwater runoff on adjoining properties, native vegetation and receiving waters, including water-based recreation areas, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

**6.7 Foreshore building line**

- (1) The objective of this clause is as follows:
  - (a) to maintain and improve the health of the Parramatta River and its tributaries as natural, cultural and recreational assets,
  - (b) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,
  - (c) to ensure that development considers the prevailing character of the river environment.
- (2) Development consent must not be granted to development on land in the foreshore area except for the following purposes:
  - (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,
  - (b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,
  - (c) development for the purposes of boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).
- (3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied that:
  - (a) the development will contribute to achieving the objectives for the zone in which the land is located, and
  - (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and
  - (c) the development will not cause environmental harm such as:
    - (i) pollution or siltation of the waterway, or
    - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or

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- (iii) an adverse effect on drainage patterns, and
- (d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and
- (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
- (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and
- (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and
- (h) the sea level rise or change of flooding patterns as a result of climate change have been considered.

**6.8 Essential services**

- (1) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:
  - (a) the supply of water,
  - (b) the supply of electricity,
  - (c) the disposal and management of sewage,
  - (d) stormwater drainage or on-site conservation,
  - (e) suitable road access.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.

**6.9 Development on landslide risk land**

- (1) The objective of this clause is to ensure that proposed development on land to which this clause applies is commensurate with the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as “Landslide risk land” on the [Natural Resources Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development’s design is responsive to the constraints of landslide risk, including the following:
  - (a) site layout, including access,
  - (b) the building’s design and construction methods,

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- (c) the amount of cut and fill that will be required,
  - (d) wastewater management, stormwater and drainage across the site,
  - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
- (a) the development is designed and will be sited, constructed and managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
  - (b) wastewater, stormwater and drainage across the site will be managed so as to not affect the rate, volume and quantity of water leaving the land.

**6.10 Restricted premises**

- (1) Development consent must not be granted for development for the purpose of restricted premises if the premises would be located within 100m (measured from the closest boundary of the lot on which the premises is proposed) from any land within a residential zone or RE1 Public Recreation Zone.
- (2) Despite any other provision of this Plan, development consent must not be granted to the carrying out of development for the purpose of restricted premises unless the consent authority is satisfied that:
  - (a) no part of the restricted premises, other than an access corridor, will be located on ground floor level, and
  - (b) no part of the restricted premises or building in which the premises will be situated will be used as a dwelling unless separate access will be available to the dwelling, and
  - (c) any signage related to the premises will be of a size, shape and content that does not interfere with the amenity of the locality, and
  - (d) no other objects, products or goods related to the restricted premises will be visible from outside the premises.
- (3) In deciding whether to grant development consent for the purpose of restricted premises, the consent authority must take into account the impact the proposed development would have on any place that is regularly frequented by children for educational, recreational or cultural activities.

**6.11 Location of sex services premises**

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) Despite any other provision of this Plan, development consent must not be granted to development for the purposes of sex services premises unless the premises are located:
  - (a) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any residence or any land in a

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residential zone, and

- (b) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any place of public worship, hospital, school, centre-based child care facility, community facility or recreation area.
- (3) Development consent must not be granted to development for the purposes of sex services premises in a building that contains a dwelling if any part of the access to the sex services premises is shared with the dwelling.
- (4) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:
  - (a) whether the operation of the sex services premises will be likely to cause a disturbance in the neighbourhood because of its size, location, hours of operation, clients or the number of employees and other people working in it,
  - (b) whether the operation of the sex services premises will be likely to interfere with the amenity of the neighbourhood,
  - (c) whether the operation of the sex services premises will be likely to cause a disturbance in the neighbourhood when taking into account other sex services premises operating in the neighbourhood involving similar hours of operation,
  - (d) the impact the proposed development would have on any place that is regularly frequented by children for educational, recreational or cultural activities that adjoins or is in view of the proposed development.

**6.12 Dual occupancies on land in Zones R2, R3 and R4**

- (1) Despite any other provision of this Plan:
  - (a) development consent must not be granted to development for the purpose of a dual occupancy on land identified on the [Dual Occupancy Prohibition Map](#), and
  - (b) development for the purpose of a dual occupancy (detached) is only permitted on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if the land:
    - (i) contains a heritage item, or
    - (ii) contains 2 street frontages or is a corner lot, or
    - (iii) is located on land shown in red hatching and marked “South Parramatta Conservation Area” on the [Heritage Map](#).

**6.13 Ground floor development in Zones B1 and B2**

- (1) The objective of this clause is to restrict residential accommodation at the street level in certain business zones to enable the provision of a range of commercial and community uses.



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- (2) This clause applies to land in the following zones:
  - (a) Zone B1 Neighbourhood Centre,
  - (b) Zone B2 Local Centre.
- (3) Despite any other provision of this Plan, development consent must not be granted to the erection of a building, or to a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the ground floor of any building facing a street will not be used for the purposes of residential accommodation.
- (4) Subclause (3) does not apply to any part of a building that faces a service lane or is required for entrances and lobbies, access for fire services or vehicular access.

**6.14 Design excellence**

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the City of Parramatta.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as a “Design Excellence Precinct” on the [Design Excellence Map](#).
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the proposed development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
  - (c) whether the proposed development detrimentally impacts on view corridors,
  - (d) the requirements of the *Parramatta Development Control Plan*,
  - (e) how the proposed development addresses the following matters:
    - (i) the suitability of the land for development,
    - (ii) the existing and proposed uses and use mix,
    - (iii) any heritage and archaeological issues and streetscape constraints or opportunities,
    - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
    - (v) the bulk, massing and modulation of buildings,



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- (vi) street frontage heights,
  - (vii) environmental impacts and factors, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind, urban heat and solar reflectivity, water and energy efficiency and water sensitive urban design,
  - (viii) the achievement of the principles of ecologically sustainable development, including the protection and enhancement of urban tree canopy and green infrastructure,
  - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
  - (x) the impact on, and any proposed improvements to, the public domain.
  - (xi) the impact of any special character area,
  - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
  - (xiii) excellence and integration of landscape design,
- (5) Development consent must not be granted to the following development to which this clause applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development:
- (a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),
  - (b) development having a capital value of more than \$100,000,000,
  - (c) development for which the applicant has chosen to have such a competition.
- (6) Subclause (5) does not apply if the Council certifies in writing that the development is one for which an architectural design competition is not required.
- (7) In deciding whether to grant development consent to the development application, the consent authority is to take into account the results of the architectural design competition.

**6.15 Development on certain land at Westmead**

- (1) This clause applies to the land identified as “Area A” on [Key Sites Map](#).
- (2) If development on land to which this clause applies has a frontage to Hawkesbury and Darcy Roads, development consent must not be granted to the development unless at least 30% of the gross floor area of the building is used for a purpose other than residential accommodation.

**6.16 Development on certain land at Granville**

- (1) This clause applies to the land identified as “Area B” on the [Key Sites Map](#).

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- (2) Development consent must not be granted to development on land to which this clause applies involving the erection of a building unless the consent authority is satisfied that the gross floor area of the part of the building that is used for purposes other than residential accommodation will not exceed 4,000 square metres.

**6.17 Underground power lines at Carlingford**

- (1) The objective of this clause is to deliver the highest standard of urban design.
- (2) In determining whether to grant development consent to development on land identified as “Area C” on the [Key Sites Map](#), the consent authority must consider whether all 132kV double circuit electricity power lines in relation to that development will be placed underground.

**6.18 Development requiring the preparation of a development control plan**

- (1) The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.
- (2) This clause applies to development on land identified as “Telopea Precinct” on the [Key Sites Map](#).
- (3) The development control plan must provide for all of the following:
  - (a) design principles drawn from an analysis of the site and its context,
  - (b) heritage conservation, including both Aboriginal and European heritage,
  - (c) encouragement of sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,
  - (d) impact on, and improvements to, the public domain,
  - (e) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,
  - (f) application of the principles of ecologically sustainable development,
  - (g) identification, extent and management of watercourses, wetlands and riparian lands and any buffer areas,
  - (h) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation,
  - (i) opportunities to apply integrated natural water-cycle design and integrated renewable energy design.

**6.19 Arrangements for designated State public infrastructure**

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure to satisfy needs arising from intensive urban development of land.
- (2) This clause applies to the development of land shown on the [Key Sites Map](#) and

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specified in Column 1 of the Table to this clause for a purpose specified opposite that land in Column 2 of the Table.

<b>Column 1</b>	<b>Column 2</b>
<b>Land</b>	<b>Development</b>
Carter Street Precinct	Development for residential accommodation or commercial purposes (including by way of subdivision) that results in an increase in floor space for residential accommodation or commercial purposes.
Telopea Precinct	Development for residential accommodation (whether as part of a mixed use development or otherwise) that results in an increase in the number of dwellings.

- (3) Despite all other provisions of this Plan, development consent must not be granted for development to which this clause applies unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that development.
- (4) This clause does not apply to a development application to carry out development if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).
- (5) In this clause, **designated State public infrastructure** means public facilities or services that are provided or financed by the State (or, if provided or financed by the private sector, to the extent of a financial or an in-kind contribution by the State) of any of the following kinds:
  - (a) State and regional roads,
  - (b) bus interchanges and bus lanes,
  - (c) land required for regional open space,
  - (d) land required for social infrastructure and facilities (such as land for schools, hospitals, emergency services and justice purposes), or land required for such purposes,
  - (e) light rail infrastructure.

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****Part 7 Additional local provisions—Parramatta City Centre**

[NB. Amendments to the provisions in this section are being pursued through the Parramatta CBD Planning Proposal. Should these amendments be made prior to the finalisation of this planning proposal, it is intended they will be carried over into the new consolidated LEP.]

**7.1 Land to which this Part applies**

- (1) This Part applies to all land in Parramatta City Centre, as identified on the [Additional Local Provisions Map](#).
- (2) A provision in this Part prevails over any other provision of this Plan to the extent of any inconsistency.

**7.2 Floor space ratio**

- (1) Despite clause 4.4, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the [Floor Space Ratio Map](#) is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in:
  - (a) if the site area for the development is less than or equal to 1,000 square metres—Column 2 of the table, or
  - (b) if the site area for the development is greater than 1,000 square metres but less than 1,800 square metres—Column 3 of the table, or
  - (c) if the site area for the development is equal to or greater than 1,800 square metres—Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
6:1	4:1	(4 + 2X):1	6:1
8:1	5:1	(5 + 3X):1	8:1
10:1	6:1	(6 + 4X):1	10:1

- (2) For the purposes of Column 3 of the table to subclause (1):  

$$X = (\text{the site area in square metres} - 500) / 1500$$
- (3) This clause does not apply to land marked “Area 8” on the Special Provisions Area Map.

**7.3 Car parking**

- (1) If development for a purpose set out in Column 1 of the table to this subclause includes a car parking space in connection with that use, the development must provide no more than the number of car parking spaces specified opposite that use in Column 2 of that table.

Column 1	Column 2
Proposed use	Maximum number of parking spaces
Centre-based child care	A maximum of 1 parking space to be provided for every 4

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<b>Column 1</b>	<b>Column 2</b>
facilities	child care places
Commercial premises	A maximum of 1 parking space to be provided for every 100 square metres of gross floor area
Drive-in take away food and drink premises with seating	A maximum of 1 parking space to be provided for every 10 square metres of gross floor area or 1 parking space to be provided for every 6 seats (whichever is the lesser)
Health consulting rooms	A maximum of 1 parking space to be provided for every 300 square metres of gross floor area
Hostels and residential care facilities	A maximum of 1 parking space to be provided for every 10 beds plus 1 parking space to be provided for every 2 employees plus 1 parking space to be provided that is suitable for an ambulance
Hotel accommodation	A maximum of 1 parking space to be provided for every 5 hotel rooms or suites plus 1 parking space to be provided for every 3 employees
Motels	A maximum of 1 parking space to be provided for every 2 motel rooms or suites plus 1 parking space to be provided for every 3 employees
Multi dwelling housing and residential flat buildings: 1, 2 and 3 bedrooms	A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors
Restaurants or cafes	A maximum of 1 parking space to be provided for every 10 square metres of gross floor area or 1 parking space to be provided for every 4 seats (whichever is the lesser)
Seniors housing (other than residential care facilities)	A maximum of 1 parking space to be provided for every 10 dwellings plus 1 parking space to be provided for every 10 dwellings for visitors
Shops	A maximum of 1 parking space to be provided for every 30 square metres of gross floor area
Warehouses or distribution centres	A maximum of 1 parking space to be provided for every 300 square metres of gross floor area
(2) The number of car parking spaces to be provided under subclause (1) is to be calculated by including any existing car parking spaces.	
(3) The consent authority may approve additional car parking spaces in excess of the number of car parking spaces calculated under subclause (2), but only if the additional car parking spaces approved are to be included as part of the building's gross floor area, whether the space is below or above ground level (existing).	
(4) If the consent authority is satisfied that there are car parking spaces in excess of the requirements of the occupiers of an existing building, the consent authority may grant development consent to the use of those car parking spaces by persons	



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other than the occupiers of the building.

- (5) Subclause (3) does not apply to a public car parking station owned by the Council.

**7.4 Sun access**

- (1) The objective of this clause is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing.
- (2) The consent authority must not grant consent to development on any land if the consent authority is satisfied that the development will result in any additional overshadowing, between 12 noon and 2pm, on Parramatta Square, being the land at Parramatta Square shown with blue hatching on the [Sun Access Protection Map](#).
- (3) If the consent authority considers that development that is the subject of a development application is likely to cause excessive overshadowing of the Lancer Barracks site or Jubilee Park, it must take into consideration the relevant sun access plane controls specified for that land in section 4.3.3 of the Parramatta Development Control Plan in determining that development application.
- (4) This clause applies despite clause 7.11 (2) (f).

**7.5 Serviced apartments**

- (1) Development consent must not be granted to development on land in Zone B3 Commercial Core for the purpose of the strata subdivision of a building or part of a building that is or has been used for serviced apartments.
- (2) Development consent must not be granted to development on land in Zone B4 Mixed Use for the purpose of the strata subdivision of a building or part of a building that is or has been used for serviced apartments, unless the consent authority is satisfied that the following design principles are achieved for the development as if it were a residential flat development:
  - (a) the design quality principles set out in Schedule 1 to *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*,
  - (b) the design principles of the *Apartment Design Code* (within the meaning of that Policy).
- (3) Development consent must not be granted to development for the purpose of serviced apartments on the following land, comprising the eastern part of the land bounded by Macquarie Street, Smith Street, Darcy Street and Church Street, Parramatta:
  - (a) any part of Lot 2, DP 1192394 that is in Zone B3 Commercial Core (eastern part of Civic Place),
  - (b) Lot 1, DP 863571 (153 Macquarie Street, Parramatta),
  - (c) Lot 1, DP 1192394 (169 Macquarie Street, Parramatta),
  - (d) Lot 1, DP 1136922 (1 Smith Street, Parramatta).

Consolidated Parramatta LEP – Potential Draft Provisions – **GUIDE ONLY****7.6 Airspace operations**

- (1) The objective of this clause is to protect airspace around airports.
- (2) This clause applies to land identified as “Area 3”, “Area 6” or “Area 7” on the [Special Provisions Area Map](#).
- (3) The consent authority must not grant development consent to development that is a controlled activity within the meaning of Division 4 of Part 12 of the *Airports Act 1996* of the Commonwealth on land to which this clause applies unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.

**Note.** Controlled activities include the construction or alteration of buildings or other structures that cause an intrusion into prescribed airspace (being generally airspace around airports). Controlled activities cannot be carried out without an approval granted under regulations made for the purposes of Division 4 of Part 12 of the *Airports Act 1996* of the Commonwealth.

**7.7 Development on land at Church and Early Streets, Parramatta**

- (1) This clause applies to the following land:
  - (a) land at 83 Church Street, Parramatta, being Lot 10, DP 733044 and at 44 Early Street, Parramatta, being Lot B, DP 304570 (Site 1),
  - (b) land at 63 Church Street, Parramatta, being Lot 20, DP 732622 (Site 2).
- (2) The objectives of this clause are to ensure that development on land to which this clause applies:
  - (a) provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for commercial purposes, and
  - (b) does not adversely impact the amenity of the precinct by reason of the scale and bulk of the development.
- (3) Development consent must not be granted for development (including staged development) for the purposes of a new building, or extension of an existing building, on Site 1 unless the following conditions are satisfied:
  - (a) at least 40% of the gross floor area of Site 1 is used for a purpose other than residential accommodation or serviced apartments,
  - (b) the floor space ratio of Site 1 does not exceed:
    - (i) if the development includes a basement to be used for commercial purposes—7.2:1, or
    - (ii) in any other case—6.4:1,
  - (c) the gross floor area of each storey of a building above a height of 40 metres does not exceed 700 square metres.
- (4) Development consent must not be granted for development (including staged development) for the purposes of a new building, or extension of an existing building, on Site 2 unless at least 40% of the gross floor area of Site 2 is used for a purpose other than residential accommodation or serviced apartments.

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- (1) This clause applies to land marked “Area 3” on the [Special Provisions Area Map](#).
- (2) Despite clauses 4.3, 4.4 and 7.10 (5), the consent authority may grant consent to development on land to which this clause applies, but only if the consent authority is satisfied that the gross floor area of any resulting building will not be greater than 95,000 square metres and of that gross floor area:
  - (a) not less than 10% will be used for common areas such as common rooms, communal gardens, corridors, foyers and recreation facilities (indoor), and
  - (b) not less than 5% will be used for private open space.

**7.9 Development on land at 189 Macquarie Street, Parramatta**

- (1) This clause applies to land marked “Area 4” on the [Special Provisions Area Map](#).
- (2) Despite clauses 4.3, 4.4 and 7.10 (5), the consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if:
  - (a) the design of the building or alteration is the result of a competitive design process as required by clause 7.10 (5), and
  - (b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 7.10 (4), and
  - (c) the development continues to include a public car park on the site (the area of which is not subject to paragraphs (e) and (f)), and
  - (d) the development does not result in a building with a building height that exceeds 91.3 metres above natural ground level, and
  - (e) the development does not result in a building with a gross floor area that exceeds 36,000 square metres, excluding any floor space used only for private balconies and communal open space, and
  - (f) the development does not result in a building with a gross floor area that exceeds 2,750 square metres that is used for the purposes of communal open space and private balconies.

- (3) In this clause:

**communal open space** means areas for the purpose of recreation for use by building tenants, including gymnasiums, common rooms and communal gardens.

**private balcony** means a balcony, terrace, deck or winter garden (whether unenclosed, partially enclosed or wholly enclosed) that is attached to a dwelling for private use.

**7.9A Development of land at 7 Charles Street and 116 Macquarie Street, Parramatta**

- (1) This clause applies to Lots 3 and 4, DP 17466 (7 Charles Street) and Lot 12, DP 706694 (116 Macquarie Street), Parramatta.

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- (2) Development consent must not be granted to the erection of a building on land to which this clause applies unless the consent authority is satisfied that at least 6,000 square metres of the floor space of the building will be used for commercial premises.

**7.10 Design Excellence—Parramatta City Centre**

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land to which this Part applies.
- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
  - (c) whether the proposed development detrimentally impacts on view corridors,
  - (d) the requirements of the *Parramatta Development Control Plan*,
  - (e) how the proposed development addresses the following matters:
    - (i) the suitability of the land for development,
    - (ii) the existing and proposed uses and use mix,
    - (iii) any heritage and archaeological issues and streetscape constraints or opportunities,
    - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
    - (v) the bulk, massing and modulation of buildings,
    - (vi) street frontage heights,
    - (vii) environmental impacts and factors, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind, urban heat and solar reflectivity, water and energy efficiency and water sensitive urban design,
    - (viii) the achievement of the principles of ecologically sustainable development, including the protection and enhancement of urban tree canopy and green infrastructure,



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- (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
  - (x) the impact on, and any proposed improvements to, the public domain,
  - (xi) the impact on any special character area,
  - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
  - (xiii) excellence and integration of landscape design.
- (5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development:
- (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres,
  - (b) development on a site greater than 1,000 square metres and up to 1,800 square metres seeking to achieve the maximum floor space ratio identified on the [Floor Space Ratio Map](#), where amalgamation with adjoining sites is not physically possible,
  - (c) development having a capital value of more than \$10,000,000 on a “Key site” identified on the [Key Sites Map](#),
  - (d) development having a capital value of more than \$100,000,000 on any other site,
  - (e) development for which the applicant has chosen such a process.
- (6) A competitive design process is not required under subclause (5) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances and that the development:
- (a) involves only alterations or additions to an existing building, and
  - (b) does not significantly increase the height or gross floor area of the building, and
  - (c) does not have significant adverse impacts on adjoining buildings and the public domain, and
  - (d) does not significantly alter any aspect of the building when viewed from public places.
- (7) If, before the commencement of this clause, the Secretary issued a certificate under clause 22B (5) of *Parramatta City Centre Local Environmental Plan 2007* for any development to which subclause (5) of this clause applies, then subclause (5) of this clause does not apply to that development.
- (8) If the design of a new building, or an external alteration to an existing building, is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence, it may grant



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development consent to the erection of the new building, or the alteration to the existing building, with:

- (a) in any case—a building height that exceeds the maximum height shown for the land on the [Height of Buildings Map](#) or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#) (or both) by up to 15%, or
- (b) if the proposal is for a building containing entirely non-residential floor space in Zone B4 Mixed Use—a building height that exceeds the maximum height shown for the land on the [Height of Buildings Map](#) or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 25%.

- (9) In this clause:

***building or alteration exhibits design excellence*** means a building where the design of the building (or the design of an external alteration to the building) is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence.

***competitive design process*** means an architectural design competition carried out in accordance with procedures approved by the Secretary of the Department of Planning, Industry and Environment.

#### 7.11 Development on land at 153 Macquarie Street and part of 1A Civic Place, Parramatta

- (1) This clause applies to land marked “Area 5” on the [Special Provisions Area Map](#).
- (2) The consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if:
  - (a) the design of the building or alteration is the result of a competitive design process as required by clause 7.10 (5), and
  - (b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 7.10 (4), and
  - (c) the development does not result in a building with a gross floor area that exceeds 46,200 square metres, and
  - (d) at least 90% of the floor space of the building will be used for business premises, office premises or retail premises, and
  - (e) no part of the building will be used for residential purposes, and
  - (f) the development does not result in any additional overshadowing on the land shown with blue hatching on the [Sun Access Protection Map](#) between 12 noon and 2pm on 21 June in each year.

#### 7.12 Development on land at 180 George Street, Parramatta

- (1) This clause applies to land marked “Area 6” on the [Special Provisions Area Map](#).

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- (2) Despite clauses 4.4 and 7.2, the minimum floor space ratio for a building on land to which this clause applies that is used for any of the following purposes is 1:1:
  - (a) commercial premises,
  - (b) tourist and visitor accommodation,
  - (c) centre-based child care facilities,
  - (d) serviced apartments.
- (3) Despite clause 7.3, the maximum number of car parking spaces for residential accommodation on land to which this clause applies is as follows:
  - (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (4) Despite clause 7.3, the maximum number of car parking spaces for a building on land to which this clause applies that is used for the purposes of commercial premises, tourist and visitor accommodation, centre-based child care facilities or serviced apartments, and has a floor space ratio greater than 3.5:1, is to be calculated using the following formula:

$$M = (G \times A) \div (50 \times T)$$

where:

**M** is the maximum number of parking spaces, and

**G** is the gross floor area of all commercial premises, tourist and visitor accommodation, centre-based child care facilities and serviced apartments in the building in square metres, and

**A** is the site area in square metres, and

**T** is the total gross floor area of all buildings on the site in square metres.

### 7.13 Development on land at 2–10 Phillip Street, Parramatta

- (1) This clause applies to land marked “Area 7” on the [Special Provisions Area Map](#).
- (2) The consent authority may, despite any other provision of this Plan, grant consent to the erection of a building on land to which this clause applies that has a floor space ratio that exceeds the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#) by an amount of up to 5.5:1, but only if the consent authority is satisfied that the additional floor area will be used only for the purposes of hotel or motel accommodation or commercial premises.
- (3) The consent authority must not grant consent to the erection of a new building on land to which this clause applies unless the consent authority is satisfied that part of the building will be used for the purposes of commercial premises and that part will have a minimum gross floor area that equates to a floor space ratio of 1:1.
- (4) Gross floor area that is to be used for the purposes of commercial premises may

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be counted only for the purposes of satisfying subclause (2) or (3), but not for the purposes of satisfying both those subclauses.

- (5) Despite clause 7.3, the maximum number of car parking spaces permitted for a building on land to which this clause applies is the number permitted under subclauses (6) and (7).
- (6) The maximum number of car parking spaces for residential accommodation in the building is as follows:
  - (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (7) The maximum number of car parking spaces for hotel or motel accommodation or commercial premises in the building is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1):

$$M = (G \times A) \div (50 \times T)$$

where:

**M** is the maximum number of parking spaces, and

**G** is the gross floor area of all hotel or motel accommodation or commercial premises in the building in square metres, and

**A** is the site area in square metres, and

**T** is the total gross floor area of all buildings on the site in square metres.

#### **7.14 Car parking for certain land in Parramatta City Centre**

- (1) This clause applies to the following land:
  - (a) Lot 1, DP 1041242, 220 Church Street, Parramatta,
  - (b) Lot 1, DP 702291, 230 Church Street, Parramatta,
  - (c) Lot B, DP 394050, 48 Macquarie Street, Parramatta.
  - (d) Lot 11, DP 1115358, Lot 30, DP 1115365 and Lot 20, DP 1115360, 184–188 George Street, Parramatta.
- (2) The maximum number of car parking spaces for residential accommodation in a building on land to which this clause applies is as follows:
  - (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (3) The maximum number of car parking spaces for non-residential premises in a building on land to which this clause applies is to be calculated using the following formula (but only if the building has a floor space ratio greater than

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3.5:1):

$$M = (G \times A) \div (50 \times T)$$

where:

**M** is the maximum number of parking spaces.

**G** is the gross floor area of all non-residential premises in the building in square metres.

**A** is the site area in square metres.

**T** is the total gross floor area of all buildings on the site in square metres.

- (4) This clause applies despite clause 7.3.

#### **7.15 Development on land at 2–6 Hassall Street, Parramatta**

- (1) This clause applies to land at 2–6 Hassall Street, Parramatta, being Lot 22, DP 608861, Lot 62, DP 1006215 and Lot 7, DP 128820.

- (2) The maximum number of car parking spaces for commercial premises and educational establishments in a building on land to which this clause applies is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1)—

$$M = (G \times A) \div (50 \times T)$$

where—

**M** is the maximum number of parking spaces, and

**G** is the gross floor area of all commercial premises and educational establishments in the building in square metres, and

**A** is the site area in square metres, and

**T** is the total gross floor area of all buildings on the site in square metres.

- (3) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies unless the consent authority is satisfied that—
- (a) the building complies with the following standards (but only if the building has a gross floor area that exceeds 10,000 square metres)—
    - (i) the energy target is a maximum 140 kg/m<sup>2</sup> per year,
    - (ii) the water target is a maximum 0.65 kL/m<sup>2</sup> per year, and
  - (b) the building utilises a dual water reticulation system containing pipes for potable water and recycled water for all internal and external water uses.

- (4) This clause applies despite clause 7.3.

#### **7.16 Development on land at 12A Parkes Street, Harris Park**

- (1) This clause applies to land marked “Area 8” on the Special Provisions Area Map.
- (2) The consent authority must not grant consent to the erection of a new building on land to which this clause applies unless, in addition to being satisfied of the

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matters mentioned in clause 6.3 (3) in relation to the development on the land, the consent authority is satisfied that the building:

- (a) contains an area that is:
    - (i) located above the probable maximum flood level, and
    - (ii) connected to an emergency electricity and water supply, and
    - (iii) of sufficient size to provide refuge for all occupants of the building (including residents, workers and visitors), and
  - (b) has an emergency access point to the land that is above the 1% annual exceedance probability event, and
  - (c) is able to withstand the forces of floodwaters, debris and buoyancy resulting from a probable maximum flood event.
- (3) Despite clause 7.3, the maximum number of car parking spaces permitted for a building on land to which this clause applies is the number permitted under subclauses (4) and (5).
- (4) The maximum number of car parking spaces for residential accommodation in the building is as follows:
- (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (5) The maximum number of car parking spaces for commercial premises in the building is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1):
- $$M = (G \times A) \div (50 \times T)$$
- where:
- M** is the maximum number of parking spaces.
- G** is the gross floor area of all hotel or motel accommodation or commercial premises in the building in square metres.
- A** is the site area in square metres
- T** is the total gross floor area of all buildings on the site in square metres.
- (6) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government



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(Clause 2.5)

- 1 Use of certain land at 181 James Ruse Drive, Camellia**
  - (1) This clause applies to land identified as “APU1” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purposes of shops is permitted with development consent.
- 2 Use of certain land at Camellia and Rosehill**
  - (1) This clause applies to land identified as “APU2” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purposes of shops is permitted with development consent.
- 3 Use of certain land at Midson Road, Eastwood**
  - (1) This clause applies to land identified as “APU 3” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purposes of multi dwelling housing and residential flat buildings is permitted with development consent.
- 4 Use of certain land at 15A Cowells Lane, Ermington**
  - (1) This clause applies to land identified as “APU4” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purposes of multi dwelling housing is permitted with development consent.
- 5 Use of certain land at North Parramatta**
  - (1) This clause applies to land identified as “APU5” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purposes of restaurants or cafes and office premises is permitted with development consent.
- 6 Use of certain land at Argyle Street, Parramatta**
  - (1) This clause applies to land identified as “APU6” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purpose of a residential flat building is permitted with development consent, but only if:
    - (a) no more than 40% of the gross floor area of the building is used for the purposes of residential accommodation, and
    - (b) at least 40% of the gross floor area of the building is used for the purposes of retail premises and business premises.
- 7 Use of certain land at Church Street, Parramatta**
  - (1) This clause applies to land identified as “APU7” on the [Additional Permitted Uses Map](#).
  - (2) Development for the purpose of retail premises is permitted with development

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consent.

**8 Use of certain land at 163–165 George Street, Parramatta**

- (1) This clause applies to land identified as “APU8” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of centre-based child care facilities, community facilities, function centres, office premises and restaurants or cafes is permitted with development consent.

**9 Use of certain land at Parramatta**

- (1) This clause applies to land identified as “APU9” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of light industries that carry out research and development activities on a commercial basis and office premises is permitted with development consent.

**10 Use of certain land at Grand Avenue, Rosehill**

- (1) This clause applies to certain land identified as “APU10” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of office premises and shops is permitted with development consent.

**11 Use of certain land at 4–6 Barden Street, Northmead**

- (1) This clause applies to land identified as “APU11” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of business premises, medical centres and office premises is permitted with development consent.

**12 Use of certain land at Carlingford, Ermington, Harris Park, Northmead and Rydalmere**

- (1) This clause applies to land identified as “APU12” on the [Additional Permitted Uses Map](#).
- (2) Development for the purpose of centre-based child care facilities is permitted with development consent.

**13 Use of certain land at 111–113 Victoria Road, Parramatta**

- (1) This clause applies to land identified as “APU13” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of commercial premises is permitted with development consent.

**14 Development of certain land at Wentworth Point**

- (1) This clause applies to land identified as “APU 14” on the [Additional Permitted Uses Map](#).
- (2) Development for any of the following purposes is permissible with development consent:
  - (a) boat building and repair facilities,

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- (b) boat launching ramps,
- (c) boat sheds,
- (d) marinas.

**15 Use of certain land at 16 Masons Drive, North Parramatta**

- (1) This clause applies to land identified as “APU15” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of the use of Yurora House for hotel or motel accommodation is permitted with development consent.
- (3) Development consent under subclause (2) may only be granted if the number of rooms contained in Yurora House for hotel or motel accommodation will not exceed 10.

**16 Use of certain land at Pembroke Street and Chambers Court, Epping**

- (1) This clause applies to land identified as “APU16” on the [Additional Permitted Uses Map](#).
- (2) Development for the purpose of residential flat buildings is permitted with development consent if the consent authority is satisfied that the ground floor of any such building will be used only for the purpose of a community facility.

**17 Use of certain land at 175 Burnett Street, Mays Hill**

- (1) This clause applies to land identified as “APU17” on the [Additional Permitted Uses Map](#).
- (2) Development for the purpose of boarding houses is permitted with development consent.

**18 Use of certain land at 14 and 16 Maida Road, Epping**

- (1) This clause applies to land identified as “APU18” on the Additional Permitted Uses Map.
- (2) Development for the purpose of residential flat buildings is permitted with development consent.

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(Clause 3.1)

**Note 1.** *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

**Note 2.** Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

**Temporary events on council land (including markets)**

- (1) Development for the purposes of temporary uses including community events (such as ceremonies, cultural celebrations, exhibitions, fetes, fairs, gatherings, markets or sporting events), commercial events and festivals.
- (2) Must be carried out with Council's prior written consent on land owned by, or under the care or control of, the Council.
- (3) Must not be for more than 28 days (whether or not consecutive days) in any 12 month period. Within the Parramatta City Centre, as identified on the [Additional Local Provisions Map](#), a maximum period of 52 days (whether or not consecutive days) in any 12 month period applies.
- (4) Must operate only between 7.00 am and midnight.
- (5) Must not include permanent physical change to the fabric of the location where the use occurs. At the end of the temporary use the land must be restored to the condition in which it was before the commencement of the use.
- (6) Must maintain emergency vehicle access to and around the premises.
- (7) Must not restrict pedestrian access to shops, public facilities or the foreshore unless alternative access is provided.
- (8) Must not prevent pedestrian access to existing footpaths unless alternative pedestrian pathways are provided (alternative pedestrian pathways are to have physical barriers erected between the pathway and any adjoining road).
- (9) Must undertake and submit to Council a risk assessment and emergency management plan addressing, to the satisfaction of Council, issues relevant to the site such as flood and bushfire hazard, and provide notifications to appropriate emergency services.
- (10) Must not include the clearing or disturbance of vegetation on the road or land.

**Note 1.** Events that do not involve the erection of a temporary structure, the erection of an amusement device or disruption to normal traffic and pedestrian flows and are events for which the land has been designed do not need to meet the above requirements. (For example, family picnics, regular sports training or games, casual exercise and passive enjoyment of a park.)

**Note 2.** If on community land, the use may need to be approved under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993*. Other provisions of the *Local Government Act 1993* may also apply, including provisions relating to plans of management and alcohol free zones

**Advertising on bus shelters**

- (1) The display of commercial advertisements on bus shelters owned or managed by Council.

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(Clause 3.2)

**Note.** *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

**Part 1 Types of development**

(When this Plan was made this Part was blank)

**Part 2 Complying development certificate conditions**

**Note.** Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

**General conditions**

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.



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(Clause 5.2)

**Part 1 Land classified, or reclassified, as operational land—no interests changed**

Column 1 Locality	Column 2 Description
Nil	

**Part 2 Land classified, or reclassified, as operational land—interests changed**

Column 1 Locality	Column 2 Description	Column 3 Any trusts etc not discharged
Nil		

**Part 3 Land classified, or reclassified, as community land**

Column 1 Locality	Column 2 Description
Nil	

**Schedule 5 Environmental heritage**

(Clause 5.10)

**Part 1 Heritage items**

Suburb	Item name	Address	Property description	Significance	Item No
Baulkham Hills	Baulkham Hills Public School	1 Russell Street	SP 86046	Local	I001
Beecroft	House	66 Murray Farm Road	Lot 42, DP 16525	Local	I002
Beecroft	House	107A Murray Farm Road	Lot 2, DP 512307	Local	I003
Beecroft	Devlins Creek Bushland Reserve	Orchard Road	Lot 12, DP 202546; Lot 1, DP 841495; Lot 66, DP 218185; Lot 72, DP 503715; Lots 2 and 46, DP 217863; Lot 75, DP 506963	Local	I004
Beecroft	Street trees	Orchard Road	Road reserve	Local	I005
Camellia	Clyde Carlingford Rail Bridge abutments	1A Grand Avenue (north of)		Local	I006
Camellia	Grave of Eliner Magee and child	1 Grand Avenue	Lot 1, DP 226202; Lot 102, DP 1146308	Local	I007
Camellia	Beecroft—Cheltenham Heritage Conservation Area	39 and 41 Grand Avenue	Lots 1 and 2, DP 615549	Local	I008
Camellia	Tram alignment	Grand Avenue		Local	I009
Camellia	Sewage Pumping Station 67	1B Grand Avenue	Lot 2, DP 430623	State	I01643
Camellia (and Ermington; Parramatta; and Rydalmere)	Wetlands	Parramatta River		Local	I010
Carlingford	Former St Paul's Anglican Church	346 Marsden Road	SP 15844	State	I00056
Carlingford	Galarangi Reserve	130 Evans Road	Lot 1565, DP 32105	Local	I011
Carlingford	Bushland	141 Evans Road	Part Lot 1566, DP 32105	Local	I012
Carlingford	Stone fence post (adjacent to fence of No 62)	64 Honiton Avenue	Lot 1, DP 854718	Local	I013
Carlingford	Remnant bushland	70A Honiton Avenue	Lot 17, DP 251661	Local	I014
Carlingford	Stone bridge Fitzgerald Forest	71 and 74 (rear of) Honiton Avenue	Lots 11 and 14, DP 251661	Local	I015
Carlingford	Stone cottage	187 Marsden Road	Lot 75, DP 30610	Local	I016
Carlingford	Uniting Church	203 Marsden Road	Lot 3, DP 585674	Local	I017
Carlingford	Timber cottage	205 Marsden Road	Lot 1, DP 770483	Local	I018

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Suburb	Item name	Address	Property description	Significance	Item No
Carlingford	Dalmar Children's Home and treed accessway	3 Dalmar Place and Madison Avenue	Part Lot 1, DP 270263; Lot 11, DP 1004158	Local	I019
Carlingford	Gaskie-Ben	228 Marsden Road	Lot 1, DP 223742	Local	I020
Carlingford	St Paul's Church Cemetery	233 Marsden Road	Lots 1 and 2, DP 1023389	Local	I021
Carlingford	Brick house	262 Marsden Road	Lot 4, DP 128360	Local	I022
Carlingford	Water tanks and Water Board cottage	263A and 265 Marsden Road	Lot 1, DP 745083; Lot 6, DP 130713	Local	I023
Carlingford	Carlingford Public School (and Macquarie Community College)	263 Marsden Road and 5 Rickard Street	Lot 12, DP 864496; Lot 11, DP 864495	Local	I024
Carlingford	Grandview	300 and 300A Marsden Road	SP 50843; Lot 4, DP 815015	Local	I025
Carlingford	Mobbs Hill Reserve	322A Marsden Road	Lot 1, DP 130346	Local	I026
Carlingford	Eric Mobbs Memorial	356 Marsden Road	Lots 3–6, DP 8332; Lot 1, DP 122181	Local	I027
Carlingford	Carlingford Memorial Park	362 Marsden Road	Lots 1–9, DP 128538	Local	I028
Carlingford	Timber cottage	228 Pennant Hills Road	Lot 3, DP 528010	Local	I029
Carlingford	K13 Memorial	304 Pennant Hills Road	Lots 32 and 33, DP 27262	Local	I030
Carlingford	Alandale	10 Rickard Street	Lot 12, DP 1114320	Local	I031
Carlingford	Woodlands	1 Tintern Avenue	Lot D, DP 26169	Local	I032
Carlingford	Timber house	32 Tomah Street	Lot 1, DP 410508	Local	I033
Carlingford	La Mascotte	40 Tomah Street	Lot 2, DP 217146	Local	I034
Carlingford	"Havilah", stables	25 Bevan Place	Lot 202, DP 803443	Local	I035
Carlingford	"Havilah House"	29 Bevan Place	Lot 3, DP 788924	Local	I036
Carlingford	House and outbuilding	381 North Rocks Road	Lot 12, DP 542855	Local	I037
Carlingford	House	157 Pennant Hills Road	Lot 1, DP 19868	Local	I038
Carlingford	House	159 Pennant Hills Road	Lot 1, DP 1100015	Local	I039
Carlingford	Carlingford Stock Feeds	1 Thallon Street	Lot 1, DP 1147407 and Lot 2, DP 503904	Local	I040
Carlingford	House	557A North Rocks Road	Lot 1, DP 827063	Local	I041
Carlingford	Street trees	Plympton Road	Road reserve (between Calool Road and Coverdale Street)	Local	I042
Carlingford	Ray Park	26X Plympton Road	Part Lot 2, DP 500461; Lot 12, DP 237797	Local	I043
Cheltenham	Bushland	Sutherland Road	Public reserve (southern end—along Devlin's Creek)	Local	I044

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Suburb	Item name	Address	Property description	Significance	Item No
Constitution Hill	Mount Dorothy Reservoir	21A Caloola Road	Lots 54–56, DP 8850	State	I01329
Constitution Hill (and Wentworthville)	Arrunga Reserve—Toongabbie Creek	27 Chetwyn Place and 4 Harris Road, Constitution Hill; 48 Mayfield Street, Wentworthville	Lot 7024, DP 1028205; Lot 45, DP 219109; Lot 12, DP 856154	Local	I045
Dundas	Dundas Railway Station Group	Station Street		State	I01133
Dundas	Rapanea Community Forest	34 Brand Street	Lot 10, DP 31752; Lot 1642, DP 214707	Local	I046
Dundas	Cumberland Builders Bowling Club	9–13 Elder Road	Lot 1, DP 541476	Local	I047
Dundas	Single storey residence	33 Elder Road	Lot A, DP 413671	Local	I048
Dundas	Victorian house	98 Kissing Point Road	Lot 5, DP 38734	Local	I049
Dundas	Single storey residence	25 Station Street	Lot 1, DP 215527	Local	I050
Dundas	Single storey residence	27 Station Street	Lot 1, DP 128170	Local	I051
Dundas	Single storey residence	311 Kissing Point Road	Lot B, DP 364011	Local	I052
Dundas Valley	Former quarry	31A Alexander Street and 21B Yates Avenue (Sir Thomas Mitchell Reserve)	Part Lot V, DP 36698; Lot 1134, DP 36698	Local	I053
Dundas Valley	Lauriston Reception House	146 Marsden Road	Lot 1, DP 1125573	Local	I054
Dundas Valley	Dundas Baptist Church	154 Marsden Road	Lot 1, DP 966794	Local	I055
Dundas Valley	Single storey residence	154 Marsden Road	Lot 26, DP 662991	Local	I056
Dundas Valley	Former Dundas Municipal Council Chambers	156 Marsden Road	SP 78361	Local	I057
Dundas Valley	Former alignment of Marsden Road	160–162 Marsden Road		Local	I058
Eastwood	Eastwood Brickyards	37 Midson Road	Part Lot 1 and Lot 5, DP 270605	Local	I059
Eastwood	Milton Avenue Group	18, 27 and 29A Milton Avenue	Lots 28 and 82, DP 7004; Lot 1, DP 1110334	Local	I060
Eastwood	Hughes Road Group (Valley Road)	4, 6 and 8 Valley Road	Lots 5–7, DP 7004	Local	I061
Epping	“Kooringa” and garden	8 Abuklea Road	Lot 1, DP 19798	Local	I062
Epping	House	21–23 Abuklea Road	Lot 14, DP 209831	Local	I063
Epping	House	32 Abuklea Road	Lot A, DP 411486	Local	I064
Epping	Bushland	Beecroft Road	Road reserve (between Carlingford Road and Kandy Avenue)	Local	I065
Epping	Forest Park	723X Blaxland Road	Lots 365 and 366, DP 752028	Local	I066

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Suburb	Item name	Address	Property description	Significance	Item No
Epping	"Araluen"	2–4 Brigadoon Court	Lot 8, DP 221577; Lot 102, DP 869433	Local	I067
Epping	House	72 Carlingford Road	Lot 1, DP 223691	Local	I068
Epping	"Armagh"	82 Carlingford Road	Lot A, DP 346625	Local	I069
Epping	House	88 Carlingford Road	Lot 2, DP 7370	Local	I070
Epping	Epping West Public School—original building dated 1927 (excluding other buildings and grounds)	96–104 Carlingford Road	Lot 1, DP 161495; Lot 1, DP 122509; Lot 11, DP 1099882	Local	I071
Epping	Street trees	Chester Street	Road reserve (east of Norfolk Street)	Local	I072
Epping	House and garden	21 Chester Street	Lot 31, DP 850660	Local	I073
Epping	House and garden	23 Chester Street	Lot 21, DP 262348	Local	I074
Epping	Garden	27A Chester Street	Lot 2, DP 541220	Local	I075
Epping	"Snaresbrook"	45 Chester Street	Lot 1, DP 536152	Local	I076
Epping	House	57 Chester Street	Lot 1, DP 943999	Local	I077
Epping	House	70 Chester Street	Lot 2, DP 519149	Local	I078
Epping	Street trees	Dorset Street	Road reserve	Local	I079
Epping	House	5 Dorset Street	Lot G, DP 443977	Local	I080
Epping	House	15 Dorset Street	Lot 2, DP 1101289	Local	I081
Epping	Street trees and bushland	Epping Road	Road reserve (between Terry's Creek and Pembroke Street)	Local	I082
Epping	Rockleigh Park—public reserve	5X Essex Street	Lot 3, DP 847018	Local	I083
Epping	"Asheldom"	47 Essex Street	Lot 100, DP 860370	Local	I084
Epping	House	76 Essex Street	Lot A, DP 371633	Local	I085
Epping	House	84 Essex Street	Lot 44, DP 6719	Local	I086
Epping	Terry's Creek crossing and bushland	"Vimiera Park"—121X Essex Street	Lot 7304, DP 1145642	Local	I087
Epping	Slab hut	78 Kent Street	Lot 1, DP 350308	Local	I088
Epping	House	167 Midson Road	Lot 1, DP 362225	Local	I089
Epping	Epping Public School—original building dated 1901 (excluding other buildings and grounds)	27–33 Pembroke Street	Lots 4–13, Section 13, DP 758390	Local	I090
Epping	House and garden	9 Norfolk Road	Lot 1, DP 1012652	Local	I091



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Suburb	Item name	Address	Property description	Significance	Item No
Epping	House	33 Norfolk Road	Lot 3, DP 19844; Lot B, DP 356130	Local	I092
Epping	“Gwydir”	40 Norfolk Road	Lot 1, DP 942564	Local	I093
Epping	“Glenorie”	44 Norfolk Road	Lot 3, DP 554665	Local	I094
Epping	“School of Arts” and garden	9 Oxford Street	Lots 2–4, DP 1118567; Lot 1, DP 173145	Local	I095
Epping	Shops	10–16 Oxford Street	Lots B–D, DP 385600; Lot 102, DP 800177	Local	I096
Epping	Our Lady Help of Christians Church	31 Oxford Street	Lot 24, Section 1, DP 758390	Local	I097
Epping	House	48 Oxford Street	Lot 1, DP 206646	Local	I098
Epping	Chester Street Uniting Church and grounds	56A Oxford Street	Lots A and D, DP 936032	Local	I099
Epping	House	73A Oxford Street	Lot 2, DP 840716	Local	I100
Epping	“Folkestone”	87 Oxford Street	Lot 2, DP 203268	Local	I101
Epping	House and garden	93 Oxford Street	Lot 11, Section 9, DP 758390	Local	I102
Epping	St Alban’s Anglican Church and grounds	3–5 Pembroke Street	Lots 1 and 2, DP 398835	Local	I103
Epping	“Stanley House”	58 Pembroke Street	Lot 1, DP 418743	Local	I104
Epping	House	108 Pennant Parade	Lot 3, DP 27715	Local	I105
Epping	“Woodlands”	25 Ray Road	DP 1180988	Local	I106
Epping	House	80 Ray Road	Lot 2, DP 501642	Local	I107
Epping	House	142–144 Ray Road	Lot 21, DP 619827	Local	I108
Epping	House	166 Ray Road	Lot 2, DP 218333	Local	I109
Epping	House	184 Ray Road	Lot 4, DP 218235	Local	I110
Epping	House	9 Rosebank Avenue	Lot B, DP 334278	Local	I111
Epping	House	10 Rosebank Avenue	Lot 14, DP 16580	Local	I112
Epping	Dence Park	26X Stanley Road	Lots A–C, DP 417846; Lot 1, DP 1083761; Lot 1, DP 441025; Lot 2, DP 1083761; Lot B, DP 417995; Lot A, DP 403412	Local	I113
Epping	“Tallwood Lodge”	35–37 Stanley Road	Lots 3 and 4, DP 203273	Local	I114
Epping	House	40 Surrey Street	Lot 29, Section 12, DP 758390	Local	I115
Epping	House	9 Sussex Street	Lot 2, DP 513929	Local	I116

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Suburb	Item name	Address	Property description	Significance	Item No
Epping	House	11 Sussex Street	Lot 3, DP 100909	Local	I117
Epping	House	15 Sussex Street	Lot A, DP 412678	Local	I118
Epping	Street trees	York Street	Road reserve	Local	I119
Epping	House	20 York Street	Lot 251, DP 861299	Local	I120
Epping	House	3 Essex Street	Lot C, DP 334777	Local	I121
Epping	Boy Scout Hall	6 Essex Street	Lot 25, Section 4, DP 758390	Local	I122
Epping	“Wurundjer”	42 Essex Street	Lot B, DP 300119	Local	I123
Epping	House	39 Norfolk Road	Lot D, DP 100750	Local	I124
Epping	House	41 Norfolk Road	Lot 7, DP 5910	Local	I125
Epping	“Montrose”	43 Norfolk Road	Lot 6, DP 5910	Local	I126
Epping	House	38 Oxford Street	Lot 1A, DP 102387	Local	I127
Epping	House	85 Oxford Street	Lot 1, DP 203268	Local	I128
Epping	House	91 Oxford Street	Lot 1, DP 603589	Local	I129
Epping	House	8 Surrey Street	Lot A, DP 327719	Local	I130
Epping	House	18 Surrey Street	Lot 1, DP 104104	Local	I131
Epping	House	33 Surrey Street	Lot A, DP 408315	Local	I132
Epping	“Eldruwin”	34–36 Fernhill Avenue	Lot 12, DP 29479	Local	I133
Epping	Timber cottage	24 Angus Avenue	Lot 2, DP 600723	Local	I134
Epping	Church of Christ	31 Bridge Street	Lot 21, DP 6385	Local	I135
Epping	Edna Hunt Reserve	19A and 21B Cocos Avenue, 48A, 50A, and 52A Eastwood Avenue, 70A Epping Avenue, 10A, 10B and 18B Hillside Crescent, 14 and 17 Yaraan Avenue	Lot 11, DP 557009; Lots 4 and 5, DP 237914; Lot B, DP 416073; Lot 1, DP 604179; Lot 1, DP 615446; Lot C, DP 394506; Lot 1, DP 233335; Lot 1, DP 532928; Lot 12, DP 219240; Lot 19, DP 539428; Lot 3, DP 235282; Lot 3, DP 528585; Lot 5, DP 528487; Lot 5, DP 535366; Lot 5, DP 1079534; Lot 59B, DP 32800; Lots 60B and 61B, DP 404285; Lot 7, DP 526158; Lot 7, DP 557828; Lot 9, DP 527107; Lot 9, DP 542159; Lot B, DP 342872; Lot C, DP 418988; Lot D, DP	Local	I136

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Suburb	Item name	Address	Property description	Significance	Item No
			344018; Lot Z, DP 442298; Lot 2, DP 1064963; Lot 3, DP 843752; Lot 1, DP 212700; Lot 493, DP 836360		
Epping	Croquet Lawn and Pavilion	43A and 47 Kent Street (Duncan Park)	Lot 2, DP 304438; Lots 22 and 23, DP 10098	Local	I137
Epping	Single storey residence	23B Orchard Street	Lot 2, DP 615645	Local	I138
Epping	Mount Epping	15 Willoughby Street	Lot 2, DP 515226	Local	I139
Epping	House	14 Grandview Parade	Lot 29, DP 6837	Local	I140
Epping	House	16 Grandview Parade	Lot 28, DP 6837	Local	I141
Epping	House	17 Grandview Parade	Lot 18, DP 6837	Local	I142
Epping	House	61 Kent Street	Lot 21, DP 8299	Local	I143
Epping	House	100 Midson Road	Lot 5, DP 20058	Local	I144
Ermington	Single storey residence	1/22 Cowells Lane	Lot 2, DP 1194224	Local	I145
Ermington	Rose Farm House	15 and 17 Honor Street	Lots 3 and 4, DP 227255	Local	I146
Ermington	Bulla Cream Dairy	64 Hughes Avenue	Lot 1, DP 128574	Local	I147
Ermington	Kissing Point Cottage	272 Kissing Point Road	Lot 2, DP 1037078	Local	I148
Ermington	Signals Hall, Army Signal Corps "The White"	272 Kissing Point Road	Lot 2, DP 1037078	Local	I149
Ermington	Single storey residence	400 Kissing Point Road	Lot 2, DP 502823	Local	I150
Ermington	St Mark's Church of England Church	471 Kissing Point Road	Lots 1 and 2, DP 997077; Lot 2, DP 523071	Local	I151
Ermington	Single storey residence	473 Kissing Point Road	Lot 21, Section A, DP 2916	Local	I152
Ermington	Single storey residence	10 Murdoch Street	Lot 181, DP 16170	Local	I153
Ermington	Single storey residence	12 Murdoch Street	Lot 180, DP 16170	Local	I154
Ermington	Silverwater Bridge	Silverwater Road		Local	I155
Ermington	Well	38A Spofforth Street (George Kendall Reserve)	Lot 7313, DP 1157169	Local	I156
Ermington	Spurway Street Wharf	1 Spurway Street (end of)		Local	I157
Ermington	Rose Farm Wharf	1 Spurway Street (off)		Local	I158
Ermington	House	101 Spurway Street	Lot 1, DP 76936	Local	I159
Ermington	House	109 Spurway Street	Lot 248, DP 20041	Local	I160
Ermington	Two storey residence	2 Stewart Street	Lots C and D, DP 28278	Local	I161

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Suburb	Item name	Address	Property description	Significance	Item No
Ermington	R E Tebbutt Lodge	40 Stewart Street	Lot F, DP 29480	Local	I162
Ermington	Cottage	736 Victoria Road	Lot 12, DP 7863	Local	I163
Ermington	Ermington Wharf	Wharf Road (end of)		Local	I164
Granville	"Harbourne", Victorian/Georgian residence, garden setting and trees	21 Boundary Street	Lot 10, DP 16645	Local	I165
Granville	Victorian cottage	45 Boundary Street	Lot 1, DP 736349	Local	I166
Granville	Rosebank Avenue Conservation Area	69 Boundary Street	Lot 10, DP 582471	Local	I167
Granville	Late Victorian cottage	71 Boundary Street	Lot 11, DP 582471	Local	I168
Granville	Federation period cottage	17 High Street	Lot 13, Section 2, DP 976	Local	I169
Granville	Late Victorian cottage	19 High Street	Lot 12, Section 2, DP 976	Local	I170
Granville	Late Victorian cottage	24 High Street	Lot C, DP 350858; Lot 1, DP 400652	Local	I171
Granville	Federation period cottage	14 Meehan Street	Lot 1, DP 998905	Local	I172
Granville	Vauxhall Inn, circa 1938–9	284–286 Parramatta Road	Lot 1, DP 126833	Local	I173
Granville	Parramatta West Public School, circa 1887	Railway Street	Lot 407, DP 729082; Lot 2, DP 1113697	Local	I174
Granville	Federation period cottage	8 Tottenham Street	Lot 28, Section 2, DP 976	Local	I175
Granville	Federation period attached cottage	10 Tottenham Street	Lot 2, DP 205808	Local	I176
Granville	Federation period attached cottage	11 Tottenham Street	Lot 1, DP 205808	Local	I177
Granville	Federation period cottage	12 Tottenham Street	Lot 31, Section 2, DP 976	Local	I178
Granville	"Gladstone", Federation period cottage	14 Tottenham Street	Lot 33, Section 2, DP 976	Local	I179
Granville	Federation period cottage	16 Tottenham Street	Lots 34 and 35, Section 2, DP 976	Local	I180
Granville	Federation period cottage	18 Tottenham Street	Lot 37, Section 2, DP 976	Local	I181
Granville	Federation period cottage	19 Tottenham Street	Lot 38, Section 2, DP 976	Local	I182
Granville	Federation period cottage	20 Tottenham Street	Lot 401, DP 874493	Local	I183
Granville	T.C. Barker and Son Pottery	3 A'Beckett Street	Lots 4A and 5A, DP 101953	Local	I184
Granville	Latalda	20 A'Beckett Street	Lots 1 and 2, DP 128368	Local	I185
Granville	Conjoined residences	22 and 24 A'Beckett Street	Lots A and B, DP 415641	Local	I186
Granville	Cottages	1, 3, 5, 7 and 9 Albert Street	Lot 1, DP 783509; Lots A–C, DP 158106; Lot 1, DP 997298	Local	I187
Granville	Single storey residence	12 Albert Street	Lot 1, DP 986664	Local	I188

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Suburb	Item name	Address	Property description	Significance	Item No
Granville	Conjoined residences	20 and 22 Albert Street	Lots 1 and 2, DP 235391	Local	I189
Granville	Conjoined residences	24 and 26 Albert Street	Lots A1 and A2, DP 159573	Local	I190
Granville	Terrace housing	5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Arthur Street	Lots 1–10, DP 241987	Local	I191
Granville	Granville Hotel	10 Good Street	Lot 1, DP 71288	Local	I192
Granville	Mount Beulah Hall	37 Cowper Street	Lot C, DP 314389	Local	I193
Granville	Single storey residence	55 Cowper Street	Lot 2, DP 228004	Local	I194
Granville	Single storey residence	57 Cowper Street	Lot 1, DP 228004	Local	I195
Granville	Single storey residence	19 East Street	Lot 1, DP 998696	Local	I196
Granville	Semi-detached dwellings	21–23 East Street	Lot 4, DP 805104	Local	I197
Granville	Burnett's Loan Office	1 Good Street	Lots 1 and 2, DP 200033	Local	I198
Granville	Former School of Arts	12 Good Street	Lot 1, DP 1001554	Local	I199
Granville	Shop	47 Good Street	Lot B, DP 367628	Local	I200
Granville	Single storey residence	61 Good Street	Lot 11, Section 1, DP 1250	Local	I201
Granville	Timber cottage	105 and 107 Good Street	Lots A and B, DP 362361	Local	I202
Granville	Conjoined residences	34 and 36 Kemp Street	Lots 1 and 2, DP 598372	Local	I203
Granville	Conjoined residences	40 and 42 Onslow Street	Lots 4A and 4B, DP 375269	Local	I204
Granville	Rosehill Hotel	91 Parramatta Road	Lots 1–3, DP 780293	Local	I205
Granville	The Barn	138 Parramatta Road	Lots 1–6, DP 1075357	Local	I206
Granville	Substation No 1	176A Parramatta Road	Lot 42, DP 747161	Local	I207
Granville	Single storey residence	5 Prince Street	Lot 1, DP 173423	Local	I208
Granville	Single storey residence	7 Prince Street	Lot C, DP 381211	Local	I209
Granville	Single storey residence	9 Prince Street	Lot B, DP 381211	Local	I210
Granville	Single storey residence	11 Prince Street	Lot A, DP 381211	Local	I211
Granville	Single storey residence	17 Prince Street	Lot B, DP 356434	Local	I212
Granville	Single storey residence	20 Victoria Street	Lot 1, DP 780761	Local	I213
Granville	Conjoined residences	22 and 24 Victoria Street	Lots 33 and 34, DP 847283	Local	I214
Granville	Single storey terraces	53, 55, 57, 59 and 61 Victoria Street	Lots 1–5, DP 500090	Local	I215
Harris Park	Single storey residence	1 and 3 Ada Street	Lots A and B, DP 382156	Local	I216
Harris Park	Timber cottages	2 and 4 Ada Street	Lots 6 and 7, Section 2, DP 395	Local	I217



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Suburb	Item name	Address	Property description	Significance	Item No
Harris Park	Group of timber houses	5, 7, 9, 11 and 13 Ada Street	Lot 1, DP 102221; Lots 1 and 2, DP 128488; Lot 1, DP 914300; Lots 46A and 47A, DP 443448	Local	I218
Harris Park	Terrace houses	6, 8, 10 and 12 Ada Street	Lots 1–4, DP 545737	Local	I219
Harris Park	Group of cottages	3, 5, 9, 11, 13, 15, 17, 19 and 21 Albion Street	Lots 36, 39, 40, 41, 42 and 46, Section 1, DP 415; Lot 1, DP 185507; Lot 1, DP 980531; Lot 1, DP 940350; Lot 45, DP 128721	Local	I220
Harris Park	Group of cottages	4, 6, 12, 14, 16, 18 and 20 Albion Street	Lot 1A, DP 333608; Lot 1, DP 809580; Lots 20, 22, 23, 24 and 27, Section 2, DP 415	Local	I221
Harris Park	Group of cottages	24, 26, 28, 30 and 32 Albion Street	Lots 15–18, Section 2, DP 415; Lots A and B, DP 908056	Local	I222
Harris Park	Group of cottages	25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51 Albion Street	Lot 48A, DP 372015; Lot 1, DP 431467; Lot 1, DP 127024; Lot 1, DP 974664; Lots 50 and 52–59, Section 1, DP 415; Lots 1 and 2, DP 1056854	Local	I223
Harris Park	Group of cottages	36, 38, 42, 44, 46, 48–50 and 52 Albion Street	Lot 9, Section 2, DP 415; Lot 2, DP 316665; Lots A and C, DP 388161; Lot 1, DP 1061660; Lots 1A and 2A, DP 333608	Local	I224
Harris Park	Boundary stone	105B Alfred Street (alongside Clay Cliff Creek)	Lot A, DP 363845	Local	I225
Harris Park	Boundary stone	Alfred Street (adjacent 45 Weston Street)		Local	I226
Harris Park	Cottages	3 and 5 Alice Street	Lot 101, DP 805828; Lot 9, Section 1, DP 981167	Local	I227
Harris Park	Cottages	6 and 10 Alice Street	Lots 3 and 34, DP 10853	Local	I228
Harris Park	Group of cottages	22, 24 and 28 Alice Street	Lots 40, 41 and 43, DP 10853	Local	I229
Harris Park	Convent of Mercy	33 Allen Street	Lots 6–8, DP 13579	Local	I230
Harris Park	Conjoined residences	18 and 20 Bowden Street	Lots 12 and 13, DP 702877	Local	I231
Harris Park	Single storey residence	22 Bowden Street	Lot 11, DP 702877	Local	I232
Harris Park	Two-storey residence	7 Brisbane Street	Lot 14, Section 3, DP 981167	Local	I233
Harris Park	Single storey residence	14 Brisbane Street	Lot A, DP 81680	Local	I234
Harris Park	Single storey residence	1 Cambridge Street	Lot 18, DP 874	Local	I235
Harris Park	Single storey residence	3 Cambridge Street	Lot 17, DP 874	Local	I236

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Suburb	Item name	Address	Property description	Significance	Item No
Harris Park	Single storey residence	5 Cambridge Street	Lot 16, DP 874	Local	I237
Harris Park	Single storey residence	2 Crown Street	Lot 1, DP 999408	Local	I238
Harris Park	Single storey residence	4 Crown Street	Lot 1, DP 996846	Local	I239
Harris Park	Single storey residence	5 Crown Street	Lot C, DP 326493	Local	I240
Harris Park	Esperanto	6 Crown Street	Lot 1, DP 998204	Local	I241
Harris Park	Single storey residence	7 Crown Street	Lot 1, DP 905506; Lot 1, DP 91466	Local	I242
Harris Park	Single storey residence	8 Crown Street	Lot 1, DP 999407	Local	I243
Harris Park	Single storey residence	10 Crown Street	Lot 6, DP 37348	Local	I244
Harris Park	St Paul's Anglican Church	11 Crown Street	Lots 15 and 17, Section 3, DP 981167	Local	I245
Harris Park	Single storey residence and electricity substation	16 and 18 Crown Street	Lots A and B, DP 328215	Local	I246
Harris Park	Single storey residence	22 Crown Street	Lot 1, DP 998205; Lot 2, DP 948286	Local	I247
Harris Park	Cottage	59 Harris Street	Lot A, DP 105869	Local	I248
Harris Park	Cottage	65 Harris Street	Lot 1, DP 816802	Local	I249
Harris Park	Cottages	67 and 69 Harris Street	Lots 1 and 2, DP 531819	Local	I250
Harris Park	Group of cottages	64, 66, 68, 70, 72, 76 and 78 Harris Street	Lots 35, 37–39 and 42, Section 2, DP 415; Lot 1, DP 934806; Lot 2, DP 738287	Local	I251
Harris Park	Group of cottages	82, 84, 86 and 88 Harris Street	Lots 44–46, Section 2, DP 415; Lot 47, DP 178173	Local	I252
Harris Park	Group of cottages	90, 92, 94, 96 and 98 Harris Street	Lots 48, 49 and 52, Section 2, DP 415; Lots 1 and 2, DP 511375	Local	I253
Harris Park	Group of cottages	100, 102, 104, 104A, 106, 108 and 110 Harris Street	Lots 53–57, Section 2, DP 415; Lot 20, DP 851684; Lot 1, DP 333070; Lot 60, DP 735064	Local	I254
Harris Park	Group of cottages	42, 44, 46 and 48 Marion Street	Lots X and Y, DP 394228; Lot 24, Section 1, DP 395; Lot A, DP 377229	Local	I255
Harris Park	Group of cottages	65, 69, 71, 73, 75, 77 and 79 Marion Street	Lots 5–10 and 12, DP 2114	Local	I256
Harris Park	Attached houses	24 and 26 Station Street East	Lot 1, DP 102660; Lot 1, DP 110145	Local	I257
Harris Park	Attached houses	32 and 34 Station Street East	Lots 101 and 102, DP 819487	Local	I258

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Suburb	Item name	Address	Property description	Significance	Item No
Harris Park	Terrace house	38 Station Street East	Lot B, DP 430267	Local	I259
Harris Park	Attached houses	42–44 Station Street East	Lot A, DP 430267	Local	I260
Harris Park	Single storey residence	48 Station Street East	Lot 34, DP 1079552	Local	I261
Harris Park	Iona	37 Weston Street	Lot 6, Section 2, DP 4630	Local	I262
Harris Park	St Mons	41 Weston Street	Lot 8, Section 2, DP 4630	Local	I263
Harris Park	Elderslie	69 Weston Street	Lot 241, DP 1111349	Local	I264
Harris Park	Single storey residence	77 Weston Street	Lot 1, DP 112790	Local	I265
Harris Park	Single storey residence	79 Weston Street	SP 19231	Local	I266
Harris Park	Neryda	80 Weston Street	Lot 1, DP 997851	Local	I267
Harris Park	Single storey residence	85 Weston Street	Lot 1, DP 745744	Local	I268
Harris Park	Single storey residence	87 Weston Street	Lots 1 and 2, DP 199790; Lot 6, Section 1, DP 981167	Local	I269
Harris Park	St Oliver's Catholic Church, School and Presbytery	33–35 Wigram Street	Lots 2–4, DP 13579; Lot 1, DP 128932	Local	I270
Harris Park	Single storey residence	37 Wigram Street	Lot 1, DP 13579	Local	I271
Harris Park	Single storey residence	48 Wigram Street	Lot 13, DP 239088	Local	I272
Harris Park	Group of cottages	59, 61, 63 and 65 Wigram Street	Lots 24, 27 and 28, Section 1, DP 415; Lot 101, DP 717736	Local	I273
Harris Park	House	69 Wigram Street	Lot A, DP 348320	Local	I274
Harris Park	Group of cottages	62, 64, 66, 68, 70, 72, 74, 76, 78 and 80 Wigram Street	Lots 27 and 28, DP 320465; Lots 1 and 2, DP 776184; Lots C and D, DP 395244; Lots 32–35, Section 1, DP 395	Local	I275
Harris Park	Group of cottages	73, 75, 77 and 79 Wigram Street	Lots 18 and 20, Section 1, DP 415; Lot 17, DP 128556; Lot 1, DP 906109; Lot 1, DP 905430	Local	I276
Harris Park	Single storey residences	83, 85, 87 and 89 Wigram Street	Lots 10–13, Section 1, DP 415	Local	I277
Harris Park	Group of dwellings	84, 88, 94 and 102 Wigram Street	Lot 37, DP 177351; Lot 1, DP 1085931; Lot 45, Section 1, DP 395; Part Lot 1, DP 905616	Local	I278
Harris Park	Single storey residences	93, 95, 97, 99, 101 and 103 Wigram Street	Lot A, DP 927881; Lots 1 and 2, DP 501502; Lots 1–4, Section 1, DP 415	Local	I279
Harris Park (and Parramatta)	Experiment Farm Cottage and environs	Part of the following land—7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101	Lots 1–3, DP 136100; Lots 12 and 13, DP 8430; Lot X, DP 401280; Lot 1, DP 256428; Lot 1,	State	I00768

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Suburb	Item name	Address	Property description	Significance	Item No
		and 103 Harris Street and 45 Hassall Street, Parramatta	DP 188738; Lot 1, DP 115243; Lots 14–17, 27–29 and 37–39, DP 10853		
Mays Hill	“Webber”, late Victorian cottage	9 Banks Street	Lot 12, Section 35, DP 934	Local	I280
Mays Hill	Late Victorian/Georgian cottage	10–15 Banks Street	Lot 1, DP 1033321	Local	I281
Mays Hill	Mays Hill Reserve, Fort Macquarie cannon and Mays Hill Cemetery	Franklin Street	Lot 1, DP 119247; Lot 1, DP 795277; Lot 7051, DP 1028194; Lot 370, DP 752058; Lot 7056, DP 1028195	Local	I282
Mays Hill	Late Victorian cottage	14 Franklin Street	Lot 4, Section 35, DP 934	Local	I283
Mays Hill	Former Headmaster’s house, Parramatta West Public School	59b Franklin Street	Lot 2, DP 1113697	Local	I284
Mays Hill	Boundary marker	Steele Street (corner Great Western Highway)	Lot 1, DP 119247	Local	I285
Melrose Park	Landscaping (including millstones at Reckitt)	8 and 38–42 Wharf Road	Lots 8 and 9, DP 111186; Lot 10, DP 1102001	Local	I286
Merrylands	St Peter’s Anglican Church, circa 1906–1929	59–63 Pitt Street	Lot 1, DP 77927; Lot 5, DP 1011093	Local	I287
Newington	Explosives Store	Avenue of Oceania	Lot 42, DP 1127356	Local	I288
North Epping	House	57 Norfolk Road	Lot 7, DP 1046298	Local	I289
North Epping	Epping Park	66X Norfolk Road	Lots 11 and 12, DP 842167; Lots 439 and 440, DP 752028	Local	I290
North Parramatta	Oddfellows Arms Inn	541 Church Street	Lot 44, DP 1026766	State	I00276
North Parramatta	Endrim	54 Sorrell Street (corner Harold Street)	Lots 1–4, DP 218172	State	I00379
North Parramatta	Parramatta Girls’ Training School (Norma Parker Correctional Centre)	1A and 1C Fleet Street	Lots 1 and 2, DP 862127	State	I00811
North Parramatta	Parramatta Correctional Centre	73 and 73A O’Connell Street	Lots 1 and 2, DP 734689	State	I00812
North Parramatta	Lake Parramatta Dam	28A Bourke Street		State	I01879
North Parramatta	“Gowan Brae Group”, comprising “Gowan Brae House”, Kings School Chapel, gatehouse and fence, aviary, fountain, rotunda, “The Cedars”, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway	Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960 and Lot 10, DP 812772		Local	I291
North Parramatta	Single storey residence	22 Albert Street	Lot 2, DP 1022948	Local	I292

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Suburb	Item name	Address	Property description	Significance	Item No
North Parramatta	Oakleigh	24 Albert Street	Lot 1, DP 1022948	Local	I293
North Parramatta	Single storey residence	30–32 Albert Street	SP 52211	Local	I294
North Parramatta	Single storey residence	44 Albert Street	SP 22155	Local	I295
North Parramatta	Whiteoak	54–56 Albert Street	Lot 200, DP 1104602	Local	I296
North Parramatta	The Jones	58 Albert Street	Lot 1, DP 842359	Local	I297
North Parramatta	Stone kerb and gutter	Albert Street (west arm)		Local	I298
North Parramatta	Single storey residence	7 Bellevue Street	Lot 1, DP 927583	Local	I299
North Parramatta	Single storey residence	9 Bellevue Street	Lot 1, DP 928037	Local	I300
North Parramatta	Stone cottage	45 Belmore Street	Lot 3, DP 1400	Local	I301
North Parramatta	Brick cottage	47 Belmore Street	Lot 4, DP 1400	Local	I302
North Parramatta	Lake Parramatta Reserve	28A Bourke Street	Lots 1–4, DP 998941; Lot 1, DP 998942; Lot 1, DP 999429; Lots 4 and 5, DP 249668; Lots 7019–7021, DP 93888; Lots 7022 and 7023, DP 1124101; Lot 7028, DP 1124167	Local	I303
North Parramatta	Conjoined residences	3–5 Brickfield Street	Lot 1, DP 735819	Local	I304
North Parramatta	Single storey cottage	8 Brickfield Street	Lot 1, DP 18035	Local	I305
North Parramatta	Old Wesleyan Cemetery	2 Buller Street	Lot 1, DP 747007	Local	I306
North Parramatta	Ulvers Ilse	15 Buller Street	Lot 4, DP 1127787	Local	I307
North Parramatta	Hazelmere	17 Buller Street	Lot A, DP 917957	Local	I308
North Parramatta	Single storey residence	19 Buller Street	Lot 2, DP 1127787	Local	I309
North Parramatta	Timber cottage	27 Buller Street	Lot C, DP 321131	Local	I310
North Parramatta	Single storey residence	29 Buller Street	Lot B, DP 321131	Local	I311
North Parramatta	Cottage	76 Buller Street	Lot 6, Section 66, DP 890	Local	I312
North Parramatta	Norfolk House and potential archaeological site	465–473 Church Street	SP 82775	Local	I313
North Parramatta	Single storey residence and potential archaeological site	495 Church Street	Lot 1, DP 172409	Local	I314
North Parramatta	Quarry face	13A Davies Street	Lot 1, DP 520042; Lot 2, DP 626112	Local	I315
North Parramatta	Electrical substation	1A Dunlop Street	Lot A, DP 385603	Local	I316
North Parramatta	Stone cottage (Parramatta TV and Video)	4 Dunlop Street	Lot 2, DP 71611	Local	I317



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Suburb	Item name	Address	Property description	Significance	Item No
North Parramatta	Dunlop Street Group	14, 16 and 18 Dunlop Street	Lot 1, DP 1085444; Lot 1, DP 999457; Lot 11, DP 1125842	Local	I318
North Parramatta	Stone kerb and gutter	West arm Dunlop Street (both sides)		Local	I319
North Parramatta	House	52 Fennell Street	Lot 1, DP 770449	Local	I320
North Parramatta	All Saints' Cemetery	56 Fennell Street	Lot 7043, DP 93837	Local	I321
North Parramatta	Single storey residence	58 Fennell Street	SP 79107	Local	I322
North Parramatta	Timber cottage	62 Fennell Street	Lot 1, DP 982169	Local	I323
North Parramatta	Stone fence	Fleet and Albert Streets (east side—between 2B Fennell Street (Fleet Street face) and 4 Fleet Street)		Local	I324
North Parramatta	Heritage brick drain	1A, 1C and 5A Fleet Street, 1 Fennell Street and 73A O'Connell Street	Lots 1 and 2, DP 862127; Lot 3, DP 808447; Lot 2, DP 734689; Lot 102, DP 1056802	Local	I325
North Parramatta	Stone kerbing and tree planting	Fleet Street (both sides)		Local	I326
North Parramatta	Two-storey residence	5 Galloway Street	Lot 14, DP 1074720	Local	I327
North Parramatta	Single storey residence	7 Galloway Street	Lot 1, DP 127064	Local	I328
North Parramatta	Cottage	18 Galloway Street	Lot 1, DP 126883	Local	I329
North Parramatta	Timber cottages	22 and 24 Galloway Street	Lots 4 and 5, DP 74123	Local	I330
North Parramatta	Nineteenth century cottages	25 and 27 Galloway Street	Lot 1, DP 797795; Lot 1, DP 745095	Local	I331
North Parramatta	Timber cottage	26 and 28 Galloway Street	Lots 2 and 3, DP 74123	Local	I332
North Parramatta	Timber cottage	30 Galloway Street	Lot 1, DP 74123	Local	I333
North Parramatta	Residence	1 Gladstone Street	Lot 1, DP 127040	Local	I334
North Parramatta	Single storey residence	46 Grose Street	Lot B, DP 324806	Local	I335
North Parramatta	Single storey residence	54 Grose Street	SP 71937	Local	I336
North Parramatta	Grose Manor	66–68 Grose Street	SP 74650	Local	I337
North Parramatta	Single storey residence	80 Grose Street	Lot 3, Section 31, DP 758829	Local	I338
North Parramatta	Stone cottage	6 Iron Street	Lot 1, DP 542999	Local	I339
North Parramatta	Cottages	24 Iron Street	Lot 40, DP 1072531	Local	I340
North Parramatta	Cottage	26 Iron Street	Lot 5, DP 979533	Local	I341
North Parramatta	Timber cottage	28 Iron Street	Lot 6, DP 979533	Local	I342
North Parramatta	Iron Street Group	34 and 36 Iron Street	Lot 1, DP 84219; Lot 1, DP 68611	Local	I343
North Parramatta	Single storey residence	8 Isabella Street	Lot 3, DP 430258	Local	I344

## Consolidated Parramatta Local Environmental Plan – Potential Draft Provisions

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Suburb	Item name	Address	Property description	Significance	Item No
North Parramatta	Single storey residence	10 Isabella Street	Lot 1, DP 904730	Local	I345
North Parramatta	Single storey residence	12A Isabella Street	Lot 1, DP 981895	Local	I346
North Parramatta	Girraween	14 Isabella Street	Lot B, DP 382867	Local	I347
North Parramatta	Single storey residence	25 Isabella Street	SP 35485	Local	I348
North Parramatta	Brick cottages	65 and 67 O'Connell Street	Lot 1, DP 995215; Lot 2, DP 848537	Local	I349
North Parramatta	Pair of cottages	84 and 86 O'Connell Street	Lots 11 and 12, DP 867456	Local	I350
North Parramatta	Roman Catholic Cemetery	1 Pennant Hills Road	Lot 1, DP 1111985	Local	I351
North Parramatta	Horse trough	1A Pennant Hills Road	Lot 1, DP 724342	Local	I352
North Parramatta	Reid Home—Burnside Homes Group	61 Pennant Hills Road	Lot 103, DP 1046771	Local	I353
North Parramatta	Cottage	168 Pennant Street	Lot 11, DP 1156172	Local	I354
North Parramatta	Fibro cottage	2 Prince Street	Lot 12, DP 979533	Local	I355
North Parramatta	Victorian cottage	6 Prince Street	Lot 14, DP 979533	Local	I356
North Parramatta	Timber cottage	36 Prince Street	Lot 41, DP 4858	Local	I357
North Parramatta	Single storey residence	59 Ross Street	Lot 1, DP 965118	Local	I358
North Parramatta	Timber cottage	64 Ross Street	Lot 1, DP 738584	Local	I359
North Parramatta	Conjoined residences and potential archaeological site	66 and 68 Ross Street	Lots A and B, DP 159275	Local	I360
North Parramatta	Chivendon and potential archaeological site	70 Ross Street	Lot 1, DP 778857	Local	I361
North Parramatta	Timber cottage	80 Ross Street	Lot 8, Section 32, DP 758829	Local	I362
North Parramatta	Timber cottage	16 Seville Street	Lot A, DP 365801	Local	I363
North Parramatta	Timber cottages	15 and 17 Seville Street	Lots 1 and 2, DP 32684	Local	I364
North Parramatta	Stone cottage	28 Seville Street	Lot 1, DP 797114	Local	I365
North Parramatta	Brick cottage	34 Seville Street	Lot 1, DP 784980	Local	I366
North Parramatta	Timber cottage	8 Short Street	Lot 1, DP 912319	Local	I367
North Parramatta	Timber cottage	10 Short Street	Lot 1, DP 128373	Local	I368
North Parramatta	Cottage	14 Short Street	Lot B, DP 346001	Local	I369
North Parramatta	Timber cottage	18 Short Street	Lot 141, DP 1093042	Local	I370
North Parramatta	Timber cottage	20 Short Street	Lot 1, DP 907345	Local	I371
North Parramatta	Semi-detached cottages	22 and 24 Short Street	Lots 1 and 2, DP 32723	Local	I372

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Suburb	Item name	Address	Property description	Significance	Item No
North Parramatta	Californian bungalow	26 Short Street	Lot 12, DP 660575	Local	I373
North Parramatta	Bungalow	28 Short Street	Lot 12, DP 1049837	Local	I374
North Parramatta	Bungalow	32 Short Street	Lot 1, DP 216652	Local	I375
North Parramatta	Gate posts of former villa	34 Sorrell Street	SP 49244	Local	I376
North Parramatta	Two storey conjoined residences	38 Sorrell Street	SP 140147	Local	I377
North Parramatta	Timber cottage	42 Sorrell Street	Lot 2, DP 614215	Local	I378
North Parramatta	Single storey residence	44 Sorrell Street	Lot 1, DP 999333	Local	I379
North Parramatta	Single storey residence	50 Sorrell Street	Lot 170, DP 1032931	Local	I380
North Parramatta	Single storey residence	52 Sorrell Street	Lot 10, DP 1008930	Local	I381
North Parramatta	Two storey residence	53 Sorrell Street	Lot 1, DP 19079	Local	I382
North Parramatta	Single storey residence	56 Sorrell Street	Lot 1, DP 329888	Local	I383
North Parramatta	Single storey residence	60 Sorrell Street	Lot 1, DP 995728	Local	I384
North Parramatta	Carinya	62 Sorrell Street	Lot 1, DP 808392	Local	I385
North Parramatta	Single storey residence	63 Sorrell Street	Lot 1, DP 710827	Local	I386
North Parramatta	Single storey residence	64 Sorrell Street	Lot B, DP 154104	Local	I387
North Parramatta	Single storey residence	66 Sorrell Street	Lot 1, DP 1110247	Local	I388
North Parramatta	Single storey residence	68A Sorrell Street	Lot 4, Section 60, DP 758788	Local	I389
North Parramatta	Single storey residence	70 Sorrell Street	Lot A, DP 334894	Local	I390
North Parramatta	Single storey residence	72 Sorrell Street	Lot B, DP 334894	Local	I391
North Parramatta	Single storey residence	75 Sorrell Street	Lot 1, DP 430258	Local	I392
North Parramatta	Single storey residence	76 Sorrell Street	Lot 1, DP 122130	Local	I393
North Parramatta	Single storey residence	77 Sorrell Street	Lot 2, DP 430258	Local	I394
North Parramatta	Single storey residence	78 Sorrell Street	Lot 1, DP 1111931	Local	I395
North Parramatta	Conjoined residence	79 and 81 Sorrell Street	Lots 1 and 2, DP 537284	Local	I396
North Parramatta	Single storey residence	80 Sorrell Street	Lot 1, DP 905232	Local	I397
North Parramatta	Single storey residence	82 Sorrell Street	Lot 3B, DP 408317	Local	I398
North Parramatta	Conjoined residences and single storey residence	86–90 Sorrell Street	Lots 1–3, SP 64711	Local	I399
North Parramatta	Residence	47–49 Gladstone Street	SP 75463	Local	I400
North Parramatta (and Westmead)	Cumberland District Hospital (including Wisteria Gardens)	5A Fleet Street, North Parramatta; 1 Hainsworth Street, Westmead	Lots 1 and 3, DP 808447	State	I00820

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Suburb	Item name	Address	Property description	Significance	Item No
North Rocks	"Rockcliff"	224 North Rocks Road	Lot 7, DP 234271	Local	I401
North Rocks	"Fernleigh"	256 North Rocks Road	Lot 20, DP 600123	Local	I402
Northmead	"Caprera House"	65 Caprera Road	Lot 21, DP 834190	Local	I403
Northmead	House	4 Mary Street	Lot 2, DP 591111	Local	I404
Northmead	House	20 Mary Street	Lot 63, DP 8884	Local	I405
Northmead	Pye's Cottage	11–13 Pye Avenue	Lot 25, SP 64724	Local	I406
Northmead	House	15/3–5 Windermere Avenue	Lot 15, SP 74805	Local	I407
Northmead	House	10 Windermere Avenue	Lot 371, DP 878936	Local	I408
Northmead	House	18 Windermere Avenue	Lot 33, DP 8884	Local	I409
Northmead	House	115 Windsor Road	Lot 10, DP 1061802	Local	I410
Northmead	House	119 Windsor Road	Lot 1, DP 946630	Local	I411
Northmead	House	145 Windsor Road	Lot 1, DP 863720	Local	I412
Northmead	"The Pines"	153–155 Windsor Road	Lot 11, SP 50794	Local	I413
Northmead	House	175 Windsor Road	Lot 3, DP 14725	Local	I414
Northmead	House	177 Windsor Road	Lot 41, DP 841313	Local	I415
Northmead	House	179 Windsor Road	Lot 5, DP 8884	Local	I416
Northmead	House	181 Windsor Road	Lot 6, DP 8884	Local	I417
Northmead	House	183–185 Windsor Road	Lots 7 and 8, DP 8884	Local	I418
Northmead	House	187–189 Windsor Road	Lot 109, DP 815682	Local	I419
Northmead	House	209 Windsor Road	Part Lot 1, DP 500482	Local	I420
Northmead	House	215 Windsor Road	Lot 3, DP 843608	Local	I421
Northmead	House	1/227 Windsor Road	Lot 8, SP 66335	Local	I422
Northmead	House	243 Windsor Road	Lot 1, DP 26848	Local	I423
Northmead	House	245 Windsor Road	Lot 1, DP 780848	Local	I424
Northmead	Toongabbie Creek	2C Allambie Avenue	Lot 7011, DP 1028212	Local	I425
Northmead	Cottage	31 Glenn Avenue	Lot 6, DP 27011	Local	I426
Northmead	Cottages	4 and 6 Hammers Road	Lots 8 and 9, DP 7339	Local	I427
Northmead	Hammer's Cottage	11–13 Harrison Street	Lot 11, DP 818598	Local	I428
Northmead	Cottage	72 Kleins Road	Lot 84, DP 19717	Local	I429
Northmead	Former tramway pier	1D Redbank Road (adjacent)		Local	I430

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Suburb	Item name	Address	Property description	Significance	Item No
Northmead	Cottage	22A Redbank Road	Lot 191, DP 829012	Local	I431
Northmead	House	15 Thomas Street	Lots 6 and 7, DP 9330	Local	I432
Northmead	Moxham Park	19, 21, 21A, 21B and 21C Whitehaven Road	Lots 156 and 157, DP 20782; Lots 30 and 33, DP 226756; Lot 6, DP 239271; Lot 7013, DP 1028225; Part Lot 37, DP 752058; Lots 7300 and 7301, DP 1145172	Local	I433
Northmead	Single storey residence	64 Windsor Road	Lot G, DP 371732	Local	I434
Northmead	Timber cottages	114 and 116 Windsor Road	Lots 4 and 5, DP 7790	Local	I435
Northmead	Road structures	21B and 21C Whitehaven Road	Lots 7300 and 7301, DP 1145172	Local	I436
Northmead	Former Moxham Quarry	166A Windsor Road	Lot 939, DP 1176567	Local	I437
Oatlands	“Strathallen”	49 Bettington Road	Lot 29, SP 46498	Local	I438
Oatlands	Cottage	15 Ellis Street	Lot 22, DP 618939	Local	I439
Oatlands	Oatlands House	42 Bettington Road	Lot 1, DP 508441	Local	I440
Oatlands	War Memorial Home	96 Pennant Hills Road	Lot 1001, DP 718083	Local	I441
Oatlands	Church College	216 Pennant Hills Road	Lot 1, DP 611214	Local	I442
Old Toongabbie	Joseph Knox Cottage	54 Binalong Road	Lot 2, DP 703749	Local	I443
Old Toongabbie	Toongabbie Public School	59 Fitzwilliam Road	Lots 1–3, DP 795072	Local	I444
Old Toongabbie	Old Toongabbie Uniting Church	271 Old Windsor Road	Lot 1, DP 196553	Local	I445
Parramatta	Roseneath and potential archaeological site	40 O’Connell Street	Lot 1, DP 34629	State	I00042
Parramatta	St John’s Anglican Cemetery	1 O’Connell Street	Lot 5, DP 1023282	State	I00049
Parramatta	Macarthur House	8 Melville Street	Lots 1, 2 and 4, DP 228839	State	I00050
Parramatta	Brislington property, Moreton Bay fig tree (and potential archaeological site)	164 Marsden Street	Part Lot 21 and Lot 23, DP 1173876	State	I00059 I00828
Parramatta	Perth House, Moreton Bay fig tree (and potential archaeological site)	85 George Street	SP74416	State	I00155
Parramatta	Redcoats’ Mess House (and potential archaeological site)	2 Horwood Place	SP 21574	State	I00218
Parramatta	St Patrick’s Cathedral, presbytery and precinct (and potential archaeological site)	1 Marist Place	Lot 1, DP 1034092	State	I00238
Parramatta	Avondale	25 O’Connell Street	SP 22154	State	I00239



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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Harrisford (and potential archaeological site)	182 George Street	Lot 1, DP 59495	State	I00248
Parramatta	Shop and office (and potential archaeological site)	90 George Street	Lot 10, DP 860245	State	I00278
Parramatta	Parramatta Park and old government house	O'Connell Street	Lot 369, DP 752058; Lots 7054 and 7055, DP 1074335	State	I00596
Parramatta	Parramatta Railway Station	3 and 21 Darcy Street	Part Lot 1, DP 733457; Part Lot 1, DP 1116940; Part Lot 2, DP 1158833	State	I00696
Parramatta	Warders cottages	1 and 3 Barrack Lane (rear of 80–100 Macquarie Street)	Lots 101 and 102, DP 1110883	State	I00709
Parramatta	Roxy Cinema	69 George Street	Lots 1 and 2, DP 76080	State	I00711
Parramatta	Travellers' Rest Inn Group (and potential archaeological site)	14 O'Connell Street and 16 Hunter Street	Lot 14, DP 861082; Lot 2, DP 234243	State	I00748
Parramatta	UWS Parramatta Campus (former Rydalmere Hospital and Female Orphan School)	171 Victoria Road	Lots 100 and 101, DP 816829	State	I00749
Parramatta	Lennox Bridge	Adjacent to 339, 340 and 351 Church Street		State	I00750
Parramatta	Lennox House (and adjoining brick wall on footpath)	39 Campbell Street (and adjoining brick wall on footpath)	Lot 1, DP 83294	State	I00751
Parramatta	Marsden Rehabilitation Centre (and potential archaeological site)	24 and 24A O'Connell Street and 3 Marist Place	Lot 1, DP 1112822; Lots 3 and 4, DP 1132683	State	I00826
Parramatta	Broughton House	43A Thomas Street	Lot 2, DP 548376	State	I01302
Parramatta	HMAS Parramatta shipwreck and memorials	198 George Street	Lot 1, DP 128847	State	I01676
Parramatta	St John's Anglican Cathedral	195 Church Street	Part Lot 1 and Part Lot 2, DP 1110057	State	I01805
Parramatta	1st/15th Royal NSW Lancer Museum collection	2 Smith Street	Lot 396, DP 39627	State	I01824
Parramatta	Alfred Square (and potential archaeological site)	353D Church Street	Lot 1, DP 724837	State	I01997
Parramatta	Single storey cottage	11A Betts Street	SP 15116	Local	I446
Parramatta	Chadwick Guest House (former Amwell)	6 Boundary Street	Lot 45, DP 868115	Local	I447
Parramatta	Carrington Street Group	9, 11, 13 and 15 Carrington Street	Lot 1, DP 1061211; Lot 1, DP 198372; Lot 13, DP 1088354; Lot 15, DP 866740	Local	I448
Parramatta	Debsmor	6 Crimea Street	Lot 4, Section 10, DP 939772	Local	I449
Parramatta	Elaine	12 Crimea Street	Lot 7, Section 10, DP 939772	Local	I450

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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Cottage	25 Crimea Street	Lot 19, DP 78350	Local	I451
Parramatta	Cottage	26 Crimea Street	Lot 14, Section 10, DP 939772	Local	I452
Parramatta	Italianate villa cottage	16 Denison Street	Lot 1, DP 513422	Local	I453
Parramatta	Cottage	8 Dixon Street	Lot 1, DP 996612	Local	I454
Parramatta	All Saints Parochial School	27 Elizabeth Street	Lot 100, DP 786056	Local	I455
Parramatta	Single storey residence and potential archaeological site	30 Elizabeth Street	Lot 1, DP 89618	Local	I456
Parramatta	Single storey residence	2 Fennell Street	Lot 2, DP 622114	Local	I457
Parramatta	Single storey residence	4 Fennell Street	Lot 3, DP 622114	Local	I458
Parramatta	Single storey residence	9 Fennell Street	Lot 1, DP 877744	Local	I459
Parramatta	Single storey residence	11 Fennell Street	Lot 2, DP 877744	Local	I460
Parramatta	Single storey residence	12 Fennell Street	Lots 1 and 2, DP 794765	Local	I461
Parramatta	Single storey residence	16 Fennell Street	Lot 1, DP 781306	Local	I462
Parramatta	Single storey residence	18 Fennell Street	Lot 18, DP 738160	Local	I463
Parramatta	Conjoined residences	20 and 22 Fennell Street	Lot 1, DP 127721; Lot 1, DP 127722	Local	I464
Parramatta	Single storey residence	21 Fennell Street	Lot 1, DP 199932	Local	I465
Parramatta	Single storey residence	24 Fennell Street	Lot 1, DP 770721; Lot 103, DP 575238	Local	I466
Parramatta	Tara (also known as Ellengowan)	153 George Street	Lot 1, DP 182726	Local	I467
Parramatta	Trees in median strip	167 George Street (opposite)		Local	I468
Parramatta	Bulimba	169 George Street	Lot 2, Section S, DP 1249	Local	I469
Parramatta	Cottage	173 George Street	Lot 4, Section S, DP 1249	Local	I470
Parramatta	Gasworks Bridge	196 George Street (adjacent)		Local	I471
Parramatta	Queen's Wharf Reserve and stone wall and potential archaeological site	198 George Street	Lot A, DP 444716; Lot A, DP 959111; Lot 1, DP 126881; Lot 1, DP 128847; Lot 1, DP 909045; Lots 1–3, DP 1151643	Local	I472
Parramatta	Residential flats and houses	200, 202, 204, 208, 212, 214, 216 and 220 George Street	Lots 18–20 and 22–25, DP 35895; Lots 28 and 29, DP 504954; Lot 25, DP 35969	Local	I473
Parramatta	House	3 Grandview Street	Lots 63 and 64, DP 8016	Local	I474
Parramatta	House	12–14 Grandview Street	SP 54665	Local	I475

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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Veterinary surgery	41 Great Western Highway	Lot 1, DP 505299	Local	I476
Parramatta	Milestone	93 Great Western Highway (adjacent)		Local	I477
Parramatta	Conjoined residences	1 Grose Street	Part Lot 1, DP 1117917	Local	I478
Parramatta	Conjoined residences	15 and 17 Grose Street	Lots 1 and 2, DP 587980	Local	I479
Parramatta	Single storey residence and potential archaeological site	19 Grose Street	Lot 3, DP 587980	Local	I480
Parramatta	Single storey residence	20 Grose Street	Lot 1, DP 87837	Local	I481
Parramatta	Single storey residence	22 Grose Street	Lot 2, DP 82226	Local	I482
Parramatta	Single storey residence and potential archaeological site	44 Grose Street	Lot 5, DP 62376	Local	I483
Parramatta	Single storey residence	2 Harold Street	Lot 1, DP 816239	Local	I484
Parramatta	Single storey residence	15 Harold Street	Lot Y, DP 403388	Local	I485
Parramatta	Hambledon Cottage and all trees	47 Hassall Street	Lots 2 and 3, DP 391496	Local	I486
Parramatta	Timber cottage	34 Inkerman Street	Lot 10, DP 1098184	Local	I487
Parramatta	Cottage	40 Inkerman Street	Lot 1, DP 68754	Local	I488
Parramatta	Boundary Stone	James Ruse Drive—under bridge (north bank of river)		Local	I489
Parramatta	Cottage	5 Lansdowne Street	Lot 280, DP 136257	Local	I490
Parramatta	Cottage	19 Lansdowne Street	Lot 14, DP 1620	Local	I491
Parramatta	Cottage	29 Lansdowne Street	Lot 9, DP 1620	Local	I492
Parramatta	Cottage	35 Lansdowne Street	Lot 6, DP 1620	Local	I493
Parramatta	Semi-detached cottage	41–43 Lansdowne Street	Lot 21, DP 12623	Local	I494
Parramatta	Pair of cottages	1 and 3 Lennox Street	Lots 1 and 2, DP 501508	Local	I495
Parramatta	Single storey residence	38 Marsden Street	Lot 11, DP 857554	Local	I496
Parramatta	Former bakery	40 Marsden Street	Lots 1 and 2, SP 54003	Local	I497
Parramatta	Single storey residences	44, 46, 48 and 50 Marsden Street	Lots A–D, DP 447479	Local	I498
Parramatta	Conjoined residences	56 and 58 Marsden Street	Lots 1 and 2, DP 547259	Local	I499
Parramatta	Cottages	74 and 76 Marsden Street	Lots 1 and 2, DP 252560	Local	I500
Parramatta	Single storey residences	78, 80, 82, 84 and 86 Marsden Street	Lots A–C, DP 337174; Lots 38 and 39, DP 37678	Local	I501
Parramatta	Wavertree	10 New Zealand Street	Lot 3, DP 211226	Local	I502
Parramatta	Residential flats and houses	1, 3, 5, 11 and 17 Noller Parade	Lot 31, DP 521965; Lots 12–14, and 17, DP 35895	Local	I503

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Parramatta	Oak Street cottage group	6, 8, 10 and 12 Oak Street	Lots 161 and 162, DP 229139; Lots A and B, DP 412714	Local	I504
Parramatta	Single storey residence	50 O'Connell Street (formerly 6, 8, 10 and 12 Grose Street)	Lot 1, DP 1103632	Local	I505
Parramatta	Hollywood	62 O'Connell Street	Lot 1, DP 69481	Local	I506
Parramatta	Single storey residence	72 O'Connell Street	Lot 1, DP 719302	Local	I507
Parramatta	Dorislea	74 O'Connell Street	Lot 11, DP 802292	Local	I508
Parramatta	Residence	76 O'Connell Street	Lot 1, DP 127053	Local	I509
Parramatta	Timber cottages	2, 4, 6, 8 and 10 Purchase Street	Lots 1 and 2, DP 170909; Lots 1 and 2, DP 115224; Lot E, DP 172693	Local	I510
Parramatta	Stone wall	Between Rangihou Crescent and Macarthur Street (adjacent to river bank)		Local	I511
Parramatta	Palms	5, 7 and 9 Rangihou Crescent (rear)	Lots 4–6, DP 27317	Local	I512
Parramatta	Sherbrooke	4 Rosehill Street	Lots 5–7, DP 19710	Local	I513
Parramatta	Cottage	10 Rosehill Street	Lot 3, DP 737607	Local	I514
Parramatta	Cottage	12 Rosehill Street	Lot 1, DP 1015895; Lot A, DP 155249	Local	I515
Parramatta	Dorella	14 Rosehill Street	Lot B, DP 155249	Local	I516
Parramatta	Single storey residence and potential archaeological site	2 Ross Street	Lot 1, DP 935003	Local	I517
Parramatta	Conjoined residence	4 Ross Street	Lot 46, DP 623060	Local	I518
Parramatta	Lurlinea and potential archaeological site	8–10 Ross Street	Lot 1, DP 1020554	Local	I519
Parramatta	Newlands gates and trees	9 Thomas Street	Lots 1 and 2, DP 797543	Local	I520
Parramatta	Median	Thomas Street (east end)		Local	I521
Parramatta	Compax	1 Trott Street	Lot 1, DP 127700	Local	I522
Parramatta	Carlota	3 Trott Street	Lot 1, DP 616000	Local	I523
Parramatta	Weatherboard cottage	9 Trott Street	Lots 1–3, DP 136317	Local	I524
Parramatta	Convent of Our Lady of Mercy and associated buildings	2, 4 and 6 Victoria Road	Lot 1, DP 301995; Lot 14, DP 498; Lot 2, DP 301995; Lot 4, DP 68819; Lots 3 and 5–9, DP 758788	Local	I525
Parramatta	All Saints Church	21 Victoria Road (corner Elizabeth Street)	Lot 101, DP 786056	Local	I526

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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	All Saints Hall	27 Elizabeth Street	Lot 100, DP 786056	Local	I527
Parramatta	Dunblane	63 Victoria Road	Lot 1, DP 997613	Local	I528
Parramatta	Canberra and Roach Manor	65 and 67 Victoria Road	Lots 1 and 2, DP 604175	Local	I529
Parramatta	Clyde Carlingford Rail Bridge abutments	171 Victoria Road (adjacent)		Local	I530
Parramatta	Single storey residence	1 Villiers Street	Lot 4, DP 587980	Local	I531
Parramatta	Single storey residence	3 Villiers Street	Lot 1, DP 127026	Local	I532
Parramatta	Convict drain	1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126–130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street	Lots 101 and 102, DP 1110883; Lots 10 and 12, DP 856102; Lot 1, DP 791300; Lot 100, DP 607789, SP 19718, SP 74416; Lot 12, DP 1095329; Lot 3, DP 218510; Lot H, DP 405846; Lot 1, DP 628809; Lot 1, DP 626765; Lot 2, DP 877035; Lot 1, Section 26, DP 758829, SP 75329; Lot 226, DP 1103494; Lot 1, DP 1098507; Lot 2, DP 607011	Local	I533
Parramatta	Masonic centre	47 Campbell Street	Lot 7, DP 67534	Local	I534
Parramatta	Shop (former fire station)	140 Church Street	SP 78606	Local	I535
Parramatta	Parramatta Town Hall (and potential archaeological site)	182 Church Street	Part Lot 1, DP 791300	Local	I536
Parramatta	Bicentennial Square and adjoining buildings	188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street	Lot 23, DP 651527; Lot 1, DP 1158833; Lot 7046, DP 93896; Lot L, DP 15108; Lot M, DP 15108	Local	I537
Parramatta	Murrays' Building (and potential archaeological site)	188 Church Street (south east corner)	Lot 23, DP 651527	Local	I538
Parramatta	Warden's cottage (verger's cottage)	195 Church Street (adjacent to 45 Hunter Street)	Part Lot 2, DP 1110057	Local	I539
Parramatta	Centennial Memorial Clock	Bicentennial Square (opposite 196 Church Street)		Local	I540
Parramatta	Shop (and potential archaeological site)	197 Church Street	Lot 1, DP 710335	Local	I541
Parramatta	Horse parapet facade (and potential archaeological site)	198–216 Church Street and 38–46 Macquarie Street	Lot 1, DP 89790; Lot 1, DP 89558; Lot 1, DP 72798; Lot 1, DP 650150; Lots A and B, DP 404724; Lot 2, DP 627838; Lot 83, DP 1136983, SP 68158	Local	I542



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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Telstra House (former post office) (and potential archaeological site)	211 Church Street (93–93a Marsden Street)	Lot 1, DP 578322; Lots 100 and 101, DP 1052788	Local	I543
Parramatta	HMV (former Commonwealth Bank) (and potential archaeological site)	215 Church Street	Lot E, DP 15013	Local	I544
Parramatta	Former courthouse wall and sandstone cellblock (and potential archaeological site)	223 and 235 Church Street	Lots 1 and 2, DP 205570; Lot 1, DP 329431	Local	I545
Parramatta	Parramatta House (and potential archaeological site)	243 Church Street	Lot 1, DP 74622	Local	I546
Parramatta	Shop	253 Church Street	Lot B, DP 380265	Local	I547
Parramatta	Shop	255 Church Street	Lot 1, DP 587804	Local	I548
Parramatta	Shop (and potential archaeological site)	257, 259 and 261 Church Street	Lots 5 and 8, DP 239534; Lot 2, DP 527452	Local	I549
Parramatta	Shops and offices	263–265 Church Street	Lot 1, DP 136333	Local	I550
Parramatta	Westpac Bank	264 Church Street (corner of George Street)	Lot 1, DP 952497	Local	I551
Parramatta	Shop (and potential archaeological site)	267 Church Street	Lots 1 and 2, DP 400078	Local	I552
Parramatta	Shop (and potential archaeological site)	269 Church Street	Lot C, DP 185864	Local	I553
Parramatta	Shop (and potential archaeological site)	273 Church Street	Lot B, DP 324965	Local	I554
Parramatta	Shops (and potential archaeological site)	275 and 277 Church Street	Lot 2, DP 709743; Lot 2, DP 331350; Lot E, DP 340000	Local	I555
Parramatta	Shop, office (and potential archaeological site)	279 Church Street	Lot 10, DP 733123	Local	I556
Parramatta	Shop	281 Church Street	Lot 3, DP 610555	Local	I557
Parramatta	Sandstone and brick wall	286, 292 and 298 Church Street	Lot 1, DP 210616; Lot 1, DP 128501; Lot 5, DP 516126; Lot 2, DP 216665; Lot 100, DP 803945; Lot 1, DP 84998	Local	I558
Parramatta	Shop	287 Church Street	Lot 5, DP 25055	Local	I559
Parramatta	Shop	289 Church Street	Lot 4, DP 25055	Local	I560
Parramatta	Shop	291 Church Street	Lot 3, Section 24, DP 25055	Local	I561
Parramatta	Shop	293 Church Street	Lot 2, DP 25055	Local	I562
Parramatta	Shop	298 Church Street	Lot 1, DP 84998	Local	I563

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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Former ANZ Bank (and potential archaeological site)	306 Church Street	Lot 10, DP 65743	Local	I564
Parramatta	Shop	311–315 Church Street	Lot C, DP 161817; Lot 1, DP 739012	Local	I565
Parramatta	Shop	317 Church Street	Lot 1, DP 87514	Local	I566
Parramatta	Shop	321 Church Street	Lot 10, DP 541902	Local	I567
Parramatta	Shop	325 and 327 Church Street	Lot 1, DP 784451; Lot 6, DP 539787	Local	I568
Parramatta	St Peter's Uniting Church and studio theatre (and potential archaeological site)	356 Church Street	Lot B, DP 154618	Local	I570
Parramatta	Anthony Malouf and Co	366 Church Street	Lot A, DP 90292	Local	I571
Parramatta	Royal Oak Hotel and stables (and potential archaeological site)	387 Church Street	Lot 1, DP 85794	Local	I572
Parramatta	Shop	446 Church Street	Lot 1, DP 204902	Local	I573
Parramatta	Commercial building	448 Church Street	Lot 1, DP 70506	Local	I574
Parramatta	Bicycle shop	458 Church Street	Lot 711, DP 1085446	Local	I575
Parramatta	Former bakery (and potential archaeological site)	476 Church Street	Lot 3, DP 741890	Local	I576
Parramatta	Llonells	1 Cowper Street	Lot 1, DP 935059	Local	I577
Parramatta	Jeshyron	3 Cowper Street	Lot 1, DP 935060	Local	I578
Parramatta	Stable (and potential archaeological site)	419–423 Church Street	SP 17206	Local	I579
Parramatta	Court house tower	12 George Street	Section 20 Townmap	Local	I580
Parramatta	Former Rural Bank	16 George Street	Lot 1, DP 68450	Local	I581
Parramatta	Marsdens Building (and potential archaeological site)	17 George Street	Lot 1, DP 598663	Local	I582
Parramatta	Woolpack Hotel (and potential archaeological site)	19 George Street	Lot 1, DP 74937	Local	I583
Parramatta	Shops (and potential archaeological site)	41–59 George Street	Lot 10, DP 858392	Local	I584
Parramatta	Civic Arcade (former theatre) (and potential archaeological site)	48 George Street	Lots 1–79, SP 159	Local	I585
Parramatta	Dr Pringle's Cottage	52 George Street	SP 21427	Local	I586
Parramatta	Single-storey residence	32 Grose Street	Lot 32, DP 1102754	Local	I587

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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Commercial Hotel	24 Hassall Street (corner of Station Street East)	Lot 23, DP 746354	Local	I588
Parramatta	Semi-detached cottages	23 and 25 Hassall Street	Lots 1 and 2, DP 218476	Local	I589
Parramatta	Two-storey residence	42 High Street	Lot 1, DP 1003369; Lot 1, DP 81523; Lot 1, DP 81603	Local	I590
Parramatta	Attached houses	49 and 51 High Street	Lot 2, DP 530845; Lot B, DP 388388	Local	I591
Parramatta	Single-storey residence	65 High Street	Lot 48, Section 1, DP 976; Lot 1, DP 576223	Local	I592
Parramatta	Single-storey residence	67 High Street	Lot B, DP 421597	Local	I593
Parramatta	St John's Parish Hall	195 Church Street	Part Lot 1 and Part Lot 2, DP 1110057	Local	I594
Parramatta	Two-storey residence	41 Hunter Street	Lot 1, DP 27310	Local	I595
Parramatta	Semi-detached cottages	49 Lansdowne Street	Lot 19, DP 12623	Local	I596
Parramatta	Kia Ora (and potential archaeological site)	62–64 Macquarie Street	Lot AY, DP 400258	Local	I597
Parramatta	Convict barracks wall	80–100 Macquarie Street	Lot 65, Section 17, DP 758829	Local	I598
Parramatta	Cottages (and potential archaeological site)	1 and 3 Barrack Lane (rear of 80–100 Macquarie Street)	Lots 101 and 102, DP 1110883	Local	I599
Parramatta	Leigh Memorial Uniting Church	119 Macquarie Street	Lot 1, DP 628809	Local	I600
Parramatta	Arthur Phillip High School (and potential archaeological site)	175 Macquarie Street	Lots 1 and 2, DP 115296	Local	I601
Parramatta	House/ Industrial	9 Marion Street	Lot 10, DP 1138238	Local	I602
Parramatta	Single-storey residence	11 Marion Street	Lot 1, DP 574174	Local	I603
Parramatta	Residence—Mona	13 Marion Street	Lot 1, DP 528361	Local	I604
Parramatta	Attached house and office	17 Marion Street	Lot 1, DP 600258	Local	I605
Parramatta	Single-storey residence	20 Marion Street	Lot 51, DP 1187894	Local	I606
Parramatta	Attached house and office	23 Marion Street	Lot 5, Section 1, DP 976	Local	I607
Parramatta	Single-storey residence	26 Marion Street	Lot 2, DP 909383	Local	I608
Parramatta	Single-storey residence	28 Marion Street	Lot 1, DP 966322	Local	I609
Parramatta	Single-storey residence	29 Marion Street	Lot 8, Section 1, DP 976; Lot 1, DP 345868	Local	I610
Parramatta	Single-storey residence	31 Marion Street	Lot 9, DP 128787	Local	I611
Parramatta	Single-storey residence	37 Marion Street	Lot 12, Section 1, DP 976	Local	I612

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Suburb	Item name	Address	Property description	Significance	Item No
Parramatta	Parramatta Dam archaeological site weir	Marsden Street		Local	I613
Parramatta	Charles Street Weir	Parramatta River (adjacent to Charles Street)		Local	I614
Parramatta	Cumberland Hospital Weir	Parramatta River (adjacent to 1A and 5A Fleet Street)		Local	I615
Parramatta	Wetlands	Parramatta River		Local	I616
Parramatta	Former St Andrew's Uniting Church, hall (and potential archaeological site)	2 Phillip Street (corner of Marsden Street)	Lots 1 and 2, DP 986344	Local	I617
Parramatta	Willow Grove (and potential archaeological site)	34 Phillip Street	Lot 1, DP 569139	Local	I618
Parramatta	St George's Terrace (and potential archaeological site)	44 Phillip Street	Lot 1, DP 742271	Local	I619
Parramatta	Barnaby's Restaurant (and potential archaeological site)	64 and 66 Phillip Street	Lot 3, DP 591970; Lots 1 and 2, DP 128452	Local	I620
Parramatta	Office (and potential archaeological site)	68A and 70 Phillip Street	Lot 36, DP 1104223; SP 18038	Local	I621
Parramatta	Electricity substation (and potential archaeological site)	11c Ross Street	Lot 2, DP 234466	Local	I622
Parramatta	Single-storey residence	14 Ross Street	Lot B, DP 439568	Local	I623
Parramatta	Wine bar bistro	16 Ross Street	Lot 1, DP 834630	Local	I624
Parramatta	Two-storey residence	1 Station Street West	Lot 34, Section 1, DP 976	Local	I625
Parramatta	Single-storey residence	7 Station Street West	Lot 31, Section 1, DP 976	Local	I626
Parramatta	Rose and Crown Hotel (and potential archaeological site)	11 Victoria Road (corner of Sorrell Street)	Lot 1, DP 67120	Local	I627
Parramatta	Horse trough	Victoria Road (adjacent to Prince Alfred Park)		Local	I628
Parramatta	Attached houses	21 Wentworth Street	Lot 7, DP 555797; Lot 5, DP 531926	Local	I629
Parramatta	Single-storey shop	105 Wigram Street	Lot 101, DP 789695	Local	I630
Parramatta	Attached houses	113 and 115 Wigram Street	Lots X and Y, DP 403345	Local	I631
Parramatta	Lancer Barracks group	2 Smith Street	Lot 396, DP 39627	Local	I632
Parramatta	Federation period cottage	58 Crimea Street	Lot 14, DP 6803	Local	I633
Parramatta	Federation period cottage	34 High Street	Lot B, DP 949735	Local	I634
Parramatta	Stone boundary marker	128–130 Railway Street	Lot 100, DP 713636	Local	I635
Pendle Hill	Californian bungalow	9 Bago Street	Lots 62 and 63, DP 16020	Local	A17
Rosehill	Elizabeth Farm House	70 Alice Street	Lot D, DP 411727	State	I00001

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Suburb	Item name	Address	Property description	Significance	Item No
Rosehill	Camden	60 Prospect Street	Lot C, DP 337810	State	I00250
Rosehill	Comfort Lodge	62 Prospect Street	Lot C, DP 330938	State	I00283
Rosehill	Victorian cottage	45 Eleanor Street	Lot 10, DP 11195	Local	I636
Rosehill	Eleanor Street Group	57, 59, 61, 63, 65, 67, 69, 71, 73 and 75 Eleanor Street	Lot 1, DP 970441; Lot 1, DP 982772; Lot 1, DP 936955; Lot X, DP 399671; Lot 2, DP 115056; Lots 17Y, 18, 19, 20A and 20B, Section E, DP 1249	Local	I637
Rosehill	Brick house	139 Good Street	Lot 1, DP 981538	Local	I638
Rosehill	Two-storey residence	144 Good Street	Lot B, DP 324294	Local	I639
Rosehill	Cottage	148 Good Street	Lots 1 and 3, DP 961250	Local	I640
Rosehill	Rosehill Public School	22 Prospect Street	Lot 1, DP 572480; Lots 1, 2 and 6–15, DP 1249; Lot 20, DP 1775; Lots 4 and 8, DP 6355	Local	I641
Rosehill	Single storey residence	23 Prospect Street	Lot 9, DP 6518	Local	I642
Rosehill	Single storey residence	25 Prospect Street	Lot 10, DP 6518	Local	I643
Rosehill	Capral Aluminium	3–11 Shirley Street	Lot 2, DP 864567	Local	I644
Rosehill	RTA Depot	1B and 5 Unwin Street	Lots 201 and 202, DP 870298	Local	I645
Rosehill	Single-storey bungalow	34 Weston Street	Lot 17, DP 4630	Local	I646
Rosehill	House	137 Good Street	Lot A, DP 335934	Local	I647
Rosehill (and Parramatta)	Public reserve associated with Elizabeth Farm	72 Alice Street, Rosehill; 105A and 105B Alfred Street and 96 Arthur Street, Parramatta	Lot C, DP 411727; Lots A and C, DP 363845; Lot 5, DP 26507	State	I00285
Rydalmere	Single storey residence	40 Calder Road	Lot 1, DP 201919	Local	I648
Rydalmere	Single storey residence	53 Calder Road	Lot C, DP 376880	Local	I649
Rydalmere	Florence	76 Calder Road	Lot A, DP 386346	Local	I650
Rydalmere	Single storey residence	92 Calder Road	Lot 4, DP 26544	Local	I651
Rydalmere	House	46 Crowgey Street	Lot 136, DP 12523	Local	I652
Rydalmere	Upjohn House	59 Kirby Street	Lot 20, DP 855339	Local	I653
Rydalmere	Single storey residence	66 Kirby Street	Lot 9, DP 29574	Local	I654
Rydalmere	Dam wall	7 Ronald Avenue (off)	Lot 1, DP 215557	Local	I655
Rydalmere	Single storey residence	75 Kirby Street	Lot 101, DP 785639	Local	I656
Rydalmere	Single storey residence	72 Park Road	Lot 42, DP 833816	Local	I657



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Suburb	Item name	Address	Property description	Significance	Item No
Rydalmere	Single storey residence	122 Park Road	Lot 11, DP 204074	Local	I658
Rydalmere	Truganini House and grounds	38–50 South Street	Lot 10, DP 774181	Local	I659
Rydalmere	Roman Catholic Church	374 Victoria Road	Lot A, DP 159053; Lots 12 and 15, DP 576386	Local	I660
Rydalmere	Schoolmaster's residence	395 Victoria Road	Lot 11, DP 848136	Local	I661
Rydalmere	Dunluce	434 Victoria Road	SP 79645	Local	I662
Rydalmere	Timber cottage	472 Victoria Road	Lot 4, DP 38866	Local	I663
Rydalmere	Scout hut	6 Vineyard Street	Lot 153, DP 12523	Local	I664
Rydalmere	Single storey residence	24 Wattle Street	Lot 4, DP 25680	Local	I665
Silverwater	Dwelling	24 Silverwater Road	Lot 10, DP 1084058	Local	I666
Silverwater	Ernest Fleming Pty Ltd, machinery merchants	79 Derby Street	Lot 1, DP 631335	Local	I667
Silverwater	Lower Duck River Wetlands	Lot 222, DP 1012954		Local	I669
Telopea	Redstone (The Winter House)	34 Adderton Road and 1 Manson Street	Lots 7 and 8, DP 24969	State	A18
Telopea	Tintern	33 Tintern Avenue	Lot 9, DP 28328	Local	I01795
Telopea (and Oatlands)	Vineyard Creek and vegetated banks (natural area)	39A Leamington Road (part of), 50 and 52 Rock Farm Avenue (part of), Telopea: 94 Bettington Road, Oatlands (part of Vineyard Creek Reserve)	Lots 23 and 25, DP 217113; Lot 50, DP 206883; Lot 14, DP 251502; Lot 1, DP 540677; Lot 1, DP 537886	Local	I669
Toongabbie	Willmott's House	10 Bethel Street	Lot 6, DP 29508	Local	I670
Toongabbie	Wisteria Lodge	36 Bungaree Road	Lot 3, DP 214728	Local	I671
Toongabbie	Marist Fathers Seminary	119 Rausch Street	Lot 111, DP 749237	Local	I672
Toongabbie	Cottage	13 Station Road	Lot 10, DP 872902	Local	I673
Toongabbie	Cottage	1 Wendy Place	Lot 15, DP 205976	Local	I674
Toongabbie	Willmot Reserve	14A Willmot Avenue	Lot 17, DP 35665	Local	I675
Wentworthville	Tralee Gardens Preschool Centre	10 Fryer Avenue	Lot 10, DP 531730	Local	I676
Wentworthville	Former produce store	52 Railway Street	Lot 141, DP 997970	Local	I677
Wentworthville	House	95 Railway Street	Lot 70, DP 9326	Local	I678
Wentworthville	Cottage	105 Railway Street	Lot 1, DP 532482	Local	I679
Wentworthville	Short Street Group	2, 4 and 6 Short Street	Lot 5, DP 165715; Lots 21 and 22, Section 4, DP 976563	Local	I680

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Suburb	Item name	Address	Property description	Significance	Item No
Wentworthville	Cottage	59 Wentworth Avenue	Lot 10, Section 3, DP 976563	Local	I681
Wentworthville	Castrella	127 Wentworth Avenue	Lot X, DP 414866	Local	I682
Westmead	Western Sydney University	158–164 Hawkesbury Road	Lot 1, DP 1227281	Local	I683
Westmead	Victorian residence (in grounds of UWS)	158–164 Hawkesbury Road	Lot 1, DP 1227281	Local	I684
Winston Hills	European rock carvings	226 Windsor Road (rear)	SP 34043	State	I685
Winston Hills	Bridge Farm	23 Barnetts Road	Lot 103, DP 554986	Local	I00680
Winston Hills	House	25 Barnetts Road	Lot 3, DP 236691	Local	I686
Winston Hills	Byrock	47 Barnetts Road	Lot 7, DP 221156	Local	I687
Winston Hills	Buckley House	41 Buckleys Road	Lot 30, DP 129032	Local	I688
Winston Hills	House	76 Lanhams Road	Lot 1, DP 203258	Local	I689
Winston Hills	Stone cottage	176 Windsor Road	Lot 18, DP 135577	Local	I690
Winston Hills	House	180 Windsor Road	Lot 22, DP 718696	Local	I691
Winston Hills	Santa Rosa	182 Windsor Road	Lot 2, DP 540754	Local	I692
Winston Hills	Kergunyah	186 Windsor Road	Lot 13, DP 1183314	Local	I693
Winston Hills	Myrai	188 Windsor Road	Lot 1, DP 529254	Local	I694
Winston Hills	Model Farm Siding Reserve	196 Windsor Road	Lots 7014 and 7015, DP 1058971	Local	I695
Winston Hills	Spanish Mission house	208 Windsor Road	Lot 2, DP 18196	Local	I696
Winston Hills	“Moderne House”	220 Windsor Road	Lot 1, DP 525833	Local	I697
Winston Hills	Yareemumba	234 Windsor Road	Lot 1, DP 772001	Local	I698
Winston Hills	Farmhouse cottage	266–268 Windsor Road	Lot 41, DP 831663	Local	I699
Winston Hills	Road structures	21 Huxley Drive and 21 Whitehaven Road	Lot 6, DP 239271; Part Lots 152 and 153, DP 230252	Local	I700

**Part 2 Heritage conservation areas**

Description	Identification on Heritage Map	Significance
Boronia Avenue Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Boronia Avenue Conservation Area”	Local
Burnside Homes	As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Burnside Homes”	Local
East Epping Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked “East Epping Conservation Area”	Local
Elizabeth Farm Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Elizabeth Farm Conservation Area”	Local

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Description	Identification on Heritage Map	Significance
Epping/Eastwood Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Epping/Eastwood Conservation Area"	Local
Essex Street Conservation Areas	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Essex Street Conservation Areas"	Local
Experiment Farm Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Experiment Farm Conservation Area"	Local
Harris Park West Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Harris Park West Conservation Area"	Local
North Parramatta Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "North Parramatta Conservation Area"	Local
Rosebank Avenue Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Rosebank Avenue Conservation Area"	Local
Silverwater Prison Complex	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Silverwater Prison Complex"	State
Sorrell Street Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Sorrell Street Conservation Area"	Local
South Parramatta Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "South Parramatta Conservation Area"	Local
Tottenham Street Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Tottenham Street Conservation Area"	Local
Wyralla Avenue Conservation Area	As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Wyralla Avenue Conservation Area"	Local

**Part 3 Archaeological sites**

Suburb	Site name	Address	Property description	Significance	Item no
Epping	Stone causeway over Devlins Creek	Beecroft Road	Road reserve (near southern end of Old Local Beecroft Road)		A01
Harris Park (and Parramatta)	Experiment Farm archaeological site	Part of the following land—7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street (part of), Parramatta	Lots 1–3, DP 136100; Lots 12 and 13, DP 8430; Lot X, DP 401280; Lot 1, DP 256428; Lot 1, DP 188738; Lot 1, DP 115243; Lots 14–17, 27–29 and 37–39, DP 10853	State	A00768
Mays Hill	Mays Hill Cemetery	Franklin Street	Lot 1, DP 795277; Lot 7056, DP 1028195	Local	A02
North Rocks	Quarry	Excelsior South Reserve No 45, Excelsior Avenue	Lot 9, DP 248626	Local	A03
North Rocks	Ruins of stone cottage	Excelsior South Reserve No 45, Excelsior Avenue	Lot 1, DP 228581	Local	A04
North Rocks	Dam	Speers Road Crown Reserve No 37, 19– Lot H, DP 438487 21 Speers Road		Local	A05

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Suburb	Site name	Address	Property description	Significance	Item no
North Rocks	Retaining wall	23–27 Speers Road	Lot 171, DP 23173	Local	A06
North Rocks	Stone bridge approaches and foundation plaque, Sydney Woollen Mills	1 Windsor Road	Lot 1, DP 112482	Local	A07
Old Toongabbie (and Winston Hills)	Toongabbie Government Farm Archaeological Site	62 Oakes Road (Toongabbie Creek near Oakes Road), Old Toongabbie; 113 Goliath Avenue, Winston Hills and 191Z Old Windsor Road, Old Toongabbie	Lot 7016, DP 1031216; Lot 7018, DP 1031217; Lot 18, DP 230547; Lots 222, 223 and 225, DP 234686; Lots 2 and 3, DP 551352; Part Lot 1, DP 780050	State	A01903
Parramatta	Robin Thomas Reserve archaeological site	143A George Street	Lots 7048 and 7049, DP 93899	Local	A08
Parramatta	Newlands archaeological site	9 Thomas Street	Lots 1 and 2, DP 797543	Local	A09
Parramatta	Archaeological and terrestrial	323 Church Street	Lot 4, DP 525338; Lot 4, DP 520361	Local	A10
Parramatta	Archaeological and terrestrial	329 Church Street	Lot 1, DP 569483	Local	A11
Parramatta	Archaeological and terrestrial	331 Church Street	Lot 2, DP 535192	Local	A12
Parramatta	Archaeological and terrestrial	331A Church Street	Lot 2, DP 791693	Local	A13
Parramatta	Archaeological site	134–140 Marsden Street	Lot 1, DP 953138; Lot 1, DP 1079113; Local Lots 1 and 2, DP 213184; Lot 1, DP 61073; Lot 1, DP 539968; Lots 101, 102 and 103, DP 785428; Lots A, B and C, DP 82967	Local	A14
Parramatta	Parramatta Hospital archaeological site	22A O'Connell Street	Part Lot 21, DP 1173876	Local	A15
Parramatta	Archaeological site	302 Church Street	Part Lot 1, DP 211499	Local	A16
Rosehill	Elizabeth Farm archaeological site	61, 63 and 65 Alice Street	Lots 15–17, Section 2, DP 4630	Local	A17
Telopea	Kishnaghur archaeological site	42A Evans Road	Lot E, DP 36692	Local	A18

## Schedule 6 Pond-based and tank-based aquaculture

### Part 1 Pond-based and tank-based aquaculture

#### Division 1 Site location requirements

##### 1 Conservation exclusion zones

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water:
  - (a) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
  - (b) vacant Crown land,
  - (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.
- (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned:
  - (a) land declared as an aquatic reserve under the *Marine Estate Management Act 2014*,
  - (b) land declared as a marine park under the *Marine Estate Management Act 2014*.

**Note.** Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

#### Division 2 Operational requirements

##### 2 Species selection

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

##### 3 Pond-based aquaculture that is also intensive aquaculture—pond design

For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.

##### 4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges

For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.

##### 5 Outlets from culture ponds etc

All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.

##### 6 Definition

In this Division:



*intensive aquaculture* has the same meaning as it has in the *Fisheries Management (Aquaculture) Regulation 2017*.

## Part 2 Extensive pond-based aquaculture

### Division 1 Site location requirements

#### 7 Conservation exclusion zones

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water:
  - (a) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
  - (b) vacant Crown land,
  - (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.

**Note.** Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

#### 8 Flood liability

Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.

### Division 2 Operational requirements

#### 9 Species selection

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

#### 10 Pond design

- (1) Must not require the construction of new ponds, water storages, dams or buildings.
- (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.
- (3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands.

#### 11 Culture water

Must use freshwater.

## Dictionary

(Clause 1.4)

**Note.** The Act and the *Interpretation Act 1987* contain definitions and other provisions that affect the interpretation and application of this Plan.

**Aboriginal object** means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

**Aboriginal place of heritage significance** means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the [Heritage Map](#), that is:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

**Note.** The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

**acid sulfate soils** means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

**Acid Sulfate Soils Manual** means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

**Acid Sulfate Soils Map** means the [Parramatta Local Environmental Plan 20XX Acid Sulfate Soils Map](#).

**Additional Local Provisions Map** means the [Parramatta Local Environmental Plan 20XX Additional Local Provisions Map](#).

**Additional Permitted Uses Map** means the [Parramatta Local Environmental Plan 20XX Additional Permitted Uses Map](#).

**advertisement** has the same meaning as in the Act.

**Note.** The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

**advertising structure** has the same meaning as in the Act.

**Note.** The term is defined as a structure used or to be used principally for the display of an advertisement.

Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

**affordable housing** has the same meaning as in the Act.

**Note.** The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

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**agricultural produce industry** means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

**Note.** Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

**agriculture** means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

**Note.** Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

**air transport facility** means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

**airport** means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

**Note.** Airports are a type of air transport facility—see the definition of that term in this Dictionary.

**airstrip** means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

**amusement centre** means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

**animal boarding or training establishment** means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

**aquaculture** has the same meaning as in the *Fisheries Management Act 1994*. It includes oyster aquaculture, pond-based aquaculture and tank-based aquaculture.

**Note.** Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**archaeological site** means a place that contains one or more relics.

**architectural design competition** means a competitive process conducted in accordance with the Design Excellence Guidelines.

**artisan food and drink industry** means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following:

- (a) a retail area for the sale of the products,
- (b) a restaurant or cafe,

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(c) facilities for holding tastings, tours or workshops.

**Note.** See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry.

Artisan food and drink industries are a type of **light industry**—see the definition of that term in this Dictionary.

**attached dwelling** means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

**Note.** Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**attic** means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

**backpackers' accommodation** means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

**Note.** Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**basement** means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

**bed and breakfast accommodation** means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

**Note.** See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**bee keeping** means a building or place used for the keeping and breeding of bees for commercial purposes.

**Note.** Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

**biodiversity** or **biological diversity** means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.

**biosolids treatment facility** means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

**Note.** Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

**boarding house** means a building that:

- (a) is wholly or partly let in lodgings, and



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- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

**Note.** Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**boat building and repair facility** means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

**boat launching ramp** means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

**boat shed** means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

**brothel** has the same meaning as in the Act.

**Note.** This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

**building** has the same meaning as in the Act.

**Note.** The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

**building height** (or **height of building**) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

**building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

**Note.** Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

**building line** or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

**bush fire hazard reduction work** has the same meaning as in the *Rural Fires Act 1997*.



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**Note.** The term is defined as follows:

**bush fire hazard reduction work** means:

- (a) the establishment or maintenance of fire breaks on land, and
  - (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,
- but does not include construction of a track, trail or road.

**bush fire prone land** has the same meaning as in the Act.

**Note.** The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146 (2) of the Act.

**bush fire risk management plan** means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

**business identification sign** means a sign:

- (a) that indicates:
  - (i) the name of the person or business, and
  - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

**Note.** Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

**business premises** means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

**Note.** Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

**canal estate development** means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either:

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:
  - (i) dwellings that are permitted on rural land, and

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- (ii) dwellings that are used for caretaker or staff purposes, or
- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

**car park** means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

**caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

**catchment action plan** has the same meaning as in the *Catchment Management Authorities Act 2003*.

**Note.** The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

**cellar door premises** means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

**Note.** Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**cemetery** means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

**centre-based child care facility** means:

- (a) a building or place used for the education and care of children that provides any one or more of the following:
  - (i) long day care,
  - (ii) occasional child care,
  - (iii) out-of-school-hours care (including vacation care),
  - (iv) preschool care, or

- (b) an approved family day care venue (within the meaning of the *Children (Education and Care Services) National Law (NSW)*),

**Note.** An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the *Children (Education and Care Services) National Law (NSW)*) is provided.

but does not include:

- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the *Children (Education and Care Services) National Law (NSW)*), or
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
- (h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

**charter and tourism boating facility** means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

**classified road** has the same meaning as in the *Roads Act 1993*.

**Note.** The term is defined as follows:

**classified road** means any of the following:

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

**clearing native vegetation** has the same meaning as in Part 5A of the *Local Land Services Act 2013*.

**clearing vegetation** has the same meaning as in *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

**coastal hazard** has the same meaning as in the *Coastal Management Act 2016*.

**coastal lake** means a body of water identified in Schedule 1 to *State Environmental Planning Policy (Coastal Management) 2018*.

**coastal protection works** has the same meaning as in the *Coastal Management Act 2016*.

**coastal waters of the State**—see section 58 of the *Interpretation Act 1987*.

**coastal zone** has the same meaning as in the *Coastal Management Act 2016*.

**commercial premises** means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

**community facility** means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
  - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

**community land** has the same meaning as in the *Local Government Act 1993*.

**correctional centre** means:

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- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5 (1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

**Council** means the Council of the City of Parramatta.

**crematorium** means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

**Crown reserve** means:

- (a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or
- (b) a common within the meaning of the *Commons Management Act 1989*, or
- (c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

**curtilage**, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

**dairy (pasture-based)** means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

**Note.** Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

**dairy (restricted)** means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

**Note.** Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**demolish**, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

**depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

**Design Excellence Guidelines** means the Design Excellence Guidelines issued by the Secretary, as amended from time to time.

**Design Excellence Map** means the [Parramatta Local Environmental Plan 20XX Design Excellence Map](#).

**drainage** means any activity that intentionally alters the hydrological regime of any locality by facilitating



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the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

**dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

**Note.** Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

**Note.** Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

**dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

**Note.** Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

**Dual Occupancy Prohibition Map** means the [Parramatta Local Environmental Plan 20XX Dual Occupancy Prohibition Map](#).

**dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

**dwelling house** means a building containing only one dwelling.

**Note.** Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**early education and care facility** means a building or place used for the education and care of children, and includes any of the following:

- (a) a centre-based child care facility,
- (b) home-based child care,
- (c) school-based child care.

**earthworks** means excavation or filling.

**ecologically sustainable development** has the same meaning as in the Act.

**eco-tourist facility** means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

**Note.** See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**educational establishment** means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.



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**electricity generating works** means a building or place used for the purpose of making or generating electricity.

**emergency services facility** means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

**emergency services organisation** means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

**entertainment facility** means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

**environmental facility** means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

**environmental protection works** means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

**estuary** has the same meaning as in the *Water Management Act 2000*.

**Note.** The term is defined as follows:

**estuary** means:

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
  - (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
  - (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,
- but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

**excavation** means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

**exhibition home** means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

**exhibition village** means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

**extensive agriculture** means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock,
- (c) bee keeping,
- (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals

**Note.** Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**extractive industry** means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

**Note.** Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

**extractive material** means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

**farm building** means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

**farm stay accommodation** means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

**Note.** See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**feedlot** means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm.

**Note.** Feedlots are a type of **intensive livestock agriculture**. Intensive livestock agriculture does not include extensive agriculture. See the definitions of those terms in this Dictionary.

**fill** means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

**filming** means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

- (a) still photography, or

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- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

**fish** has the same meaning as in the *Fisheries Management Act 1994*.

**Note.** The term is defined as follows:

**Definition of “fish”**

- (1) Fish means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).
- (2) Fish includes:
  - (a) oysters and other aquatic molluscs, and
  - (b) crustaceans, and
  - (c) echinoderms, and
  - (d) beachworms and other aquatic polychaetes.
- (3) Fish also includes any part of a fish.
- (4) However, fish does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

**flood mitigation work** means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

**floor space ratio**—see clause 4.5.

**Floor Space Ratio Map** means the [Parramatta Local Environmental Plan 20XX Floor Space Ratio Map](#).

**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

**Note.** Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**foreshore area** means the land between the foreshore building line and the mean high water mark of the nearest bay or river, shown as “Land below foreshore building line” on the [Foreshore Building Line Map](#).

**foreshore building line** means the line shown as the “Foreshore Building Line” on the [Foreshore Building Line Map](#).

**Foreshore Building Line Map** means the [Parramatta Local Environmental Plan 20XX Foreshore Building Line Map](#).

**forestry** means forestry operations within the meaning of the *Forestry Act 2012* or Part 5B of the *Local Land Services Act 2013*.

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**freight transport facility** means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

**function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

**funeral home** means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

**Note.** Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

**garden centre** means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a restaurant or cafe and the sale of any of the following:

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

**Note.** Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

**general industry** means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

**Note.** General industries are a type of **industry**—see the definition of that term in this Dictionary.

**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



**ground level (existing)** means the existing level of a site at any point.

**ground level (finished)** means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

**ground level (mean)** means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

**group home** means a permanent group home or a transitional group home.

**Note.** Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**group home (permanent) or permanent group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

**Note.** Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

**group home (transitional) or transitional group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

**Note.** Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

**hardware and building supplies** means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

**Note.** Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**hazardous industry** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

**Note.** Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

**hazardous storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the



building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

**Note.** Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**headland** includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

**health care professional** means any person registered under an Act for the purpose of providing health care.

**health consulting rooms** means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

**Note.** Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

**health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

**heavy industrial storage establishment** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

**heavy industry** means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

**Note.** Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

**Height of Buildings Map** means the [Parramatta Local Environmental Plan 20XX Height of Buildings Map](#).

**helipad** means a place not open to the public used for the taking off and landing of helicopters.

**heliport** means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes:

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

**Note.** Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

**heritage conservation area** means an area of land of heritage significance:

- (a) shown on the [Heritage Map](#) as a heritage conservation area, and
- (b) the location and nature of which is described in Schedule 5, and includes any heritage items situated on or within that area.

**heritage conservation management plan** means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

**heritage impact statement** means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

**heritage item** means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

**Note.** An inventory of heritage items is also available at the office of the Council.

**heritage management document** means:

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

**Heritage Map** means the [Parramatta Local Environmental Plan 20XX Heritage Map](#).

**heritage significance** means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

**high technology industry** means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or

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- components,
- (f) telecommunications systems, goods or components,
  - (g) sustainable energy technologies,
  - (h) any other goods, systems or components intended for use in a science or technology related field, but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

**Note.** High technology industries are a type of *light industry*—see the definition of that term in this Dictionary.

**highway service centre** means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities.

**home-based child care** means:

- (a) a family day care residence (within the meaning of the *Children (Education and Care Services) National Law (NSW)*), or

**Note.** A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the *Children (Education and Care Services) National Law (NSW)*.

- (b) a dwelling used for the purposes of a home based education and care service (within the meaning of the *Children (Education and Care Services) Supplementary Provisions Act 2011*),

at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school.

**home business** means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building.

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**Note.** See clause 5.4 for controls relating to the floor area used for a home business.

**home industry** means a dwelling (or a building ancillary to a dwelling) used by one or more permanent

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residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.

**Note.** See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of *light industry*—see the definition of that term in this Dictionary.

**home occupation** means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**home occupation (sex services)** means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- (c) the exhibition of any signage, or
- (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

**horticulture** means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

**Note.** Horticulture is a type of *intensive plant agriculture*—see the definition of that term in this Dictionary.

**hospital** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes



ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

**Note.** Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

**hostel** means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

**Note.** Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**hotel or motel accommodation** means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

**Note.** Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**industrial activity** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

**industrial retail outlet** means a building or place that:

- (a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

**Note.** See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.



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**industrial training facility** means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

**industry** means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining.

**information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

**intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) pig farms,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

**Note.** Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**intensive plant agriculture** means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

**Note.** Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**jetty** means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

**Key Sites Map** means the [Parramatta Local Environmental Plan 20XX Key Sites Map](#).

**kiosk** means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

**Note.** See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

**Land Application Map** means the [Parramatta Local Environmental Plan 20XX Land Application Map](#).

**Land Reservation Acquisition Map** means the [Parramatta Local Environmental Plan 20XX Land Reservation Acquisition Map](#).

**Land Zoning Map** means the [Parramatta Local Environmental Plan 20XX Land Zoning Map](#).

**landscaped area** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

**landscaping material supplies** means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

**Note.** Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry.

**Note.** Light industries are a type of **industry**—see the definition of that term in this Dictionary.

**liquid fuel depot** means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

**Note.** Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**livestock processing industry** means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackereries, tanneries, woolscours and rendering plants.

**Note.** Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

**local distribution premises** means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made.

**Note.** Local distribution premises are a type of **warehouse or distribution centre**—see the definition of that term in this Dictionary.

**Lot Size Map** means the [Parramatta Local Environmental Plan 20XX Lot Size Map](#).

**maintenance**, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

**manor house** means a residential flat building containing 3 or 4 dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall or floor, and
- (b) at least 1 dwelling is partially or wholly located above another dwelling, and
- (c) the building contains no more than 2 storeys (excluding any basement).

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**marina** means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities:

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,
- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,
- (e) any berthing or mooring facilities.

**market** means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

**Note.** Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

**mean high water mark** means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

**medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

**Note.** Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

**mezzanine** means an intermediate floor within a room.

**mine** means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

**mine subsidence district** means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

**mining** means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

**Note.** Mining is not a type of **industry**—see the definition of that term in this Dictionary.

**mixed use development** means a building or place comprising 2 or more different land uses.

**mooring** means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

**mooring pen** means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

**mortuary** means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

**moveable dwelling** has the same meaning as in the *Local Government Act 1993*.

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The term is defined as follows:

**moveable dwelling** means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

**Note.** Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**native fauna** means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

**native flora** means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

**native vegetation** has the same meaning as in Part 5A of the *Local Land Services Act 2013*.

**Natural Resources Map** means the [Parramatta Local Environmental Plan 20XX Natural Resources Map](#)

**navigable waterway** means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

**neighbourhood shop** means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.

**Note.** See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

**neighbourhood supermarket** means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area.

**Note.** See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets.

Neighbourhood supermarkets are a type of **shop**—see the definition of that term in this Dictionary.

**nominated State heritage item** means a heritage item that:

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

**non-potable water** means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

**offensive industry** means a building or place used to carry out an industrial activity that would, when



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carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note.** Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

**offensive storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note.** Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**office premises** means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

**Note.** Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**open cut mining** means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

**operational land** has the same meaning as in the *Local Government Act 1993*.

**oyster aquaculture** means the cultivation of any species of edible oyster for a commercial purpose.

**Note.** Oyster aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary.

**parking space** means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

**Parramatta Development Control Plan** means the Parramatta Development Control Plan 20XX, as in force on the commencement of [Parramatta Local Environmental Plan 20XX](#).

**passenger transport facility** means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

**people who are socially disadvantaged** means:

- (a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or
- (b) people who require protection because of domestic violence or upheaval.

**people with a disability** means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

**pig farm** means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, free-range or other type of operation.

**Note.** Pig farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.



**place of public worship** means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

**plant nursery** means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

**Note.** Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

**pond-based aquaculture** means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.

**Note.** Pond-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.

**port facilities** means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**potable water** means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

**poultry farm** means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation.

**Note.** Poultry farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**private open space** means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

**property vegetation plan** means a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* before the repeal of that Act (as continued in force by the regulations under the *Biodiversity Conservation Act 2016*).

**pub** means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

**Note.** Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**public administration building** means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

**public authority** has the same meaning as in the Act.

**public land** has the same meaning as in the *Local Government Act 1993*.

**Note.**

The term is defined as follows:

**public land** means any land (including a public reserve) vested in or under the control of the council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

**public reserve** has the same meaning as in the *Local Government Act 1993*.

**public utility undertaking** means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

**rainwater tank** means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

**recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

**recreation facility (major)** means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

**recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming

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pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

**Reduced Level (RL)** means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

**registered club** means a club that holds a club licence under the *Liquor Act 2007*.

**relic** has the same meaning as in the *Heritage Act 1977*.

**Note.**

The term is defined as follows:

**relic** means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

**research station** means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

**residential accommodation** means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

**residential care facility** means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility.

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**Note.** Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

**residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

**Note.** Residential flat buildings are a type of **residential accommodation**— see the definition of that term in this Dictionary.

**resource recovery facility** means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

**Note.** Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**respite day care centre** means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

**restaurant or cafe** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

**Note.** Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**restricted premises** means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

**restriction facilities** means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

**retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,



(m) timber yards,

(n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

**Note.** Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**road** means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

**roadside stall** means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

**Note.** See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

**rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

**Note.** Rural industries are not a type of **industry**—see the definition of that term in this Dictionary.

**rural supplies** means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

**Note.** Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**rural worker's dwelling** means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

**Note.** Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**sawmill or log processing works** means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

**Note.** Sawmill or log processing works are a type of **rural industry**—see the definition of that term in this Dictionary.

**school** means a government school or non-government school within the meaning of the *Education Act 1990*.

**Note.** Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.

**school-based child care** means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.



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**Note.** Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.

**secondary dwelling** means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

**Note.** See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**self-storage units** means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

**Note.** Self-storage units are a type of **storage premises**—see the definition of that term in this Dictionary.

**semi-detached dwelling** means a dwelling that is on its own lot of land and is attached to only one other dwelling.

**Note.** Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**seniors housing** means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for:
  - (e) seniors or people who have a disability, or
  - (f) people who live in the same household with seniors or people who have a disability, or
  - (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

**Note.** Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**service station** means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

**serviced apartment** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

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**Note.** Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**sewage reticulation system** means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

**Note.** Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

**sewage treatment plant** means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

**Note.** Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

**sewerage system** means any of the following:

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).

**sex services** means sexual acts or sexual services in exchange for payment.

**sex services premises** means a brothel, but does not include home occupation (sex services).

**shop** means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises.

**Note.** Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

**shop top housing** means one or more dwellings located above ground floor retail premises or business premises.

**Note.** Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

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**site area** means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

**Note.** The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

**site coverage** means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

**small bar** means a small bar within the meaning of the *Liquor Act 2007*.

**Note.** Small bars are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**spa pool** has the same meaning as in the *Swimming Pools Act 1992*.

**Note.** The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

**Special Provisions Area Map** means the [Parramatta Local Environmental Plan 20XX Special Provisions Area Map](#).

**specialised retail premises** means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires:

- (a) a large area for handling, display or storage, or
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.

**Note.** Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.

Specialised retail premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**stock and sale yard** means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

**Note.** Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

**storage premises** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

**storey** means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or

- (b) a mezzanine, or
- (c) an attic.

**Sun Access Protection Map** means the [Parramatta Local Environmental Plan 20XX Sun Access Protection Map](#).

**swimming pool** has the same meaning as in the *Swimming Pools Act 1992*.

**Note.**

The term is defined as follows:

**swimming pool** means an excavation, structure or vessel:

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

**take away food and drink premises** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

**Note.** Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**tank-based aquaculture** means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.

**Note.** Tank-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.

**telecommunications facility** means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

**telecommunications network** means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

**temporary structure** has the same meaning as in the Act.

**Note.** The term is defined as follows:

**temporary structure** includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

**the Act** means the *Environmental Planning and Assessment Act 1979*.

**timber yard** means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

**Note.** Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

**tourist and visitor accommodation** means a building or place that provides temporary or short-term



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accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

**transport depot** means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

**truck depot** means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

**turf farming** means the commercial cultivation of turf for sale and the removal of turf for that purpose.

**Note.** Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**underground mining** means:

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and
- (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

**vehicle body repair workshop** means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

**vehicle repair station** means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

**vehicle sales or hire premises** means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

**Note.** Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**veterinary hospital** means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

**viticulture** means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

**Note.** Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**warehouse or distribution centre** means a building or place used mainly or exclusively for storing or



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handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

**waste disposal facility** means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

**Note.** Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**waste or resource management facility** means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

**waste or resource transfer station** means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

**Note.** Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**water recreation structure** means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

**water recycling facility** means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated:

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

**Note.** Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

**water reticulation system** means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities.

**Note.** Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

**water storage facility** means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

**Note.** Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

**water supply system** means any of the following:

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,

(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

**water treatment facility** means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

**Note.** Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

**waterbody** means a waterbody (artificial) or waterbody (natural).

**waterbody (artificial)** or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

**waterbody (natural)** or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

**watercourse** means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

**waterway** means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

**wetland** means:

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

**wharf or boating facilities** means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**wholesale supplies** means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax*

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*System (Australian Business Number) Act 1999* of the Commonwealth.

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Consolidated Parramatta Local Environmental Plan – Potential Draft Provisions **GUIDE ONLY****Historical notes**

The following abbreviations are used in the Historical notes:

Am	amended	LW	legislation website	Sch	Schedule
Cl	clause	No	number	Schs	Schedules
ClI	clauses	p	page	Sec	section
Div	Division	pp	pages	Secs	sections
Divs	Divisions	Reg	Regulation	Subdiv	Subdivision
GG	Government Gazette	Regs	Regulations	Subdivs	Subdivisions
Ins	inserted	Rep	repealed	Subst	substituted

**Table of amending instruments**

*Parramatta Local Environmental Plan TBA.* LW TBA. Date of commencement, on publication on LW, cl 1.1AA. This Plan has been amended as follows:

Nil

**Table of amendments**

No reference is made to certain amendments made consequential on the amendment of the *Standard Instrument (Local Environmental Plans) Order 2006*.

Nil

## Appendix 2 – Comparison of LEP written instruments



## Appendix 2 – Comparison of LEP written instruments

**Note:** This schedule reflects LEP provisions made as at 24/09/2019.

### 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
DCP	Development control plan
Draft Environment SEPP	Draft State Environmental Planning Policy (Environment)
FSR	Floor space ratio
GFA	Gross floor area
HOB	Height of building
LEP	Local environmental plan
LGA	Local government area
MLS	Minimum lot size
PLEP	Parramatta Local Environmental Plan
RFB	Residential flat building
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

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
PART 1 - PRELIMINARY						
Name of Plan	CI 1.1	CI 1.1	CI 1.1	CI 1.1	CI 1.1	Name of plan to be updated to reflect year of gazettal.
Commencement	CI 1.1AA	CI 1.1AA	CI 1.1AA	CI 1.1AA	CI 1.1AA	Standard clause – retain as per Standard Instrument LEP.
Aims of Plan	CI 1.2	CI 1.2	CI 1.2	CI 1.2	CI 1.2	Objectives differ across LEPs, though there are themes in common. It is proposed to incorporate objectives as per the <i>Parramatta LEP 2011</i> with minor updates as outlined in Section 2.1 of the Planning Proposal.
Land to which Plan applies	CI 1.3 & map	CI 1.3 & map	CI 1.3 & map	CI 1.3 & map	CI 1.3& map	All LEPs are consistent. The Land Application Map will be updated to reflect the new LGA boundary. A note will also be included that indicates which land is not subject to the LEP (i.e. Sydney Olympic Park).
Definitions	CI 1.4	CI 1.4	CI 1.4	CI 1.4	CI 1.4	There are some differences in the terms and definitions included in the Dictionary. The Dictionary will be updated to reflect LEP provisions and ensure map references are correct. Definitions will be consistent with the Standard Instrument LEP.
Notes	CI 1.5	CI 1.5	CI 1.5	CI 1.5	CI 1.5	LEPs are consistent. Retain as per Standard Instrument LEP.
Consent authority	CI 1.6	CI 1.6	CI 1.6	CI 1.6	CI 1.6	LEPs are consistent. Retain as per Standard Instrument LEP.
Maps	CI 1.7	CI 1.7	CI 1.7	CI 1.7	CI 1.7	LEPs are consistent. LEPs are consistent. Retain as per Standard Instrument LEP. Individual maps to be reviewed and updated separately.
Repeal of planning instruments applying to land	CI 1.8	CI 1.8	CI 1.8	CI 1.8	CI 1.8	LEPs are consistent. Retain as per Standard Instrument LEP. A note is proposed to be included to indicate which planning instruments will be repealed once the consolidated LEP is made.
Savings provision relating to DAs	CI 1.8A	CI 1.8A	CI 1.8A	CI 1.8A	CI 1.8A	LEPs generally consistent. Retain as per Standard Instrument LEP.
Application of SEPPs	CI 1.9	CI 1.9	CI 1.9	CI 1.9	CI 1.9	LEPs generally consistent. There are some differences in the specific SEPPs listed as not applying. It is proposed to retain clause in the consolidated LEP and update list of SEPPs as necessary to reflect current SEPPs which do not apply to land in the City of Parramatta LGA.
Suspension of covenants etc.	CI 1.9A	CI 1.9A	CI 1.9A	CI 1.9A	CI 1.9A	All LEPs are consistent – it is proposed to retain this clause in the consolidated LEP.
PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT						
Land use zones	CI 2.1	CI 2.1	CI 2.1	CI 2.1	CI 2.1	There are some differences in the land use zones applied by each LEP (as outlined below). It is proposed to not include the RU3 Forestry zone, R1 General Residential zone, E3 Environmental Management zone and E4 Environmental Living zone in the consolidated LEP.
Zoning of land to which Plan applies	CI 2.2 & Land Zoning Map	CI 2.2 & Land Zoning Map	CI 2.2 & Land Zoning Map	CI 2.2 & Land Zoning Map	CI 2.2& Land Zoning Map	LEPs are consistent. Retain as per Standard Instrument LEP. The Land Zoning Map will be updated to reflect new LGA boundary.

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
Zone objectives & Land Use Table	CI 2.3	CI 2.3	CI 2.3	CI 2.3	CI 2.3	LEPs are consistent, with some minor differences to explanatory notes. It is proposed to retain the clause as per the Standard Instrument LEP. The explanatory notes will be updated as necessary to reflect final structure of consolidated LEP.
Unzoned land	CI 2.4	CI 2.4	CI 2.4	CI 2.4	CI 2.4	LEPs are consistent. Retain as per Standard Instrument LEP.
Additional permitted uses for particular land	CI 2.5 & Schedule 1	CI 2.5 & Schedule 1	CI 2.5, map & Schedule 1	CI 2.5, map & Schedule 1	CI 2.5 & Schedule 1	Clause 2.5 is consistent across all LEPs. Retain as per Standard Instrument LEP. Auburn, Parramatta, Hornsby and The Hills LEPs identify additional permitted uses for specific sites within the LGA. Schedule 1 of Holroyd LEP does not include any sites within the LGA. It is proposed to retain current Schedule 1 provisions relating to sites within the LGA, unless no longer required. Refer to section 2.1 of the Planning Proposal.
Subdivision - consent requirements	CI 2.6	CI 2.6	CI 2.6	CI 2.6	CI 2.6	LEPs are consistent. Retain as per Standard Instrument LEP.
Demolition requiring development consent	CI 2.7	CI 2.7	CI 2.7	CI 2.7	CI 2.7	LEPs are consistent. Retain as per Standard Instrument LEP.
Temporary use of land	CI 2.8	CI 2.8	CI 2.8	CI 2.8	CI 2.8	<i>Holroyd LEP 2013</i> and <i>The Hills LEP 2012</i> 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.
LAND USE TABLE						
Zone RU3 Forestry	N/A	N/A	N/A	N/A	Applies	This zone is only applied to one site under <i>The Hills LEP 2012</i> , which is currently occupied 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 is applied in two locations: the former Channel 7 site in Epping (under <i>Parramatta LEP 2011</i> ) and land within the Carlingford Precinct (under <i>The Hills LEP 2012</i> ). There are some differences between the Land Use Tables of these LEPs.  The R1 zone is intended as a flexible zone to provide a mix of housing types and densities. In practice, the permitted uses and development outcomes in the zones reflect those of the R3 and R4 zone. Consequently, it is proposed to not include the R1 zone in the consolidated LEP. It is proposed to rezone the above sites to a mix of R3 and R4 to reflect the built or approved development in these locations. This would provide more certainty as to the desired future development and housing mix outcome in these areas.
Zone R2 Low Density Residential	N/A	Applies	Applies	Applies	Applies	There are some differences between LEPs in the land uses permitted in this zone, including dual occupancies, places of public worship, neighbourhood shops, indoor and outdoor recreation facilities. It is proposed to retain this zone in the consolidated LEP. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hill	
						There are some differences in the zone objectives applied by LEPs over and above those required by the Standard Instrument LEP. <i>Parramatta LEP 2011</i> includes additional zone objective relating to the types of non-residential uses that can be carried out in the R2 zone. It is proposed to retain these in the consolidated LEP. It is also proposed to include the additional zone objective from <i>The Hills LEP 2012</i> relating to maintaining the existing low density residential character of the area. A new objective relating to protecting and enhancing tree canopy and existing vegetation is also proposed.
Zone R3 Medium Density Residential	Applies	N/A	Applies	Applies	Applies	There are some differences between LEPs in the land uses permitted in this zone, including dual occupancies, semi-detached dwellings, bed & breakfast accommodation, residential flat buildings, indoor and outdoor recreation facilities. It is proposed to retain this zone in the consolidated LEP. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.  <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> apply additional zone objectives. It is proposed to retain the Parramatta LEP objectives relating to non-residential land uses that can be carried out in the R3 zone. It is not proposed to include The Hills LEP objective relating to locating medium density housing near centres and public transport is not considered necessary to include as these issues would have already been considered during the rezoning process.
Zone R4 High Density Residential	Applies	Applies	Applies	Applies	Applies	There are some differences between LEPs in the land uses permitted in this zone, including dual occupancies, multi dwelling housing, hotel/motel accommodation, neighbourhood shops, bed & breakfast accommodation, indoor and outdoor recreation facilities. It is proposed to retain this zone in the consolidated LEP. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.  <i>Auburn LEP 2010</i> , <i>Parramatta LEP 2011</i> , and <i>The Hills LEP 2012</i> include additional zone objectives. Those within Auburn and The Hills LEPs are similar to objectives in the Parramatta LEP. As such it is proposed to retain the <i>Parramatta LEP 2011</i> zone objectives.
Zone B1 Neighbourhood Centre	Applies	N/A	Applies	Applies	Applies	There are some differences between LEPs in the land uses permitted in this zone, including residential flat buildings, shop top housing, tourist & visitor accommodation, office premises, pubs, small bars, amusement centres, registered clubs, mechanics and panel beaters, service stations and advertising structures. It is proposed to retain this zone in the consolidated LEP. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.  <i>The Hills LEP 2012</i> and <i>Auburn LEP 2010</i> include additional zone objectives. It is proposed to incorporate the additional objectives from The Hills LEP, with the exception of the objective relating to promoting commercial development in locations that encourage walking and cycling. This is a matter considered at the rezoning stage. The Auburn LEP zone objectives mirror those in The Hills LEP.



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
Zone B2 Local Centre	Applies	N/A	Applies	Applies	Applies	<p>There are some 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. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p><i>Auburn LEP 2010 and Parramatta LEP 2011</i> include additional zone objectives. It is proposed to adopt the Parramatta LEP objectives. The Auburn LEP objectives are not considered necessary as they either mirror Parramatta LEP/Standard Instrument LEP objectives or seek to encourage high density development which is not considered an appropriate outcome across all B2 zones in the LGA.</p>
Zone B3 Commercial Core	N/A	N/A	N/A	Applies	N/A	<p>This zone is only applied to land in the Parramatta CBD under <i>Parramatta LEP 2011</i>. It is proposed to carry over, unchanged, the Land Use Table for this zone from the current <i>Parramatta LEP 2011</i>.</p>
Zone B4 Mixed Use	N/A	N/A	N/A	Applies	N/A	<p>This zone is only applied by <i>Parramatta LEP 2011</i>. It is proposed to carry over, unchanged, the Land Use Table for this zone from the current <i>Parramatta LEP 2011</i>.</p>
Zone B5 Business Development	N/A	Applies	Applies	Applies	N/A	<p>There are some differences between LEPs in the land uses permitted in this zone, including residential accommodation, tourist &amp; visitor accommodation, major recreation facilities, business premises, office premises, entertainment facilities, function centres, registered clubs, restricted premises, light industry and advertising structures. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p><i>Holroyd LEP 2013 and Parramatta LEP 2011</i> include additional zone objectives. The Holroyd LEP objective mirrors that of the Parramatta LEP. It is therefore proposed to adopt the <i>Parramatta LEP 2011</i> objectives in the consolidated LEP.</p>
Zone B6 Enterprise Corridor	Applies	Applies	N/A	Applies	Applies	<p>There are some differences between LEPs in the land uses permitted in this zone, including residential accommodation, tourist &amp; visitor accommodation, office premises, specialised retail premises, entertainment facilities, function centres, registered clubs, advertising structures and panel beaters. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p><i>Holroyd LEP 2013</i> includes an additional zone objective relating to providing for residential uses in the zone. As it is not proposed to permit residential accommodation in this zone it is not proposed to adopt this objective in the consolidated LEP.</p>
Zone B7 Business Park	Applies	N/A	N/A	N/A	N/A	<p>This zone is only applied to one site under <i>Auburn LEP 2010</i> (Newington Business Park). It is proposed to retain this zone in the consolidated LEP, as recommended in the <i>Parramatta Employment Lands Strategy 2016</i>. It is proposed to carry over, unchanged, the Land Use Table for this zone from Auburn LEP.</p>
Zone IN1 General Industrial	Applies	N/A	N/A	Applies	Applies	<p>There are some differences between LEPs in the land uses permitted in this zone, including tourist &amp; visitor accommodation, business premises, food &amp; drink premises, centre-based child care facilities, pubs, small bars, hazardous storage establishments, offensive storage establishments, function centres,</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>registered clubs, restricted premises, health services facilities, veterinary hospitals and animal boarding or training establishments. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p>Auburn LEP 2010, Parramatta LEP 2011 and The Hills LEP 2012 include additional zone objectives. It is proposed to adopt the objectives from the Parramatta LEP in the consolidated LEP. It is also proposed to incorporate the objective from Auburn LEP relating to minimising adverse effects on the natural environment. The remaining objectives from Auburn and The Hills LEP either mirror those in Parramatta LEP or are not considered necessary to implement the Land Use Table.</p>
Zone IN2 Light Industrial	N/A	N/A	N/A	Applies	N/A	<p>This zone is only applied to land in Rydalmere under Parramatta LEP 2011 and is proposed to be retained in the consolidated LEP.</p> <p>It is proposed to amend the Land Use Table to prohibit early education and care facilities (including child care centres) and respite day care centres due to concerns about noise, air pollution and safety. No other changes are proposed.</p>
Zone IN3 Heavy Industrial	N/A	N/A	N/A	Applies	N/A	<p>This zone is only applied to land in Camellia under Parramatta LEP 2011 and is proposed to be retained in the consolidated LEP.</p> <p>It is proposed to make 'artisan food and drink industry' prohibited in this zone due to potential conflicts with heavy industrial zones. No other changes to the Land Use Table are proposed.</p>
Zone SP1 Special Activities	N/A	N/A	N/A	Applies	N/A	<p>This zone is currently applied to land under Parramatta LEP 2011 only. It is proposed to carry over, unchanged, the Land Use Table for this zone from the current Parramatta LEP 2011.</p> <p>Note: It is proposed to prohibit places of public worship in R2 Low Density Residential zones. Existing places of public worship will be rezoned SP1, consistent with the approach taken under Parramatta LEP.</p>
Zone SP2 Infrastructure	Applies	Applies	Applies	Applies	Applies	<p>Land Use Tables for this zone are generally consistent across LEPs, with only minor differences. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p>Zone objectives are consistent across LEPs.</p> <p>Note. This zone has not been applied consistently to classified roads. The Hills LEP 2012 gives them the same zoning as adjoining land, whereas other LEPs zone them SP2. It is proposed consistently zone all classified roads SP2, which will include parts of Pennant Hills Road, James Rude Drive and Windsor Road. This approach is consistent with Practice Note PN 10-001 Zoning for Infrastructure in LEPs released by the then Department of Planning and Environment in 2010.</p>
Zone RE1 Public Recreation	Applies	Applies	Applies	Applies	Applies	<p>There are some differences between LEPs in the land uses permitted in this zone, including restaurants, cafes, takeaway food &amp; drink premises, markets, function centres, child care centres, cemeteries,</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>information &amp; education facilities, advertising structures, signage, building identification signs, business identification signs, water recreation structures, boat launching ramps, boat sheds and jetties. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p><i>Auburn LEP 2010, Hornsby LEP 2013 and Parramatta LEP 2011</i> include additional objectives for this zone. It is proposed to adopt the Parramatta LEP objectives in the consolidated LEP, with a minor change substituting the reference to Parramatta Park with a more general reference to all parks and open spaces. Hornsby LEP objective relating to protecting bushland is not considered necessary as it is proposed to rezone all bushland to E2 Environmental Conservation. The Auburn LEP objectives mirror that within Parramatta LEP.</p>
Zone RE2 Private Recreation	N/A	N/A	N/A	Applies	Applies	<p>There are some differences between LEPs in the land uses permitted in this zone, including tourist &amp; visitor accommodation, take-away food &amp; drink premises, markets, centre-based child care facilities, entertainment facilities, function centres, registered clubs, and major recreation facilities. Refer to Appendix 3 for a full outline of the differences between the Land Use Tables of LEPs and recommendations for the consolidated LEP.</p> <p><i>Parramatta LEP 2011 and The Hills LEP 2012</i> include additional zone objectives. It is proposed to adopt the Parramatta LEP objectives. The Hills LEP objective relating to promoting tourism and entertainment related activities is not considered necessary to implement the new Land Use Table.</p>
Zone E2 Environmental Conservation	Applies	N/A	N/A	Applies	Applies	<p>Land Use Tables for this zone are generally consistent across LEPs, with only minor differences. Key differences relate to research stations and building and business identification signage. It is proposed to adopt the objectives and Land Use Table under Parramatta LEP, without changes. Refer to Appendix 3 for a full comparison of Land Use Tables.</p> <p>Zone objectives are consistent across LEPs.</p> <p>Note. 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 consistently zone public bushland reserves E2 Environmental Conservation.</p>
Zone E3 Environmental Management	N/A	N/A	N/A	Applies	N/A	<p>This zone is only applied to one site under <i>Parramatta LEP 2011</i> (former Moxham Quarry, 166A Windsor Road, Northmead). It is not proposed to retain this zone in the consolidated LEP. This site will be rezoned to E2 Environmental Conservation, consistent with the adjoining reserve.</p>
Zone E4 Environmental Living	N/A	N/A	N/A	N/A	Applies	<p>This zone is only applied to two sites in the LGA under <i>The Hills LEP 2012</i>. It is not proposed to retain this zone in the consolidated LEP. These sites will be rezoned to reflect existing development/vegetation on the land (refer to Part 4 of the Planning Proposal).</p>
Zone W1 Natural Waterways	Applies	N/A	N/A	Applies	N/A	<p>The W1 Zone is only applied in the LGA under <i>Auburn LEP 2010</i> and <i>Parramatta LEP 2011</i>. The Land Use Tables for this zone are generally consistent across LEPs, with the exception of building and business</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>identification signs, environmental protection works and flood mitigation works. It is proposed to adopt the objectives and Land Use Table under Parramatta LEP, without changes. Refer to Appendix 3 for a full comparison of Land Use Tables.</p> <p>It is proposed to adopt the objectives of <i>Parramatta LEP 2011</i> in the consolidated LEP. <i>Auburn LEP 2010</i> includes a zone objective relating to enabling the recreational enjoyment of the natural environment. Given the land uses proposed to be allowed in this zone, it is not considered necessary to include this objective in the consolidated LEP.</p> <p>Note. Natural waterways have not been zoned consistently across LEPs, with some being zoned RE1 under The Hills and Hornsby LEPs. It is proposed to rezone all natural waterways on public land W1 Natural Waterways, excluding parts of the Parramatta River currently zoned W2 Recreational Waterways.</p>
Zone W2 Recreational Waterways	N/A	N/A	N/A	Applies	N/A	<p>This zone is only applied to part of the Parramatta River, which falls under Parramatta LEP. It is proposed to retain this zone in the consolidated LEP, with no changes to the Land Use Table.</p> <p>Note. The zoning of this part of the Parramatta River will be reviewed following the finalisation of the <i>Draft Environment SEPP</i> by the State Government, which is proposing an alternate W3 Working Waterways zone for this part of the River.</p>
PART 3 - EXEMPT & COMPLYING DEVELOPMENT						
Exempt development	CI 3.1 & Schedule 2	CI 3.1 & Schedule 2	CI 3.1 & Schedule 2	CI 3.1 & Schedule 2	CI 3.1 & Schedule 2	<p>Clause is consistent across LEPs. Retain as per Standard Instrument LEP.</p> <p>There are differences between LEPs in terms of the development identified as exempt under Schedule 2. Much of the development listed (i.e. signage or security grills) is covered by the <i>Codes SEPP</i>. <i>The Hills LEP 2012</i> and <i>Holroyd LEP 2013</i> also identify certain temporary events as exempt development, while <i>Parramatta LEP 2011</i> identifies markets as exempt development. <i>Holroyd LEP 2013</i> also identifies the removal of dead trees as exempt development.</p> <p>It is proposed to certain classify temporary events on council land (including markets) and certain advertising on bus shelters as exempt development. The other development included in Schedule 2 of the various LEPs, such as signage or security grills, are covered by the <i>Codes SEPP</i> and do not need to be identified in the consolidated LEP. The removal of trees will continue to be governed by Council's tree protection controls in the DCP.</p>
Complying development	CI 3.2 & Schedule 3	CI 3.2 & Schedule 3	CI 3.2 & Schedule 3	CI 3.2 & Schedule 3	CI 3.2 & Schedule 3	<p>Clause is consistent across LEPs. Retain as per Standard Instrument LEP.</p> <p>There are differences between LEPs in term of the development identified as complying development under Schedule 3. <i>Holroyd LEP 2013</i> classifies the subdivision of approved dual occupancy development as complying development, while <i>Parramatta LEP 2011</i> limits this to strata subdivision. <i>Hornsby LEP 2013</i></p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>identifies small dams as complying development. No other LEPs applying in the LGA identify any complying development in Schedule 3.</p> <p>It is not proposed to identify any development as complying development under Schedule 3 of the consolidated LEP. The <i>Low Rise Medium Density Design Code</i> (in the <i>Codes SEPP</i>) will cover the subdivision of dual occupancies 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.</p>
Environmentally sensitive areas excluded	CI 3.3	CI 3.3	CI 3.3	CI 3.3	CI 3.3	<p>This clause is consistent across LEPs with the exception of <i>Holroyd LEP 2013</i> which includes a subclause that applies to 'Remnant Native Vegetation' identified on that LEP's Biodiversity Map.</p> <p>It is proposed to adopt provisions consistent with the <i>Holroyd LEP</i>, including 'Biodiversity' land mapped in the LEP as environmentally sensitive areas. This will ensure the impact of development proposed on sites with remnant native vegetation is given due consideration through the development application process.</p>
PART 4 - PRINCIPAL DEVELOPMENT STANDARDS						
Minimum subdivision lot size	CI 4.1 & Lot Size Map	CI 4.1 & Lot Size Map	CI 4.1 & Lot Size Map	CI 4.1 & Lot Size Map	CI 4.1 & Lot Size Map	<p>The minimum subdivision lot size (MLS) requirements vary across LEPs. In the R2 Low Density Residential zone, the MLS varies from 450sqm to 700sqm. <i>Parramatta LEP 2011</i> applies the same MLS requirement to all residential zones, while <i>The Hills LEP 2012</i> and <i>Holroyd LEP 2013</i> vary the requirement by zone. <i>Hornsby LEP 2013</i> and <i>Auburn LEP 2010</i> only apply a MLS to R2 zones however, <i>Auburn LEP</i> includes a general MLS requirement of 450sqm for dwelling houses. The Hills and Auburn LEPs also assign a MLS to non-residential zones, whereas the other LEPs do not.</p> <p>There are also differences in the application of MLS to battle-axe lots. <i>Parramatta LEP</i> requires a MLS of 670sqm (excluding the access handle). <i>Hornsby</i> and <i>Auburn LEPs</i> apply the MLS on the Lot Size Map to battle-axe lots (excluding the access handle). Other LEPs do not have any specific provisions.</p> <p>Across all LEPs, the MLS for subdivision controls do not apply to individual lots in a Community Title or Strata Plan subdivision. <i>Parramatta LEP</i> does not apply the MLS requirement to dual occupancy subdivision in R2, R3 or R4 zones.</p> <p>It is proposed to apply a MLS control of 550sqm across all residential zones, consistent with <i>Parramatta LEP 2011</i>. The exception will be low density neighbourhoods to which <i>The Hills LEP 2012</i> applies a MLS of 700sqm, which is proposed to be retained. A MLS will not be applied to non-residential zones however, existing controls will be retained for B6, B7 and IN1 zoned land under <i>Auburn LEP 2010</i> and <i>The Hills LEP 2012</i> until further strategic investigations of employment lands are completed.</p> <p>It is also proposed to adopt the current <i>Parramatta LEP 2011</i> requirement for battleaxe lots to be a minimum of 670sqm (excluding the access handle) to subdivide. This requirement will not apply to areas where the LEP Lot Size Map identifies a MLS greater than 670sqm.</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>Consistent with Parramatta LEP version of this clause, it is proposed to exempt the subdivision of dual occupancies in residential zones from meeting the MLS shown on the LEP Lot Size Map (provided one dwelling will be situated on each lot resulting from the subdivision).</p> <p>The stated objectives for this clause vary across LEPs however, there are consistent themes relating to protecting prevailing character, preventing fragmentation and isolation of land, and ensuring future development can provide a high level of amenity and meet landscaping, open space and parking requirements. Clause objectives are proposed relating to these themes.</p>
Exceptions to minimum lot sizes for certain residential development	N/A	CI 4.1A	N/A	N/A	CI 4.1B	<p>This clause is only applied under <i>The Hills LEP 2012</i> and <i>Holroyd LEP 2013</i>. The stated objectives of this clause are consistent between LEPs. The provision provides exceptions to the minimum subdivision lot size for medium density housing forms.</p> <p>The Hills LEP clause 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.</p> <p>Holroyd LEP applies the clause 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 lot size is prescribed.</p> <p>It is proposed to include a similar provision in the consolidated LEP, but applying it to R3 and R4 zones only. The intention of this clause is to allow medium density housing to be subdivided into lots smaller than that technically required by the LEP Lot Size Map. This will only be considered when the proposed subdivision forms part of the development application for the associated housing to be built on each lot. It is not proposed to specify a minimum lot size as per The Hills LEP, as this will be considered on merit based on achieving other development standards including setback, site width and landscaping requirements.</p> <p>Subdivision and minimum lot size controls for dual occupancies are proposed to be covered by a separate clause within the LEP.</p>
Minimum subdivision lot size for community title schemes	N/A	CI 4.1AA	CI 4.1AA	N/A	CI 4.1AA	<p><i>The Hills LEP 2012</i>, <i>Holroyd LEP 2013</i> and <i>Hornsby LEP 2013</i> include this optional clause. The intent of the clause is consistent across LEPs - to require community title scheme subdivisions in certain zones to comply with the minimum lot size map. All LEPs apply to clause to the R2 zone however, The Hills and Hornsby LEPs also apply it to a range of other zones.</p> <p>It is proposed to adopt this clause in the consolidated LEP, and apply it to Community Title subdivision in the R2 Low Density Residential Zone to control Community Title subdivision in low density areas.</p> <p>It is also proposed to include a subclause that requires battle-axe lots resulting from Community Title Subdivision to be a minimum of 670sqm (excluding the access handle). However, this requirement will not apply to areas where the LEP Lot Size Map identifies a MLS requirement greater than 670sqm. This</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hill	
						<p>approach is consistent with the requirements of the general minimum subdivision lot size clause, and echoes the approach taken in <i>Hornsby LEP 2013</i>.</p> <p>While the intent of the clause is consistent, there is some variation between LEPs in the stated objectives. The principal themes of the objectives are avoiding fragmenting land from inappropriate subdivision and ensuring development occurs at an appropriate density. Clause objectives are proposed that reflect these aims.</p>
Minimum subdivision lot size for strata plan schemes in certain zones	N/A	N/A	CI 4.1A	N/A	N/A	<p><i>Hornsby LEP 2013</i> includes a provision 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. Within the City of Parramatta LGA, this clause applies to land zoned R2 Low Density Residential.</p> <p>It is proposed to adopt this clause in the consolidated LEP, and apply it to all land in the LGA zoned R2. This will have the effect of requiring any proposed strata subdivision of such land (for example as part of seniors housing) to comply with the MLS shown on the LEP Lot Size Map (with the exception of any lot comprising common property). This will help protect the character and amenity of low density neighbourhoods.</p> <p>Consistent with the other proposed clauses relating to subdivision, it is proposed to include a subclause that requires battle-axe lots resulting from Strata Title Subdivision to be a minimum of 670sqm (excluding the access handle). This requirement will not apply to areas where the LEP Lot Size Map identifies a MLS requirement greater than 670sqm.</p>
Subdivision of dual occupancies	CI 6.6	CI 4.1A	N/A	CI 4.1 CI 6.15	CI 4.1C	<p>There are significant differences across LEPs. The subdivision of dual occupancies is permitted under both <i>Holroyd LEP 2013</i> and <i>Parramatta LEP 2011</i> (except within the South Parramatta Conservation Area, where Torrens Title subdivision is prohibited under clause 6.15 of Parramatta LEP). Both LEPs do not require subdivision of dual occupancies to meet the MLS shown on the LEP Lot Size Map.</p> <p>Subdivision of dual occupancies is generally not permitted under <i>The Hills LEP 2012</i> (unless both lots meet the MLS shown on the LEP Lot Size Map). <i>Auburn LEP 2010</i> only permits Strata Plan or Community Title subdivision. There is no equivalent clause within <i>Hornsby LEP 2013</i> as it does not permit dual occupancies in any zone.</p> <p>It is proposed to permit all types of subdivision of dual occupancies under the consolidated LEP. A provision is proposed to be included as part of clause 4.1, exempting the subdivision of dual occupancies from needing to comply with the LEP Lot Size Map.</p> <p>It is proposed to retain the provision limiting subdivision of dual occupancy developments in South Parramatta Conservation Area to Strata or Community Title only. It is proposed to prohibit dual occupancy development in all other heritage conservation areas in the LGA.</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
Minimum lot sizes for multi dwelling housing and residential flat buildings	N/A	N/A	N/A	N/A	Cl 4.1A	<p><i>The Hills LEP 2012</i> includes a clause requiring 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.</p> <p>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.</p> <p>It is not proposed to retain this provision in the consolidated LEP. Prescribing a minimum site area for development of multi-dwelling housing and RFBs is not considered necessary as other site factors, such as site width, are more critical determinants of a good design outcome. A large minimum lot size could also act as barrier to the delivery of housing in the LGA as it would require sites to be consolidated before development can take place.</p> <p>The exception will be for manor houses (two storey apartments containing 3 or 4 dwellings), where a minimum lot size requirement of 600sqm is proposed to ensure good design and amenity outcomes are achieved. This is consistent with the NSW Government's <i>Low Rise Medium Density Housing Code</i>.</p>
Height of buildings	Cl 4.3 & Height of Buildings Map	Cl 4.3 & Height of Buildings Map	Cl 4.3 & Height of Buildings Map	Cl 4.3 & Height of Buildings Map Cl 6.16	Cl 4.3 & Height of Buildings Map	<p>While the stated clause objectives differ across LEPs, the general intent of the clause is consistent – to set appropriate maximum building heights for land using a Height of Buildings Map.</p> <p>There are some differences in heights assigned to the same zone across the LGA. The R2 Low Density Residential Zone has a height limit of 9 metres across much of the LGA, except land covered by <i>Hornsby LEP 2013</i>, which applies an 8.5 metres height limit. <i>Parramatta LEP 2011</i> also applies different height controls to certain R2 zoned land at Harris Park, Rosehill and in the South Parramatta Conservation Area, as well as the former Eastwood Brickworks site.</p> <p>Height limits also vary between 9 metres and 12 metres across the R3 Medium Density Residential Zone.</p> <p>It is proposed to apply a maximum height limit of 9 metres to land in the R2 and R3 zones (refer to Section 2.3 and Part 4 of the Planning Proposal). The current site-specific height controls will be retained for R2 zoned land in the Harris Park/Rosehill area, South Parramatta Conservation Area and former Eastwood Brickworks site, as these reflect the unique circumstances of these locations.</p> <p>Some LEPs also include site-specific height provisions applying to land in the Silverwater Road Precinct (clause 4.3(2A) of <i>Auburn LEP 2010</i>); Granville Precinct (clause 4.3(2A) of <i>Parramatta LEP 2011</i>); and certain land in the Telopea Precinct (clause 6.16 of <i>Parramatta LEP 2011</i>). It is proposed to retain the site-specific provisions relating to land in Granville and Telopea. It is proposed to include the provisions relating to Telopea as a subclause to clause 4.3 of the consolidated LEP, rather than a standalone clause as is currently the case.</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>It is not proposed to retain the Auburn LEP provision relating to the Silverwater Road Precinct in the consolidated LEP as this provision duplicates the height limit for this land shown on the current Height of Buildings Map and is therefore not considered necessary.</p> <p>It is proposed to retain the existing variable height controls applying to land zoned R4 high Density Residential to reflect the unique circumstances of these locations. However, it is proposed to apply a height limit of 14 metres (4 storeys) to R4 zoned land south of Boundary Road, Parramatta to bring consistency to the controls applying to the R4 zone in this location.</p> <p>Further details of other proposed changes to heights are outlined in Section 2.3 and Part 4 of the Planning Proposal.</p> <p>While different LEP include different stated objectives for clause 4.3, they are generally consistent in respect of the themes addressed. It is proposed to adopt the <i>Parramatta LEP 2011</i> clause objectives, with the addition of an objective from <i>The Hills LEP 2012</i> relating to ensuring the height of buildings is compatible with that of existing and ensure future surrounding development and the overall streetscape.</p>
Floor space ratio	Cl 4.4 & Floor Space Ratio Map	Cl 4.4 & Floor Space Ratio Map	Cl 4.4 & Floor Space Ratio Map	Cl 4.4 & Floor Space Ratio Map Cl 6.10A Cl 6.17	Cl 4.4 & Floor Space Ratio Map	<p>While the stated clause objectives differ across LEPs, the general intent of the clause is consistent – to regulate bulk and scale of development by setting appropriate maximum floor space ratio (FSR) controls through a Floor Space Ratio Map.</p> <p>There are differences between LEPs in what zones have an FSR control applied. <i>Holroyd LEP 2013</i> and <i>Parramatta LEP 2011</i> apply an FSR (of 0.5:1) to the R2 Low Density Residential Zone, whereas <i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i> do not apply an FSR. Only <i>Auburn LEP 2010</i> and <i>Parramatta LEP 2011</i> apply an FSR to the R3 Medium Density Zone, and the FSR applied varies between the two instruments. FSR controls also vary across other zones.</p> <p>It is proposed to apply an FSR of 0.5:1 to R2 zoned land in the former Hornsby and The Hills Council areas. An FSR of 0.6:1 is proposed to be applied to R3 zoned in these locations, plus in the suburb of Silverwater. The current FSR of 0.75:1 will be retained in Newington reflecting the unique existing built form pattern of this area.</p> <p>It is proposed to apply an FSR to R4 zones sites that do not currently have one applied under Hornsby and The Hills LEPs. This will be matched to the site's current height limit.</p> <p>Some LEPs include site-specific FSR provisions relating to certain sites, including land within the Silverwater Road Precinct (clause 4.4(2C) of <i>Auburn LEP 2010</i>); 821 – 845 Pennant Hills Road (clause 4.4(2C) of <i>Hornsby LEP 2013</i>); Granville Precinct (clause 4.4(2A) of <i>Parramatta LEP 2011</i>); 24-26 Railway Parade, Westmead (clause 6.10A of <i>Parramatta LEP 2011</i>); and Telopea Precinct (clause 6.17 of <i>Parramatta LEP 2011</i>). It is proposed to retain these provisions in the consolidated LEP and incorporate them as subclauses to clause 4.4.</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>Clause 4.4 of <i>Auburn LEP 2010</i> also includes a provision 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 not proposed to retain this provision in the consolidated LEP as it is not considered appropriate in the context of the other provisions proposed to be included.</p> <p>It is not proposed to apply an FSR to sites in Harris Park/Rosehill which do not currently have one applied, as future precinct-level investigations are required in this area to inform appropriate controls.</p> <p>Further details of other proposed changes to FSR controls are outlined in Section 2.3 and Part 4 of the Planning Proposal.</p> <p>While different LEPs include different stated objectives for clause 4.4, there is much overlap in the themes addressed. It is proposed to adopt the <i>Parramatta LEP 2011</i> clause objectives, with the addition of an objective from <i>The Hills LEP 2012</i> relating to ensuring the development is compatible with the bulk, scale and character of existing and desired future surrounding development.</p>
Calculation of FSR and site area	CI 4.5	CI 4.5	CI 4.5	CI 4.5	CI 4.5	LEPs are consistent. Retain as per Standard Instrument LEP.
Exceptions to development standards	CI 4.6	CI 4.6	CI 4.6	CI 4.6	CI 4.6	<p>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:</p> <ul style="list-style-type: none"> <li><i>Auburn LEP 2010</i> excludes clause 6.8, which requires satisfactory arrangements to be put in place for the delivery of State public infrastructure in the Precinct.</li> <li><i>Parramatta LEP 2011</i> specifies that height and FSR controls in the Parramatta City Centre Precinct (as referred to in clause 7.1(1)) cannot be varied by more than 5%.</li> <li><i>Parramatta LEP 2011</i> also excludes the provisions at clause 8.1 or 8.2, relating to arrangements for designated State public infrastructure and public utility infrastructure in the Telopea Precinct.</li> <li><i>The Hills LEP 2012</i> also identifies additional provisions that cannot be varied, but none of these relate to land within the City of Parramatta LGA.</li> </ul> <p>It is proposed to include the following exclusions in clause 4.6 of the consolidated LEP:</p> <ul style="list-style-type: none"> <li>Retain exclusion relating to FSR and HOB controls in the Parramatta CBD Precinct,</li> <li>Retain exclusions relating to satisfactory arrangements for State public infrastructure in the Carter Street and Telopea Precincts,</li> <li>Retain exclusion relating to ensuring the availability of essential public utility infrastructure, and</li> <li>Include a new exclusion relating to minimum lot sizes for dual occupancies and manor houses.</li> </ul> <p>Note. Council has submitted a separate Planning Proposal to the Department of Planning, Industry and Environment to insert a subclause into clause 4.6 of <i>Parramatta LEP 2011</i> and <i>Hornsby LEP 2013</i> relating to the Epping Town Centre. Should these amendments be made prior to the finalisation of this</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hill	
						Planning Proposal, the exclusions relating to Epping Town Centre will be inserted into the consolidated LEP as appropriate.
Erection of dwelling houses or dual occupancies on land in certain rural and environmental protection zones	N/A	N/A	N/A	N/A	CI 4.2A	<p>This clause is only adopted by <i>The Hills LEP 2012</i> and applies to sites in a rural zone or sites zoned E3 Environmental Management or E4 Environmental Living.</p> <p>It is not proposed to retain this clause in the consolidated LEP. The City of Parramatta LGA includes very few sites with a rural, E3 or E4 zone. These sites are either already build out with residential development and/or are proposed to be rezoned to other zones not covered by this clause.</p>
MISCELLANEOUS PROVISIONS						
Relevant acquisition authority	CI 5.1 & Land Reservation Acquisition Map	CI 5.1 & Land Reservation Acquisition Map	CI 5.1 & Land Reservation Acquisition Map	CI 5.1 & Land Reservation Acquisition Map	CI 5.1 & Land Reservation Acquisition Map	<p>This is a mandatory clause required to be included in all Standard Instrument LEPs. LEPs are generally consistent, with some minor differences in the naming conventions used for different land reservation types. The particular land use 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.</p> <p>This clause will be retained in the consolidated LEP. Consistent terminology is proposed to refer to each type of land reservation. Consequently, it is proposed that "Strategic bus corridor" reservations identified under <i>Parramatta LEP 2011</i> will be referred to as "Public transport corridor", consistent with the terminology used in <i>The Hills LEP 2012</i>.</p> <p>The Land Reservation and Acquisitions Map will be consolidated to incorporate current land reservations. It is proposed to amend the map to remove land reservations that have been already been acquired.</p>
Development on land intended to be acquired for public purposes	CI 5.1A & Land Reservation Acquisition Map	CI 5.1A & Land Reservation Acquisition Map	CI 5.1A & Land Reservation Acquisition Map	CI 5.1A & Land Reservation Acquisition Map	CI 5.1A & Land Reservation Acquisition Map	<p>This clause is generally consistent across LEPs, with the exception of <i>The Hills LEP 2012</i>, 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. Refer to Section 2.1 of the Planning Proposal for detail of the proposed provision.</p>
Classification and reclassification of public land	CI 5.2	CI 5.2	CI 5.2	CI 5.2	CI 5.2	LEPs are consistent. Retain as per Standard Instrument LEP.
Development near zone boundaries	CI 5.3	CI 5.3	CI 5.3	CI 5.3	CI 5.3	<p>There are differences across LEPs in the distance from a zone boundary to which this clause applies. It varies between 1 metre (<i>Parramatta LEP 2011</i>), 10 metres (<i>Holroyd LEP 2013</i>) and 20 metres (<i>Auburn LEP 2010</i>, <i>The Hills LEP 2012</i> and <i>Hornsby LEP 2013</i>). 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.</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>It is proposed to prescribe a distance of 1 metre from a zone boundary for the purposes of this clause. Given that sites in some parts of the 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.</p> <p>It is proposed to apply this provision to include B4 and W2 zones, as per the <i>Parramatta LEP 2011</i> version of the clause (these zones only occur in the LGA under this LEP). This approach is also consistent with the version of the clause in the Standard Instrument LEP.</p>
Controls relating to miscellaneous permissible uses	CI 5.4	CI 5.4	CI 5.4	CI 5.4	CI 5.4	<p>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 industries.</p> <p>It is proposed to adopt the following maximum sizes for each use:</p> <ul style="list-style-type: none"> <li>• <b>Bed and breakfast accommodation:</b> 3 bedrooms (consistent across all LEPs).</li> <li>• <b>Home businesses:</b> 50sqm of floor area (consistent with majority of LEPs).</li> <li>• <b>Home industries:</b> 50sqm of floor area (proposed to be consistent with home businesses).</li> <li>• <b>Industrial retail outlets:</b> 5% of GFA of the associated industry or 400sqm, whichever is the lesser (consistent with <i>Parramatta LEP 2011</i>. Proposed to limit the amount of retail floorspace in these uses).</li> <li>• <b>Farm stay accommodation:</b> 3 bedrooms (consistent across all LEPs).</li> <li>• <b>Kiosks:</b> 10sqm (consistent with <i>Parramatta LEP 2011</i> and <i>Auburn LEP 2010</i>. 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).</li> <li>• <b>Neighbourhood shops:</b> 80sqm (consistent with <i>Parramatta LEP 2011</i> and <i>Auburn LEP 2010</i>. 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).</li> <li>• <b>Neighbourhood supermarkets:</b> 1,000sqm (consistent across all LEPs).</li> <li>• <b>Roadside stalls:</b> 8sqm (consistent across majority of LEPs).</li> <li>• <b>Secondary dwellings:</b> 60sqm or 5% of GFA of the principal dwelling, whichever is the greater (this is consistent with the maximum size permitted in the ARHSEPP).</li> <li>• <b>Artisan food and drink industry exclusion:</b> 5% of GFA of the associated industry or 400sqm, whichever is the lesser (consistent with industrial retail outlets).</li> </ul>
Development within the coastal zone	CI 5.5	CI 5.5	CI 5.5	CI 5.5	CI 5.5	<p>This clause was repealed from Standard Instrument LEPs as part of the gazettal of the <i>Coastal Management SEPP</i> 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.</p>
Architectural roof features	CI 5.6	CI 5.6	CI 5.6	CI 5.6	CI 5.6	<p>While the stated objectives of this clause vary across LEPs, the detailed provisions are consistent. It is proposed to retain this clause in the consolidated LEP, as per the Standard Instrument LEP.</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hill	
						While different LEPs include different stated objectives for this clause, they generally relate to the need to ensure architectural roof features contribute positively to the design of a building and that the development still satisfies the objectives of the Height of Building clause. It is proposed to adopt a clause objective consistent with that within the <i>Parramatta LEP 2011</i> .
<i>Development below mean high water mark</i>	CI 5.7	N/A	CI 5.7	CI 5.7	CI 5.7	This clause is consistent across the LEPs which have adopted it. The clause is not applicable within the former Holroyd LGA as it did not include any tidal waterways. This clause is relevant to the City of Parramatta LGA and therefore compulsory to be included in the consolidated LEP, as per the Standard Instrument LEP.
<i>Conversion of fire alarms</i>	CI 5.8	CI 5.8	CI 5.8	CI 5.8	CI 5.8	This clause is consistent across LEPs. This clause is relevant to the City of Parramatta LGA and is therefore compulsory to be included in the consolidated LEP, as per the Standard Instrument LEP.
<i>Preservation of trees or vegetation</i>	CI 5.9	CI 5.9	CI 5.9	CI 5.9	CI 5.9	Clause 5.9 has been repealed by the <i>Vegetation SEPP</i> , which now applies. No changes proposed.
<i>Trees or vegetation not prescribed by DCP</i>	CI 5.9AA	CI 5.9AA	CI 5.9AA	CI 5.9AA	CI 5.9AA	Clause 5.9AA has been repealed by the <i>Vegetation SEPP</i> , which now applies. No changes proposed.
<i>Heritage conservation</i>	CI 5.10, Heritage Map & Schedule 5	CI 5.10, Heritage Map & Schedule 5	CI 5.10, Heritage Map & Schedule 5	CI 5.10, Heritage Map & Schedule 5	CI 5.10, Heritage Map & Schedule 5	<p>This clause is consistent across LEPs, with the exception of references to LGA names. No changes are proposed, apart from updating references to the City of Parramatta LGA. Existing heritage items, heritage conservation areas and archaeological sites identified in the various LEPs and located within the LGA will be retained in the consolidated LEP. These items will be identified under Schedule 5 and on the LEP Heritage Map.</p> <p>To facilitate consolidation of the schedule it is proposed to reorder and update item numbers and conservation area references. Some minor amendments are proposed, including removal of the Cheltenham Conservation Area (currently listed in <i>Hornsby LEP 2013</i>) which only applies to fragments of land in the LGA. Proposed changes are outlined in Section 2.1 of the Planning Proposal.</p>
<i>Bush fire hazard reduction</i>	CI 5.11	CI 5.11	CI 5.11	CI 5.11	CI 5.11	This clause is consistent across the LEPs. Retain as per Standard Instrument LEP.
<i>Infrastructure dev. and use of existing Crown buildings</i>	CI 5.12	CI 5.12	CI 5.12	CI 5.12	CI 5.12	This clause is consistent across the LEPs. Retain as per Standard Instrument LEP.
<i>Eco-tourist facilities</i>	N/A	N/A	CI 5.13	N/A	CI 5.13	Only <i>The Hills LEP 2012</i> and <i>Hornsby LEP 2013</i> adopt this clause however, it is not applicable to any land in the LGA as eco-tourist facilities are not permitted, or proposed to be permitted, anywhere in the LGA. Consequently, it is not proposed to include this clause in the consolidated LEP.
<i>Siding Spring Observatory</i>	N/A	N/A	N/A	N/A	N/A	It is not proposed to adopt this clause in the consolidated LEP as it is not adopted by any LEPs currently applying in the City of Parramatta LGA.

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
Defence communications facility	N/A	N/A	N/A	N/A	N/A	It is not proposed to adopt this clause in the consolidated LEP as it is not adopted by any LEPs currently applying in the City of Parramatta LGA.
Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones	N/A	N/A	N/A	N/A	N/A	This clause is not relevant to land in the City of Parramatta LGA and is therefore not proposed to be adopted in the consolidated LEP.
Artificial waterbodies in environmentally sensitive areas of operation of irrigation corporations	N/A	N/A	N/A	N/A	N/A	This clause is not relevant to the land in the City of Parramatta LGA and is therefore not proposed to be adopted in the consolidated LEP.
Intensive livestock agriculture	N/A	N/A	N/A	N/A	N/A	This clause is not relevant to land in the City of Parramatta LGA and is therefore not proposed to be adopted in the consolidated LEP.
Pond-based, tank-based and oyster aquaculture	CI 5.19 & Schedule 6	CI 5.19 & Schedule 6	CI 5.19 & Schedule 6	CI 5.19 & Schedule 6	CI 5.19 & Schedule 6	Clause 5.19 and Schedule 6 were introduced through amendments to the Standard Instrument LEP in February 2019. Provisions are consistent across LEPs. Provisions will be retained, as per Standard Instrument LEP.
PART 6 - ADDITIONAL LOCAL PROVISIONS						
Dual occupancy development	N/A	N/A	N/A	CI 6.11 & Dual Occupancy Prohibition Map	CI 4.1A	<p><i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> include specific provisions relating to dual occupancy development in residential zones.</p> <p><i>Parramatta LEP 2011</i> 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 only permits attached forms of dual occupancy development, unless the site contains a heritage item or at least two street frontages. Under the LEP, a minimum lot size of 600sqm is required to build a dual occupancy in R2, R3 or R4 zones.</p> <p>Under <i>The Hills LEP 2012</i>, a minimum lot size of 600sqm is required to build an attached dual occupancy in R2 and R3 zones, and 700sqm for a detached dual occupancy. 1,800sqm is required to build a dual occupancy in R1 and R4 zones.</p> <p>It is proposed to adopt the approach taken in <i>Parramatta LEP 2011</i>, which will permit dual occupancy development in residential zones, except for land identified on the Dual Occupancy Prohibition Map, where dual occupancies are not considered suitable. Proposed prohibition areas include those already identified in Parramatta LEP, plus certain low density residential land in the former Hornsby and The Hills council areas. Heritage conservation areas and certain R2 zoned land in Carlingford, Dundas,</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hill	
						<p>Dundas Valley, and Oatlands are also proposed to be included on the Dual Occupancy Prohibition map.</p> <p>On sites where dual occupancy development is permitted, it is proposed to only allow attached forms to be built, unless the site contains a heritage item, or is a corner site/has at least two street frontages. The intent of this provision is to achieve better design and amenity outcomes from dual occupancy development. Land within the South Parramatta Conservation area will also be allowed to be developed for detached dual occupancies, consistent with the current objectives and controls specific to this area in Section 4.4.4.2 of <i>Parramatta Development Control Plan 2011</i>.</p> <p>Given the proposed restrictions on detached forms, it is proposed to prohibit dual occupancy development on sites less than 600sqm in residential zones. This is consistent with minimum lot size provisions in the <i>Parramatta LEP 2011</i> and (for attached forms) <i>The Hills LEP 2012</i>. Urban design testing has indicated that this is the minimum lot size necessary to achieve a good level of amenity, landscaping, private open space and appropriate setbacks.</p> <p>It is also proposed to include an LEP provision requiring a minimum site frontage of 15 metres for dual occupancy development. This will elevate existing DCP site frontage requirements into the LEP to provide more certainty over the required size and shape of sites considered suitable for dual occupancy development. Refer to Section 2.1 of the Planning Proposal for more information on the proposed LEP dual occupancy provisions.</p>
Acid sulfate soils	CI 6.1 & Acid Sulfate Soils Map	CI 6.1 & Acid Sulfate Soils Map	CI 6.1 & Acid Sulfate Soils Map	CI 6.1 & Acid Sulfate Soils Map	CI 7.1 & Acid Sulfate Soils Map	<p>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 <i>Auburn LEP 2010</i>, which includes additional wording in subclause 6(a) providing examples of works that could involve the disturbance of less than 1 tonne of soil.</p> <p>It is proposed to adopt a clause consistent with the majority of LEPs. The additional wording in subclause 6(a) of <i>Auburn LEP 2010</i> is considered inconsequential and not necessary to include in the consolidated LEP.</p> <p>The Acid Sulfate Soils Map from each LEP will be combined into a new map for the consolidated LEP. No changes are proposed to the map.</p>
Earthworks	CI 6.2	CI 6.2	CI 6.2	CI 6.2	CI 7.2	<p>This clause is generally consistent across LEPs. <i>Auburn LEP 2010</i> includes an additional exemption, not requiring development consent for earthworks that alter the existing ground level by 600mm or less. <i>Holroyd LEP 2013</i>, <i>Hornsby LEP 2013</i>, and <i>The Hills LEP 2012</i> also require consideration of appropriate measures to avoid, minimise or mitigate the impacts of the earthworks in addition to the other matters listed in the clause under all LEPs.</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>As the LEPs are broadly consistent it is proposed to adopt provisions modelled on the <i>Parramatta LEP 2011</i> version of the clause, with the inclusion of the additional matter for consideration from Holroyd, Hornsby and The Hills LEPs (refer to section 2.1 of the Planning Proposal).</p> <p>Earthworks that do not alter ground level by more than 600mm is exempt development under the Codes SEPP and is therefore not considered necessary to be included in the clause.</p>
Essential services	CI 6.5	CI 6.3	N/A	CI 8.2	N/A	<p><i>Auburn LEP 2010</i> and <i>Holroyd LEP 2013</i> include a provision that requires the consent authority to be satisfied that water, electricity, sewage, stormwater drainage and road access is available to support relevant development. The clause is identical in both LEPs. <i>Parramatta LEP 2011</i> includes a similar provision that relates only to land within the Telopea Precinct.</p> <p>It is proposed to adopt a provision consistent with the Auburn and Holroyd LEPs and apply it to all land in the LGA. Consequently, it would not be necessary to include the Telopea-specific clause.</p>
Flood planning	CI 6.3 & Flood Planning Map	CI 6.4	CI 6.3 & Flood Planning Map	CI 6.3	CI 7.3	<p>This clause is generally consistent across LEPs, with some minor wording differences. The main difference is that <i>Hornsby LEP 2013</i> and <i>Auburn LEP 2010</i> 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).</p> <p>It is proposed to adopt a clause consistent with the <i>Parramatta LEP 2011</i>, which currently applies to the majority of flood prone land in the LGA, and does not include a Flood Planning Map. The Flood Planning Level will be the 100 year (1% AEP) flood level plus 500mm freeboard, consistent with all LEPs.</p> <p>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 this Planning Proposal.</p>
Biodiversity protection	N/A	CI 6.5 & Biodiversity Map	CI 6.4 & Terrestrial Biodiversity Map	CI 6.4 & Natural Resources - Biodiversity Map	CI 7.4 & Terrestrial Biodiversity Map	<p>All LEPs except <i>Auburn LEP 2010</i> include a biodiversity clause and supporting LEP map. The objectives and operation of each clause are generally consistent across LEPs, including the detailed matters for consideration in subclauses 3 and 4, even though their wording differs.</p> <p>One key difference is that <i>Holroyd LEP 2013</i> has a stricter requirement that requires development to which the clause applies does 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.</p> <p>It is proposed to adopt a version of this clause based substantially on the <i>Hornsby LEP 2013</i> version of the clause, with some elements from other LEPs used where these provide better clarity. Refer to section 2.1 of the Planning Proposal for more information.</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>The stricter requirement of <i>Holroyd LEP 2013</i> 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 that have not been zoned for environmental conservation, a more balanced approach to managing impacts on biodiversity is considered appropriate. It is also noted that none of the land to which Holroyd LEP's clause applies falls within the City of Parramatta LGA, and this land could be of a different nature to that found in our LGA.</p> <p>The basis for sites being identified on different LEP Biodiversity Maps is unclear. Consequently the map of biodiversity sites has been reviewed to ensure a consistent basis is taken across the LGA. It is proposed to map significant vegetation on land in private ownership as 'Biodiversity' land in the LEP. This mapping will be consistent with NSW Government's <i>Native Vegetation of the Sydney Metropolitan Area</i> mapping. Significant public bushland reserves will be zoned E2 Environmental Conservation. Further details of proposed changes to the map are outlined in Part 4 of the Planning Proposal.</p>
Protection of riparian land and waterways	N/A	CI 6.6 & Riparian Lands and Watercourses Map	N/A	CI 6.5 & Natural Resources - Riparian Land and Waterways Map	N/A	<p>This clause is only adopted by <i>Parramatta LEP 2011</i> and <i>Holroyd LEP 2013</i>. 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 under subclause 3.</p> <p>It is proposed to adopt heads of consideration consistent with clause 6.6(3) of <i>Holroyd LEP 2013</i>, with the following updates:</p> <ul style="list-style-type: none"> <li>• Use term "waterway" instead of "watercourse".</li> <li>• Insert additional head of consideration from <i>Parramatta LEP 2011</i> relating to development impacts on the flows, capacity and quality of groundwater systems.</li> </ul> <p>It is proposed to include provisions consistent with clause 6.5(4) of <i>Parramatta LEP 2011</i>. The stated objective of the clause will combine those from both Holroyd and Parramatta LEPs. Refer to section 2.1 of the Planning Proposal for details.</p> <p>The LEP Riparian Lands and Waterways map will identify all natural creek corridors on privately owned land in the LGA, consistent with the widths recommended in the NSW Department of Industry <i>Guidelines for controlled activities on waterfront land – Riparian corridors</i>. Further details of proposed changes to the map are outlined in Part 4 of the Planning Proposal.</p>
Stormwater management	N/A	CI 6.7	N/A	N/A	N/A	<p>This clause is only included in <i>Holroyd LEP 2013</i>.</p> <p>It is proposed to include this clause in the consolidated LEP as it supports Council's goals to minimise the impact of flooding on the community and to make the Parramatta River swimmable again by 2025, as identified within the City of Parramatta <i>Environmental Sustainability Strategy 2017</i>. An update is proposed to the clause to add consideration of impacts of stormwater runoff on water-based recreation areas to the matters for consideration in subclause 2(c).</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
Development on landslide risk land	N/A	N/A	N/A	CI 6.6 & Natural Resources - Landslide Risk Map	CI 7.6 & Landslide Risk Map	<p><i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> adopt provisions and a supporting map that require 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 City of Parramatta LGA.</p> <p>It is proposed to adopt a clause consistent with <i>Parramatta LEP 2011</i>. The existing Landslide Risk Map will be retained. 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 a future Planning Proposal.</p>
Development in foreshore areas	CI 6.4 & Foreshore Building Line Map	N/A	CI 6.5 & Foreshore Building Line Map	CI 6.7 & Foreshore Building Line Map	CI 7.5 & Foreshore Building Line Map	<p>All of the LEPs, with the exception of <i>Holroyd LEP 2013</i>, include 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.</p> <p>It is proposed to adopt provisions consistent with clauses 6.7(2) and (3) of <i>Parramatta LEP 2011</i>, with the addition of the provision from <i>Auburn LEP 2010</i> clause 6.4(4)(h) requiring consideration of potential future sea level rise or change in flooding patterns. This will ensure that development does not inadvertently impact foreshore areas in the future, such as by blocking public access to them.</p> <p>It is proposed to adopt additional clause objectives to better clarify the intent of the clause. Refer to Section 2.1 of the Planning Proposal for details.</p> <p>The Foreshore Building Line map from each applicable LEP will be combined into a new map for the consolidated LEP. It is proposed to identify additional land along the foreshore at Wentworth Point, covering land in the precinct currently subject to <i>Auburn LEP 2010</i>, but which has not had any foreshore area mapped. The additional foreshore area will be mapped in accordance with the widths recommended in the Department of Industry <i>Guidelines for controlled activities on waterfront land – Riparian corridors</i>. Further details of proposed changes to the map are outlined in Part 4 of the Planning Proposal.</p>
Salinity	N/A	CI 6.8 & Salinity Map	N/A	N/A	N/A	<p><i>Holroyd LEP 2013</i> includes provisions applying to land identified on a 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.</p> <p>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 Salinity Map. This map is based on data from the <i>Map of Salinity Potential in Western Sydney</i> published in 2002 by the former Department of Infrastructure, Planning and Natural Resources.</p> <p>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</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>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 Parramatta DCP.</p> <p>The <i>Map of Salinity Potential in Western Sydney</i> will be used to identify land with potential salinity risk, as is the practice under Parramatta DCP. Geotechnical reports are usually required for certain developments, which identify any salinity problems and provide recommendations for its management and mitigation.</p>
Restricted premises	N/A	N/A	N/A	Cl 6.8	N/A	<p><i>Parramatta LEP 2011</i> includes provisions that require adequate separation between restricted premises and sensitive land uses.</p> <p>It is proposed to retain this clause in the consolidated LEP, but amend subclauses 1 and 2(a) slightly to mandate that restricted premises are not permitted at ground floor level or within 100 metres of a residential zone or public recreation zone.</p> <p>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 the clause, but will better establish what the clause is trying to achieve. Refer to in Section 2.1 of the Planning Proposal for more detail of the proposed changes to the clause.</p>
Location of sex services premises	Cl 6.7	N/A	Cl 6.7	Cl 6.9	Cl 7.9	<p>All LEPs, except <i>Holroyd LEP 2013</i>, adopt provisions that seek to limit the provision of sex services premises near sensitive uses such as schools, childcare 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. <i>Parramatta LEP 2011</i> and <i>Auburn LEP 2010</i> require a minimum distance of 200 metres between sex services premises and sensitive land uses, whereas <i>The Hills LEP 2012</i> only restricts sex services premises on sites adjoining sensitive uses. <i>Hornsby LEP 2013</i> does not include any distance criteria. Auburn LEP does not allow sex services premises to be located within 50 metres of a public utility undertaking (i.e. taxi rank or bus stop).</p> <p>The Auburn, The Hills and Hornsby LEP clauses also include a stated objective to assist with implementation of the provisions. The objective is consistent between these LEPs.</p> <p>It is proposed to adopt provisions consistent with clause 6.9 of <i>Parramatta LEP 2011</i>, with the addition of the following objective, consistent with the other LEPs:</p> <ul style="list-style-type: none"> <li>to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises and sensitive land uses, including residential development or land in a residential zone, places of public worship, hospitals, places frequented by children (i.e. schools and child care centres), community facilities or recreation areas.</li> </ul> <p>The Parramatta LEP provisions are considered to be the strongest. The minimum buffer requirement of</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>200 metres between sex service premises and sensitive uses will be retained to help ensure these premises are discretely located and that adequate separation is provided.</p> <p>The requirement in Auburn LEP for a 50 metres buffer zone from a public utility undertaking is not proposed to be adopted as it is considered to be excessive and will discourage patrons and staff from using public transport.</p>
Design excellence	N/A	CI 6.11 & Design Excellence Map	CI 6.8	CI 6.12 & Key Sites Map CI 6.13 & Design Excellence Map CI 7.10 & Key Sites Map	CI 7.7	<p>All LEPs, except <i>Auburn LEP 2010</i>, include design excellence provisions, but the approach varies. The provisions of <i>Parramatta LEP 2011</i> and <i>Holroyd LEP 2013</i> apply to development in specified locations (the Holroyd LEP provisions do not apply to any land in the LGA). By contrast the design excellence provisions of <i>The Hills LEP 2012</i> and <i>Hornsby LEP 2013</i> apply to development anywhere in the LEP area over a prescribed height limit.</p> <p>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 <i>Parramatta LEP 2011</i> also require development proposals over a set threshold to go through a design competition. No other LEP has a similar requirement.</p> <p>The <i>Hills LEP 2012</i> and <i>Holroyd LEP 2013</i> require referral of applications to a design excellence panel, which is not required by other LEPs. However, the City of Parramatta Council does operate a Design Excellence Advisory Panel that reviews a range of development applications to ensure a good design outcome is achieved.</p> <p>It is proposed to adopt the approach in Parramatta LEP, which is to apply design excellence provisions, including architectural design competitions, to specific locations only. It is intended that the provisions of clauses 6.12 and 6.13 of <i>Parramatta LEP 2011</i> will be merged into a single clause.</p> <p>A standalone clause is proposed to be maintained for the Parramatta CBD. However, it is proposed that the matters for consideration in determining whether design excellence has been achieved will be consistent across all design excellence clauses included in the consolidated LEP. Refer to Section 2.1 of the Planning Proposal for more information.</p> <p>Council intends to continue operating the Design Excellence Advisory Panel 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.</p>
Development on certain land at Westmead	N/A	N/A	N/A	CI 6.10 & Key Sites Map	N/A	<p>These provisions only apply to a particular site in Westmead. It is proposed to retain the clause in the consolidated LEP and update the <i>LEP Key Sites Map</i> to reflect any changes to the cadastral boundaries for the subject site. The continued need for these provisions will be considered as part of the planning for the Westmead Precinct and any necessary amendments will be progressed through a separate Planning Proposal.</p>



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
Development on 24-26 Railway Parade, Westmead	N/A	N/A	N/A	CI 6.10A	N/A	These provisions only apply to a particular site in Westmead. It is proposed to retain the provisions in the consolidated LEP, but incorporate them into clause 4.4 Floor Space Ratio as the clause applies a special FSR provision to the site. The continued need for these provisions will be considered as part of the planning for the Westmead Precinct and any necessary amendments will be progressed through a separate Planning Proposal.
Development of certain land at Granville	N/A	N/A	N/A	CI 6.14	N/A	These provisions only apply to certain land at Granville. They restrict development for purposes other than residential accommodation to a maximum of 4000sqm. It is proposed to retain this provision in the consolidated LEP.
Underground power lines at Carlingford	N/A	N/A	N/A	N/A	CI 7.8 & Key Sites Map	These provisions only apply to land at Carlingford under <i>The Hills LEP 2012</i> , which is now within the City of Parramatta LGA boundary. It is proposed to retain the clause in the consolidated LEP. Part of the land to which this clause applies 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	CI 6.8 & map	N/A	N/A	N/A	N/A	These provisions only apply to land within the Carter Street Planned Precinct. They seek to ensure that satisfactory arrangements are put in place for the delivery of State public infrastructure in the Precinct before development is approved.  It is proposed to retain these provisions in the consolidated LEP but merge them with clause 8.1 of <i>Parramatta LEP 2011</i> (which apply similar provisions to the Telopea Precinct). This clause will be included in the consolidated LEP until a mechanism is in place to collect contributions towards state and regional infrastructure.
Development of certain land at Wentworth Point	CI 6.10 & Key Sites Map	N/A	N/A	N/A	N/A	These provisions only apply to land within the Wentworth Point Maritime Precinct. They identify additional permitted uses for this land. It is proposed to retain these provisions in the consolidated LEP, but include them in Schedule 1 – Additional Permitted Uses, rather than as a standalone clause.
Height of buildings for certain land in Telopea Precinct	N/A	N/A	N/A	CI 6.16 & Height of Buildings Map	N/A	These provisions only apply to land in the Telopea Precinct. They identify additional provisions relating to the height of buildings on certain sites. It is proposed to retain these provisions in the consolidated LEP, but incorporate them into the main Height of Buildings clause (clause 4.3) along with other site-specific provisions relating to height controls.
Floor space ratio for certain land in Telopea Precinct	N/A	N/A	N/A	CI 6.17 & Floor Space Ratio Map	N/A	These provisions only apply to land in the Telopea Precinct. They identify additional provisions relating to the floor space ratio of buildings on certain sites. It is proposed to retain these provisions in the consolidated LEP, but incorporate them into the main Floor Space Ratio clause (clause 4.4) along with other site-specific provisions relating to FSR controls.
Development requiring the preparation of a development control plan	N/A	N/A	N/A	CI 6.18 & Key Sites Map	N/A	These provisions only apply to land in the Telopea Precinct. It is proposed to retain the clause in the consolidated LEP.



Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hill	
OTHER LEP PROVISIONS						
Part 8 – Intensive urban development areas	N/A	N/A	N/A	Part 8 and associated maps	N/A	These provisions currently only relate to land within the Telopea Precinct. It is proposed to carry over the provisions into the consolidated LEP but insert them into other sections of the LEP, as outlined below. Consequently, it is not proposed to retain this section in the consolidated LEP.
Arrangements for designated State public infrastructure	N/A	N/A	N/A	CI 8.1 & Intensive Urban Development Area Map	N/A	<p>These provisions only apply to land in the Telopea Precinct. They seek to ensure that satisfactory arrangements are put in place for the delivery of State public infrastructure in the Precinct before development is approved. These provisions are similar to those relating to the arrangements for State public infrastructure in the Carter Street precinct under clause 6.8 of <i>Auburn LEP 2010</i>.</p> <p>It is proposed to retain these provisions in the consolidated LEP but merge them with those relating to the Carter Street precinct. This clause will be included in the consolidated LEP until a mechanism is in place to collect contributions towards state and regional infrastructure.</p>
Public utility infrastructure	N/A	N/A	N/A	CI 8.2	N/A	<p>These provisions only apply to land in the Telopea Precinct. They seek to ensure that adequate public utility infrastructure is available to service new development. These provisions are similar to those within clause 6.5 of <i>Auburn LEP 2010</i> and clause 6.3 of <i>Holroyd LEP 2013</i> (which apply to the whole LEP area).</p> <p>It is proposed to retain these provisions in the consolidated LEP but merge them so that there is one clause that applies to all land across the LGA, including the Telopea Precinct. Consequently, it would not be necessary to include this Telopea-specific clause in the consolidated LEP. Refer to Section 2.1 of the Planning Proposal for more information.</p>
Relationship between Part and remain of Plan	N/A	N/A	N/A	CI 8.3	N/A	This clause only applies to land in the Telopea Precinct and states that provisions within Part 8 of <i>Parramatta LEP 2011</i> prevail over any other provision of the LEP. It is not proposed to retain this clause in the consolidated LEP, as the similar wording can be included in other relevant clauses, as needed – for example, clause 8.1 of <i>Parramatta LEP 2011</i> includes wording “Despite all other Provisions of this Plan....”
Part 7- Additional local provisions relating to Parramatta City Centre	N/A	N/A	N/A	Part 7 & Additional Local Provisions Map	N/A	These provisions only relate to land in the Parramatta CBD and will not affect any land from the incoming areas. This section will be incorporated into the consolidated LEP. No changes are proposed as part of this Planning Proposal. New and revised provisions for the CBD are being considered separately through the Parramatta CBD Planning Proposal process.
Homebush Bay West Precinct	N/A	N/A	N/A	N/A	N/A	<p>Land at Wentworth Point is deferred from the Auburn LEP. Instead relevant planning controls are contained within SREP 24 and <i>Homebush Bay West Development Control Plan</i>. This creates additional complexity in the LGA’s land use planning framework.</p> <p>Council is working with the State Government to transfer the existing development controls (including zoning, height and FSR) for Wentworth Point into the LEP and repeal SREP 24. Controls transferred into</p>

Clause/Issue	LEP comparison					Comments and proposed action to consolidated LEPs
	Aub	Hol	Hor	Par	Hil	
						<p>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.</p> <p>The process of transferring controls and repealing <i>SREP 24</i> is separate to developer-led proposals currently under consideration by Council to amend planning controls for certain sites in the precinct.</p>

## Appendix 3 – Comparison of LEP Land Use Tables

## Appendix 3 – Comparison of LEP Land Use Tables

### Abbreviations used in this appendix:

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
Educational Establishments and Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
GFA	Gross floor area
Infrastructure SEPP	State Environmental Planning Policy (Infrastructure) 2007
LEP	Local environmental plan
LGA	Local government area
MDH	Multi dwelling housing
PLEP	Parramatta Local Environmental Plan 2011
RFB	Residential flat building
Seniors Housing SEPP	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

### Key

O	permitted without consent	 consistent across LEPs  inconsistent across LEPs
C	permitted with consent	
X	prohibited	

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		
agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x	x	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	x	
extensive agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Refers to parent term.
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
boarding houses	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed.
dual occupancies	c	x	c	c	c	c	c	x	c	c	c	x	x	x	c	c	It is proposed to permit dual occupancies in all residential zones, except in sensitive locations identified on the Dual Occupancy Prohibition Map (refer to sections 2.1 and 3.3.2 of the Planning Proposal).
- dual occupancies (attached)	c	x	c	c	c	c	c	x	c	c	c	x	x	x	c	c	
- dual occupancies (detached)	c	x	c	c	c	c	c	x	c	c	c	x	x	x	c	c	
dwelling houses	c	c	c	c	c	c	c	c	c	c	c	x	x	c	c	c	It is proposed 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	x	x	x	LEPs are consistent, no changes proposed.
- group homes (permanent)	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	
- group homes (transitional)	c	c	c	c	c	c	c	c	c	c	c	x	x	x	x	x	
hostels	c	x	c	x	c	x	x	c	x	c	c	c	x	c	x	c	Hostels provide opportunity for a variety of housing types in residential zones. They are generally of a similar size/scale to group homes and are unlikely to



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
multi dwelling housing	x	x	x	x	x	c	c	c	c	c	c	c	x	c	c	c	have a substantial impact on amenity.
residential flat buildings	x	x	x	x	x	x	c	x	x	x	c	c	c	c	c	c	It is proposed to permit MDH in R3 & R4 zones to provide opportunity for a mix of housing types.
rural worker's dwellings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	It is proposed to prohibit RFBs in the R3 zone, consistent with the majority of LEPs. This will support housing diversity. Refer to section 3.3.2 of the Planning Proposal.
secondary dwellings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
semi-detached dwellings	c	x	x	x	x	c	c	c	x	c	c	x	x	c	x	c	Secondary dwellings are permissible in all residential zones under the ARHSEPP.
seniors housing	x	x	c	x	c	c	c	c	c	c	x	c	x	c	x	c	Not considered appropriate in the R2 zone, but proposed to be permitted in R3 and R4 zones.
- residential care facilities	x	x	c	x	c	c	c	c	c	c	x	c	x	c	x	c	Note: Seniors housing and residential care facilities are permissible in residential zones under the provisions of the Seniors Housing SEPP.
shop top housing	x	x	x	x	x	x	x	x	x	x	c	c	c	c	c	c	LEPs are consistent, no changes proposed.
home businesses	c	c	c	o	c	c	x	c	o	c	c	c	x	c	o	c	It is proposed to permit home businesses with consent and home occupations without consent in all residential zones, consistent with the majority of LEPs.
home occupations	o	o	o	o	o	c	c	o	o	o	c	o	c	o	o	o	Home occupations (sex services) will be prohibited in all residential zones. This is consistent across all LEPs.
home occupations (sex services)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
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	
camping grounds	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
commercial premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are generally consistent, no changes proposed, with the exception of kiosks and neighbourhood shops.
business premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- funeral homes	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
office premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	It is proposed to prohibit kiosks in all residential zones, consistent with the majority of LEPs.
retail premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- specialised retail premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	It is proposed to permit neighbourhood shops in residential zones as these cater for day-to-day needs of residents or workers. Neighbourhood shops are limited to a maximum size of 80sqm (refer to cl. 5.4(7) of the LEP) in order to limit potential impacts to the locality.
- cellar door premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- food & drink premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o pubs	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o restaurants or cafes	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o take-away food & drink premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o small bar	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- garden centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- hardware & building supplies	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- kiosks	x	x	x	x	x	x	x	x	x	x	x	C	x	x	x	x	
- landscaping material supplies	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- markets	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- plant nurseries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- roadside stalls	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- rural supplies	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- shops	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
o neighbourhood shops	x	x	C	x	C	C	C	C	C	C	C	C	C	C	C	C	
o neighbourhood supermarket	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- timber yards	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
amusement centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are generally consistent, no changes proposed, with the exception of veterinary hospitals. It is proposed to prohibit this use in the R2 zone as it is not considered appropriate in residential zones due to potential amenity impacts, consistent with the majority of LEPs.
entertainment facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
function centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
highway service centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
industrial retail outlets	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
registered clubs	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
restricted premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
service stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
sex services premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
veterinary hospitals	x	C	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		
wholesale supplies	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
rural industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- agricultural produce industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- livestock processing industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- sawmill or log processing industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- stock & sale yard	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	All industrial uses will be prohibited in residential zones, except home industries in the R2 zone, consistent with the current Holroyd and Parramatta LEPs.
heavy industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- offensive industry	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
light industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- high technology industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- home industries	C	x	C	x	C	x	x	x	x	x	x	C	x	x	x	
- artisan food and drink industry	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
general industries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle body repair workshops	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
vehicle repair stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- hazardous storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- liquid fuel depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- offensive storage establishments	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
storage premises	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- self-storage units	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
warehouse or distribution centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
sewerage systems	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	It is proposed to permit water recycling facilities in R2-R4 zones, as they will assist with achieving Council's sustainability objectives, as outlined in our <i>Community Strategic Plan 2018-2038</i> and <i>Environmental Sustainability Strategy 2017</i> . For other land uses, LEPs are consistent and no changes are proposed.
- biosolids treatment facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- sewage reticulation systems	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- sewage treatment plants	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
- water recycling facilities	x	x	c	x	c	x	x	c	x	c	x	x	x	c	x	c	Note: sewage reticulation systems are permitted in residential zones under the <i>Infrastructure SEPP</i> .
waste or resource management facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- resource recovery facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- waste disposal facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- waste or resource transfer stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
water supply systems	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Proposals consistent with the majority of LEPs.  Note: Water reticulation systems are permissible under the <i>Infrastructure SEPP</i> .
- water reticulation systems	x	c	x	x	x	x	c	x	x	x	x	x	c	x	x	x	
- water storage facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- water treatment facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- airport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- heliport	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
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, consistent with majority of LEPs.
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	Car parks and truck depots are not considered appropriate in residential zones, consistent with the majority of LEPs.
electricity generating works	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
freight transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
passenger transport facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	For other land uses, LEPs are consistent and no changes are proposed.
port facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
roads	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	Note: Wharf or boating facilities are permissible in residential zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
transport depots	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
truck depots	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
educational establishments	x	c	c	c	c	c	x	c	c	c	c	x	x	c	c	c	Consistent with majority of LEPs. Note. Educational establishments are also permitted under the provisions of the <i>Educational Establishment and Child Care SEPP</i> .
schools	x	c	c	c	c	c	x	c	c	c	c	x	x	c	c	c	
health services facilities	x	x	x	x	x	c	x	x	c	x	c	x	x	x	c	x	As per majority of LEPs. Note: Health services facilities will continue to be permissible in residential zones under the provisions of the <i>Infrastructure SEPP</i> .
hospitals	x	x	c	x	x	c	x	x	c	x	c	x	x	x	c	x	
medical centres	x	x	x	x	x	c	x	x	c	x	c	x	x	x	c	x	
health consulting rooms	c	x	c	c	x	c	x	x	c	x	c	x	x	x	c	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
early education and care facility	x	x	x	c	x	c	x	x	c	x	c	x	x	x	c	x	It is proposed to permit each type of early education and care facility in residential zones. Note: Centre based child care facilities is a mandatory permitted use in R2 zones under the <i>Educational Establishment and Child Care SEPP</i> .
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	x	
home based child care	X	c	c	c	c	c	c	c	c	c	c	x	c	c	c	c	
community facilities	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	It is proposed to permit emergency services facilities and public administration buildings in residential zones. Information and education facilities (e.g. a museum) are not considered appropriate in R2 zones, but will be permitted in R3 and R4 zones.
correctional centres	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
emergency services facilities	x	c	c	c	c	c	c	c	c	c	c	x	c	c	c	c	
industrial training facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
information and education facilities	x	c	x	x	x	x	x	c	x	c	x	x	x	c	x	c	It is proposed to prohibit places of public worship in R2 zones due to concerns with amenity impacts on low density residential neighbourhoods.
places of public worship	c	c	x	c	x	c	c	c	c	c	c	c	c	c	c	c	
public administration building	x	c	c	x	c	c	x	c	x	c	c	x	x	c	x	c	
research stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
respite day care centres	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed.
signage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- advertising structure	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
- building identification sign	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	
- business identification sign	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	
boat launching ramps	x	x	x	x	x	c	x	x	x	x	c	x	x	x	x	x	Boat launching ramps, environmental facilities and jetties are proposed to be prohibited in residential zones, consistent with the majority of LEPs. These uses are not considered suitable in residential zones.
boat sheds	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
charter & tourism boating facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
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	Indoor recreation facilities are not considered appropriate in R2 zones due to concerns with impacts on residential amenity, but will be permitted in R3 and R4 zones. Refer to section 3.2.1 of the Planning Proposal.
marinas	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
recreation areas	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	Outdoor recreation facilities will be permitted in all residential zones, consistent with the majority of LEPs.
recreation facilities (indoor)	x	x	c	x	x	c	c	c	x	c	c	x	c	c	x	c	
recreation facilities (major)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
recreation facilities (outdoor)	x	c	c	x	c	c	c	c	x	c	c	x	c	c	x	c	
water recreation structures	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		
cemetery	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs.  Note: Flood mitigation works are permitted in residential zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
crematorium	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
environmental protection works	c	o	c	c	c	c	o	c	c	c	c	o	c	c	c	
exhibition homes	c	c	c	c	c	c	x	c	c	c	x	c	x	c	c	
exhibition villages	c	x	c	c	c	x	x	x	c	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	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	
mortuaries	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	

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		
agriculture	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	x	x	x	x	x	x	x	x	x	x	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	x	x	x	x	x	x	x	x	x	x	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	x	It is proposed to allow shop top housing and residential flat buildings (provided non-residential uses are provided at ground floor) in B1 and B2 zones. Refer to section 2.1 of the Planning Proposal.  Other types of residential accommodation are not considered appropriate in these areas as they do not provide the opportunity for ground floor commercial uses to be provided within centres.  Note: Seniors housing and residential care facilities are permitted under the provisions of the Seniors Housing SEPP.
attached dwellings	x	c	x	c	x	x	x	x	c	x	
boarding houses	c	c	c	c	c	c	c	c	c	c	
dual occupancies	x	x	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	x	x	
group homes	c	c	x	x	x	c	c	x	x	x	
- group homes (permanent)	c	c	x	x	x	c	c	x	x	x	
- group homes (transitional)	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	c	c	x	x	c	c	
rural worker's dwellings	x	x	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	x	x	

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		
semi-detached dwellings	x	x	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	x	x	
- residential care facilities	x	x	x	x	x	x	x	x	x	x	
shop top housing	c	c	c	c	c	c	c	c	c	c	
home businesses	c	x	c	o	c	c	x	c	o	c	Only home businesses and home occupations are considered appropriate in B1 and B2 zones. It is proposed to make these permitted with development consent.
home occupations	c	c	o	o	c	c	c	o	o	c	
home occupation (sex services)	x	x	x	x	x	x	x	x	x	x	
tourist and visitor accommodation	c	x	x	x	x	c	c	c	c	c	
backpackers' accommodation	c	x	x	x	x	c	c	c	c	c	Tourist and visitor accommodation is not considered appropriate in B1 zones, with the exception of bed & breakfast accommodation. However, all types of tourist and visitor accommodation will be permitted in B2 zones, consistent with all LEPs.
bed & breakfast accommodation	c	x	c	x	c	c	c	c	c	c	
farm stay accommodation	x	x	x	x	x	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	
camping grounds	x	x	x	x	x	x	x	x	x	x	
caravan parks	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
eco-tourist facilities	x	x	x	x	x	x	x	x	x	x	
commercial premises	c	c	c	x	x	c	c	c	c	c	All types of commercial premises will be permitted in B2 zones, consistent with the current approach across all LEPs. 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	However, only certain commercial uses are considered appropriate in B1 zones as these are often located in/adjoining to low density residential areas. For example, pubs are not considered appropriate in B1 zones as these can vary in size creating the potential for amenity impacts on low density neighbourhoods, but small bars will be permitted (size is limited under the Liquor Act 2007).
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 (bulky goods premises)	x	x	x	x	x	c	c	c	c	c	
- cellar door premises	x	c	c	c	c	c	c	c	c	c	
- food & drink premises	c	c	c	x	x	c	c	c	c	c	
o pubs	c	x	x	x	x	c	c	c	c	c	
o restaurants or cafes	c	c	c	c	c	c	c	c	c	c	
o take-away food & drink premises	c	c	c	c	c	c	c	c	c	c	
o small bar	c	c	c	x	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	
- kiosks	c	c	c	c	c	c	c	c	c	c	
- landscaping material supplies	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			
- markets	c	c	c	c	c	c	c	c	c	c	Amusement centres, registered clubs and service stations are not considered appropriate in the B1 zone due to potential amenity impacts with surrounding residential neighbourhoods. However, these uses may be suitable in B2 zones.	
- 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		
- shops	c	c	c	c	c	c	c	c	c	c		
o neighbourhood shops	c	c	c	c	c	c	c	c	c	c		
o neighbourhood supermarket	c	c	c	c	c	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		
amusement centres	c	x	x	c	x	c	c	x	c	c		Other proposals are consistent with the majority of LEPs.
entertainment facilities	x	x	x	x	x	c	c	c	c	c		
function centres	x	x	x	x	x	c	c	c	c	c		
highway service centres	x	x	x	x	x	x	x	x	x	x		
industrial retail outlets	x	x	x	x	x	x	x	x	x	x		
registered clubs	c	x	x	x	x	c	c	c	c	c		
restricted premises	x	x	x	x	x	c	c	c	c	c		
service stations	x	c	c	c	c	c	c	c	c	c		
sex services premises	x	x	x	x	x	x	x	x	x	x		
veterinary hospitals	c	c	c	c	c	c	c	c	c	c		
wholesale supplies	x	x	x	x	x	x	x	x	x	x		
rural industries	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
- agricultural produce industries	x	x	x	x	x	x	x	x	x	x		
- livestock processing industries	x	x	x	x	x	x	x	x	x	x		
- sawmill or log processing industries	x	x	x	x	x	x	x	x	x	x		
- stock & sale yard	x	x	x	x	x	x	x	x	x	x		
industries	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
heavy industries	x	x	x	x	x	x	x	x	x	x		
- hazardous industry	x	x	x	x	x	x	x	x	x	x		
- offensive industry	x	x	x	x	x	x	x	x	x	x		
light industries	x	x	x	x	x	x	x	x	x	x		
- high technology industries	x	x	x	x	x	x	x	x	x	x		
- home industries	x	x	x	x	x	x	x	x	x	x		
- artisan food and drink industry	x	x	x	x	x	x	x	x	x	x		

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		
general industries	x	x	x	x	x	x	x	x	x	x	These land uses are not considered appropriate in B1 and B2 zones, consistent with the majority of LEPs. Note: site-specific provisions apply to B1 zoned land at Wentworth Point, permitting boat building and repair facilities in this area.
- boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	x	
- vehicle body repair workshops	x	x	x	x	x	c	x	x	x	x	
- vehicle repair stations	c	x	x	c	x	c	x	x	c	x	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- hazardous storage establishments	x	x	x	x	x	x	x	x	x	x	
- liquid fuel depots	x	x	x	x	x	x	x	x	x	x	
- offensive storage establishments	x	x	x	x	x	x	x	x	x	x	
storage premises	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- self-storage units	c	x	x	x	x	c	x	x	x	x	
depots	x	x	x	x	x	x	x	x	x	x	These land uses are not considered appropriate in B1 and B2 zones, consistent with the majority of LEPs.
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	
sewerage systems	x	c	x	x	x	x	c	x	x	x	It is proposed to permit water recycling facilities in all zones, as they will assist with achieving Council's sustainability objectives as outlined in Council's <i>Community Strategy Plan 2018-2038</i> and <i>Environmental Sustainability Strategy 2017</i> .
- biosolids treatment facilities	x	x	x	x	x	x	x	x	x	x	
- sewage reticulation systems	x	x	x	x	x	x	x	x	x	x	
- sewage treatment plants	x	x	x	x	x	x	x	x	x	x	
water recycling facilities	x	c	c	x	c	x	c	c	x	c	Note: sewage reticulation systems are permissible in B1 and B2 zones for any person under the provisions of the <i>Infrastructure SEPP</i> .
waste or resource management facilities	x	c	x	c	x	x	c	x	x	x	Waste or resource management facilities are not considered appropriate in B1 and B2 zones.
- resource recovery facilities	x	x	x	x	x	x	x	x	x	x	
- waste disposal facilities	x	x	x	x	x	x	x	x	x	x	
- waste or resource transfer stations	x	c	x	c	x	x	c	c	x	x	
water supply systems	x	x	x	x	x	x	x	x	x	x	Consistent with majority of LEPs.
- water reticulation systems	x	c	x	x	x	x	c	x	x	x	Note: water reticulation systems are permissible in B1 and B2 zones for any person under the provisions of the <i>Infrastructure SEPP</i> .
- water storage facilities	x	x	x	x	x	x	x	x	x	x	
- water treatment facilities	x	x	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- airport	x	x	x	x	x	x	x	x	x	x	
- heliport	x	x	x	x	x	x	x	x	x	x	



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		
airstrip	c	x	x	x	x	c	x	x	x	x	These land uses are 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	Proposals are consistent with the majority of LEPs.  Note: wharf or boating facilities are permissible in B1 and B2 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	x	x	x	x	x	x	x	x	
freight transport facilities	x	x	x	x	x	x	x	x	x	x	
passenger transport facilities	x	x	x	x	x	c	c	c	c	c	
port facilities	x	c	x	x	x	x	c	x	x	x	
roads	c	c	c	c	c	c	c	c	c	c	
transport depots	x	x	x	x	x	x	c	x	x	x	
truck depots	c	x	x	x	x	c	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	x	x	
educational establishments	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed. Educational establishments are also permissible under the <i>Educational Establishments and Child Care SEPP</i> .
- schools	c	c	c	c	c	c	c	c	c	c	
health services facilities	x	x	x	x	x	c	c	c	c	c	Proposals are consistent with the majority of LEPs.
- hospitals	x	x	x	x	x	c	c	c	c	c	Note. Health consulting rooms are permitted in B1 and B2 zones under the provisions of the <i>Infrastructure SEPP</i> .
- medical centres	c	c	c	c	c	c	c	c	c	c	
- health consulting rooms	x	c	c	c	c	c	c	c	c	c	
early education and care facility	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed. Early education and care facilities are also permissible under the <i>Educational Establishments and Child Care SEPP</i> .
- centre based child care facility	c	c	c	c	c	c	c	c	c	c	
- school based child care	c	c	c	c	c	c	c	c	c	c	
- home based child care	c	c	c	c	c	c	c	c	c	c	
community facilities	c	c	c	c	c	c	c	c	c	c	LEPs are consistent, no changes proposed.
correctional centres	x	x	x	x	x	x	x	x	x	x	
emergency services facilities	c	c	c	c	c	c	c	c	c	c	
industrial training facilities	x	x	x	x	x	x	x	x	x	x	
information and education facilities	c	c	c	c	c	c	c	c	c	c	
places of public worship	c	c	c	c	c	c	c	c	c	c	
public administration building	c	c	c	c	c	c	c	c	c	c	
research stations	x	x	x	x	x	x	x	x	x	x	
respite day care centres	c	c	c	c	c	c	c	c	c	c	
signage	c	x	x	x	x	c	c	x	x	x	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in business zones.
- advertising structure	c	x	x	x	x	c	c	x	x	x	

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		
- 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	
boat sheds	x	x	x	x	x	x	x	x	x	x	
charter & tourism boating facilities	x	x	x	x	x	x	x	x	x	x	
environmental facilities	x	x	c	x	x	x	x	c	x	x	
jetties	c	x	x	x	x	c	x	x	x	x	
marinas	x	x	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	x	x	
recreation areas	c	c	c	c	c	c	c	c	c	c	
recreation facilities (indoor)	c	c	c	c	c	c	c	c	c	c	
recreation facilities (major)	x	x	x	x	x	x	c	x	x	x	
recreation facilities (outdoor)	c	c	c	x	c	c	c	c	c	c	
water recreation structures	x	x	x	x	x	x	x	x	x	x	
cemetery	x	x	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs.
crematorium	x	x	x	x	x	x	x	x	x	x	
environmental protection works	c	o	c	c	c	c	o	c	c	c	
exhibition homes	x	x	x	x	x	x	x	x	x	x	
exhibition villages	x	x	x	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	x	x	
flood mitigation works	c	c	c	c	c	c	c	c	c	c	
mortuaries	c	x	x	x	x	c	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	x	x	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
agriculture	x	x	No changes proposed.
aquaculture	x	x	
- oyster aquaculture	c	c	
- pond based aquaculture	x	x	
- tank-based aquaculture	c	c	
extensive agriculture	x	x	
- bee keeping	x	x	
- dairy (pasture-based)	x	x	
intensive livestock agriculture	x	x	
- feedlots	x	x	
- dairies (restricted)	x	x	
intensive plant agriculture	x	x	
- horticulture	x	x	
- turf farming	x	x	
- viticulture	x	x	
animal boarding or training establishments	x	x	No changes proposed.
farm buildings	x	x	
forestry	x	x	
residential accommodation	x	c	No changes proposed.
attached dwellings	x	c	
boarding houses	x	c	
dual occupancies	x	x	
- dual occupancies (attached)	x	x	
- dual occupancies (detached)	x	x	
dwelling houses	x	x	
group homes	x	c	
- group homes (permanent)	x	c	
- group homes (transitional)	x	c	
hostels	x	c	
multi dwelling housing	x	c	
residential flat buildings	x	c	
rural worker's dwellings	x	x	
secondary dwellings	x	x	
semi-detached dwellings	x	x	
seniors housing	x	c	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
- residential care facilities	x	c	
shop top housing	x	c	
home businesses	x	c	
home occupations	x	o	No changes proposed.
home occupations (sex services)	x	x	
tourist and visitor accommodation	c	c	
backpackers' accommodation	c	c	No changes proposed.
bed & breakfast accommodation	c	c	
farm stay accommodation	c	c	
hotel or motel accommodation	c	c	
serviced apartments	c	c	
camping grounds	x	x	No changes proposed.
caravan parks	x	x	
eco-tourist facilities	x	x	
commercial premises	c	c	No changes proposed.
business premises (e.g. banks)	c	c	
funeral homes	c	c	
office premises	c	c	
retail premises	c	c	
- specialised retail premises (bulky goods premises)	c	c	
- cellar door premises	c	c	
- food & drink premises	c	c	
o pubs	c	c	
o restaurants or cafes	c	c	
o take-away food & drink premises	c	c	
o small bar	c	c	
- garden centres	c	c	
- hardware and building supplies	c	c	
- kiosks	c	c	
- landscaping material supplies	c	c	
- markets	c	c	
- plant nurseries	c	c	
- roadside stalls	c	c	
- rural supplies	c	c	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
- shops	c	c	
o neighbourhood shops	c	c	
o neighbourhood supermarket	c	c	
o timber yards	c	c	
- vehicle sales or hire premises	c	c	
amusement centres	x	x	No changes proposed.
entertainment facilities	c	c	
function centres	c	c	
highway service centres	x	x	
industrial retail outlets	x	x	
registered clubs	c	c	
restricted premises	c	c	
service stations	x	c	
sex services premises	x	x	
veterinary hospitals	x	c	
wholesale supplies	x	x	
rural industries	x	x	No changes proposed.
- agricultural produce industries	x	x	
- livestock processing industries	x	x	
- sawmill or log processing industries	x	x	
- stock & sale yard	x	x	
industries	x	x	No changes proposed.
heavy industries	x	x	
- hazardous industry	x	x	
- offensive industry	x	x	
light industries	x	c	
- high technology industries	x	c	
- home industries	x	x	
- artisan food and drink industry	x	c	
general industries	x	x	
boat buildings and repair facilities	x	x	No changes proposed.
vehicle body repair workshops	x	x	
vehicle repair stations	x	c	
heavy industrial storage establishments	x	x	No changes proposed.



Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
hazardous storage establishments	x	x	
liquid fuel depots	x	x	
offensive storage establishments	x	x	
<b>storage premises</b>	x	x	No changes proposed.
- self-storage units	x	x	
<b>depots</b>	x	x	No changes proposed.
warehouse or distribution centres	x	x	
- local distribution centre	x	x	
<b>sewerage systems</b>	x	x	
biosolids treatment facilities	x	x	No changes proposed.  Note: sewage reticulation systems are permitted in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
sewage reticulation systems	x	x	
sewage treatment plants	x	x	
water recycling facilities	x	c	
<b>waste or resource management facilities</b>	x	x	No changes proposed.
- resource recovery facilities	x	x	
- waste disposal facilities	x	x	
- waste or resource transfer stations	x	x	
<b>water supply systems</b>	x	x	No changes proposed.
- water reticulation systems	x	x	Note: water reticulation systems are permitted in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
- water storage facilities	x	x	
- water treatment facilities	x	x	
<b>air transport facilities</b>	x	x	No changes proposed.
- airport	x	x	
- heliport	x	x	
airstrip	x	x	
helipad	x	x	No changes proposed.
car parks	c	c	No changes proposed.  Note: port facilities and wharf or boating facilities are permitted in B4 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	
freight transport facilities	x	x	
passenger transport facilities	c	c	
port facilities	x	x	
roads	c	c	
transport depots	x	x	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
truck depots	x	x	
wharf or boating facilities	x	x	
<b>educational establishments</b>	c	c	No changes proposed.
- schools	c	c	
<b>health services facilities</b>	x	c	No changes proposed. Note: health services facilities (including health consulting rooms) are permissible in B3 and B4 zones under the provisions of the <i>Infrastructure SEPP</i> .
- hospitals	c	c	
- medical centres	c	c	
- health consulting rooms	x	c	
<b>early education and care facility</b>	x	c	No changes proposed.
- centre based child care facility	c	c	
- school based child care	x	c	
- home based child care	x	c	
community facilities	c	c	No changes proposed.
correctional centres	x	c	
emergency services facilities	x	c	
industrial training facilities	x	x	No changes proposed.
information and education facilities	c	c	
places of public worship	c	c	
public administration building	c	c	
research stations	x	x	
respite day care centres	c	c	
<b>signage</b>	x	x	No changes proposed.
- advertising structure	x	x	
- building identification sign	c	c	
- business identification sign	c	c	
boat launching ramps	x	x	No changes proposed.
boat sheds	x	x	
charter & tourism boating facilities	x	x	
environmental facilities	x	c	
jetties	x	x	
marinas	x	x	
moorings	x	x	
mooring pens	x	x	
recreation areas	x	c	

Land use	B3 Commercial Core	B4 Mixed Use	Comments
	Current PLEP Provision	Current PLEP Provision	
recreation facilities (indoor)	c	c	
recreation facilities (major)	x	x	
recreation facilities (outdoor)	x	c	
water recreation structures	x	x	
cemetery	x	x	No changes proposed.
crematorium	x	x	
environmental protection works	x	c	
exhibition homes	x	x	
exhibition villages	x	x	
extractive industries	x	x	
flood mitigation works	x	c	
mortuaries	x	x	
open cut mining	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		
agriculture	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	x	x	x	x	x	x	x	x	x	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	x	x	x	x	x	x	x	x	x	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	Generally, residential accommodation is not considered appropriate in B5 and B6 zones, as the focus of these zones is on business and office uses. This is consistent with the majority of LEPs.  Note: seniors housing is permitted in B5 and B6 zones under the Seniors Housing SEPP.
attached dwellings	x	x	x	x	x	x	x	x	x	
boarding houses	x	x	x	x	x	c	x	x	x	
dual occupancies	x	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	x	
group homes	x	c	x	x	x	c	x	x	x	
- group homes (permanent)	x	x	x	x	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	x	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	
rural worker's dwellings	x	x	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		
secondary dwellings	x	x	x	x	x	x	x	x	x	Proposals relating to shop top housing are consistent with the majority of LEPs.
semi-detached dwellings	x	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	x	
- residential care facilities	x	x	x	x	x	x	x	x	x	
shop top housing	x	c	x	x	x	c	x	x	x	
home businesses	x	x	x	x	c	c	x	x	x	These land uses are not considered appropriate in B5 and B6 zones, due to restrictions on residential accommodation in these locations.
home occupations	x	c	x	x	c	c	x	x	x	
home occupation (sex services)	x	x	x	x	x	x	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	c	x	c	c	x	c	
hotel or motel accommodation	x	c	c	c	c	c	c	c	c	
serviced apartments	x	x	c	c	x	c	c	c	c	
camping grounds	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	
commercial premises	x	c	c	c	c	x	c	x	c	Commercial premises, with the exception of certain retail premises are generally considered appropriate in B5 and B6 zones as they provide a range of employment opportunities.
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	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.
office premises	x	c	c	c	c	x	c	c	c	
retail premises	x	x	x	x	x	x	x	x	x	Proposals are generally consistent the majority of LEPs.
- 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	
- food & drink premises	c	c	c	c	c	c	c	c	c	
o pubs	c	c	c	c	c	c	c	c	c	
o restaurants or cafes	c	c	c	c	c	c	c	c	c	
o take-away food & drink premises	c	c	c	c	c	c	c	c	c	
o small bar	c	c	c	c	c	c	c	c	c	
- garden centres	c	c	c	c	c	c	c	c	c	
- hardware & building supplies	c	c	c	c	c	c	c	c	c	
- kiosks	x	c	c	c	c	x	c	x	c	
- landscaping material supplies	c	c	c	c	c	c	c	c	c	



Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
- markets	x	x	c	x	c	x	x	x	x	Proposals generally 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.  The retail component of industrial retail outlets is limited to 5% of the total GFA or 400sqm (whichever is the lesser) and will support employment opportunities (refer proposed clause 5.4 of the LEP).
- plant nurseries	c	c	c	c	c	c	c	c	c	
- 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	
o neighbourhood shops	c	c	c	c	c	c	c	c	c	
o neighbourhood supermarket	x	x	x	x	x	x	x	x	x	
- timber yards	c	c	c	c	c	c	c	c	c	
- vehicle sale or hire premises	c	c	c	c	c	c	c	c	c	
amusement centres	c	c	c	c	c	c	x	x	c	
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	
industrial retail outlets	x	c	x	c	c	x	x	c	c	
registered clubs	x	c	c	c	c	x	c	c	c	
restricted premises	x	c	x	x	x	x	x	x	x	
service stations	c	c	c	c	c	c	c	c	c	
sex services premises	x	x	x	x	x	x	x	x	x	
veterinary hospitals	c	c	c	c	c	x	c	c	c	
wholesale supplies	c	x	c	c	c	c	c	c	c	
rural industries	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- agricultural produce industries	x	x	x	x	x	x	x	x	x	
- livestock processing industries	x	x	x	x	x	x	x	x	x	
- sawmill or log processing industries	x	x	x	x	x	x	x	x	x	
- stock & sale yard	x	x	x	x	x	x	x	x	x	
industries	x	x	x	x	x	x	x	x	x	Only light industries are proposed to be permitted in B5-B6 zones, consistent with the majority of LEPs and the objectives of these zones.
heavy industries	x	x	x	x	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	x	x	x	x	
- offensive industry	x	x	x	x	x	x	x	x	x	
light industries	c	c	x	c	c	c	c	c	c	
- high technology industries	c	c	x	c	c	c	c	c	c	
- home industries	x	c	x	c	c	c	x	c	c	
- artisan food and drink industry	c	c	x	c	c	c	c	c	c	
general industries	x	x	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		
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	It is proposed to limit vehicle body repair workshops to B6 and industrial zones, given potential amenity impacts.
vehicle body repair workshops	x	x	x	x	c	x	c	c	c	
vehicle repair stations	c	c	c	c	c	c	c	c	c	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- hazardous storage establishments	x	x	x	x	x	x	x	x	x	
- liquid fuel depots	x	x	x	x	x	x	x	x	x	
- offensive storage establishments	x	x	x	x	x	x	x	x	x	
storage premises	x	c	x	x	c	x	x	x	x	Proposals consistent with the 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	Depots are not considered appropriate in B5-B6 zones; this use will be limited to the B7 zone and industrial zones.
warehouse or distribution centres	c	c	c	c	c	c	c	c	c	
- local distribution centre	c	c	c	c	c	c	c	c	c	
sewerage systems	c	c	x	x	x	c	x	x	x	It is proposed to permit water recycling facilities in the B5 and B6 zones, as they will assist with achieving Council's sustainability objectives as outlined in Council's <i>Community Strategy Plan 2018-2038</i> and <i>Environmental Sustainability Strategy 2017</i> .  Other types of sewerage systems are not considered appropriate B5 and B6 zones. Note: sewage reticulation systems are permitted under the provisions of the <i>Infrastructure SEPP</i> .
- biosolids treatment facilities	c	c	x	x	x	c	x	x	x	
- sewage reticulation systems	c	c	x	x	x	c	x	x	x	
- sewage treatment plants	c	c	x	x	x	c	x	x	x	
- water recycling facilities	x	c	c	c	c	x	c	x	c	
waste or resource management facilities	c	c	x	x	x	c	x	c	x	These uses are not considered appropriate in B5 and B6 zones.  Note: waste or resource transfer stations are permissible under the provisions of the <i>Infrastructure SEPP</i> .
- resource recovery facilities	x	x	x	x	x	x	x	x	x	
- waste disposal facilities	x	x	x	x	x	x	x	x	x	
- waste or resource transfer stations	c	c	x	x	x	c	x	c	x	
water supply systems	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.  Note: water reticulation systems are permissible under the provisions of the <i>Infrastructure SEPP</i> .
- water reticulation systems	x	c	x	x	x	x	x	x	x	
- water storage facilities	x	x	x	x	x	x	x	x	x	
- water treatment facilities	x	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- airport	x	x	x	x	x	x	x	x	x	
- heliport	x	x	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			
airstrip	x	x	x	x	c	x	x	x	x	These uses are not considered appropriate in B5 and B6 zones, consistent with the majority of LEPs.	
helipad	x	x	x	x	c	x	x	x	x		
car parks	c	c	c	c	c	c	c	c	c	Proposals are consistent with majority of LEPs.	
electricity generating works	x	x	x	x	x	x	x	x	x	Note: wharf or boating facilities are permissible in B5 and B6 zones if undertaken by a public authority under the provisions of the <i>Infrastructure SEPP</i> .	
freight transport facilities	x	x	x	x	c	x	x	x	x		
passenger transport facilities	c	c	c	c	c	c	c	c	c		
port facilities	c	c	x	x	x	c	x	x	x		
roads	c	c	c	c	c	c	c	c	c		
transport depots	c	c	x	x	c	c	x	x	x		
truck depots	c	x	x	x	c	x	c	c	c		
wharf or boating facilities	x	x	x	x	x	x	x	x	x		
educational establishments	c	c	c	c	c	c	c	c	c		LEPs are consistent, no changes proposed. Note: educational establishments are also permitted under the <i>Educational Establishments and Child Care SEPP</i> .
- schools	c	c	c	c	c	c	c	c	c		
health services facilities	c	c	c	c	c	c	c	c	c	These land uses are consistently permitted across LEPs in B5 and B6 zones and no changes are proposed.	
- hospitals	c	c	c	c	c	c	c	c	c		
- medical centres	c	c	c	c	c	c	c	c	c	Note: health services facilities are also permitted under the provisions of the <i>Infrastructure SEPP</i>	
- health consulting rooms	c	c	c	c	c	c	c	c	c		
early education and care facility	c	c	c	c	c	c	c	c	c	Home based child care is not considered appropriate in B5-B6 zones due to restrictions on residential accommodation in these locations.	
- centre based child care facility	c	c	c	c	c	c	c	c	c		
- school based child care	c	c	c	c	c	c	c	c	c		
- home based child care	c	c	x	x	c	c	x	x	x		
community facilities	x	c	c	c	c	c	c	c	c	Proposals are generally consistent with the majority of LEPs.	
correctional centres	x	x	x	x	x	x	x	x	x		
emergency services facilities	c	c	c	c	c	c	c	c	c	Industrial training facilities are considered with the types of uses permitted in these zones.	
industrial training facilities	c	c	x	c	x	c	c	x	c		
information and education facilities	x	c	x	x	c	c	x	c	x	Information and education facilities are not considered appropriate in B5 and B6 zones as these are more appropriate within commercial centres such as B2, B3 and B4 zones.	
places of public worship	c	c	c	c	c	c	c	c	c		
public administration building	c	c	c	c	c	c	c	c	c		
research stations	x	x	x	x	x	x	x	x	x		
respite day care centres	c	c	c	c	c	c	c	c	c		
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 in business zones.
- advertising structure	c	c	x	x	x	c	x	x	x		
- building identification sign	c	c	c	c	c	c	c	c	c		

Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
- business identification sign	c	c	c	c	c	c	c	c	c	Proposals are consistent with majority of LEPs.
boat launching ramps	x	x	x	x	c	x	x	x	x	
boat sheds	x	x	x	x	x	x	x	x	x	
charter & tourism boating facilities	x	x	x	x	x	x	x	x	x	
environmental facilities	x	x	c	x	x	x	c	x	x	
jetties	x	x	x	x	c	x	x	x	x	
marinas	x	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	x	
recreation areas	c	c	c	c	c	c	c	c	c	
recreation facilities (indoor)	c	c	c	c	c	c	c	c	c	
recreation facilities (major)	x	c	c	c	x	x	x	x	x	
recreation facilities (outdoor)	x	c	c	c	c	x	c	c	c	
water recreation structures	x	x	x	x	x	x	x	x	x	
cemetery	x	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs.
crematorium	x	x	x	x	x	x	x	x	x	
environmental protection works	c	c	c	c	c	c	c	c	c	
exhibition homes	x	x	x	x	x	x	x	x	x	
exhibition villages	x	x	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	c	x	
flood mitigation works	c	c	c	c	c	c	c	c	c	
mortuaries	x	x	x	x	c	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	x	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
agriculture	x	No changes proposed.
aquaculture	x	
- oyster aquaculture	c	
- pond based aquaculture	x	
- tank-based aquaculture	c	
extensive agriculture	x	
- bee keeping	x	
- dairy (pasture-based)	x	
intensive livestock agriculture	x	
- feedlots	x	
- dairies (restricted)	x	
intensive plant agriculture	x	
- horticulture	x	
- turf farming	x	
- viticulture	x	
animal boarding or training establishments	x	No changes proposed.
farm buildings	x	
forestry	x	
residential accommodation	x	No changes proposed. Note: Seniors housing and residential care facilities are permitted in B7 zones under the provisions of Seniors Housing SEPP.
attached dwellings	x	
boarding houses	x	
dual occupancies	x	
- dual occupancies (attached)	x	
- dual occupancies (detached)	x	
dwelling houses	x	
group homes	x	
- group homes (permanent)	x	
- group homes (transitional)	x	
hostels	x	
multi dwelling housing	x	
residential flat buildings	x	
rural worker's dwellings	x	
secondary dwellings	x	
semi-detached dwellings	x	
seniors housing	x	



Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
- residential care facilities	x	No changes proposed.
shop top housing	x	
home businesses	c	
home occupations	c	
home occupations (sex services)	x	
<b>tourist and visitor accommodation</b>	x	No changes proposed.
backpackers' accommodation	x	
bed & breakfast accommodation	x	
farm stay accommodation	x	
hotel or motel accommodation	x	
serviced apartments	x	No changes proposed.
camping grounds	x	
caravan parks	x	
eco-tourist facilities	x	
<b>commercial premises</b>	c	No changes proposed.
<b>business premises (e.g. banks)</b>	x	
funeral homes	x	
<b>office premises</b>	c	
<b>retail premises</b>	x	
- specialised retail premises (bulky goods premises)	x	
- cellar door premises	x	
- food & drink premises	c	
o pubs	c	
o restaurants or cafes	c	
o take-away food & drink premises	c	
o small bar	c	
- garden centres	c	
- hardware and building supplies	c	
- kiosks	c	
- landscaping material supplies	x	
- markets	c	
- plant nurseries	x	
- roadside stalls	x	
- rural supplies	x	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
- shops	x	
o neighbourhood shops	c	
o neighbourhood supermarket	x	
o timber yards	x	
- vehicle sales or hire premises	x	
amusement centres	x	No changes proposed.
entertainment facilities	x	
function centres	x	
highway service centres	x	
industrial retail outlets	c	
registered clubs	x	
restricted premises	x	
service stations	c	
sex services premises	x	
veterinary hospitals	x	
wholesale supplies	c	
rural industries	x	No changes proposed.
- agricultural produce industries	x	
- livestock processing industries	x	
- sawmill or log processing industries	x	
- stock & sale yard	x	
industries	x	No changes proposed.
heavy industries	x	
- hazardous industry	x	
- offensive industry	x	
light industries	c	
- high technology industries	c	
- home industries	c	
- artisan food and drink industry	c	
general industries	x	
boat buildings and repair facilities	x	
vehicle body repair workshops	c	No changes proposed.
vehicle repair stations	c	
heavy industrial storage establishments	x	No changes proposed.

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
hazardous storage establishments	x	
liquid fuel depots	x	
offensive storage establishments	x	
<b>storage premises</b>	c	No changes proposed.
- self-storage units	c	
<b>depots</b>	c	No changes proposed.
<b>warehouse or distribution centres</b>	c	
- local distribution centre	c	
<b>sewerage systems</b>	x	No changes proposed.
biosolids treatment facilities	x	
sewage reticulation systems	x	
sewage treatment plants	x	
water recycling facilities	x	
<b>waste or resource management facilities</b>	x	No changes proposed.
- resource recovery facilities	x	
- waste disposal facilities	x	
- waste or resource transfer stations	x	
<b>water supply systems</b>	x	No changes proposed.
- water reticulation systems	x	Note: water reticulation systems are permitted in B7 zones for any person under the provisions of the Infrastructure SEPP.
- water storage facilities	x	
- water treatment facilities	x	
<b>air transport facilities</b>	x	No changes proposed.
- airport	x	
- heliport	x	
<b>airstrip</b>	c	No changes proposed.
<b>helipad</b>	c	
<b>car parks</b>	c	No changes proposed.
<b>electricity generating works</b>	x	Note: wharf or boating facilities are permitted in B7 zones if carried out by or on behalf of a public authority under the provisions of the Infrastructure SEPP.
<b>freight transport facilities</b>	x	
<b>passenger transport facilities</b>	c	
<b>port facilities</b>	x	
<b>roads</b>	c	
<b>transport depots</b>	x	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
truck depots	c	
wharf or boating facilities	x	
<b>educational establishments</b>	c	No changes proposed.
- schools	c	
<b>health services facilities</b>	c	No changes proposed.
- hospitals	c	
- medical centres	c	
- health consulting rooms	c	
<b>early education and care facility</b>	c	No changes proposed.
- centre based child care facility	c	
- school based child care	c	
- home based child care	c	
<b>community facilities</b>	c	No changes proposed.
correctional centres	x	
emergency services facilities	c	
<b>industrial training facilities</b>	x	No changes proposed.
information and education facilities	x	
places of public worship	c	
public administration building	c	
research stations	x	
respite day care centres	c	
<b>signage</b>	x	No changes proposed.
- advertising structure	x	
- building identification sign	c	
- business identification sign	c	
<b>boat launching ramps</b>	c	No changes proposed.
boat sheds	x	
charter & tourism boating facilities	x	
<b>environmental facilities</b>	x	
jetties	c	
marinas	x	
moorings	x	
mooring pens	x	
recreation areas	c	

Land use	B7 Business Park	Comments
	Current Provision – Auburn LEP	
recreation facilities (indoor)	c	
recreation facilities (major)	x	
recreation facilities (outdoor)	c	
water recreation structures	x	
cemetery	x	No changes proposed.
crematorium	x	
environmental protection works	c	
exhibition homes	x	
exhibition villages	x	
extractive industries	x	
flood mitigation works	c	
mortuaries	x	
open cut mining	x	



Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
agriculture	x	x	x	x	Most provisions consistent across LEPs. Horticulture is considered a suitable use within general industrial zones in the LGA.
aquaculture	x	x	x	x	
- oyster aquaculture	c	c	c	c	
- pond based aquaculture	x	x	x	x	
- tank-based aquaculture	c	c	c	c	
extensive agriculture	x	x	x	x	
- bee keeping	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	
intensive livestock agriculture	x	x	x	x	
- feedlots	x	x	x	x	
- dairies (restricted)	x	x	x	x	
intensive plant agriculture	x	x	x	x	
- horticulture	x	c	x	c	
- turf farming	x	x	x	x	
- viticulture	x	x	x	x	
animal boarding or training establishments	x	c	x	c	Animal boarding or training establishments are proposed to be permitted with consent in industrial zones only, due to potential amenity impacts.
farm buildings	x	x	x	x	
forestry	x	x	x	x	
residential accommodation	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	
boarding houses	x	x	x	x	
dual occupancies	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	
dwelling houses	x	x	x	x	
group homes	x	x	x	x	
- group homes (permanent)	x	x	x	x	
- group homes (transitional)	x	x	x	x	
hostels	x	x	x	x	
multi dwelling housing	x	x	x	x	
residential flat buildings	x	x	x	x	
rural worker's dwellings	x	x	x	x	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
secondary dwellings	x	x	x	x	
semi-detached dwellings	x	x	x	x	
seniors housing	x	x	x	x	
- residential care facilities	x	x	x	x	
shop top housing	x	x	x	x	
home businesses	c	x	x	x	These land uses are not considered appropriate in IN1 zones, due to restrictions on residential accommodation in these areas.
home occupations	c	x	x	x	
home occupations (sex services)	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	Tourist and visitor accommodation is not considered appropriate in the IN1 zone. This is consistent with the majority of LEPs. Refer to section 3.2.1 of the Planning Proposal.
backpackers' accommodation	x	x	x	x	
bed & breakfast accommodation	x	x	x	x	
farm stay accommodation	x	x	x	x	
hotel or motel accommodation	x	x	c	x	
serviced apartments	x	x	c	x	
camping grounds	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	
eco-tourist facilities	x	x	x	x	
<b>commercial premises</b>	c	x	x	x	All business and office premises will be prohibited in IN1 zones, consistent with majority of LEPs.
<b>business premises</b> (e.g. banks)	c	x	x	x	
- funeral homes	x	x	x	x	Certain retail uses will be permitted in IN1 zones as they service workers or residents in nearby areas.
<b>office premises</b>	x	x	x	x	
<b>retail premises</b>	x	x	x	x	
- specialised retail premises (bulky goods premises)	x	x	x	x	
- cellar door premises	x	x	x	x	
- food & drink premises	x	c	c	c	
o pubs	x	c	c	c	
o restaurants or cafes	c	c	c	c	
o take-away food & drink premises	x	c	c	c	
o 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	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
- landscaping material supplies	x	c	x	c	
- markets	c	x	x	x	
- plant nurseries	x	c	x	c	
- roadside stalls	x	x	x	x	
- rural supplies	x	c	x	c	
- shops	x	x	x	x	
o neighbourhood shops	c	c	c	c	
o neighbourhood supermarket	x	x	x	x	
- timber yards	x	c	c	c	
- vehicle sales or hire premises	x	c	c	c	
amusement centres	x	x	x	x	Proposals are generally consistent with majority of LEPs.
entertainment facilities	x	x	x	x	It is proposed to permit restricted premises, sex services premises and veterinary hospitals in IN1 zones as these uses will have minimal amenity impacts due to restrictions on residential accommodation and other sensitive uses in these areas.  It is proposed to permit registered clubs in the IN1 zones as they can service workers and support a range of activities and land uses which are permitted in the zone, including indoor/outdoor recreation facilities and pubs.
function centres	c	x	x	x	
highway service centres	x	x	x	x	
industrial retail outlets	c	c	c	c	
registered clubs	x	x	c	c	
restricted premises	x	c	x	c	
service stations	c	c	c	c	
sex services premises	c	c	c	c	
veterinary hospitals	x	c	c	c	
wholesale supplies	c	c	c	c	
rural industries	x	x	x	x	LEPs are consistent, no changes proposed.
- agricultural produce industries	x	x	x	x	
- livestock processing industries	x	x	x	x	
- sawmill or log processing industries	x	x	x	x	
- stock & sale yard	x	x	x	x	
industries	c	x	x	x	Consistent with majority of LEPs.
heavy industries	x	x	x	x	
- hazardous industry	x	x	x	x	
- offensive industry	x	x	x	x	
light industries	c	c	c	c	
- high technology industries	c	c	c	c	
- home industries	c	c	c	c	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
- artisan food and drink industry	c	c	c	c	
general industries	c	c	c	c	
boat buildings and repair facilities	c	c	c	c	LEPs are consistent, no changes proposed.
vehicle body repair workshops	c	c	c	c	
vehicle repair stations	c	c	c	c	
heavy industrial storage establishments	c	x	c	x	With the exception of liquid fuel depots (which are consistently permitted across LEPs), heavy industrial storage establishments will be limited to IN3 zones.
hazardous storage establishments	c	x	c	x	
liquid fuel depots	c	c	c	c	
offensive storage establishments	c	x	c	x	
storage premises	c	c	c	c	LEPs are consistent, no changes proposed.
- self-storage units	c	c	c	c	
depots	c	c	c	c	
warehouse or distribution centres	c	c	c	c	
- local distribution centre	c	c	c	c	
sewerage systems	c	c	x	c	Proposals consistent with the majority of LEPs. Note. sewerage systems are also permitted in IN1 zones under the provisions of the <i>Infrastructure SEPP</i> .
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	
waste or resource management facilities	c	c	c	c	LEPs are consistent, no changes proposed.
- resource recovery facilities	c	c	c	c	
- waste disposal facilities	c	c	c	c	
- waste or resource transfer stations	c	c	c	c	
water supply systems	x	x	x	x	
- water reticulation systems	x	x	x	x	LEPs are consistent, no changes proposed. Note: water reticulation systems and water treatment facilities are permitted under the provisions of the <i>Infrastructure SEPP</i> .
- water storage facilities	x	x	x	x	
- water treatment facilities	x	x	x	x	
air transport facilities	c	x	x	x	With the exception of heliports, air transport facilities are not considered appropriate in IN1 zones. Heliports are permitted if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> 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	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
airstrips	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 is proposed to be permitted in IN1 zones to be consistent with heliports, which are also proposed to be permitted in IN1 zones.
helipad	c	x	c	c	
car parks	x	c	c	c	Proposals are consistent with the majority of LEPs.
electricity generating works	c	c	c	c	Note: Electricity generating works are permitted in IN1 zones for any person under the provisions of the <i>Infrastructure SEPP</i> .
freight transport facilities	c	c	c	c	
passenger transport facilities	x	c	c	c	Port facilities and wharf or boating facilities are permitted in IN1 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
port facilities	x	x	x	x	
roads	c	c	c	c	
transport depots	c	c	c	c	
truck depots	c	c	c	c	
wharf or boating facilities	x	x	x	x	
educational establishments	x	x	x	x	LEPs are consistent, no changes proposed. Note. TAFES are permitted under the provisions of the <i>Educational Establishments and Child Care SEPP</i> .
- schools	x	x	x	x	
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	
early education and care facilities	c	c	c	x	It is proposed to prohibit child care centres in all industrial zones due to concerns about noise, air pollution and safety. 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.  It is also proposed to prohibit school and home based child care as schools and residential accommodation are not proposed to be allowed in IN1 zones.
- centre based child care facilities	x	c	c	x	
- school based child care	c	c	c	x	
- home based child care	c	x	x	x	
community facilities	c	x	c	c	It is proposed to permit research stations, consistent with the majority of LEPs and the objectives of the IN1 zone. Research stations can include a variety of industrial type activities that would not be incompatible with other land uses in the zone.
correctional centres	x	c	x	x	
emergency services facilities	c	c	c	c	Respite day care centres are not considered appropriate in industrial zones.
industrial training facilities	c	c	c	c	
information and education facilities	x	x	c	x	Other proposals are consistent with the majority of LEPs.
places of public worship	c	c	c	c	
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		
respite day care centres	x	c	c	x		
signage	x	x	x	x	LEPs are consistent, no changes proposed.	
- advertising structure	x	x	x	x		
- building identification sign	c	c	c	c		
- business identification sign	c	c	c	c		
boat launching ramps	c	x	x	x	Boat launching ramps, environmental facilities and jetties are not considered appropriate in IN1 zones.  Other proposals are consistent across LEPs.	
boat sheds	x	x	x	x		
charter & tourism boating facilities	x	x	x	x		
environmental facilities	x	c	x	x		
jetties	c	x	x	x		
marinas	x	x	x	x		
moorings	x	x	x	x		
mooring pens	x	x	x	x		
recreation areas	c	c	c	c		
recreation facilities (indoor)	c	c	c	c		
recreation facilities (major)	x	x	x	x		
recreation facilities (outdoor)	c	c	c	c		
water recreation structures	x	x	x	x		
cemetery	x	x	x	x		Extractive industries will be permitted in industrial zones only.  Open cut mining is not considered appropriate anywhere in the LGA and is proposed to be prohibited LGA wide.  Other proposals are consistent across LEPs.
crematorium	x	x	x	x		
environmental protection works	c	c	c	c		
exhibition homes	x	x	x	x		
exhibition villages	x	x	x	x		
extractive industries	x	c	c	c		
flood mitigation works	c	c	c	c		
mortuaries	c	c	c	c		
open cut mining	c	x	x	x		

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
agriculture	x	x	x	x	No changes proposed.
aquaculture	x	x	x	x	
- oyster aquaculture	c	c	c	c	
- pond based aquaculture	x	x	x	x	
- tank-based aquaculture	c	c	c	c	
extensive agriculture	x	x	x	x	
- bee keeping	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	
intensive livestock agriculture	x	x	x	x	
- feedlots	x	x	x	x	
- dairies (restricted)	x	x	x	x	
intensive plant agriculture	x	x	x	x	
- horticulture	x	x	c	c	
- turf farming	x	x	x	x	
- viticulture	x	x	x	x	
animal boarding or training establishments	c	c	c	c	No changes proposed.
farm buildings	x	x	x	x	
forestry	x	x	x	x	
residential accommodation	x	x	x	x	No changes proposed.
attached dwellings	x	x	x	x	
boarding houses	x	x	x	x	
dual occupancies	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	
dwelling houses	x	x	x	x	
group homes	x	x	x	x	
- group homes (permanent)	x	x	x	x	
- group homes (transitional)	x	x	x	x	
hostels	x	x	x	x	
multi dwelling housing	x	x	x	x	
residential flat buildings	x	x	x	x	
rural worker's dwellings	x	x	x	x	
secondary dwellings	x	x	x	x	
semi-detached dwellings	x	x	x	x	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
seniors housing	x	x	x	x	
- residential care facilities	x	x	x	x	
shop top housing	x	x	x	x	
home businesses	x	x	x	x	No changes proposed.
home occupations	x	x	x	x	
home occupations (sex services)	x	x	x	x	
tourist and visitor accommodation	c	c	x	x	No changes proposed.
backpackers' accommodation	c	c	x	x	
bed & breakfast accommodation	c	c	x	x	
farm stay accommodation	c	c	x	x	
hotel or motel accommodation	c	c	x	x	
serviced apartments	c	c	x	x	
camping grounds	x	x	x	x	No changes proposed.
caravan parks	x	x	x	x	
eco-tourist facilities	x	x	x	x	
commercial premises	c	c	x	x	No changes proposed.
business premises (e.g. banks)	x	x	x	x	
funeral homes	x	x	x	x	
office premises	c	c	x	x	
retail premises	x	x	x	x	
- specialised retail premises (bulky goods premises)	x	x	x	x	
- cellar door premises	x	x	x	x	
- food & drink premises	c	c	x	x	
o pubs	c	c	c	c	
o restaurants or cafes	c	c	x	x	
o take-away food & drink premises	c	c	c	c	
o small bar	c	c	x	x	
- garden centres	c	c	x	x	
- hardware and building supplies	c	c	c	c	
- kiosks	c	c	c	c	
- landscaping material supplies	c	c	x	x	
- markets	x	x	x	x	
- plant nurseries	c	c	x	x	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
- roadside stalls	x	x	x	x	
- rural supplies	c	c	c	c	
- shops	x	x	x	x	
o neighbourhood shops	c	c	x	x	
o neighbourhood supermarket	x	x	x	x	
- timber yards	c	c	c	c	
- vehicle sales or hire premises	c	c	x	x	
amusement centres	x	x	x	x	No changes are proposed.
entertainment facilities	c	c	x	x	
function centres	x	x	x	x	
highway service centres	x	x	x	x	
industrial retail outlets	c	c	x	x	
registered clubs	x	x	x	x	
restricted premises	c	c	c	c	
service stations	c	c	c	c	
sex services premises	c	c	c	c	
veterinary hospitals	c	c	c	c	
wholesale supplies	c	c	x	x	
<b>rural industries</b>	x	x	x	x	No changes are proposed.
- agricultural produce industries	x	x	c	c	
- livestock processing industries	x	x	x	x	
- sawmill or log processing industries	x	x	c	c	
- stock & sale yard	x	x	x	x	
<b>industries</b>	x	x	c	c	It is proposed to prohibit artisan food and drink industry in IN3 zones as these uses are not considered appropriate in a heavy industrial zone setting, given the potentially hazardous uses permitted.
<b>heavy industries</b>	x	x	c	c	
- hazardous industry	x	x	c	c	
- offensive industry	x	x	c	c	
<b>light industries</b>	c	c	c	c	
- high technology industries	c	c	c	c	
- home industries	x	x	x	x	
- artisan food and drink industry	c	c	c	x	
<b>general industries</b>	x	x	c	c	
boat buildings and repair facilities	x	x	c	c	No changes are proposed.
vehicle body repair workshops	c	c	c	c	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
vehicle repair stations	c	c	c	c	
heavy industrial storage establishments	x	x	c	c	No changes are proposed.
hazardous storage establishments	x	x	c	c	
liquid fuel depots	x	x	c	c	
offensive storage establishments	x	x	c	c	
storage premises	x	x	c	c	No changes are proposed.
- self-storage units	x	x	c	c	
depots	c	c	c	c	No changes are proposed.
warehouse or distribution centres	c	c	c	c	
- local distribution centre	c	c	c	c	
sewerage systems	x	x	c	c	No changes are proposed.  Note: sewage reticulation systems are permissible in IN2 zones under the provisions of the <i>Infrastructure SEPP</i> .
biosolids treatment facilities	x	x	c	c	
sewage reticulation systems	x	x	c	c	
sewage treatment plants	x	x	c	c	
water recycling facilities	c	c	c	c	
waste or resource management facilities	x	x	c	c	No changes are proposed.  Note: waste or resource transfer stations are permissible in IN2 zones under the provisions of the <i>Infrastructure SEPP</i> .
- resource recovery facilities	x	x	c	c	
- waste disposal facilities	x	x	c	c	
- waste or resource transfer stations	x	c	c	c	
water supply systems	x	x	x	x	No changes are proposed.  Note: Water reticulation systems are permissible in IN2 and IN3 zones under the provisions of the <i>Infrastructure SEPP</i> . Water treatment facilities are permissible in IN3 zones under the provisions of the <i>Infrastructure SEPP</i> .
- water reticulation system	x	x	x	x	
- water storage facilities	x	x	c	c	
- water treatment facilities	x	x	x	x	
air transport facilities	x	x	x	x	Note: heliports are permissible in IN2 and IN3 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
- airport	x	x	x	x	
- heliport	x	x	x	x	
airstrip	x	x	x	x	No changes proposed.
helipad	x	x	x	x	
car parks	c	c	c	c	No changes proposed.
electricity generating works	c	c	c	c	
freight transport facilities	x	x	c	c	



Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
passenger transport facilities	c	c	c	c	Note: Electricity generating works are permissible in IN2 and IN3 zones under the provisions of the <i>Infrastructure SEPP</i> .  Port facilities are permissible in IN3 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .  Wharf or boating facilities are permissible in IN2 and IN3 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
port facilities	x	x	x	x	
roads	c	c	c	c	
transport depots	c	c	c	c	
truck depots	c	c	c	c	
wharf or boating facilities	x	x	x	x	
<b>educational establishments</b>	x	x	x	x	No changes proposed.
- schools	x	x	x	x	
<b>health services facilities</b>	c	c	x	x	No changes proposed.
- hospitals	c	c	x	x	
- medical centres	c	c	c	c	
- health consulting rooms	c	c	x	x	
<b>early education and care facility</b>	c	x	c	x	It is proposed to prohibit all types of early education and care facilities in IN2 and IN3 zones as these uses are not considered appropriate in these areas due to concerns about noise, air pollution and safety.
- centre based child care facility	c	x	x	x	
- school based child care	c	x	c	x	
- home based child care	x	x	x	x	
community facilities	c	c	x	x	It is proposed to prohibit respite day care centres in industrial zones as this use is not considered appropriate in these areas.
correctional centres	x	x	c	c	
emergency services facilities	c	c	c	c	
industrial training facilities	c	c	c	c	
information and education facilities	c	c	x	x	
places of public worship	c	c	c	c	
public administration building	c	c	c	c	
research stations	c	c	x	x	
respite day care centres	c	x	x	x	
<b>signage</b>	x	x	x	x	No changes proposed.
- advertising structure	x	x	x	x	
- building identification sign	c	c	c	c	
- business identification sign	c	c	c	c	
boat launching ramps	x	x	x	x	No changes proposed.
boat sheds	x	x	x	x	
charter & tourism boating facilities	x	x	x	x	

Land use	IN2 Light Industrial	Proposed	IN3 Heavy Industrial	Proposed	Comments
	Current PLEP Provision		Current PLEP Provision		
environmental facilities	c	c	c	c	
jetties	x	x	x	x	
marinas	x	x	x	x	
moorings	x	x	x	x	
mooring pens	x	x	x	x	
recreation areas	c	c	c	c	
recreation facilities (indoor)	c	c	c	c	
recreation facilities (major)	x	x	c	c	
recreation facilities (outdoor)	c	c	c	c	
water recreation structures	x	x	x	x	
cemetery	x	x	x	x	No changes proposed.
crematorium	x	x	c	c	
environmental protection works	c	c	c	c	
exhibition homes	x	x	x	x	
exhibition villages	x	x	x	x	
extractive industries	c	c	c	c	
flood mitigation works	c	c	c	c	
mortuaries	c	c	c	c	
open cut mining	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
agriculture	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	c	c	c	c	c	c	c	c	
- oyster aquaculture	c	c	c	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	c	c	c	
- tank-based aquaculture	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	x	x	x	x	
boarding houses	x	x	x	x	x	x	x	x	
dual occupancies	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	
group homes	x	x	x	x	x	x	x	x	
- group homes (permanent)	x	x	x	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	x	x	x	
hostels	x	x	x	x	x	x	x	x	
multi dwelling housing	x	x	x	x	x	x	x	x	
residential flat buildings	x	x	x	x	x	x	x	x	
rural worker's dwellings	x	x	x	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
secondary dwellings	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	
- residential care facilities	x	x	x	x	x	x	x	x	
shop top housing	x	x	x	x	x	x	x	x	
home businesses	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
home occupations	x	x	x	x	x	x	x	x	
home occupations (sex services)	x	x	x	x	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
backpackers' accommodation	x	x	x	x	x	x	x	x	
bed & breakfast accommodation	x	x	x	x	x	x	x	x	
farm stay accommodation	x	x	x	x	x	x	x	x	
hotel or motel accommodation	x	x	x	x	x	x	x	x	
serviced apartments	x	x	x	x	x	x	x	x	
camping grounds	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	
<b>commercial premises</b>	x	x	x	x	x	x	x	x	Commercial premises are not considered appropriate in SP1 or SP2 zones, consistent with the majority of LEPs.
<b>business premises</b> (e.g. banks)	x	x	x	x	x	x	x	x	
funeral homes	x	x	C	x	x	x	x	x	
<b>office premises</b>	x	x	x	x	x	x	x	x	
<b>retail premises</b>	x	x	x	x	x	x	x	x	
- specialised retail premises (bulky goods premises)	x	x	x	x	x	x	x	x	
- cellar door premises	x	x	x	x	x	x	x	x	
- food & drink premises	x	x	x	x	x	x	x	x	
o pubs	x	x	x	x	x	x	x	x	
o restaurants or cafes	x	x	x	x	x	x	x	x	
o take-away food & drink premises	x	x	x	x	x	x	x	x	
o small bar	x	x	x	x	x	x	x	x	
- garden centres	x	x	x	x	x	x	x	x	
- hardware and building supplies	x	x	x	x	x	x	x	x	
- kiosks	x	x	C	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
- landscaping material supplies	x	x	x	x	x	x	x	x	
- markets	x	x	c	x	x	x	x	x	
- plant nurseries	x	x	x	x	x	x	x	x	
- roadside stalls	x	x	x	x	x	x	x	x	
- rural supplies	x	x	x	x	x	x	x	x	
- shops	x	x	x	x	x	x	x	x	
o neighbourhood shops	x	x	x	x	x	x	x	x	
o neighbourhood supermarket	x	x	x	x	x	x	x	x	
o timber yards	x	x	x	x	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	x	x	x	x	
amusement centres	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
entertainment facilities	x	x	x	x	x	x	x	x	
function centres	x	x	x	x	x	x	x	x	
highway service centres	x	x	x	x	x	x	x	x	
industrial retail outlets	x	x	x	x	x	x	x	x	
registered clubs	x	x	x	x	x	x	x	x	
restricted premises	x	x	x	x	x	x	x	x	
service stations	x	x	x	x	x	x	x	x	
sex services premises	x	x	x	x	x	x	x	x	
veterinary hospitals	x	x	x	x	x	x	x	x	
wholesale supplies	x	x	x	x	x	x	x	x	
rural industries	x	x	x	x	x	x	x	x	
- agricultural produce industries	x	x	x	x	x	x	x	x	
- livestock processing industries	x	x	x	x	x	x	x	x	
- sawmill or log processing industries	x	x	x	x	x	x	x	x	
- stock & sale yard	x	x	x	x	x	x	x	x	
industries	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
heavy industries	x	x	x	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	x	x	x	
- offensive industry	x	x	x	x	x	x	x	x	
light industries	x	x	x	x	x	x	x	x	
- high technology industries	x	x	x	x	x	x	x	x	
- home industries	x	x	x	x	x	x	x	x	



Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
- artisan food and drink industry	x	x	x	x	x	x	x	x	
general industries	x	x	x	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	x	x	x	
vehicle body repair workshops	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle repair stations	x	x	x	x	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	x	x	x	
storage premises	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- self-storage units	x	x	x	x	x	x	x	x	
depots	x	x	c	x	x	x	x	x	Depots are only proposed to be permitted in industrial zones. Other land uses are consistently prohibited across LEPs and no changes are proposed.
warehouse or distribution centres	x	x	x	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	x	x	x	
sewerage systems	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
biosolids treatment facilities	x	x	x	x	x	x	x	x	Note: biosolids treatment facilities, sewage reticulation systems, sewage treatment plants and water recycling facilities are permitted in SP2 zones under the provisions of the <i>Infrastructure SEPP</i> .
sewage reticulation systems	x	x	x	x	x	x	x	x	
sewage treatment plants	x	x	x	x	x	x	x	x	
water recycling facilities	x	x	x	x	x	x	x	x	
waste or resource management facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- resource recovery facilities	x	x	x	x	x	x	x	x	Note: waste or resource management facilities and waste or resource transfer stations are permitted in SP2 zones under the provisions of the <i>Infrastructure SEPP</i> .
- waste disposal facilities	x	x	x	x	x	x	x	x	
- waste or resource transfer stations	x	x	x	x	x	x	x	x	
water supply systems	x	x	x	x	x	x	x	x	Proposals consistent with the majority of LEPs.
- water reticulation systems	x	x	x	x	o	x	x	x	Note: Water reticulation systems and water treatment facilities are permissible under the <i>Infrastructure SEPP</i> . Water storage facilities are permissible if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
- water storage facilities	x	x	x	x	x	x	x	x	
- water treatment facilities	x	x	x	x	x	x	x	x	
air transport facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- airport	x	x	x	x	x	x	x	x	
- heliport	x	x	x	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure					Comments	
	Current LEP Provision	Proposed	Current LEP Provision						
	Par		Aub	Hol	Hor	Par	Hil		
									Note: airports and heliports are permissible if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
airstrip	x	x	x	x	x	x	x	x	These land uses are consistently prohibited across LEPs and no changes are proposed.
heliport	x	x	x	x	x	x	x	x	
car parks	x	x	c	x	x	x	x	x	Proposals are consistent with the majority of LEPs.
electricity generating works	x	x	x	x	x	x	x	x	Note: Electricity generating works are permitted under the provisions of the <i>Infrastructure SEPP</i> .
freight transport facilities	x	x	c	x	x	x	x	x	
passenger transport facilities	x	x	c	x	x	x	x	x	Port facilities and wharf or boating facilities are permissible if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
port facilities	x	x	x	x	x	x	x	x	
roads	x	x	c	c	o	c	o	c	
transport depots	x	x	x	x	x	x	x	x	
truck depots	x	x	x	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	
educational establishments	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- schools	x	x	x	x	x	x	x	x	Note: educational establishments are permissible under the <i>Educational Establishments and Child Care SEPP</i>
health services facilities	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- hospitals	x	x	x	x	x	x	x	x	Note: health services facilities are permissible under the <i>Infrastructure SEPP</i> .
- medical centres	x	x	x	x	x	x	x	x	
- health consulting rooms	x	x	x	x	x	x	x	x	
early education and care facility	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- centre based child care facility	x	x	x	x	x	x	x	x	
- school based child care	x	x	x	x	x	x	x	x	
- home based child care	x	x	x	x	x	x	x	x	
community facilities	x	x	c	x	x	x	x	x	Proposals consistent with the majority of LEPs.
correctional centres	x	x	x	x	x	x	x	x	Note. Emergency services facilities are permitted under the <i>Infrastructure SEPP</i> .
emergency services facilities	x	x	x	x	x	x	x	x	
industrial training facilities	x	x	x	x	x	x	x	x	Public administration building and research stations are permitted if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
information and education facilities	x	x	x	x	x	x	x	x	
places of public worship	x	x	c	x	x	x	x	x	

Land use	SP1 Special Activities		SP2 Special Infrastructure						Comments
	Current LEP Provision	Proposed	Current LEP Provision					Proposed	
	Par		Aub	Hol	Hor	Par	Hil		
public administration building	x	x	x	x	x	x	x	x	
research stations	x	x	x	x	x	x	x	x	
respite day care centres	x	x	x	x	x	x	x	x	
signage	x	x	x	c	x	x	x	x	
- advertising structure	x	x	x	c	x	x	x	x	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in SP2 zones.
- building identification sign	x	x	c	c	x	x	x	c	
- business identification sign	x	x	c	c	x	x	x	c	
boat launching ramps	x	x	x	x	x	x	x	x	
boat sheds	x	x	x	x	x	x	x	x	Proposals are consistent with the majority of LEPs
charter & tourism boating facilities	x	x	x	x	x	x	x	x	
environmental facilities	x	x	c	x	x	x	x	x	
jetties	x	x	x	x	x	x	x	x	
marinas	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	
recreation areas	x	x	c	c	x	c	x	c	
recreation facilities (indoor)	x	x	c	x	x	x	x	x	
recreation facilities (major)	x	x	x	x	x	x	x	x	
recreation facilities (outdoor)	x	x	c	x	x	x	x	x	
water recreation structures	x	x	x	x	x	x	x	x	
cemetery	x	x	x	x	x	x	x	x	
crematorium	x	x	x	x	x	x	x	x	
environmental protection works	x	x	c	c	o	c	x	c	
exhibition homes	x	x	x	x	x	x	x	x	
exhibition villages	x	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	
flood mitigation works	x	x	x	x	x	c	x	c	
mortuaries	x	x	c	x	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
agriculture	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	c	c	c	c	c	c	c	c	c	
- oyster aquaculture	c	c	c	c	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	c	c	c	c	
- tank-based aquaculture	c	c	c	c	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	x	x	x	x	
- bee keeping	x	x	x	x	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	x	x	x	x	
- feedlots	x	x	x	x	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	x	x	x	x	
- horticulture	x	x	x	x	x	x	x	x	x	
- turf farming	x	x	x	x	x	x	x	x	x	
- viticulture	x	x	x	x	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	x	x	x	x	
forestry	x	x	x	x	x	x	x	x	x	
residential accommodation	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	x	x	x	x	x	
boarding houses	x	x	x	x	x	x	x	x	x	
dual occupancies	x	x	x	x	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	x	x	x	x	
dwelling houses	x	x	x	x	x	x	x	x	x	
group homes	x	x	x	x	x	x	x	x	x	
- group homes (permanent)	x	x	x	x	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	x	x	x	x	
hostels	x	x	x	x	x	x	x	x	x	
multi dwelling housing	x	x	x	x	x	x	x	x	x	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
residential flat buildings	x	x	x	x	x	x	x	x	x	
rural worker's dwellings	x	x	x	x	x	x	x	x	x	
secondary dwellings	x	x	x	x	x	x	x	x	x	
semi-detached dwellings	x	x	x	x	x	x	x	x	x	
seniors housing	x	x	x	x	x	x	x	x	x	
- residential care facilities	x	x	x	x	x	x	x	x	x	
shop top housing	x	x	x	x	x	x	x	x	x	
home businesses	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
home occupations	x	x	x	x	x	x	x	x	x	
home occupations (sex services)	x	x	x	x	x	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	x	x	c	x	c	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	c	
hotel or motel accommodation	x	x	x	x	x	x	c	c	c	
serviced apartments	x	x	x	x	x	x	c	c	c	
camping grounds	x	x	c	x	x	x	x	x	x	These land uses are not considered appropriate in RE1 and RE2 zones, consistent with the majority of LEPs.
caravan parks	x	x	c	x	x	x	x	x	x	
eco-tourist facilities	x	x	x	x	x	x	x	x	x	
<b>commercial premises</b>	x	x	x	x	x	x	x	x	x	Only restaurants, cafes, take-away food and drink premises, markets and kiosks are considered appropriate in recreation zones as these uses can complement recreational activities and further enhance the use and enjoyment of open spaces by the public. Refer to section 3.2.1 of the Planning Proposal.
business premises (e.g. banks)	x	x	x	x	x	x	x	x	x	
- funeral homes	x	x	x	x	x	x	x	x	x	
office premises	x	x	x	x	x	x	x	x	x	
retail premises	x	x	x	x	x	x	x	x	x	
- specialised retail premises (bulky goods premises)	x	x	x	x	x	x	x	x	x	
- cellar door premises	x	x	x	x	x	x	x	x	x	
- food & drink premises	x	x	x	x	x	x	x	x	x	
o pubs	x	x	x	x	x	x	x	x	x	
o restaurants or cafes	c	x	x	c	c	c	c	c	c	
o take-away food & drink premises	x	x	x	c	c	c	c	x	c	
o small bar	x	x	x	x	x	x	x	x	x	



Land use	RE1 Public Recreation						RE2 Private Recreation			Comments	
	Current LEP Provision					Proposed	Current LEP Provision		Proposed		
	Aub	Hol	Hor	Par	Hil		Par	Hil			
- garden centres	x	x	x	x	x	x	x	x	x	Refer to comments on previous page.	
- hardware and building supplies	x	x	x	x	x	x	x	x	x		
- kiosks	c	c	c	c	c	c	c	c	c		
- landscaping material supplies	x	x	x	x	x	x	x	x	x		
- markets	c	x	x	c	c	c	c	x	c		
- plant nurseries	x	x	x	x	x	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		
o neighbourhood shops	x	x	x	x	x	x	x	x	x		
o neighbourhood supermarket	x	x	x	x	x	x	x	x	x		
- timber yards	x	x	x	x	x	x	x	x	x		
- vehicle sales or hire premises	x	x	x	x	x	x	x	x	x		
amusement centres	x	x	x	x	x	x	x	x	x	Proposals are generally consistent with majority of LEPs. These uses are not considered appropriate on public open space. Entertainment facilities, function centres and registered clubs could support leisure activities or private recreation land.	
entertainment facilities	x	x	x	x	x	x	c	x	c		
function centres	c	x	x	x	x	x	c	x	c		
highway service centres	x	x	x	x	x	x	x	x	x		
industrial retail outlets	x	x	x	x	x	x	x	x	x		
registered clubs	x	x	x	x	x	x	c	x	c		
restricted premises	x	x	x	x	x	x	x	x	x		
service stations	x	x	x	x	x	x	x	x	x		
sex services premises	x	x	x	x	x	x	x	x	x		
veterinary hospitals	x	x	x	x	x	x	x	x	x		
wholesale supplies	x	x	x	x	x	x	x	x	x		
rural industries	x	x	x	x	x	x	x	x	x		LEPs are consistent, no changes proposed.
- agricultural produce industries	x	x	x	x	x	x	x	x	x		
- livestock processing industries	x	x	x	x	x	x	x	x	x		
- sawmill or log processing industries	x	x	x	x	x	x	x	x	x		
- stock & sale yard	x	x	x	x	x	x	x	x	x		
industries	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.	
heavy industries	x	x	x	x	x	x	x	x	x		
- hazardous industry	x	x	x	x	x	x	x	x	x		
- offensive industry	x	x	x	x	x	x	x	x	x		

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
light industries	x	x	x	x	x	x	x	x	x	
- high technology industries	x	x	x	x	x	x	x	x	x	
- home industries	x	x	x	x	x	x	x	x	x	
- artisan food and drink industry	x	x	x	x	x	x	x	x	x	
general industries	x	x	x	x	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle body repair workshops	x	x	x	x	x	x	x	x	x	
vehicle repair stations	x	x	x	x	x	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	x	x	x	x	
storage premises	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- self-storage units	x	x	x	x	x	x	x	x	x	
depots	c	x	x	x	x	x	x	x	x	Depots will be permitted in B7 and IN1, IN2 and IN3 zones only. In addition, maintenance depots are permitted in RE1 zones under the <i>Infrastructure SEPP</i> if carried out by or on behalf of a public authority (on public reserves).
warehouse or distribution centres	x	x	x	x	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	x	x	x	x	
sewerage systems	x	x	x	x	x	x	x	x	x	Sewerage systems are not considered appropriate in recreational zones.
biosolids treatment facilities	x	x	x	x	x	x	x	x	x	
sewage reticulation systems	x	x	x	x	x	x	x	x	x	Note: Sewage reticulation systems are permissible under the provisions of the <i>Infrastructure SEPP</i> .
sewage treatment plants	x	x	x	x	x	x	x	x	x	
water recycling facilities	x	x	x	c	x	x	c	x	x	Water recycling facilities are not considered appropriate in recreational zones, consistent with majority of the LEPs. These can be large facilities, potentially reducing the amount of land available for public recreation.
waste or resource management facilities	x	x	x	x	x	x	x	x	x	
- resource recovery facilities	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- waste disposal facilities	x	x	x	x	x	x	x	x	x	
- waste or resource transfer stations	x	x	x	x	x	x	x	x	x	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
<b>water supply systems</b>	x	x	x	x	x	x	x	x	x	Water supply systems are not considered appropriate in recreation zones. Note: water reticulation systems are permitted in RE1 and RE2 zones under the provisions of the <i>Infrastructure SEPP</i> .
- water reticulation systems	x	x	c	x	x	x	x	x	x	
- water storage facilities	x	x	x	x	x	x	x	x	x	
- water treatment facilities	x	x	x	x	x	x	x	x	x	
<b>air transport facilities</b>	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- airport	x	x	x	x	x	x	x	x	x	
- heliport	x	x	x	x	x	x	x	x	x	
airstrip	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
helipad	x	x	x	x	x	x	x	x	x	
car parks	x	x	c	x	c	x	x	x	x	It is proposed to prohibit car parks in all recreation zones however, car parks ancillary to recreation uses will still be permitted.  Note: Port facilities are permissible in RE1 zones if carried out for or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .  Wharf or boating facilities are permissible in RE1 and RE2 zones if carried out for or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
electricity generating works	x	x	x	x	x	x	x	x	x	
freight transport facilities	x	x	x	x	x	x	x	x	x	
passenger transport facilities	x	x	x	x	x	x	x	x	x	
port facilities	x	x	x	x	x	x	x	x	x	
roads	c	c	c	c	c	c	c	c	c	
transport depots	x	x	x	x	x	x	x	x	x	
truck depots	x	x	x	x	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	x	x	x	x	
<b>educational establishments</b>	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- schools	x	x	x	x	x	x	x	x	x	
<b>health services facilities</b>	x	x	x	x	x	x	x	x	x	LEPs are consistent, no changes proposed.
- hospitals	x	x	x	x	x	x	x	x	x	
- medical centres	x	x	x	x	x	x	x	x	x	
- health consulting rooms	x	x	x	x	x	x	x	x	x	
<b>early education and care facility</b>	x	x	x	x	x	x	x	x	x	It is proposed to prohibit child care centres in the RE1 zones (with the exception of specifically identified sites) as they are not considered an appropriate use of limited public open space. Child care centres are proposed to be permitted with consent on RE2 sites. Refer to section 3.2.1 of the Planning Proposal.
- centre based child care facility	c	c	c	x	c	x	c	x	c	
- school based child care	x	x	x	x	x	x	x	x	x	
- home based child care	x	x	x	x	x	x	x	x	x	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
community facilities	c	c	c	c	c	c	c	c	c	Emergency services facilities and respite day care centres are not considered appropriate on public open space, but may be suitable on private recreation land. Respite day care centres are similar to child care centres which are proposed to be permitted with consent in the RE2 zone.
correctional centres	x	x	x	x	x	x	x	x	x	
emergency services facilities	x	x	c	x	c	x	c	x	c	
industrial training facilities	x	x	x	x	x	x	x	x	x	
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	
research stations	x	x	x	x	x	x	x	x	x	
respite day care centres	c	c	c	x	c	x	c	x	c	Places of public worship and public administration buildings are generally not considered appropriate on RE1 and RE2 zoned land.
signage	x	c	x	x	x	x	x	x	x	
- 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	Boat launching ramps, boat sheds, jetties and water recreation structures are considered suitable in recreation zones given the importance of waterways in the LGA and existing uses on RE1 and RE2 zoned land.  It is proposed to prohibit charter & tourism boating facilities on RE1 zoned land as this is essentially a private/commercial use of land that is meant to be publically accessible.  Other proposals are generally consistent with the majority of LEPs.
boat sheds	x	x	x	c	x	c	c	x	c	
charter & tourism boating facilities	x	x	x	c	x	x	c	c	c	
environmental facilities	c	c	c	c	c	c	c	c	c	
jetties	x	x	x	c	c	c	c	c	c	
marinas	x	x	x	x	x	x	x	x	x	
mooring	x	x	x	x	x	x	x	x	x	
mooring pens	x	x	x	x	x	x	x	x	x	
recreation areas	c	c	c	c	c	c	c	c	c	
recreation facilities (indoor)	c	c	c	c	c	c	c	c	c	
recreation facilities (major)	c	c	c	c	c	c	c	x	c	
recreation facilities (outdoor)	c	c	c	c	c	c	c	c	c	
water recreation structures	c	c	x	c	c	c	c	c	c	
cemetery	x	x	c	x	x	x	x	x	x	Proposals are generally consistent with the majority of LEPs.  Flood mitigation works are considered to be appropriate wherever there is a flood risk and are permitted in recreation zones under the <i>Infrastructure SEPP</i> if undertaken by or on behalf of a public authority
crematorium	x	x	x	x	x	x	x	x	x	
environmental protection works	c	o	o	o	o	o	c	o	c	
exhibition homes	x	x	x	x	x	x	x	x	x	
exhibition villages	x	x	x	x	x	x	x	x	x	
extractive industries	x	x	x	x	x	x	x	x	x	
flood mitigation works	x	x	c	o	x	o	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		
mortuaries	x	x	x	x	x	x	x	x	x	
open cut mining	x	x	x	x	x	x	x	x	x	



Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
agriculture	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	x	x	x	x	
- oyster aquaculture	c	c	c	c	
- pond based aquaculture	x	x	x	x	
- tank-based aquaculture	x	x	x	x	
extensive agriculture	x	x	x	x	
- bee keeping	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	
intensive livestock agriculture	x	x	x	x	
- feedlots	x	x	x	x	
- dairies (restricted)	x	x	x	x	
intensive plant agriculture	x	x	x	x	
- horticulture	x	x	x	x	
- turf farming	x	x	x	x	
- viticulture	x	x	x	x	
animal boarding or training establishments	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	
forestry	x	x	x	x	
residential accommodation	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	
boarding houses	x	x	x	x	
dual occupancies	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	
dwelling houses	x	x	x	x	
group homes	x	x	x	x	
- group homes (permanent)	x	x	x	x	
- group homes (transitional)	x	x	x	x	
hostels	x	x	x	x	
multi dwelling housing	x	x	x	x	

Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
residential flat buildings	x	x	x	x	
rural worker's dwellings	x	x	x	x	
secondary dwellings	x	x	x	x	
semi-detached dwellings	x	x	x	x	
seniors housing	x	x	x	x	
- residential care facilities	x	x	x	x	
shop top housing	x	x	x	x	
home businesses	x	x	x	x	LEPs are consistent, no changes proposed.
home occupations	x	x	x	x	
home occupations (sex services)	x	x	x	x	
<b>tourist and visitor accommodation</b>	x	x	x	x	LEPs are consistent, no changes proposed.
backpackers' accommodation	x	x	x	x	
bed & breakfast accommodation	x	x	x	x	
farm stay accommodation	x	x	x	x	
hotel or motel accommodation	x	x	x	x	
serviced apartments	x	x	x	x	
camping grounds	x	x	x	x	LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	
eco-tourist facilities	x	x	x	x	
<b>commercial premises</b>	x	x	x	x	LEPs are consistent, no changes proposed.
business premises (e.g. banks)	x	x	x	x	
- funeral homes	x	x	x	x	
<b>office premises</b>	x	x	x	x	
<b>retail premises</b>	x	x	x	x	
- specialised retail premises (bulky goods premises)	x	x	x	x	
- cellar door premises	x	x	x	x	
- food & drink premises	x	x	x	x	
o pubs	x	x	x	x	
o restaurants or cafes	x	x	x	x	
o take-away food & drink premises	x	x	x	x	
o small bar	x	x	x	x	

Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
- garden centres	x	x	x	x	
- hardware and building supplies	x	x	x	x	
- kiosks	x	x	x	x	
- landscaping material supplies	x	x	x	x	
- markets	x	x	x	x	
- plant nurseries	x	x	x	x	
- roadside stalls	x	x	x	x	
- rural supplies	x	x	x	x	
- shops	x	x	x	x	
o neighbourhood shops	x	x	x	x	
o neighbourhood supermarket	x	x	x	x	
- timber yards	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	
amusement centres	x	x	x	x	LEPs are consistent, no changes proposed.
entertainment facilities	x	x	x	x	
function centres	x	x	x	x	
highway service centres	x	x	x	x	
industrial retail outlets	x	x	x	x	
registered clubs	x	x	x	x	
restricted premises	x	x	x	x	
service stations	x	x	x	x	
sex services premises	x	x	x	x	
veterinary hospitals	x	x	x	x	
wholesale supplies	x	x	x	x	
rural industries	x	x	x	x	LEPs are consistent, no changes proposed.
- agricultural produce industries	x	x	x	x	
- livestock processing industries	x	x	x	x	
- sawmill or log processing industries	x	x	x	x	
- stock & sale yard	x	x	x	x	
industries	x	x	x	x	LEPs are consistent, no changes proposed.
heavy industries	x	x	x	x	
- hazardous industry	x	x	x	x	
- offensive industry	x	x	x	x	

Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
light industries	x	x	x	x	
- high technology industries	x	x	x	x	
- home industries	x	x	x	x	
- artisan food and drink industry	x	x	x	x	
general industries	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	LEPs are consistent, no changes proposed.
vehicle body repair workshops	x	x	x	x	
vehicle repair stations	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	
liquid fuel depots	x	x	x	x	
offensive storage establishments	x	x	x	x	
storage premises	x	x	x	x	
- self-storage units	x	x	x	x	LEPs are consistent, no changes proposed.
depots	x	x	x	x	
warehouse or distribution centres	x	x	x	x	
- local distribution centre	x	x	x	x	LEPs are consistent, no changes proposed. Note: sewage reticulation systems are permissible in E2 zones for under the <i>Infrastructure SEPP</i> .
sewerage systems	x	x	x	x	
biosolids treatment facilities	x	x	x	x	
sewage reticulation systems	x	x	x	x	
sewage treatment plants	x	x	x	x	
water recycling facilities	x	x	x	x	LEPs are consistent, no changes proposed.
waste or resource management facilities	x	x	x	x	
- resource recovery facilities	x	x	x	x	
- waste disposal facilities	x	x	x	x	
- waste or resource transfer stations	x	x	x	x	
water supply systems	x	x	x	x	LEPs are consistent, no changes proposed. Note: water reticulation systems are permissible in E2 zones under the <i>Infrastructure SEPP</i> .
- water reticulation systems	x	x	x	x	
- water storage facilities	x	x	x	x	
- water treatment facilities	x	x	x	x	

Land use	E2 Environmental Conservation				Comments	
	Current LEP Provision			Proposed		
	Aub	Par	Hil			
air transport facilities	x	x	x	x	LEPs are consistent, no changes proposed.	
- airport	x	x	x	x		
- heliport	x	x	x	x		
airstrip	x	x	x	x	LEPs are consistent, no changes proposed.	
helipad	x	x	x	x		
car parks	x	x	x	x	LEPs are consistent, no changes proposed.  Note: wharf or boating facilities are permissible in E2 zones if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .	
electricity generating works	x	x	x	x		
freight transport facilities	x	x	x	x		
passenger transport facilities	x	x	x	x		
port facilities	x	x	x	x		
roads	c	c	c	c		
transport depots	x	x	x	x		
truck depots	x	x	x	x		
wharf or boating facilities	x	x	x	x		
educational establishments	x	x	x	x		LEPs are consistent, no changes proposed.
- schools	x	x	x	x		
health services facilities	x	x	x	x	LEPs are consistent, no changes proposed.	
- hospitals	x	x	x	x		
- medical centres	x	x	x	x		
- health consulting rooms	x	x	x	x		
early education and care facility	x	x	x	x	LEPs are consistent, no changes proposed.	
- centre based child care facility	x	x	x	x		
- school based child care	x	x	x	x		
- home based child care	x	x	x	x		
community facilities	x	x	x	x	Research stations are not considered appropriate in E2 zones, consistent with the majority of LEPs.	
correctional centres	x	x	x	x		
emergency services facilities	x	x	x	x		
industrial training facilities	x	x	x	x		
information and education facilities	x	x	x	x		
places of public worship	x	x	x	x		
public administration building	x	x	x	x		
research stations	x	x	c	x		
respite day care centres	x	x	x	x		



Land use	E2 Environmental Conservation				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
signage	x	x	x	x	Signage is not considered appropriate in the E2 zone, consistent with the majority of LEPs. It is noted that limited signage is permitted on public reserves under the <i>Infrastructure SEPP</i> .
- advertising structure	x	x	x	x	
- building identification sign	c	x	x	x	
- business identification sign	c	x	x	x	
boat launching ramps	x	x	x	x	LEPs are consistent, no changes proposed.
boat sheds	X	x	x	x	
charter & tourism boating facilities	x	x	x	x	
environmental facilities	c	c	c	c	
jetties	x	x	x	x	
marinas	x	x	x	x	
mooring	x	x	x	x	
mooring pens	x	x	x	x	
recreation areas	x	x	x	x	
recreation facilities (indoor)	x	x	x	x	
recreation facilities (major)	x	x	x	x	
recreation facilities (outdoor)	x	x	x	x	
water recreation structures	x	x	x	x	
cemetery	x	x	x	x	Environmental protection works and flood mitigation works are also permitted in E2 zones if undertaken by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
crematorium	x	x	x	x	
environmental protection works	c	o	c	o	
exhibition homes	x	x	x	x	
exhibition villages	x	x	x	x	
extractive industries	x	x	x	x	
flood mitigation works	x	o	x	o	
mortuaries	x	x	x	x	
open cut mining	x	x	x	x	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
agriculture	x	x	x	x	x	LEPs are consistent, no changes proposed.
aquaculture	c	c	c	c	c	
- oyster aquaculture	c	c	c	c	c	
- pond based aquaculture	c	c	c	c	c	
- tank-based aquaculture	c	c	c	c	c	
extensive agriculture	x	x	x	x	x	
- bee keeping	x	x	x	x	x	
- dairy (pasture-based)	x	x	x	x	x	
intensive livestock agriculture	x	x	x	x	x	
- feedlots	x	x	x	x	x	
- dairies (restricted)	x	x	x	x	x	
intensive plant agriculture	x	x	x	x	x	
- horticulture	x	x	x	x	x	
- turf farming	x	x	x	x	x	
- viticulture	x	x	x	x	x	
animal boarding or training establishments	x	x	x	x	x	LEPs are consistent, no changes proposed.
farm buildings	x	x	x	x	x	
forestry	x	x	x	x	x	
residential accommodation	x	x	x	x	x	LEPs are consistent, no changes proposed.
attached dwellings	x	x	x	x	x	
boarding houses	x	x	x	x	x	
dual occupancies	x	x	x	x	x	
- dual occupancies (attached)	x	x	x	x	x	
- dual occupancies (detached)	x	x	x	x	x	
dwelling houses	x	x	x	x	x	
group homes	x	x	x	x	x	
- group homes (permanent)	x	x	x	x	x	
- group homes (transitional)	x	x	x	x	x	
hostels	x	x	x	x	x	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments	
	Current LEP Provision		Proposed	Current LEP Provision	Proposed		
	Aub	Par		Par			
multi dwelling housing	x	x	x	x	x		
residential flat buildings	x	x	x	x	x		
rural worker's dwellings	x	x	x	x	x		
secondary dwellings	x	x	x	x	x		
semi-detached dwellings	x	x	x	x	x		
seniors housing	x	x	x	x	x		
- residential care facilities	x	x	x	x	x		
shop top housing	x	x	x	x	x		
home businesses	x	x	x	x	x		LEPs are consistent, no changes proposed.
home occupations	x	x	x	x	x		
home occupations (sex services)	x	x	x	x	x		
tourist and visitor accommodation	x	x	x	x	x	LEPs are consistent, no changes proposed.	
backpackers' accommodation	x	x	x	x	x		
bed & breakfast accommodation	x	x	x	x	x		
farm stay accommodation	x	x	x	x	x		
hotel or motel accommodation	x	x	x	x	x		
serviced apartments	x	x	x	x	x		
camping grounds	x	x	x	x	x		LEPs are consistent, no changes proposed.
caravan parks	x	x	x	x	x		
eco-tourist facilities	x	x	x	x	x		
commercial premises	x	x	x	x	x	LEPs are consistent, no changes proposed.	
business premises (e.g. banks)	x	x	x	x	x		
- funeral homes	x	x	x	x	x		
office premises	x	x	x	x	x		
retail premises	x	x	x	x	x		
- specialised retail premises (bulky goods premises)	x	x	x	x	x		
- cellar door premises	x	x	x	x	x		
- food & drink premises	x	x	x	x	x		
o pubs	x	x	x	x	x		

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
○ restaurants or cafes	x	x	x	x	x	
○ take-away food & drink premises	x	x	x	x	x	
○ small bar	x	x	x	x	x	
- garden centres	x	x	x	x	x	
- hardware and building supplies	x	x	x	x	x	
- kiosks	x	x	x	c	c	
- landscaping material supplies	x	x	x	x	x	
- markets	x	x	x	x	x	
- plant nurseries	x	x	x	x	x	
- roadside stalls	x	x	x	x	x	
- rural supplies	x	x	x	x	x	
- shops	x	x	x	x	x	
○ neighbourhood shops	x	x	x	x	x	
○ neighbourhood supermarket	x	x	x	x	x	
- timber yards	x	x	x	x	x	
- vehicle sales or hire premises	x	x	x	x	x	
amusement centres	x	x	x	x	x	LEPs are consistent, no changes proposed.
entertainment facilities	x	x	x	x	x	
function centres	x	x	x	x	x	
highway service centres	x	x	x	x	x	
industrial retail outlets	x	x	x	x	x	
registered clubs	x	x	x	x	x	
restricted premises	x	x	x	x	x	
service stations	x	x	x	x	x	
sex services premises	x	x	x	x	x	
veterinary hospitals	x	x	x	x	x	
wholesale supplies	x	x	x	x	x	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
rural industries	x	x	x	x	x	LEPs are consistent, no changes proposed.
- agricultural produce industries	x	x	x	x	x	
- livestock processing industries	x	x	x	x	x	
- sawmill or log processing industries	x	x	x	x	x	
- stock & sale yard	x	x	x	x	x	
industries	x	x	x	x	x	LEPs are consistent, no changes proposed.
heavy industries	x	x	x	x	x	
- hazardous industry	x	x	x	x	x	
- offensive industry	x	x	x	x	x	
light industries	x	x	x	x	x	
- high technology industries	x	x	x	x	x	
- home industries	x	x	x	x	x	
- artisan food and drink industry	x	x	x	x	x	
general industries	x	x	x	x	x	
boat buildings and repair facilities	x	x	x	x	x	
vehicle body repair workshops	x	x	x	x	x	
vehicle repair stations	x	x	x	x	x	
heavy industrial storage establishments	x	x	x	x	x	LEPs are consistent, no changes proposed.
hazardous storage establishments	x	x	x	x	x	
liquid fuel depots	x	x	x	x	x	
offensive storage establishments	x	x	x	x	x	
storage premises	x	x	x	x	x	LEPs are consistent, no changes proposed.
- self-storage units	x	x	x	x	x	

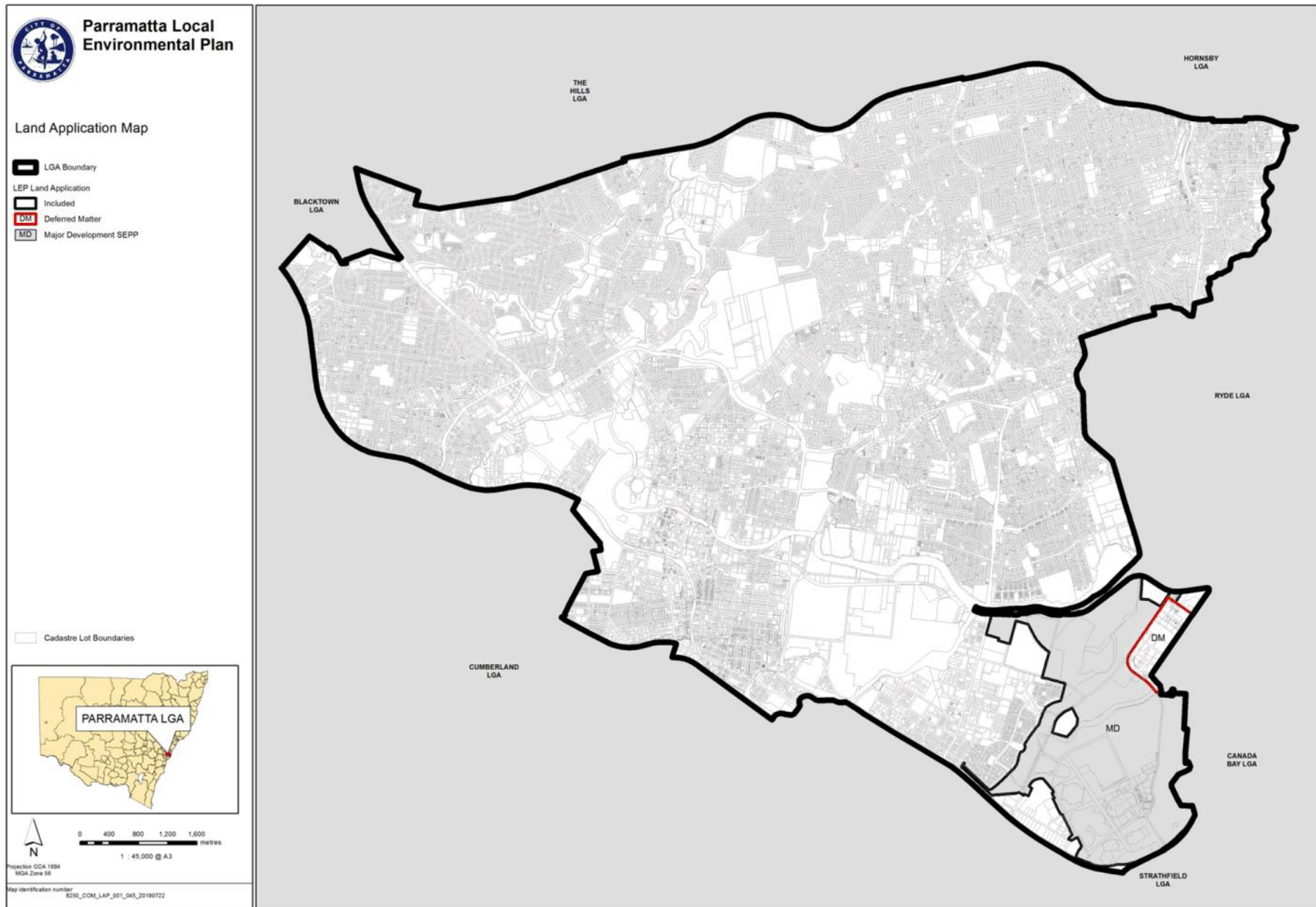


Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
depots	x	x	x	x	x	LEPs are consistent, no changes proposed.
warehouse or distribution centres	x	x	x	x	x	
- local distribution centre	x	x	x	x	x	
sewerage systems	x	x	x	x	x	LEPs are consistent, no changes proposed.
biosolids treatment facilities	x	x	x	x	x	Note: sewage reticulation systems are permissible in W1 and W2 zones under the <i>Infrastructure SEPP</i> .
sewage reticulation systems	x	x	x	x	x	
sewage treatment plants	x	x	x	x	x	
water recycling facilities	x	x	x	x	x	
waste or resource management facilities	x	x	x	x	x	LEPs are consistent, no changes proposed.
- resource recovery facilities	x	x	x	x	x	
- waste disposal facilities	x	x	x	x	x	
- waste or resource transfer stations	x	x	x	x	x	
water supply systems	x	x	x	x	x	LEPs are consistent, no changes proposed.
- water reticulation systems	x	x	x	x	x	Note: water reticulation systems are permissible in W1 and W2 zones under the <i>Infrastructure SEPP</i> .
- water storage facilities	x	x	x	x	x	
- water treatment facilities	x	x	x	x	x	
air transport facilities	x	x	x	x	x	LEPs are consistent, no changes proposed.
- airport	x	x	x	x	x	Note: airport and heliport are permissible in W2 zones if undertaken by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
- heliport	x	x	x	x	x	
airstrip	x	x	x	x	x	LEPs are consistent, no changes proposed.
helipad	x	x	x	x	x	
car parks	x	x	x	x	x	LEPs are consistent, no changes proposed.
electricity generating works	x	x	x	x	x	Note: 'port facilities' are permissible in W2 zones if undertaken by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
freight transport facilities	x	x	x	x	x	
passenger transport facilities	x	x	x	c	c	
port facilities	x	x	x	c	c	
roads	c	c	c	c	c	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
transport depots	x	x	x	x	x	
truck depots	x	x	x	x	x	
wharf or boating facilities	x	x	x	x	x	
educational establishments	x	x	x	x	x	LEPs are consistent, no changes proposed.
- schools	x	x	x	x	x	
health services facilities	x	x	x	x	x	LEPs are consistent, no changes proposed.
- hospitals	x	x	x	x	x	
- medical centres	x	x	x	x	x	
- health consulting rooms	x	x	x	x	x	
early education and care facility	x	x	x	x	x	LEPs are consistent, no changes proposed.
- centre based child care facility	x	x	x	x	x	
- school based child care	x	x	x	x	x	
- home based child care	x	x	x	x	x	
community facilities	x	x	x	c	c	LEPs are consistent, no changes proposed.
correctional centres	x	x	x	x	x	
emergency services facilities	x	x	x	x	x	
industrial training facilities	x	x	x	x	x	
information and education facilities	x	x	x	c	c	
places of public worship	x	x	x	x	x	
public administration building	x	x	x	x	x	
research stations	x	x	x	c	c	
respite day care centres	x	x	x	x	x	
signage	x	x	x	x	x	General signage is not considered appropriate in W1 or W2 zones, consistent with <i>Parramatta LEP 2011</i> . It is noted that some signage, such as identification, directional, community information or safety signs will continue to be permitted under the provisions of the <i>Infrastructure SEPP</i> .
- advertising structure	x	x	x	x	x	
- building identification sign	c	x	x	x	x	
- business identification sign	c	x	x	x	x	
boat launching ramps	x	x	x	c	c	LEPs are consistent, no changes proposed.
boat sheds	x	x	x	c	c	

Land Use	W1 Natural Waterways			W2 Recreational Waterways		Comments
	Current LEP Provision		Proposed	Current LEP Provision	Proposed	
	Aub	Par		Par		
charter & tourism boating facilities	x	x	x	c	c	Environmental protection works and flood mitigation works are proposed to be permitted without consent in W1 and W2 zones, consistent with <i>Parramatta LEP 2011</i> .  Note: Flood mitigation works are also permissible in W1 and W2 zones without consent if carried out by or on behalf of a public authority under the provisions of the <i>Infrastructure SEPP</i> .
environmental facilities	c	c	c	c	c	
jetties	x	x	x	c	c	
marinas	x	x	x	c	c	
moorings	x	x	x	c	c	
mooring pens	x	x	x	c	c	
recreation areas	x	x	x	c	c	
recreation facilities (indoor)	x	x	x	x	x	
recreation facilities (major)	x	x	x	x	x	
recreation facilities (outdoor)	x	x	x	x	x	
water recreation structures	x	x	x	c	c	
cemetery	x	x	x	x	x	
crematorium	x	x	x	x	x	
environmental protection works	c	o	o	o	o	
exhibition homes	x	x	x	x	x	
exhibition villages	x	x	x	x	x	
extractive industries	x	x	x	x	x	
flood mitigation works	x	o	o	o	o	
mortuaries	x	x	x	x	x	
open cut mining	x	x	x	x	x	

## Appendix 4 – Proposed Land Application Map for the consolidated LEP



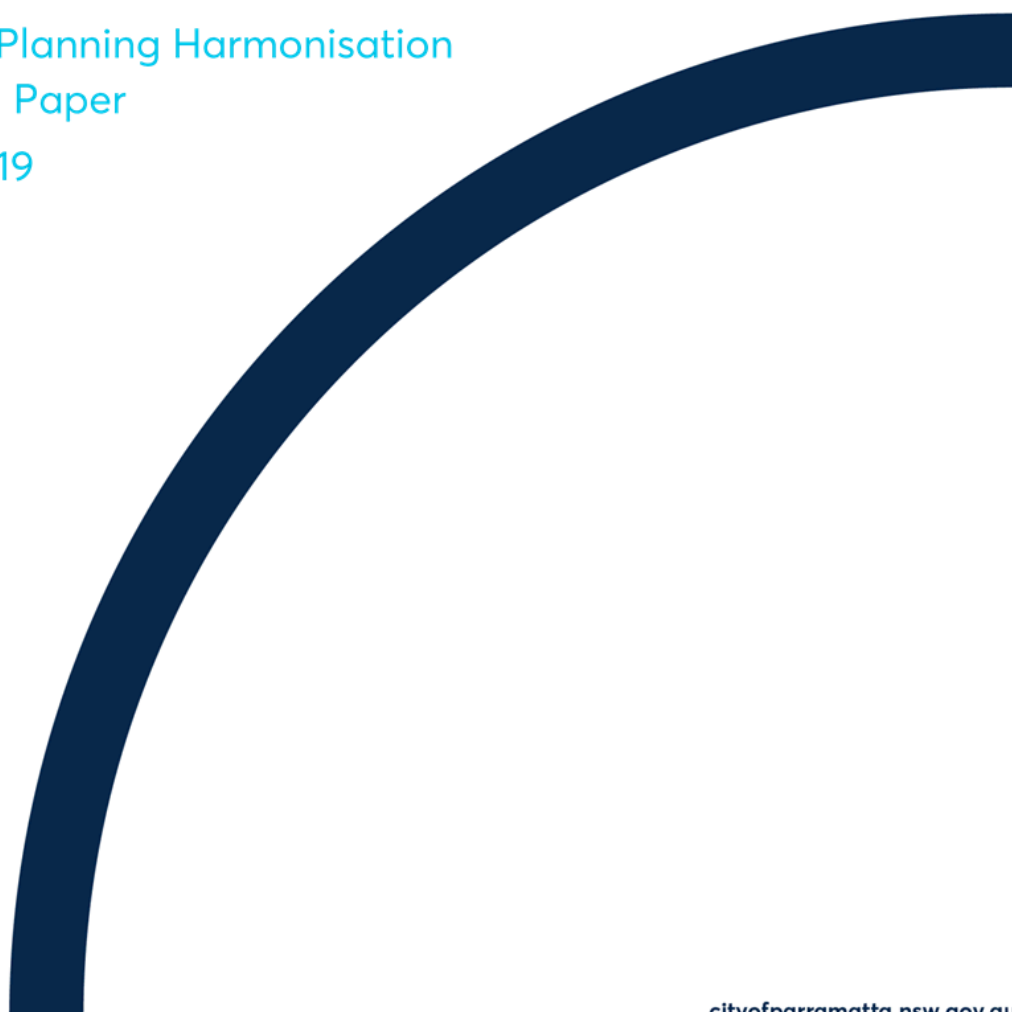


# Appendix 5 – Consultation Report on the Land Use Planning Harmonisation Discussion Paper



# Consultation report

Land Use Planning Harmonisation  
Discussion Paper  
August 2019



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)

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# 1. Background

Following Council boundary changes in May 2016, City of Parramatta Council has been reviewing the multiple land use plans that currently apply to different parts of the City of Parramatta area. Council aims to create a single set of land use plans that will apply across the newly formed City of Parramatta Local Government Area (LGA). This will include a consolidated local environmental plan (LEP) and development control plan (DCP).

In January 2019 Council published the *Land Use Planning Harmonisation Discussion Paper*. The Discussion Paper summarised the key differences between land use plans applying in the LGA and made suggestions for how these differences could be resolved to create a single LGA-wide LEP and DCP. The suggestions included possible changes to what types of development are allowed in a particular land use zone, bringing consistency to height and floor space controls applying to residential zones, and creating a uniform set of car parking and tree protection controls for the LGA.

The Discussion Paper provided an opportunity for early community and stakeholder feedback on policy issues and possible changes to planning controls before new draft LEP and DCP are prepared.

The Discussion Paper was publicly exhibited from Monday 21 January 2019 to Monday 4 March 2019 for community feedback.

This report summarises the feedback that was received during the exhibition period and provides Council officer responses to the key issues raised.

## 2. Summary of engagement activity

A range of methods were used to notify the community and stakeholders about the exhibition of the Discussion Paper and provide an opportunity for feedback. These are summarised below.

### 2.1. Availability of Discussion Paper and supporting information

Copies of the Discussion Paper were available from:

- A dedicated project page ([www.cityofparramatta.nsw.gov.au/planningharmonisation](http://www.cityofparramatta.nsw.gov.au/planningharmonisation))
- City of Parramatta Council's "On Exhibition" webpage
- Council's 'Our Say' engagement portal
- City of Parramatta Customer Contact Centre
- All Council libraries

The exhibition package included:

- Full Discussion Paper
- Community summary of the Discussion Paper, including translations into Arabic, Korean, Hindi and Simplified Chinese
- Larger format versions of suggested dual occupancy prohibition area maps and identified Biodiversity and Riparian sites
- Table comparing land uses permitted in each zone under each LEP

**Table 2.1 – Downloads of exhibition package documents**

Document	Total downloads
FULL Discussion Paper	1,841
English summary	1,015
Arabic summary	24
Korean summary	25
Simplified Chinese summary	185
Hindi summary	38
Dual occupancy prohibition areas	879
Biodiversity and riparian land maps	369
Land use matrix	540
<b>Total</b>	<b>4,916</b>

### 2.2. Traditional notification channels

A variety of methods were used to notify stakeholders about the Discussion Paper and the opportunity to provide feedback, including:

- Direct mail-out to landowners in the LGA, notifying them of the exhibition and inviting their comments. This comprised:
  - Letter inserted with January 2019 council rates instalment notice (72,955 recipients)



- Letter to property owners who did not receive a rates instalment notice (13,444 recipients)
- For owners of strata titled lots, a notification letter was sent to the corresponding Owners Corporation (10,517 recipients)
- Email notification to other relevant stakeholders, including Government agencies, neighbouring councils, peak industry groups, community groups and members of the public who had registered their interest in the project. A total of 288 email notifications were sent out.
- Newspaper advertisements in:
  - Hills Shire Times on 22 January 2019 (readership of 166,000),
  - Auburn Review on 22 January 2019 (readership of 45,000),
  - Parramatta Advertiser on 23 January 2019 (readership of 78,000), and
  - Northern District Times on 23 January 2019 (readership of 89,000).
- Advertisements in ethnic newspapers, published 25 January 2019:
  - El Telegraph (Arabic language, readership of 500,000),
  - Epoch Times (Chinese language, readership of 8,500), and
  - Sydney Korean Herald (Readership of 21,000).
- Media release – sent out Thursday 17 January 2019 and resulted in a short piece in the Parramatta Advertiser.
- Brief 'on-hold' message during the exhibition period.
- Advertisement on foyer digital screens at Council's Customer Contact Centre during the exhibition period.
- Flyers and postcards were distributed to libraries and the Customer Contact Centre, and were handed out by staff at community-drop-in sessions.

### 2.3. Digital media channels

In addition to the notification methods outlined above, Council's various digital media channels were used to publicise the Discussion Paper exhibition. These are outlined below.

Table 2.2 – Digital media engagement activity

Format	Channel	Reach	Clicks
E-Newsletters	Parramatta Pulse (59,385 subscribers)	11,863	102
	Email to Council's 'Our City Your Say' online	Opened by	119
	Community Panel (9,319 members)	3,120	
	Small businesses (34,392 subscribers)	10,037	113
	Bush care groups	477	152
Facebook	City of Parramatta corporate page (33,269 followers)		
	- Post 1 Dual occupancy advertisement	45,043	4013
	- Post 2 'We want your feedback' advertisement	14,842	858
	- Post 3 'Have your say'	8,715	564
	- Post 4 Exhibition posted as an event	13,988	166
	Our City Your Say page (7,066 followers)		
	- Facebook Post 1 'We want your feedback'	491	7
	- Facebook Post 2 'We want your feedback'	803	5
	Active Parramatta page (2,322 followers)		
Twitter	- Post 1 'Have your say'	671	3
	- Post 2 'Have your say'	741	5
	Corporate Twitter page (8,390 followers)		
	- Post 1	2,070	28
	- Post 2	1,491	81

Format	Channel	Reach	Clicks
Council's Corporate Website	Dedicated project page (with link from main landing page)	5,824 unique views (including 84 clicks from home page to OurSay portal)	
	'On Exhibition' page	929 unique views	
	Council's Community Engagement page	117 total page visits, 10 link clicks to OurSay portal	
	Council's 'Our Say' engagement portal	658 unique views	

#### 2.4. Community drop-in sessions

A series of community drop-in sessions were scheduled across two weeks in the engagement period. The sessions provided an opportunity for the community to talk directly with Council staff about the Discussion Paper and have their questions about the suggested planning controls answered. A summary of locations and attendance is provided below.

The drop-in sessions were flagged in the landowner notification letters and emails sent to landowners and stakeholders. Details of venue locations and times were provided on Council's website, engagement portal and Facebook page. Postcards with details of drop-in sessions and links for more information were also printed and handed out at community events, pop-ups and exhibition venues.

**Table 2.3 – Community drop-in sessions**

Ward	Location	Estimate of attendance
Parramatta	Farmers Market, Centenary Square, Parramatta Friday 1 February, 11am – 2pm	30 people
Epping	Rawson Street Car Park (next to Coles) Saturday 2 February, 9am – 11am	26 people
North Rocks	Carlingford Court Shopping Centre Saturday 2 February, 12pm – 2pm	58 people
Rosehill	Newington Marketplace Thursday 7 February, 4pm – 6pm	14 people
Parramatta	Northmead Shopping Centre Saturday 9 February, 10am – 12pm	41 people
Dundas	Dundas Community Centre Tuesday 12 February, 6pm – 8pm	23 people
North Rocks	Don Moore Community Centre Wednesday 13 February, 6pm – 8pm	29 people
Parramatta	Constitution Hill Branch Library Monday 18 February, 6pm – 8pm	22 people
Parramatta	City of Parramatta Library Tuesday 19 February, 5:30pm – 7:30pm	7 people
<b>TOTAL</b>		<b>250 people</b>

In addition to drop-in sessions, stakeholders were also able to contact the project team directly via email or telephone to talk about the Discussion Paper. During the exhibition period, more than 100 individuals were engaged through these channels:

- Email enquiries: 36
- Telephone enquiries: 76 (calls put through to project team)

## 2.5. Attendance at Council advisory committees

In addition to the above engagement activity, Council officers from the project team attended the following Council committees to discuss the Harmonisation Project and Discussion Paper during or in the lead up to the exhibition period:

- Flood Risk Management Committee: 13 November 2018
- Aboriginal and Torres Strait Islander Advisory Committee: 24 July 2018. In addition, the Committee was notified by email on 18 January 2019 and a follow-up notification of the exhibition was provided at the February meeting).
- Cycleways Advisory Committee: 23 January 2019
- Heritage Advisory Committee: 20 February 2019
- Access Advisory Committee: A verbal notification of the exhibition and community drop-in session being held at Parramatta Library was provided on 19 February 2019.

## 3. Overview of feedback received

This section provides key statistics on the feedback received during the exhibition period. The sections that follow summarise the nature of the feedback, organised by Discussion Paper topic, and provide officer responses to the key issues raised.

### 3.1. Feedback channels

The community and stakeholders were able to provide feedback on the Discussion Paper by email, letter or online via a guided survey on Council's 'Our Say' engagement portal ([www.oursay.org/cityofparramatta](http://www.oursay.org/cityofparramatta)).

The guided survey was divided into nine sections, corresponding to topics in the Discussion Paper. The community were able to provide comment on as many sections as they wished. This enabled respondents to answer the questions that reflected their concerns, rather than having to invest time answering questions about topics that were not relevant to them.

All written submissions and survey responses received during the exhibition period have been collated and reviewed and are summarised in the following sections of this report.

### 3.2. Overview of submissions received

A total of 539 submissions were received:

- 222 written submissions (email and letters)
- 317 survey responses (across all sections)

Some individuals provided feedback through both the online survey and a written submission, and/or responded to more than one sections of the survey. Accounting for identified duplicate submissions, there was a net of approximately 464 submissions.

17 submissions were received after the close of the exhibition period. These have been included in the analysis of feedback.

The tables below provide a breakdown of submissions received by topic and type of submitter.

**Table 3.1 Submissions by Topic**

Topic	Written submissions	Survey responses	Total submissions*	% of submissions*
Low density residential zones	38	27	65	14%
Dual occupancies	167	159	317	68%
Medium and high density residential zones	24	23	47	10%
Non-residential zones	21	13	34	7%
Car and bicycle parking	35	32	66	14%
Environmental sustainability	39	23	62	13%
Design and heritage controls	13	13	26	6%
Rationalising land use zones	5	18	23	5%
Other matter	57	9	66	14%

\* Excludes duplicates. Some submissions covered multiple topics.

Table 3.2 Submissions by type of submitter

Type of submitter	Total submissions	% of submissions
Individual residents	402	87%
Resident groups	4	1%
Landowners (not resident in LGA)	35	7.5%
Government agencies	11	2%
Neighbouring council	2	0.5%
Businesses / business groups	7	1.5%
General public not resident in LGA	3	0.6%



## 4. Dual occupancies

This section covers feedback on Discussion paper suggestions relating to dual occupancy development.

### 4.1. Where should dual occupancies be allowed to be built?

The Discussion Paper sought feedback on the following options for where in the LGA dual occupancy development could be permitted:

Low Density Residential Zones	<u>Option 1</u>
	Dual occupancies would continue to not be allowed in locations where they are currently not allowed under Parramatta LEP, plus on R2 zoned land in the former Hornsby and The Hills LGAs, where restrictions on dual occupancies are currently in place. Some additional parts of Oatlands and Winston Hills were also suggested to be included in the prohibition areas. See Figure 4.1 for an illustration of this option.
	<p><u>Alternative option 1 – larger dual occupancy prohibition areas</u></p> <p>This option included the prohibition areas suggested above, plus additional R2 zoned land in parts of Carlingford, Dundas, Eastwood, Epping and Rydalmere where dual occupancies are currently allowed. Land fronting Marsden, Kissing Point, and Victoria Roads would not be included in the suggested prohibition areas. See Figure 4.2 for an illustration of this option.</p> <p><u>Alternative option 2 – fewer dual occupancy prohibition areas</u></p> <p>This option suggested fewer prohibition areas, which would allow dual occupancies in more locations, such as in parts of the former Hornsby or The Hills LGAs. Feedback was sought on which areas could be allowed to have dual occupancies.</p>
Medium and High Density Residential Zones (R3 and R4 zones).	It was 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.

### Feedback received

A total of 301 submissions were received on this issue, the majority in support of fewer prohibition areas (Alternative Option 2). A breakdown of submissions is outlined in the table below.

**Table 4.1A Breakdown of submissions on dual occupancy prohibition**

Option	Number of submissions	% of submissions	Notes
Option 1 <sup>1</sup>	59	20%	<sup>1</sup> Includes submission from Beecroft Cheltenham Civic trust
Alternative Option 1 <sup>2</sup>	36	12%	<sup>2</sup> Includes submission from Epping Civic Trust. Also includes 6 submissions that indicate support for prohibition across all of the R2 zone
Alternative Option 2	196	65%	<sup>3</sup> 2 submissions sought prohibition in Dundas Valley, 1 submission sought prohibition in Ermington and 1 submission sought prohibition in all of Oatlands
Other <sup>3</sup>	4	1%	
Stance unclear	6	2%	
Total	301	100%	

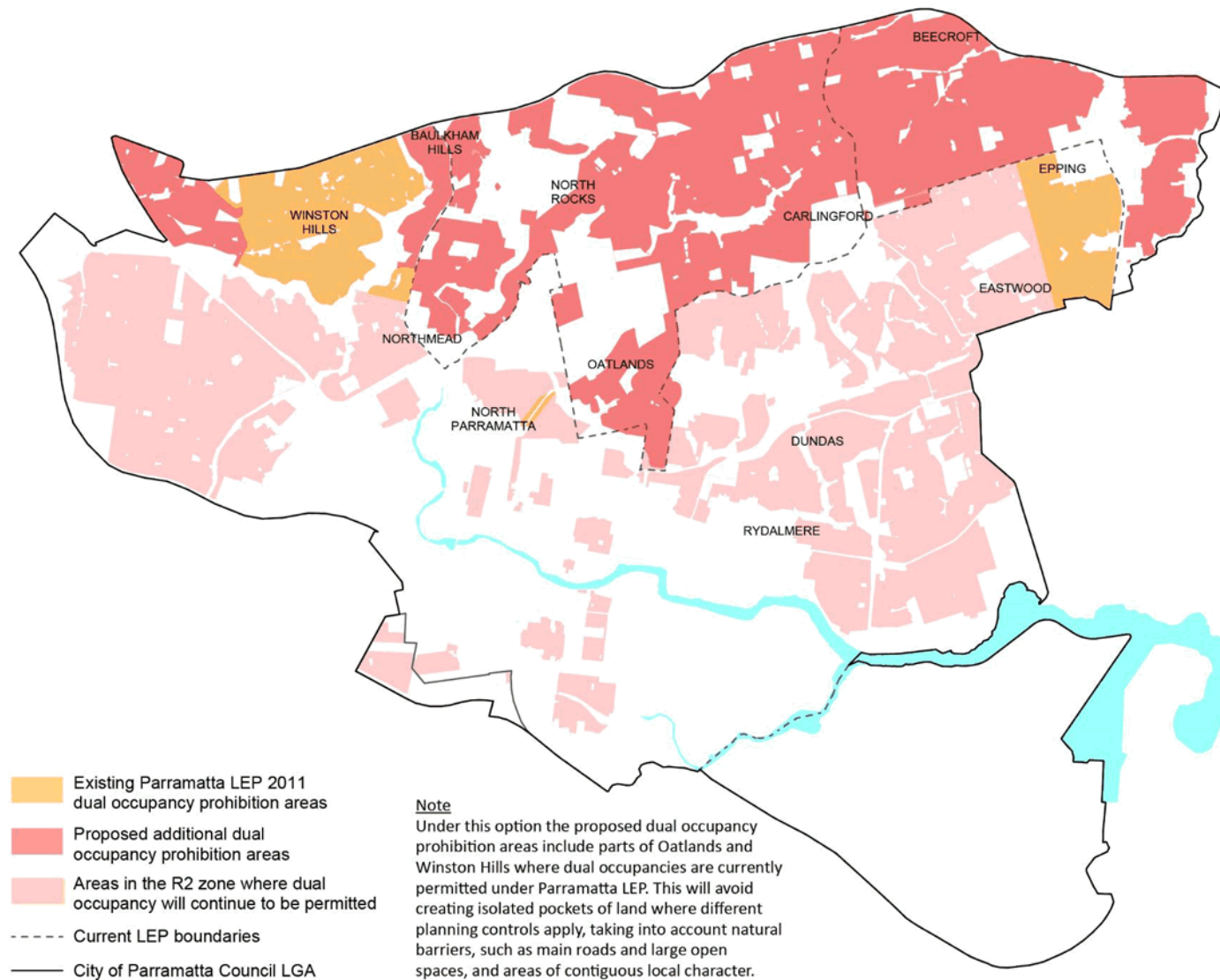


Figure 4.1 – Discussion Paper Option 1: Dual occupancy prohibition areas

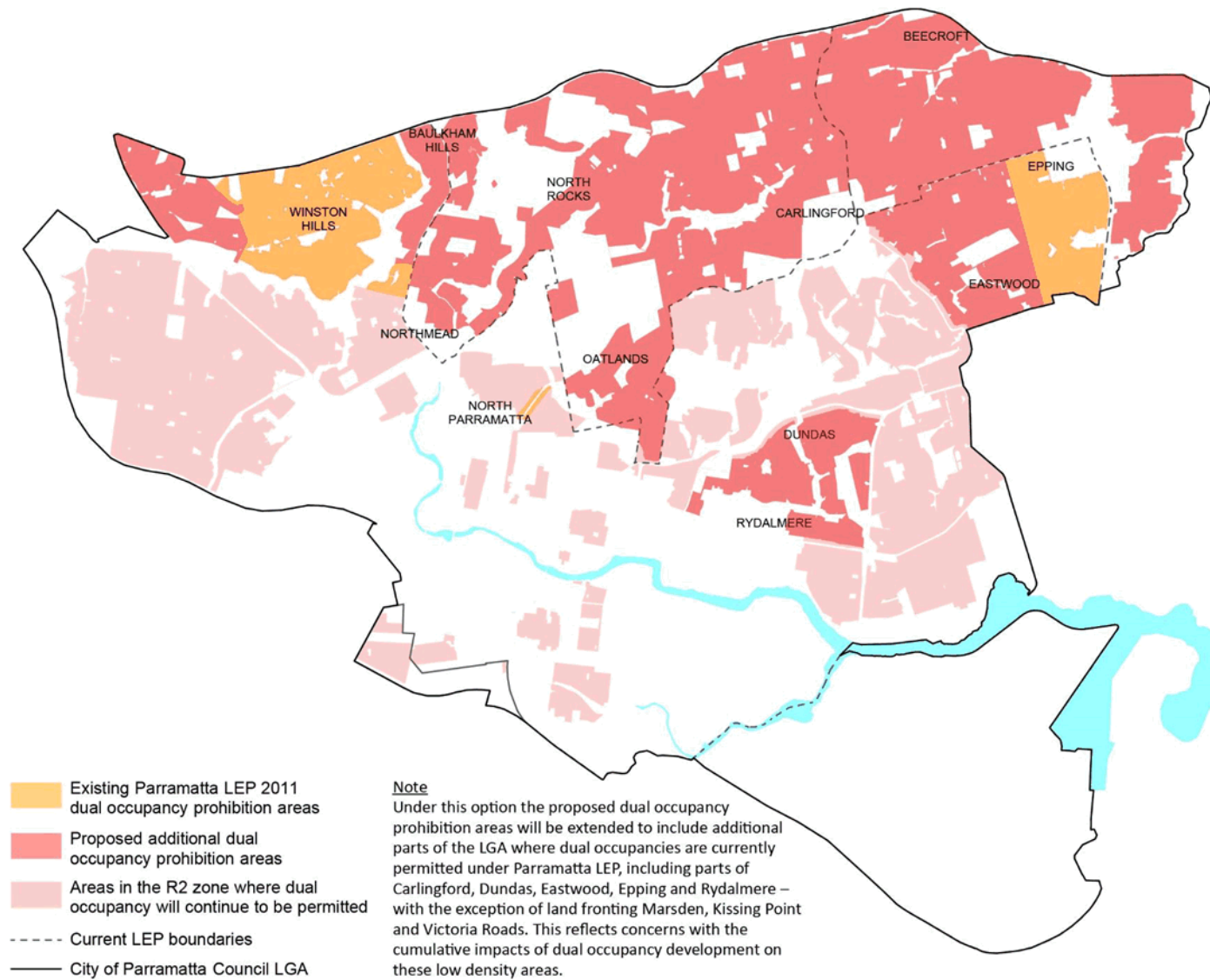
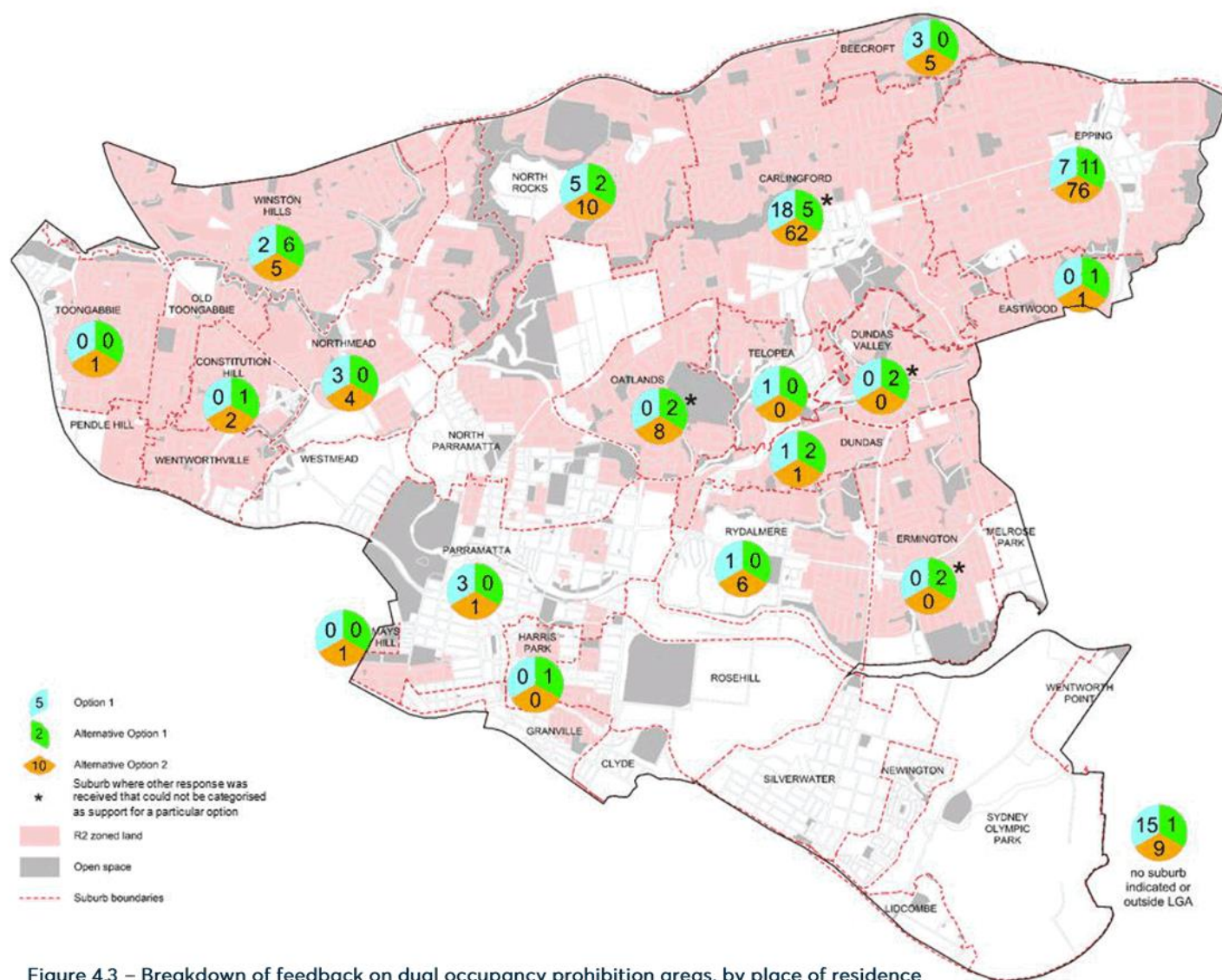


Figure 4.2 – Discussion Paper Alternative Option 1: Expanded dual occupancy prohibition areas





Many submissions related to a specific property or location. The geographic distribution of submissions, based on suburb of residence of submitters, is outlined in Figure 4.3. It indicates that most submissions were from residents in Epping and Carlingford.

An analysis of submissions where the former council area of the submitter could be identified (160 submissions), suggests that the majority of objections to dual occupancy prohibition were particularly focused on properties in the former Hornsby LGA areas of Epping and Carlingford (areas where dual occupancy development is already prohibited under existing planning controls).

**Table 4.1B Breakdown of submissions by former council area**

Former council area	Support prohibition areas <sup>1</sup>		Support fewer prohibition areas		Stance unclear
	No.	%	No.	%	
Hornsby	15	9%	79	50%	-
Parramatta	19	12%	15	9%	4
The Hills	10	8%	18	9%	-
<b>Total</b>	<b>44</b>	<b>27%</b>	<b>112</b>	<b>71%</b>	<b>4</b>

Notes

% based on 160 submissions

<sup>1</sup> Submissions that supported Option 1, Alternative Option 1 or which supported prohibition in another part of the LGA

Several submissions recommended prohibition areas be extended to other parts of the LGA, in response to concerns over on-street parking congestion and loss of character:

- Ermington (3 submissions)
- Dundas Valley (3 submissions)
- More of the suburb of Oatlands (1 submission)
- Melrose Park (1 submission)

Key issues raised in submissions

200 submitters (66%) provided reasons for their position on prohibition. These reasons can broadly be categorised as follows:

**Reasons for support of prohibition areas**  
(based on 45 submissions)

- Dual occupancies are incompatible with the character of low density areas (27)
- Concerns over on-street parking congestion/traffic impacts (19)
- General concerns with overdevelopment in the LGA / strain in infrastructure (18)
- Concern about loss of trees and gardens (9)
- Poor access to public transport (8)
- Concerns over impact on heritage (5)
- Concerns with overcrowding and disruption to lifestyle and tranquillity of low density areas (5)
- Other less common reasons included:
  - concerns over disruption and noise from construction activity
  - drainage impacts
  - extending prohibition to the whole suburb of Oatlands or Winston Hills will make it 'more connected'
  - dual occupancies will make areas less appealing and reduce property values

**Reasons for support of fewer prohibition areas**  
(based on 155 submissions)

- Prohibition areas are unfair/discriminatory and inconsistently applied (77)
- Dual occupancies will contribute to housing choice and diversity (53)
- Prohibition will reduce property value (26)
- Dual occupancies provide affordable housing (25) and contribute to housing supply (20)
- There is already dual occupancies and medium density housing nearby (20)
- The site is close to transport and centres or does not have any environmental issues (20)
- Traffic and amenity impacts will be negligible compared to other types of development (15)
- Dual occupancies have the same character and appearance as single houses (14)
- Policy is out of date / is not consistent with State Government policy (13)
- Allowing dual occupancies would encourage housing renewal and investment (12)
- Dual occupancies should be managed through design controls and not outright



- prohibition (8)
- Dual occupancy development is an efficient use of land (7)
- Granny flats are allowed and have the same or worse impacts (6)
- Other less common reasons included:
  - Prohibition would create a social divide
  - dual occupancies would have similar impacts as large single houses in terms of tree loss

#### Main concerns with dual occupancies

The most commonly cited reason in support of prohibition areas was that dual occupancies were incompatible with the character and streetscapes of low density areas. Many residents felt these areas should remain as single detached dwellings on large blocks of land, particularly given other parts of the LGA are increasing in density. Some submissions argued that certain areas, such as Beecroft, Epping and Winston Hills, had a special character, whose historical elements should be protected from dual occupancies.

Several submitters were also concerned about the general design quality of dual occupancies and the impact the State Government's *Low Rise Medium Density Housing Code* would have which, once introduced in the LGA, would allow dual occupancies to be built without needing development consent.

Another common concern raised with dual occupancies was the impact of on-street parking congestion, particularly in narrow streets. Some submissions gave specific examples of where such problems were occurring. There was concern that dual occupancies could effectively double the density of certain neighbourhoods with resulting traffic and infrastructure impacts. Some felt this would only make worse the impacts already occurring from high-rise development nearby (such as in Epping and Carlingford town centres). It is noted that a number of submissions were received that did not support the suggested minimum car parking rate of 1 space per dwelling (see section 4.6).

#### Main concerns with prohibition areas

A key concern was that prohibition would reduce a landowner's development rights, which could have negative financial impacts. A large number of submissions argued that allowing dual occupancies in some areas and not others was unfair and instead all ratepayers should have the same development rights. A number of submissions were concerned having prohibition areas would create further division between areas and did not meet the objectives of 'harmonisation'.

A number of submitters felt that dual occupancies allow for more housing choice/flexibility, including for young families, first homebuyers and seniors wanting to downsize. 12 submissions specifically indicated a desire to be able to build housing for a family member on their block of land.

A number of submitters argued that dual occupancies contribute to housing affordability and supply. Several of these submissions cited the State Government's objective to increase housing affordability and supply and felt that prohibition would be inconsistent with this objective. Some submissions also argued that dual occupancies are preferable to apartments and would limit the number of apartments needing to be built in the LGA.

Others argued that the context of the site needs to be considered, for example areas close to transport and services should be allowed to have dual occupancies. Others argued that there was already medium density housing nearby and therefore they should be allowed to have it on their property. There was also the perception that dual occupancies could be designed to look like new single houses and the differences in impacts on an area between the two types of housing would be negligible. Some submissions noted that granny flats (also referred to as "secondary dwellings") are allowed under State Government rules without any parking and therefore have more of an impact than dual occupancies would.

#### Suggestions for defining prohibition areas

Some submissions argued that there should be a consistent basis for identifying prohibition areas however, did not necessarily agree with the suggestions put forward in the Discussion Paper (for example some felt that the suggested prohibition areas were too broadly or subjectively defined). Several submissions made alternative suggestions for identifying where dual occupancies should be allowed. These included:

- Proximity to transport and services – allow dual occupancies within a certain distance of transport infrastructure and/or town centres (such as Epping railway station, Winston Hills shopping centre or North Rocks shopping centre). Distances of between 1-3km were suggested.
- Areas of 'high amenity' – one submission suggested dual occupancies should only be allowed in locations close to transport and parks with favourable orientation.
- Lot size – some submissions suggested allowing dual occupancies in areas with large/wide lots (such as frontages of least 20 metres), while others specified that no prohibition areas should be defined but instead they should only be allowed on sites over a certain size (such as 600sqm).
- Topography – one submission suggested dual occupancies should only be accommodated on flat land as this allows for good vision, safe ingress/egress and less impacts on winter overshadowing.
- Street widths – allow dual occupancies only where street widths are capable of allowing vehicles to safely pass when cars are parked on both sides of the road.
- Areas with opportunity for renewal – allow dual occupancies in areas with outdated buildings, or where there have been a high percentage of applications for duplexes or granny flats; and prohibit them in areas that are 'peaceful, low density' where only a small number of DAs have been lodged.
- Control through design controls - dual occupancies could be supported by larger setback requirements for privacy and a lower floor space ratio to retain trees.

#### Dual occupancies in the R3 and R4 zones

There was not a high number of responses to this issue. Of those that did respond, there was overall support for allowing dual occupancies in the R3 and R4 zones. Some submissions objecting to dual occupancies being allowed in the R2 zone argued that they were more suited to the R3 or R4 zone. A breakdown of submissions is provided below:

**Table 4.1C Breakdown of submissions on allowing dual occupancies in other residential zones**

Stance	Allow in R3 zones		Allow in R4 zones	
	No.	%	No.	%
Support	12	80%	11	69%
Not supported	3	20%	4	25%
Other	-		1 <sup>1</sup>	6%
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>16</b>	<b>100%</b>

#### Notes

<sup>1</sup> 1 survey response selected 'No opinion'

Of the submissions that did not support dual occupancies in the R3 or R4 zones, one provided a reason why, arguing that such development would be an underuse of land in these areas.

#### Officer response

- *It is recommended to continue to prohibit dual occupancies in low density areas (R2 zones) where they are currently restricted under existing local planning controls, due to the development constraints that exist in these areas. This includes land that was formerly part of Hornsby and The Hills Council areas.*
- *It is also recommended to extend prohibition areas to additional low density areas where significant development constraints exist. This includes parts of Carlingford, Dundas, Dundas Valley and Oatlands and heritage conservation areas.*

- *It is recommended to allow dual occupancies on all land in the R3 and R4 zones.*

In response to feedback received, further analysis has been undertaken to identify areas suitable for dual occupancy development. The analysis has mapped, at a finer grain, the various constraints to dual occupancy development that exist in different parts of the LGA. This included identifying areas with special local character, clusters of narrow streets, poor access to public transport, impermeable street networks and high levels of tree cover. These are considered to be environmental factors that worsen the impacts of dual occupancy development over time.

The analysis has been used to define a draft Dual Occupancy Prohibition Area Map, which is proposed to be included in the consolidated LEP. The analysis found that:

- **Beecroft** – has been identified as an area with special character, comprising a consistent style of housing within an established garden setting. Allowing dual occupancies here would decrease the garden setting and result in less uniformity on housing style. In addition, the area has been identified as having other constraints, including significant tree canopy cover, and a number of long narrow streets which could result in traffic and parking issues if the area is intensified. Approximately 95% of R2 zoned sites in Beecroft are over 600sqm, meaning there is significant potential for population densities to increase over time and for the negative impacts associated with additional dwellings to be compounded over time as a result of the identified constraints.
- **Carlingford** – large parts of the suburb have been mapped as having multiple overlapping constraints, including large blocks with a closed street-network and poor pedestrian links that are less suited to intensification of development, and blocks with a concentration of long narrow-streets and dead ends which over time could result in traffic and parking issues from additional dwellings. Much of the suburb also has poor access to frequent public transport and higher levels of tree canopy cover compared to other low density neighbourhoods.

Approximately 91% of R2 zoned sites in Carlingford are over 600sqm, meaning there is significant potential for population densities to increase over time and for the negative impacts associated with additional dwellings to be compounded over time as a result of the identified constraints.

- **Eastwood** – a large part is covered by a heritage conservation areas, in which dual occupancies are already prohibited under the Parramatta LEP. The existing prohibition is proposed to be retained. Most of the remaining parts of the suburb have few constraints to dual occupancy development and it is recommended to continue to permit them.
- **Epping** – large parts of the suburb have been mapped as having multiple constraints, including large blocks with a closed street-network and poor pedestrian links that are less suited to intensification of development, and blocks with a concentration of long narrow-streets and/or dead ends, which over time could result in traffic and parking issues from additional dwellings. The areas outside of the Epping Town Centre generally have poor access to frequent public transport and have higher levels of tree canopy cover compared to other low density neighbourhoods. Land to the east of Epping town centre has also been identified as having a special character characterised by detached housing in an established garden setting. There are also heritage conservation area designations over a large portion of this land.

Within the parts of the suburb that have overlapping constraints, approximately 90% of sites are over 600sqm, meaning there is significant potential for population densities to increase over time and for the negative impacts associated with additional dwellings to be compounded over time as a result of the identified constraints.

*It is noted that as part of the Epping Planning Review, Council is investigating the potential for allowing dual occupancies on certain land adjoining high density development in the town centre in order to ameliorate the impact of this new adjoining development. This process will continue separately to the proposals recommended as part of the LEP consolidation process.*

- **North Rocks and Northmead** – these areas share many constraints, particularly land contained within the former The Hills Council area. Large parts of this area have been mapped as having



large blocks with a closed street-network and poor pedestrian links that are less suited to intensification of development, or blocks with a concentration of long narrow-streets and/or dead ends, which over time could result in traffic and parking issues from additional dwellings. Much of the area has relatively poor access to frequent public transport, although it is noted some local services are provided at the North Rocks shopping centre. There is also established tree canopy cover over much of the area, and sites adjoining bushland reserves are subject to bushfire hazard.

A significant proportion of lots in the area are over 600sqm, particularly in North Rocks where approx. 99% of sites are big enough to accommodate a dual occupancy under the recommended MLS controls. This would significantly increase the potential for negative impacts associated with the identified constraints as a result of an increase in people and dwellings in the area.

- **Other low density areas** – the constraints analysis has also identified other parts of the LGA where there are multiple overlapping constraints which could lead to negative impacts from dual occupancy development. These comprise parts of Carlingford, Dundas, Dundas Valley, Oatlands, Winston Hills and heritage conservation areas in the former Parramatta City Council area. It is recommended to prohibit dual occupancy development in these areas.

A full copy of the dual occupancy constraints analysis is included as part of the planning proposal package for the consolidated LEP.

The table below provides further officer comments in response to the key issues raised in submissions:

**Table 4.1D Officer responses to key concerns raised in submissions**

Reasons for support of prohibition areas	Officer comment
<ul style="list-style-type: none"> <li>• Dual occupancies are incompatible with the character of low density areas</li> </ul>	The constraints analysis has identified areas with a special character where there is a strong case to prohibit dual occupancy development.
<ul style="list-style-type: none"> <li>• Concerns over on-street parking congestion/traffic impacts</li> </ul>	The constraints analysis has identified areas where there is the highest likelihood of on-street parking congestion and traffic impacts as a result of increasing the number of dwellings in an area. This includes areas with clusters of long, narrow roads with poor access for cars.
<ul style="list-style-type: none"> <li>• General concerns with overdevelopment in the LGA / strain in infrastructure</li> </ul>	Over time, unplanned development in inappropriate locations can place a strain on infrastructure and the environment. The constraints analysis aims to identify suitable locations for new housing, and has included consideration of public transport accessibility levels as well as the ability of existing streets to accommodate intensification. Where dual occupancy development does occur, development contributions will be required to help fund necessary infrastructure in the LGA.
<ul style="list-style-type: none"> <li>• Concern about loss of trees and gardens</li> </ul>	This issue has been considered as part of the constraints analysis, which has identified locations with significant tree canopy cover and established garden settings.
<ul style="list-style-type: none"> <li>• Poor access to public transport</li> </ul>	This issue has been considered as part of the constraints analysis, which has identified areas with relatively poor access to frequent public transport.
<ul style="list-style-type: none"> <li>• Concerns over impact on heritage</li> </ul>	Dual occupancies are recommended to be prohibited in heritage conservation areas (HCAs) apart from South Parramatta Conservation Area, where dual occupancies will continue to be permitted. Redevelopment of heritage sites outside of HCAs are required to meet

	local heritage controls, which seek to conserve the heritage significance of a building or place.
<ul style="list-style-type: none"> <li>Concerns with overcrowding and disruption to lifestyle and tranquillity of low density areas</li> </ul>	New housing is required to meet detailed design controls, including requirements around noise and overlooking. The constraints analysis has also identified areas where the existing street network may not be able to support dual occupancy development without negative parking and traffic impacts.
<ul style="list-style-type: none"> <li>Other less common reasons included:               <ul style="list-style-type: none"> <li>concerns over disruption and noise from construction activity</li> <li>drainage impacts</li> <li>extending prohibition to the whole suburb of Oatlands or Winston Hills will make it 'more connected'</li> <li>dual occupancies will make areas less appealing and reduce property values</li> </ul> </li> </ul>	<p>The recommended planning controls for dual occupancy development seek to achieve a balance between enabling new development and renewal in the LGA and avoiding potential negative impacts on communities.</p> <p>The constraints analysis has sought to identify areas suitable for dual occupancy development based on a common set of considerations.</p> <p>In areas where dual occupancies are allowed, they will be assessed against detailed design controls.</p>
<b>Reasons for support of fewer prohibition areas</b>	<b>Officer comment</b>
<ul style="list-style-type: none"> <li>Prohibition areas are unfair/discriminatory and inconsistently applied</li> </ul>	<p>A key role of the planning system is to achieve a balance between enabling new development and renewal in the LGA and avoiding potential negative impacts on communities.</p> <p>The identification of prohibition areas has been informed by a constraints analysis that has identified areas where dual occupancy development would be likely to create ongoing negative impacts over time. This analysis has considered the whole of the LGA using a consistent set of considerations.</p>
<ul style="list-style-type: none"> <li>Prohibition will reduce property value</li> </ul>	<p>The majority of areas where dual occupancies are recommended to be prohibited are locations where this form of development is already restricted. As such, there will not be a reduction in development rights in these areas.</p> <p>For example, dual occupancies are prohibited in the former Hornsby Council area.</p> <p>While dual occupancy development is currently allowed in the former The Hills Council area, subdivision of dual occupancies is not. This limits the viability of dual occupancy development and has acted as a pseudo-prohibition, with only 12 dual occupancy developments being approved in this area since May 2016.</p>
<ul style="list-style-type: none"> <li>Dual occupancies will contribute to housing choice and diversity</li> <li>Dual occupancies provide affordable housing and contribute to housing supply</li> </ul>	<p>While dual occupancies can help contribute to housing supply and diversity, it is important to ensure that development occurs in the right locations.</p> <p>The proposed dual occupancy prohibition areas have been informed by a detailed analysis of constraints that has identified areas where dual occupancy development is likely to have ongoing and cumulative</p>



	<p>negative impacts on local amenity and character.</p> <p>Council has prepared a draft Local Housing Strategy (LHS) that identifies how the local area's housing needs will be met over the next 20 years. The draft LHS identifies that the City of Parramatta will easily achieve its new dwelling targets. It places a greater reliance on housing being delivered within specific identified growth precincts located near employment and transport.</p> <p>Only a small proportion of new housing is expected to come from locations outside these precincts. Prohibiting dual occupancy development in certain areas is therefore unlikely to significantly impact housing delivery in the LGA.</p> <p>Each year dual occupancy development contributes only marginally to housing supply – approximately 160 dwellings or 3% of the annual forecast in the draft LHS. On this basis, under the recommended prohibition areas there would remain sufficient sites to provide approximately 58 years of dual occupancy housing.</p> <p>While there is an identified need to investigate more medium density housing types in the LGA, the priority is for this to be delivered in growth precincts and on large planning proposal sites. This will allow for a range of housing forms to be delivered in a planned way in appropriately located areas.</p> <p>It is also acknowledged that there is a need for more affordable housing in the LGA. However, while the cost of a duplex may be marginally lower compared to a full size home in the same area, the difference is unlikely to be sufficient to meet the needs of those who have the most acute need for affordable housing – households on very low, low and moderate incomes.</p> <p>Any contribution from dual occupancy development needs to be balanced against the potential for negative cumulative impacts over time due to inappropriately located development – for example, in some locations the density of an area could more than double as all sites would be eligible for both dual occupancy and secondary dwelling development.</p>
<ul style="list-style-type: none"> <li>There is already dual occupancies and medium density housing nearby</li> </ul>	<p>While some of the recommended prohibition areas may contain previously developed sites, this is not considered sufficient justification on its own to permit dual occupancy development, given the multiple constraints that have been identified in these areas. Allowing dual occupancy development in these locations would likely create or worsen existing negative impacts associated with medium density development in these areas.</p>
<ul style="list-style-type: none"> <li>The site is close to transport and centres or does not have any environmental issues</li> </ul>	<p>The recommended prohibition areas have been informed by a constraints analysis, which has</p>

	considered transport accessibility and a range of environmental issues.
<ul style="list-style-type: none"> <li>Traffic and amenity impacts will be negligible compared to other types of development</li> </ul>	Dual occupancies will have some impact on traffic generation as they are replacing one house with two – potentially doubling the number of houses in an area over time. In low density neighbourhoods with certain types of street network, this would lead to unacceptable traffic and amenity impacts over time.
<ul style="list-style-type: none"> <li>Dual occupancies have the same character and appearance as single houses</li> </ul>	<p>Where possible, Council seeks to apply the same design controls to both dual occupancies and single houses. For example, the same floor space, setback, landscaping and open space requirements apply to both forms of housing. However, the appearance of dual occupancy development does differ from single housing in some respects, such as by having two sets of driveways and garages.</p> <p>In addition, once the State Government's <i>Low Rise Medium Density Housing Code</i> comes into effect in the LGA, it would allow dual occupancies to have a higher floor area compared to a single dwelling on the same site, which could result in bigger and bulkier buildings.</p>
<ul style="list-style-type: none"> <li>Policy is out of date / is not consistent with State Government policy</li> </ul>	As noted above, the recommended prohibition areas will not significantly impact housing delivery in the LGA. Council has prepared a draft Local Housing Strategy that will identify a strategy for meeting housing needs, in accordance with current State Government policy.
<ul style="list-style-type: none"> <li>Allowing dual occupancies would encourage housing renewal and investment</li> </ul>	While dual occupancies can help to encourage housing renewal, it is important to ensure that development occurs in the right locations to avoid potential negative impacts on communities.
<ul style="list-style-type: none"> <li>Dual occupancies should be managed through design controls and not outright prohibition</li> </ul>	<p>Council's local planning controls will include detailed design controls for dual occupancy development. While these can be used to assess development applications for dual occupancies, they would not apply to housing delivered through the complying development pathway.</p> <p>Under the State Government's <i>Low Rise Medium Density Housing Code</i>, dual occupancies delivered through the complying development pathway are only required to meet the generic controls outlined in the Code. Any local controls Council may seek to set to respond to local constraints would be overridden. For example, there would be no way to require additional car parking or reduce floor space allowances, should such measures be considered appropriate in a specific location.</p> <p>Currently, setting minimum lot sizes and prohibition areas are the only ways Council can manage dual occupancy development with any certainty.</p>
<ul style="list-style-type: none"> <li>Dual occupancy development is an efficient use of land</li> </ul>	While dual occupancies provide infill housing, it is important to ensure that development occurs in the right locations to avoid potential negative impacts on communities.

<ul style="list-style-type: none"> <li>Granny flats are allowed and have the same or worse impacts</li> </ul>	<p>State Government planning policy allows secondary dwellings (granny flats) on sites over 450sqm in any area where a single dwelling is permitted. Local planning controls cannot override this.</p> <p>However, secondary dwellings are distinct from dual occupancies in a number of ways. They are limited in size to 60sqm, meaning they are relatively small additions to existing homes and would have fewer occupants than a dual occupancies, which would lead to fewer potential impacts on local areas. They are also not able to be subdivided and sold separately from the main house.</p> <p>It is also noted that allowing dual occupancies would not stop granny flats being built. On large sites over 900sqm, it would be possible to construct dual occupancies and two granny flats, resulting in an additional three dwellings on a site. This has the potential to significantly change the density of an area, particularly areas in the north of the LGA where there is a higher concentration of sites over 900sqm.</p>
<ul style="list-style-type: none"> <li>Other less common reasons included: <ul style="list-style-type: none"> <li>Prohibition would create a social divide</li> <li>dual occupancies would have similar impacts as large single houses in terms of tree loss</li> </ul> </li> </ul>	<p>While dual occupancies can help contribute to housing supply and diversity, it is important to ensure that development occurs in the right locations. Council has prepared a draft Local Housing Strategy that identifies how the community's housing needs will be met over the next 20 years.</p> <p>While new large single houses could influence tree canopy, more impacts tend to be experienced with dual occupancy development due to the need for additional driveway crossings and also because such developments tend to cover more of the site compared to single dwellings.</p>

#### 4.2. Minimum lot size for dual occupancy development

The Discussion Paper sought feedback on the following suggestion:

**Require a minimum lot size of 600sqm** In areas where dual occupancies are permitted, they would be only be allowed to be built on sites with a size of 600sqm or more. This would be included as an LEP control.

#### Feedback received

A total of 170 submissions were received on this issue, the majority in support of the suggested minimum lot size of 600sqm. A breakdown of submissions is outlined in the table below.

**Table 4.2 Breakdown of submissions on dual occupancy minimum lot size**

Stance	Number of submissions	% of submissions
Support	145	85%
Not supported	21	12%
Other <sup>1</sup>	4	2%
<b>Total</b>	<b>170</b>	<b>100%</b>
Notes		

<sup>12</sup> survey responses selected 'Neither agreed nor disagree', 1 response suggested a larger MLS be applied to detached dual occupancies, 1 response suggested a higher MLS of 650sqm be applied to sites near shopping centres.

Of those who did not support the suggested 600sqm MLS, six argued for a lower requirement. Reasons given included:

- Neighbouring councils have smaller MLS requirements
- It will allow more housing to be built and more investment in the LGA
- Family sizes are getting smaller
- Dual occupancies are a space saver, especially if car parking requirement is removed
- Allow on smaller lots if property has dual access or faces a rear lane
- Secondary dwellings (granny flats) can be built on lots as small as 450sqm

Two submissions argued for a higher MLS requirement. Reasons given included:

- Ensures not every lot is developed into a dual occupancy
- 600sqm creates parking problems, makes areas feel 'hemmed in' and does not allow for enough green space (a MLS of 800sqm was suggested)

The remaining 13 submissions objecting to the 600sqm MLS did not provide a reason for their objection. One submission that did support a 600sqm MLS noted that it would not support a higher requirement as this would limit the amount of dual occupancies that can be built to a 'negligible level'.

#### Officer response

- *It is recommended to only allow dual occupancy development on sites with an area of at least 600sqm.*

Urban design testing of different dual occupancy and lot configurations has indicated that a lot size of 600sqm is the minimum necessary to ensure that sufficient space is available on a lot for adequate landscaping and setbacks. This testing is based on meeting recommended design controls, including landscaping 40% of the site, matching established front setbacks and providing 100sqm of private open space per dwelling.

While it is acknowledged that NSW Government policy allows detached secondary dwellings (granny flats) on lots as small as 450sqm, this form of development is limited in size to 60sqm and is also not able to be sold off separately to the main house.

A minimum lot size of 600sqm also aims to deliver a built form that does not detract from the low density residential character of a neighbourhood. This lot size requirement is consistent with the current controls within *Parramatta LEP 2011* and (for attached forms of dual occupancy) *The Hills LEP 2012*. It is also noted that Cumberland City Council is progressing a change to their local planning controls to introduce a consistent minimum lot size of 600sqm for dual occupancy development in the Cumberland Council area.

A higher minimum lot size would limit the number of sites that could be developed for dual occupancies. This is not considered the best way of managing dual occupancy development. Instead, prohibition areas have been identified based on an analysis of constraints which has identified areas with overlapping constraints that would not support good quality development - refer to Section 4.1 of this report.

#### 4.3. Should restrictions be placed on the form of dual occupancy development?

The Discussion Paper sought feedback on the following options:

##### Restrict dual occupancies to attached forms

The first option was to keep the current Parramatta LEP policy that only allows dual occupancy development where both homes are attached to each other. As per the current Parramatta LEP policy, the exception would be on sites with heritage items or sites with more than one street frontage - on these sites two detached homes (no shared walls) would be allowed.



Alternative option

An alternative approach would be to allow both attached and detached forms of dual occupancy development on all sites. This approach would require the minimum site size requirement to be increased to larger than 600sqm to ensure enough space is available to achieve good design outcomes.

**Feedback received**

A total of 160 submissions were received on this issue, the majority in support of allowing both attached and detached forms of dual occupancy on all sites. A breakdown of submissions is outlined in the table below.

**Table 4.3 Breakdown of submissions on restricting the form of dual occupancies**

Stance	Number of submissions	% of submissions
Support	59	37%
Not supported	95	59%
Other <sup>1</sup>	6	4%
<b>Total</b>	<b>160</b>	<b>100%</b>

Notes

<sup>1</sup>6 survey responses selected 'No opinion'

Approximately 66% of those who supported allowing detached forms of dual occupancy also supported fewer prohibition areas. By comparison 47% of those who supported putting restrictions of detached forms of dual occupancy supported allowing dual occupancies in more locations.

Few submissions provided reasons for their stance. Of those that did, reasons for supporting the restriction included the belief it would encourage more compact design and allow for appropriate setbacks from neighbouring properties.

Reasons against imposing the restriction included the belief that attached dwellings are not conducive to good 'neighbourly relations' and that fewer restrictions on dwelling form would allow for more housing diversity and choice. One submission acknowledged that allowing detached dual occupancies in more locations would require a minimum lot size larger than 600sqm.

**Officer response**

- *It is recommended to retain the restriction on detached forms of dual occupancy.*

Attached forms of dual occupancy development make more efficient use of land, allowing more of a site to be available for landscaping and rear gardens, which is more compatible with the established pattern of development in low density neighbourhoods. This recommended approach ensures that both dwellings directly address the street. It is also consistent with the current policy applying to the vast majority of the areas in the LGA where dual occupancies are proposed to be allowed.

Detached dual occupancy development tends to take the form where one dwelling is built in the rear garden of an existing house. This form of development results in poor amenity for the second house as it does not have direct outlook to a public street, but instead looks onto side and rear fences of the surrounding houses. This form of development also leads to a loss of established gardens and trees, both as a result of locating a dwelling in the rear yard and also because of the need for longer driveways to be provided to the rear house. Building a second dwelling in the rear can also have privacy and overshadowing impacts on neighbouring properties unless dwellings are kept to one storey.

For this reason, it is recommended that detached forms of dual occupancy are only allowed in exceptional circumstances – in instances where heritage needs to be protected, or on sites with more than one street frontage, where each dwelling can directly face a public street.



#### 4.4. Should subdivision of dual occupancies be allowed?

The Discussion Paper sought feedback on the following options:

<b>Permit subdivision of dual occupancy</b>	Where dual occupancies are permitted, it was suggested to allow them to be subdivided into individual titles. This option is consistent with the planning controls in the current Parramatta and Holroyd LEPs.
<b>Alternative option</b>	An alternative approach would be to prohibit subdivision of dual occupancies across the LGA. This option is consistent with the planning controls in The Hills LEP.

#### Feedback received

A total of 170 submissions were received on this issue, almost all of which supported allowing dual occupancies to be subdivided. A breakdown of submissions is outlined in the table below.

**Table 4.4 Breakdown of submissions on allowing subdivision of dual occupancies**

Stance	Number of submissions	% of submissions
Support	156	92%
Not supported	12	7%
Other <sup>1</sup>	2	1%
<b>Total</b>	<b>170</b>	<b>100%</b>

Notes: <sup>1</sup>2 survey responses selected 'No opinion'

None of the submissions that objected to allowing subdivision provided a reason for their stance. Reasons cited by those that did support allowing subdivision included:

- It is critical to the viability of dual occupancy development and would encourage more development
- It is permitted by other councils
- It will help ease housing affordability
- It provides the option for people to choose houses over strata apartments

#### Officer response

- *It is recommended to allow the subdivision of dual occupancies, on sites where they are permitted under the local environmental plan.*

Prohibiting subdivision acts as a barrier to the development of dual occupancy development. Instead of using restrictions on subdivision as a means of controlling dual occupancy development, prohibition areas have been defined in locations where dual occupancy development is not considered appropriate – refer to Section 4.1 of this report.

#### 4.5. What restrictions should be placed on dual occupancy development in heritage conservation areas?

The Discussion Paper sought feedback on the following options:

<b>Require one dwelling to be behind the other</b>	Dual occupancies in heritage conservation areas (HCAs) would be required to locate the second dwelling to the rear of the existing dwelling, so only one is visible from the street. This is consistent with the controls applying to the South Parramatta Conservation Area.
<b>Limit subdivision</b>	Under this option subdivision of dual occupancy development would be limited to Strata Title or Community Title to maintain the historic subdivision pattern. This is consistent with the controls applying to the South Parramatta Conservation Area.

### Feedback received

Feedback on these issues was mixed however, more people supported the suggestions than did not. A breakdown of submissions is outlined in the table below.

**Table 4.5 Breakdown of submissions on dual occupancies in heritage conservation areas**

Stance	Require one house to be behind the other		Limit subdivision	
	No.	%	No.	%
Support	75	48%	71	44%
Not supported	42	27%	49	31%
Other	39 <sup>1</sup>	25%	40 <sup>2</sup>	25%
<b>Total</b>	<b>156</b>	<b>100%</b>	<b>160</b>	<b>100%</b>

#### Notes

<sup>1</sup> 13 survey responses selected 'Neither agree nor disagree' and 26 selected 'No opinion'

<sup>2</sup> 14 survey responses selected 'Neither agree nor disagree' and 26 selected 'No opinion'

Few submissions provided a reason for their stance. One submission raised concern with the restrictions that Strata Title subdivision places on owners and argued that Torrens Title subdivision is less complicated and facilitates house improvements. Another submission suggested placing the limitation on subdivision only in HCAs in which the historic subdivision pattern is still intact.

Some submissions stated that all forms of dual occupancy development should not be allowed in HCAs and raised general concerns with the impact of development on the LGA's heritage.

### Officer response

- It is recommended to prohibit dual occupancy development in low density heritage conservation areas, with the exception of South Parramatta Conservation Area, where the current precinct-specific controls will be retained.*

Dual occupancies are currently allowed in 8 out of the 15 HCAs in the LGA that include land zoned R2 Low Density Residential. Some feedback raised concern with this apparent inconsistency in approach, particularly given that dual occupancies are also prohibited in several special character areas identified under *Parramatta Development Control Plan 2011*, such as Winston Hills and Sylvia Gardens, Northmead.

Given a common concern raised by those who did not support dual occupancies was impact on local character, the suitability of dual occupancy development in HCAs was further considered as part of the constraints analysis outlined in Section 2.1 of this report.

The recommendation to prohibit dual occupancies in HCAs has been influenced by consideration of the character of HCAs. Many heritage conservation areas in low density areas, particularly those in the north of the LGA around Epping, are generally intact with good quality stock and defined by medium to large single detached homes in garden settings. Dual occupancy development is not considered compatible with this character.

While it is noted that some heritage conservation areas in the south of the LGA, such as Harris Park Conservation Area, have a more urban context, these areas are generally characterised by lots smaller than 600sqm or with street frontages of less than 15 metres. Therefore prohibition would impact on relatively few properties, as many would not meet the proposed minimum lot size requirements to build a dual occupancy. Approximately 150 properties out of 450 would be impacted by extending prohibition to the additional HCAs. Of these properties, 44 are listed heritage items, which would be subject to clause 5.10(10) of LEPs (a standard clause in all LEPs). This clause would allow dual occupancies to be considered on heritage listed properties if such development was demonstrated to facilitate the conservation of the heritage item. In addition, under NSW Government policy secondary dwellings (granny flats) up to a maximum of 60sqm will continue to be permitted on all properties in HCAs over 450sqm, providing an opportunity for modest additions to be made to properties.

It is recommended to retain the special provisions for the South Parramatta Conservation Area as

these were adopted as part of precinct-specific planning process that downzoned the land from R3 Medium Density Residential to R2 Low Density Residential, which limited the range of development permitted in the area. It is noted that as part of the Epping Planning Review, some changes to planning controls are being considered for specific HCAs that border high-density development, such as the Essex Street Conservation Area. This site-specific work will continue to be progressed separately to the broader LEP consolidation and harmonisation process.

#### 4.6. Harmonising design controls for dual occupancy development

The Discussion Paper indicated Council's intention to create a single set of design controls for dual occupancy development that will apply across the LGA. The following key DCP controls were suggested for feedback, consistent with those suggested to be applied to single detached dwellings:

Site frontage:	At least width of 15 metres
Front setback:	To match prevailing setbacks in the street (but no less than 6 metres and at least 10m along classified roads)
Rear setback:	30% of site length (but not less than 10 metres)
Side setbacks:	At least 0.9m (1.2 metres where pedestrian entrance is from the side)
Landscaping:	At least 40% of the site (including a deep soil zone, which is to comprise at least 30% of site)
Private open space:	At least 100sqm of private open space per dwelling
Car parking:	At least 1 on-site car space per dwelling

#### Feedback received

Feedback on these issues was mixed, with the highest support being for the suggested minimum site frontage requirement of 15 metres. Fewer people supported the other suggested controls. A breakdown of submissions is outlined in the table below.

**Table 4.6 Breakdown of submissions on design controls for dual occupancy development**

Stance	Site frontage		Front setback		Rear setback		Side setback		Landscap-ing		Private open space		Car parking	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agree	116	71%	68	44%	39	25%	85	43%	40	25%	48	30%	32	48%
Disagree <sup>1</sup>	24	15%	64	41%	95	61%	89	45%	95	60%	87	55%	33 <sup>3</sup>	49%
Other <sup>2</sup>	24	15%	23	15%	23	15%	23	12%	23	15%	23	15%	2	3%
<b>Total</b>	<b>164</b>	<b>100%</b>	<b>155</b>	<b>100%</b>	<b>157</b>	<b>100%</b>	<b>197</b>	<b>100%</b>	<b>158</b>	<b>100%</b>	<b>158</b>	<b>100%</b>	<b>67</b>	<b>100%</b>

#### Notes

<sup>1</sup> The online survey asked respondents to tick each suggested control they agreed with. Non-responses to a particular item have therefore been counted as "Disagree" however, could have been due to respondents not having an opinion on a particular suggestion or not wanting to respond.

<sup>2</sup> Includes survey responses that indicated they did not have an opinion on any of the suggested controls

<sup>3</sup> Of these, 25 submissions wanted a higher rate to be adopted and 1 submission wanted the rate lowered. 7 submissions did not indicate whether they felt the rate should be higher or lower.

Some submissions raised general concerns with the design of dual occupancy development that has been occurring and requested that controls are more stringently applied. One submission asserted that strong DCP guidelines need to be put in place in anticipation of the introduction of the State Government's *Low Rise Medium Density Housing Code*, which would allow dual occupancies to be carried out through the Complying Development pathway.

Two submissions raised concerns with standardising the controls, arguing they should be varied to reflect the particular characteristics of different parts of the LGA. Both these submissions related specifically to the Epping area.



#### Comments on minimum site frontage

Nine submissions gave reasons for why they did not support the suggested 15 metre minimum site frontage requirement. Of these, three argued for a lower requirement and the remaining suggested a higher requirement could be applied in certain circumstances, as follows:

- One submission suggested a 10 metre site frontage requirement should be applied instead.
- One submission suggested a 12 metre requirement should be applied to corner sites, consistent with the current Parramatta DCP controls.
- One submission made a general comment that all the suggested design controls were too high, but did not suggest an alternative.
- One submission suggested the requirement should be increased to 20 metres to allow suitable space for development.
- Two submissions suggested that a 20 metre frontage requirement could be applied in certain areas (Beecroft and Carlingford were specifically mentioned), in exchange for allowing dual occupancies there. It was felt a wider frontage could better accommodate dual occupancies without disrupting the streetscape or disturbing residents.
- One submission suggested that a 17 metre frontage requirement be applied in areas close to shopping centres in exchange for them being allowed in these locations.
- One submission was concerned that 15 metres was too small to meet Epping's needs (this submission also sought to prohibit dual occupancies in the former Hornsby LGA area).
- One submission suggested that minimum frontage requirement of 70 metres, or preferably 75 metres should be applied.

#### Comments on setbacks

The following additional comments were provided on this issue:

- One submission suggested the rear setback should be 15% of site length instead of 30%, arguing a larger setback would prevent larger homes with three or more bedrooms and a reasonably sized living space from being built. The submission suggested the minimum private open space requirement be used to achieve the goal of having decent backyard sizes.
- One submission suggested the minimum rear setback should be reduced to 5 metres for regularly shaped sites (such as sites more than 25 metres wide and over 700sqm in area).
- One submission recommended that the current Parramatta DCP control be retained. This allows setbacks to side streets and rear lanes of 3 - 5 metres.
- One submission raised concern that a 900mm side setback would have adverse overshadowing impacts.
- One submission made a general comment that all the suggested design controls were too high, but did not suggest an alternative.

#### Comments on car parking controls

Of those that did not agree with the suggested minimum rate of one car space per dual occupancy dwelling, 25 submissions (37% of submissions on this issue) argued that the rate should be higher. A common concern amongst these submissions was that many households have more than one car and therefore a lower parking rate would lead to on-street parking congestion and traffic problems particularly in narrow streets. Some concern was also raised that garages were being used for general storage and not for the parking of cars, further exacerbating the problem.

Some submissions suggested a rate of at least two spaces per dwelling be adopted. Another suggestion was that the rate be aligned to the number of bedrooms, such as one space for every two bedrooms. Other suggestions included Council restricting dual occupancies in narrow streets or putting in place parking restrictions, such as restricting parking to one side of the street.

One submission supported the proposed car parking rates but suggested adding a maximum upper limit to limit the amount of space taken up by garages. Another submission also raised the need for DCP controls to ensure garages do not dominate the street frontage or detract from local character. This issue is covered further in section 8.

#### Other comments made

One submission recommended that the minimum landscape requirement should be 30% not 40%, arguing this was more reasonable and the extra space could be allocated to backyard or courtyard space.

Another submission suggested allowing 3 storey dual occupancies, with a maximum height of 9 metres.

#### Officer response

- *It is recommended to include a requirement in the local environmental plan that the primary street frontage of a site needs to be at least 15 metres wide in order to build a dual occupancy.*

A 15 metre frontage requirement, in conjunction with a 600sqm minimum lot size, ensures sufficient space and width is available to accommodate a well designed building which is not overly dominated by garages and driveways. It enables both dwellings to be built side-by-side facing the street, with enough space for a single garage and entry hallways. It also ensures that rooms provided off the hallway of each dwelling are of a decent size and that appropriate side setbacks can be provided. A smaller frontage would require design compromises and create streets dominated by garages.

A higher site frontage requirement would have the effect of significantly limiting the number of sites that could developed for dual occupancies, given most sites in low density areas tend to be less than 20 metres wide. A wider frontage requirement would also mean the sites that are developed tend to be those that can accommodate a bigger/wider building, which over time could have negative impacts on streetscapes. Consequently, this is not considered the best way of managing dual occupancy development. Instead, prohibition areas have been identified based on a constraints analysis that has identified areas with overlapping constraints that would not support good quality development outcomes - refer to Section 4.1 of this report.

It is also noted that a larger minimum site frontage requirement would be overridden by the provisions of the State Government's *Low Rise Medium Density Housing Code*. When this Code comes into effect in the LGA, it would allow dual occupancies to be built on sites as narrow as 15 metres (or 12 metres if parking can be provided at the rear of a site and accessed from a lane or secondary road - though this is not anticipated to be possible on most sites in the LGA).

Elevating the site frontage control from the development control plan (DCP) into the LEP will give it greater weight as a tool for managing dual occupancy development. To provide the most certainty, it is recommended to include provisions in the LEP that do not allow the minimum site frontage to be varied. This would mean that development applications for dual occupancy would not be able to be granted on a site with a frontage of less than 15 metres wide. Such a provision would not be possible if the control remained in the DCP.

The recommended LEP control will only apply to the main site frontage. Further consideration will be given to whether to allow a 12 metre frontage requirement to be applied to secondary street frontages on corner sites, as development on such sites can be configured differently to sites with just one frontage. This will be considered as part of the preparation of the new consolidated DCP for the LGA.

#### Response to other comments raised

Feedback received on other potential design controls will be considered further as part of preparation of the consolidated DCP. An officer response will be provided when the draft DCP is reported to Council. The focus of this work will be on putting in place strong and clear controls that aim to achieve well designed dual occupancy developments that sit comfortably with low density development. Any controls will be applied in addition to any area-specific controls that may be put in place for particular localities, such as those for Special Character Areas and HCAs.

It is noted however that DCP controls will only apply to development proposed through the development application pathway. Dual occupancies approved through complying development would be required to meet the requirements of the *Low Rise Medium Density Housing Code*, and not the DCP.



## 5. Low density residential zones

This section covers feedback on issues relating to the R2 Low Density Residential zone.

### 5.1. Applying consistent height and density controls to R2 zones

The Discussion Paper included the following suggestions for feedback:

<b>Apply a consistent height limit of 9 metres across the majority of the R2 zone</b>	It was suggested to increase the height limit from 8.5m to 9m on R2 zoned land formerly part of Hornsby LGA. This would make the height limit consistent with low density areas across the majority of the City of Parramatta LGA.
<b>Apply a consistent floor space ratio (FSR) of 0.5:1 across the R2 zone</b>	It was suggested to introduce an FSR control of 0.5:1 across the R2 zoned land that was formerly part of The Hills and Hornsby LGAs, to be consistent with R2 zoned land across the rest of the City of Parramatta LGA.
<b>Apply a minimum subdivision lot size of 550sqm or 700sqm</b>	When a site in the R2 zone is subdivided, it was suggested to apply a consistent requirement that each lot created from the subdivision needs to be at least 550sqm. The exception would be R2 zoned land in the former The Hills LGA, where it was suggested to keep applying the existing 700sqm minimum subdivision lot size requirement under The Hills LEP. This exception acknowledges the distinct character of suburbs in the former The Hills LGA which have a large lot size and significant tree canopy.

#### Feedback received

Around 35 submissions were received on each suggestion. A majority of responses supported applying consistent height and FSR controls to the R2 zone. The feedback on the suggested minimum subdivision lot size was more mixed. A breakdown of submissions is outlined in the table below.

**Table 5.1 Breakdown of submissions on height and density controls for the R2 zone**

Stance	Apply a 9m height limit		Apply an FSR of 0.5:1		Apply MLS of 550sqm		Retain The Hills LEP 700sqm MLS	
	No.	%	No.	%	No.	%		
Supported	27	73%	24	73%	17	47%	18	51%
Not supported	9	24%	8	24%	18	50%	16	46%
Other	1	3%	1	3%	1	3%	1	3%
<b>Total</b>	<b>37</b>	<b>100%</b>	<b>33</b>	<b>100%</b>	<b>36</b>	<b>100%</b>	<b>35</b>	<b>100%</b>

Few submissions provided a reason for their stance. Those that did mainly related to the proposed subdivision lot size controls:

#### Minimum subdivision lot size

Ten submissions provided a comment on this issue. Of those that disagreed with the suggestion to continue to apply a 700sqm MLS control to R2 zoned land in the former The Hills LGA, reasons given included:

- It is unfair to be treated differently to other parts of the LGA.
- 550sqm should be applied across all areas, as the NSW Government trend is for smaller lots.

- A lower MLS would result in a better utilisation of land and would help ease housing affordability and provide more housing. This submission argued that a higher subdivision lot size will result in more granny flats being built, instead of larger free-standing family homes.

Reasons given in support of the 700sqm MLS control included:

- The area has larger average lot sizes than other parts of the LGA. Reducing MLS requirements would make the area look cramped. The wide frontages give houses an extensive and roomy appearance and reduces the amount of car movements and parking in the area.
- One submission recommended that a 700sqm MLS control be applied to all areas where dual occupancies are prohibited to protect these prohibition areas and prevent tree loss and increased density from subdivision.

Some submissions disagreed with a 550sqm MLS control being applied to land in the former Hornsby LGA (where the current requirement is 500sqm). Reasons given included:

- A lower MLS will allow the land to be better utilised and support family accommodation
- A lower MLS will help protect environmental assets
- Subdivision was an option when they purchased their property and it would provide an investment option to help fund retirement.

Reasons given in support of applying a 550sqm MLS to land in the former Hornsby area include:

- It would help retain the existing environmental assets of Beecroft. Smaller lots are causing long-term problems as larger dwellings are built, to the detriment of privacy, biodiversity and amenity. Especially where there are remnants of the Blue Gum High Forest which need space to survive.
- One submission requested that a MLS higher than 550sqm to be applied, arguing the area has an established large lot character distinguished by large setbacks and trees.
- Another submission raised concern with the amount of subdivision occurring in Epping and the resultant tree loss this is causing and landscaping that is not in keeping with the character of the suburb.

#### Other comments made

One submission made a general comment that they would prefer existing controls applying to the former Hornsby LGA to remain the same, arguing this area is socially, economically and environmentally distinct from the other parts of the LGA.

Two submissions commented on the suggested height controls. One requested that the development on neighbouring lots in the R2 zone not be allowed to be more than 2 storeys. Another argued that development on battle-axe lots should not be restricted to one storey as they are under the Parramatta DCP.

One submission made a general comment that increases in height and density controls should be resisted.

#### Officer response

- *It is recommended to adopt a minimum subdivision lot size of 550sqm across the LGA, except in certain low density areas in the former The Hills Council area, where it is recommended to retain the current 700sqm MLS requirement.*
- *It is also recommended to adopt a uniform maximum height control of 9 metres across the R2 zone and apply an FSR of 0.5:1 to areas that do not currently have one.*

#### Minimum subdivision lot size

Adopting a uniform minimum subdivision lot size of 550sqm across most residential areas will reduce the inconsistency in controls applying to different parts of the LGA, sometimes within the same suburb. Increasing the MLS requirement will assist with tree retention on sites and achieving better design outcomes from low density residential development by allowing for adequate setbacks, landscaping and deep soil zones.

Approximately 264 properties in the former Hornsby Council area will be impacted by the proposed change, which will increase the MLS requirement by 10%. A larger MLS is considered appropriate in this area as it has high levels of tree and vegetation coverage and a higher average lot size (approximately 828sqm). Parts of the former Hornsby Council area, such as Beecroft, are also characterised by their garden setting. A larger minimum lot size will assist with protection of this character. In exceptional circumstances, a minor variation to the MLS could be considered if it can be justified against the aims of the MLS provisions.

Approximately two properties in the former Holroyd Council area will be impacted by the change, which is considered of minor significance.

It is recommended to retain the existing 700sqm MLS applying to low density areas in the former The Hills Council area as a lower requirement would impact the established large lot character of these areas and risk tree and vegetation loss. This is consistent with the recommendation to apply dual occupancy prohibition to this area as a result of a number of overlapping constraints to intensification (refer to Section 4.1).

#### Height and FSR controls

The proposals to standardise height and FSR controls were broadly supported by submitters.

A FSR of 0.5:1 is typical across most low density zones across Sydney and is consistent with the controls applying to R2 land in other parts of the LGA. Such an approach will help maintain the low density character of R2 zoned neighbourhoods. Including an FSR control in the LEP will provide greater certainty to landowners and the community as to the density outcomes expected across the R2 zone.

Applying a height limit of 9 metres in R2 zones will allow dwellings to incorporate approximately two storeys, with better floor to ceiling heights. The increase of 50cm in the former Hornsby area will not have a significant impact on the density or appearance of development and will allow houses to better respond to topography. This height is compatible with the proposed FSR of 0.5:1 and allows for a good level of privacy and amenity in low density areas.

Further consideration will be given to the maximum building height on battle-axe lots as part of the preparation of the draft consolidated DCP.

## 5.2. Bringing consistency to the uses allowed in R2 zones

The Discussion Paper suggested some changes to the land uses that are allowed in the R2 zone to bring consistency across the LGA. Key suggestions included:

<b>Prohibit places of public worship in the R2 zone</b>	It was suggested to not allow new places of public worship (such as churches) in the R2 zone, in response to concerns about traffic, parking and noise impacts. This approach is consistent with the policies of Parramatta LEP. Existing places of public worship would be protected by rezoning to a SP1 Special Activity zoning.
<b>Prohibit indoor recreation facilities in the R2 zone</b>	It was suggested to not allow indoor recreation facilities (such as 24 hour gyms, squash courts and bowling alleys) in the R2 zone, in response to concerns over noise and traffic impacts. This would make areas under the Parramatta LEP consistent with the provisions of LEPs applying to other parts of the LGA.
	<u>Alternative option</u>
	An alternative approach would be to allow indoor recreation facilities in the R2 zone and rely on DCP controls to manage potential impacts.

#### Feedback received

37 submissions were received on prohibiting places of public worship. 45 submissions were received on prohibiting indoor recreation facilities. A majority of submissions were in support of both suggestions.



A breakdown of submissions is outlined in the table below.

**Table 5.2 Breakdown of submissions on harmonising land uses allowed in the R2 zone**

Stance	Prohibit places of public worship		Prohibit indoor recreation facilities	
	No.	%	No.	%
Support	25	68%	36	80%
Not supported	9	24%	8	18%
Other <sup>1</sup>	3	8%	1	2%
<b>Total</b>	<b>37</b>	<b>100%</b>	<b>45</b>	<b>100%</b>

Notes

<sup>1</sup> Includes survey responses that selected 'Neither agree nor disagree' or 'No opinion'

Several submissions provided reasons for their stance on permitting certain land uses in the R2 zone. These are summarised below:

#### Place of public worship

Reasons given for not supporting a prohibition on places of public worship (PoPW) in the R2 zone included:

- It is discriminatory and restricts freedom of expression of belief.
- Most new PoPW are designed for indoor use and would not have significant noise impacts.
- Traffic and parking impacts vary by location and should be assessed as part of the development application process, instead of through a blanket prohibition, which prevents any future community engagement in the planning process.
- Prohibition would prevent residents having quiet and small house churches in their homes.

Some submissions suggested that instead of a blanket prohibition, a more reasonable approach would be to limit the size of PoPW that can locate in the R2 zone (e.g. a maximum capacity of 120 seats), restrict operating hours and ensure they provide sufficient off-street parking for all cars to reduce impact on neighbours.

One submission from a faith group active in the LGA raised no objections, but suggested their additional sites in the R2 zone to be rezoned to SP1 Special Activity zoning.

#### Indoor recreation facilities

Submissions that provided additional comments on indoor recreation facilities were generally supportive of them being prohibited in the R2 zone due to concerns with noise and traffic impacts. Some submissions argued that they should not be permitted in any residential zone, in particular 24-hour gyms.

One submission that supported allowing indoor recreation facilities in the R2 zone suggested they should be managed by requiring a minimum number of parking spots on site. The Western Sydney Local Health District noted that indoor recreation facilities increase opportunities for residents to be physically active and socially connected, however, acknowledged that the appropriate location of facilities is the remit of Council to determine.

#### Other comments made

A small number of submissions made the following comments on other land uses in the R2 zone:

- One submission requested long day care centres should not be allowed in R2 Zones. Another suggested child care centres should not be allowed in small/narrow residential streets.
- One submission argued R2 zones should be reserved primarily for residential use and not for the following uses: neighbourhood shops, home industry, health services facilities, hostels and seniors housing. The submission argued these uses can have significant acoustic, traffic and amenity impacts and are not in keeping with the character of the area. It also argued that other LEPs do not allow these uses in the R2 zone.

- The Hills Shire Council recommended that Council adopt controls to prevent the proliferation of neighbourhood shops, as this could potentially weaken The Hills Shire Council's centre hierarchy.
- One submission requested restricting granny flats as they have negative impacts on environmental sustainability and liveability.

#### Officer response

- *It is recommended to prohibit places of public worship and indoor recreation facilities in all R2 Low Density Residential zones.*

#### Places of public worship

This proposal is not intended as a restriction on freedom of expression of belief. It is recognised that PoPW can provide important services to the community, however, this needs to be balanced with protecting the amenity of low density neighbourhoods.

As outlined in the Discussion Paper, the trend of recent applications for PoPW has been for larger premises that serve a broader catchment. These premises often provide associated services or programs to their respective communities and as a result tend to propose longer hours of operation across more days of the week than a traditional PoPW. This has the potential for amenity impacts such as those resulting from traffic and noise (e.g. from amplified music).

The former *Parramatta LEP 2001* included a limit on the size of the PoPW in certain residential zones. However, this policy was not able to be incorporated into the updated *Parramatta LEP 2011* as it did not accord with the State Government's Standard Instrument LEP template. Should the State Government's position on this change in the future, the potential for a similar policy to be reintroduced into the LEP could be considered at a later date.

Small informal gatherings (such as infrequent prayer or Bible study groups) that may be classified as home occupations or related to the usual use of a building as a home, would not be affected by the prohibition.

PoPW will continue to be permitted in all other zones, except public open space, environmental protection and waterway zones, providing opportunity for these facilities to be provided in the LGA. In order to protect existing lawful PoPW in low density zones, it is recommended to rezone these to SP1 Special Activity. Additional PoPW have been identified to be rezoned, following feedback received on the Discussion Paper (refer to Part 4 of the Planning Proposal report).

#### Indoor recreation facilities

Indoor recreation facilities are already prohibited in R2 zoned land in the LGA under the majority of LEPs (*Holroyd LEP 2013*, *Hornsby LEP 2013* and *The Hills LEP 2012*). It is proposed to extend this to the remainder of the R2 zone in the LGA.

Indoor recreation facilities cover a broad range of uses, some of which have the potential to significantly impact low density residential neighbourhoods. For example, there has been a noticeable increase in 24 hour gyms establishing in the LGA. These are not considered appropriate in R2 zones as indoor recreation facilities should ideally be located close to public transport and population centres, such as in R3 and R4 zones where they will continue to be allowed.

#### Other comments on permitted uses in the R2 zone

The following officer responses are provided in relation to other feedback received:

- The State Government has made child care centres a mandatory permitted use in R2 Low Density Residential zones. Council has no control over changing this. Proposed child care centres are required to meet the standards and controls set in the State Government's *Education and Child Care SEPP* and the associated *Child Care Planning Guideline*, which superseded any local controls that may be contained in Council's LEP or DCP. This means that Council is limited in the DCP controls it can put in place for child care centres.



- Health services facilities, seniors housing and granny flats are permitted in R2 zones under State Government planning policy (*Infrastructure SEPP*, *Seniors Housing SEPP* and *Affordable Rental Housing SEPP* respectively), which take precedence over provisions in an LEP. Further detail on proposed changes to permitted uses in the R2 zone are outlined in Appendix 3 of the Planning Proposal report.
- Hostels are generally of a similar size and scale to group homes (which are a mandated use in the R2 zone under the *Affordable Rental Housing SEPP*) and are generally staffed by social workers or support providers. Hostels differ from backpackers' accommodation which are form of tourist and visitor accommodation and which will be prohibited in the R2 zone. Historically, very few applications have been received for hostels in low density zones.
- Home industries are carried out within a home by its permanent resident/s. These are required to be small in scale (such as small scale photo printing, book binding and clothes manufacturing). A key requirement for home industries is that they must not interfere with the amenity of the surrounding neighbourhood, including in terms of noise, vibration, fumes, smoke, dust, and traffic.
- Neighbourhood shops are recommended to be restricted in size to 80sqm to minimise the potential for negative impacts on the surrounding area. They are meant to provide day-to-day convenience retailing for the immediate neighbourhood and are not expected to impact the viability of nearby local centres. Historically, very few applications have been received for neighbourhood shops in low density zones.

### 5.3. Harmonising design controls for detached housing

The Discussion Paper indicated Council's intention to create a single set of design controls for single detached houses that will apply across the LGA. The following key DCP controls were suggested for feedback:

<b>Site frontage:</b>	For proposed subdivisions, each new lot needs to be at least 15 metres wide
<b>Front setback:</b>	To match prevailing setbacks in the street (but no less than 6 metres and at least 10m along classified roads)
<b>Rear setback:</b>	30% of site length (but not less than 10 metres)
<b>Side setbacks:</b>	At least of 0.9m (1.2 metres where pedestrian entrance is from the side)
<b>Landscaping:</b>	At least 40% of the site (including a deep soil zone, which is to comprise at least 30% of site)
<b>Private open space:</b>	At least 100sqm of private open space per dwelling

#### Feedback on proposals

Approximately 32 submissions were received on each suggestion. Overall, feedback was mixed, with the highest support being for the suggested minimum site frontage requirement of 15 metres. Fewer people supported the other suggested controls. A breakdown of submissions is outlined in the table below.

**Table 5.3 Breakdown of submissions on design controls for detached housing**

Stance	Site frontage		Front setback		Rear setback		Side setback		Landscap- ing		Private open space	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agree	23	74%	12	38%	8	25%	13	39%	10	31%	12	38%
Disagree <sup>1</sup>	4	13%	16	50%	20	63%	16	48%	18	56%	16	50%
Other <sup>2</sup>	4	12%	4	12%	4	12%	4	12%	4	12%	4	12%
<b>Total</b>	<b>31</b>	<b>100%</b>	<b>32</b>	<b>100%</b>	<b>32</b>	<b>100%</b>	<b>33</b>	<b>100%</b>	<b>32</b>	<b>100%</b>	<b>32</b>	<b>100%</b>

Notes to table 5.3

<sup>1</sup> The online survey asked respondents to tick each suggested control they agreed with. Non-responses to a particular item have therefore been counted as "Disagree" however, could have been due to respondents not having an opinion on a particular suggestion or not wanting to respond.

<sup>2</sup> Includes survey responses that indicated they did not have an opinion on all of the suggested controls

Four submissions raised concerns with creating uniform controls for all areas of the LGA, arguing they should be varied to protect and enhance the unique characteristics of different suburbs. One submission also argued that individual site factors need to be taken into account. Both these submissions related specifically to the Epping area.

Setbacks

Several submissions relating to the suggested setback controls, raised the following points:

- One submission asserted the minimum setbacks in Hornsby DCP are inadequate to protect Beecroft's assets and requested stronger design controls be put in place.
- One submission requested if something could be done to ensure there are bigger setbacks (front, sides and rear), to help provide more liveable and sustainable suburbs and tackle urban heat.
- One submission recommended side setback should be 1.2 metres, instead of 900mm, due to overshadowing and to be consistent with the majority of the buildings in Winston Hills.
- Another submission recommended a side setback control of 1.5 metres for dwellings, instead of 900mm.
- Another submission recommended a side setback of 1 metre, but not less than 900mm.
- One submission supported the proposed setback requirement, but requested that the front setback control be properly enforced as there were many exemptions to this control in the area already.

Other comments made

Other comments made included:

- R2 zones must retain deep soil and existing large and medium canopies to reflect our cultural and ecological heritage and to address climate change pollution. Dwellings should be confined to 35% of the site.
- The trend towards larger dwellings has been detrimental to privacy, biodiversity and amenity of neighbourhoods.
- The Discussion Paper did not mention requirements for new development to restrict overshadowing of neighbouring properties.
- The current Parramatta DCP control limiting development on battle-axe lots to 4.5 metres should not be adopted as this would affect the value of property and mean less space was available for landscaping and trees. Two storey houses should be allowed on such sites.
- One submission made suggestions for strengthening the existing Parramatta DCP controls relating to Winston Hills Special Character Area.

Officer response

Feedback received on potential design controls will be considered further as part of preparation of the consolidated DCP. An officer response will be provided when the draft DCP is reported back to Council.

The focus of this work will be on putting in place strong and clear controls to achieve well designed low density housing. Any controls will be applied in addition to any area-specific controls that may be put in place for particular localities, such as those for Special Character Areas and HCAs.

It is noted however that DCP controls will only apply to development proposed through the development application pathway. On certain sites (such as those outside of heritage conservation areas) single dwellings are able to be approved through the complying development pathway. Such development is required to meet the requirements of the *Exempt and Complying Development Codes SEPP*, and not DCP controls.

## 6. Medium and high density residential zones

This section covers feedback on issues relating to the R3 Medium Density Residential zone and R4 High Density Residential zone.

### 6.1. Applying consistent height and density controls to the R3 zone

The Discussion Paper included the following suggestions for feedback:

<b>Apply a consistent height limit of 9 metres across the R3 zone</b>	It was suggested to apply a maximum height of 9m to R3 zoned land across the LGA. This is consistent with controls in The Hills and Auburn LEPs, but would reduce height limits in areas under the Parramatta and Hornsby LEPs where height limits of 11 and 12 metres generally apply. It was suggested that height controls approved as part of precinct-based planning would not be changed.
<b>Apply a floor space ratio (FSR) of 0.6:1 across the R3 zone (except in Newington)</b>	It was suggested to apply a maximum FSR control of 0.6:1 to R3 zoned land, to be consistent with the controls in the Parramatta LEP. Any sites with an FSR below 0.6:1 will not be changed. An exception would be the suburb of Newington, where it was suggested to retain the current FSR of 0.75:1.
<b>Not apply a minimum development lot size for medium density housing</b>	It was suggested to remove the requirement in The Hills LEP for sites to be at least 1,800sqm in order to build medium density housing (such as townhouses). Other design controls will be used to ensure good design outcomes are achieved.  An exception to this was suggested for manor house developments (apartments blocks of three to four units), where a 600sqm minimum site size requirement was suggested.

#### Feedback received

A small number of submissions were received on each suggestion. A majority of responses supported applying a maximum height of 9m to the R3 zone. The feedback on the other issues was more mixed. A breakdown of submissions is outlined in the table below.

**Table 6.1 Breakdown of submissions on height and density controls for the R3 zone**

Stance	Reduce maximum heights to 9m		Apply an FSR of 0.6:1 (or 0.75:1 in Newington)		No MLS for medium density housing	
	No.	%	No.	%	No.	%
Supported	14	70%	8	50%	7	50%
Not supported	6	30%	6	38%	5	36%
Other <sup>1</sup>	-		2	12%	2	14%
<b>Total</b>	<b>20</b>	<b>100%</b>	<b>16</b>	<b>100%</b>	<b>14</b>	<b>100%</b>
<b>Notes</b>						
<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'						



Two submissions provided a reason for their stance. One submission from a Silverwater resident suggested a height limit of 11 metres be applied (the current height limit in this area is 9 metres) and that apartment buildings be allowed on all R3 zoned land.

The other submission from a North Parramatta resident requested that the existing 11 metre height limit applying to the area be retained, arguing that a 9 metre height limit would lead to less attractive roof design (e.g. flat roofs) dominating the landscape. The submission also suggested:

- an FSR of 0.75:1 be applied to the R3 zone, arguing that too much valuable real estate is lost with low FSRs, especially on sites in close proximity to Parramatta CBD.
- given the pattern of small lot sizes in North Parramatta, Council should be more flexible in allowing manor houses on lot sizes smaller than 600sqm. This could engender innovative residential design that is fit for purpose.

#### Officer response

- *It is recommended to reduce the maximum building height applying to R3 zoned land to 9m, where existing controls are currently higher than this.*
- *It is recommended to reduce the floor space ratio applying to R3 zoned land at Silverwater from 0.75:1 to 0.6:1 and to apply a FSR of 0.6:1 to other R3 zoned land where an FSR is not currently applied.*
- *It is recommended to introduce a minimum lot size control of 600sqm for manor houses, but to not apply a minimum lot size control to other forms of medium density housing.*

#### Comments on height control

The recommended change will impact R3 zoned sites within the former Parramatta and Hornsby Council areas, and is consistent with the controls currently applying to R3 zoned land in the former The Hills and Auburn Council areas. The intent of this change is to achieve better design outcomes on medium density housing sites, and not to reduce the development potential of land.

With regard to sites within the former Parramatta City Council area, the proposed change will reduce heights by between 2 and 0.2 metres. Existing FSR controls will not be changed. Within the former Hornsby Council area, the recommended change will reduce heights by 3 metres on approximately 52 sites. No FSR currently applies to this land, though it is recommended to apply an FSR of 0.6:1 to this land (see below). The proposed changes are considered compatible with the intention to prohibit residential flat buildings in the R3 zone and to reserve these zones solely for medium density housing forms.

The proposed changes will be supported by a review of DCP requirements for medium density housing to further facilitate the delivery of well-designed medium density housing.

#### Comments on floor space ratio control

This recommended change will impact approximately 220 properties in the Silverwater suburb, excluding those that have already been developed for medium density housing. This change will bring consistency across R3 zoned land in the LGA. A FSR of 0.6:1 is also more compatible with the existing 9m height limit applying to this land, which is recommended to be retained. A lower FSR will improve amenity and design outcomes of development in the area, including allowing more space on-site for setbacks, landscaping and open space.

Applying a FSR of 0.6:1 to R3 zoned sites that do not currently have one will help bring consistency to the local planning framework and provide greater certainty to landowners and the community as to the density outcomes expected across the R3 zone.

#### Comments on minimum lot size control

Urban design testing has indicated that a lot size of 600sqm is the minimum necessary to achieve a good design outcome for manor houses, which contain between three or four dwellings. This minimum lot size is also consistent with the requirements of the *Low Rise Medium Density Housing Code*, which, once introduced into the LGA, will allow manor houses to be built through complying development.

A minimum lot size requirement is not considered necessary for other forms of medium density housing as other site factors, such as site width, are more critical determinants of a good design outcome. This is particularly the case given that, unlike manor houses, the number of homes provided in developments such as townhouses, will vary from scheme to scheme depending on site conditions.

## 6.2. Rezoning of certain sites in the R3 zone

The Discussion Paper sought feedback on:

<b>Rezone some sites from R3 to R2</b>	<p>To address concerns over the impact of small lot medium density housing (such as manor houses) in certain areas, it was suggested to rezone the following sites from R3 Medium Density Residential to R2 Low Density Residential:</p> <ul style="list-style-type: none"> <li>• Properties at 2-4 Speers Road and 1-8 Jean Street, North Rocks</li> <li>• Properties fronting Lawndale Avenue, Riviera Avenue and 327-353 North Rocks Road, North Rocks</li> </ul>
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### Feedback on proposals

Four submissions were received on this issue, two in support of the suggestion and two against.

Both submissions objecting to the rezoning raised concern with the loss of development potential on these sites, arguing that at the very least the sites should be allowed to be developed for dual occupancies given their proximity to transport and services and the contribution to housing supply and choice this would provide. One submission noted that neighbouring properties in the street had recently been redeveloped for larger homes and dual occupancy development would not look out of place in this context.

### Officer response

- *It is recommended to proceed with the rezoning of the subject sites from R3 Medium Density Residential to R2 Low Density Residential, as outlined in the Discussion Paper.*

This change will impact approximately 68 properties in the North Rocks area. Given the relatively small number of properties involved, this change is not anticipated to have a significant impact on housing supply in the LGA.

Current planning policies and controls applying to these sites require a minimum lot size of 1,800sqm for development of medium density housing, which would require the individual lots to be merged, as none of the sites in these locations is large enough to be developed on its own. This has not occurred and these areas have maintained a low density character with mainly single detached housing despite the R3 zoning.

Allowing medium density housing to be built on small individual lots in this area is not considered appropriate as many sites are irregularly shaped and arranged in a subdivision pattern that would make it difficult to achieve a well-designed medium density housing outcome. A low density residential zoning is considered more appropriate, in keeping with the existing built form.

The constraints analysis undertaken to inform the dual occupancy prohibition areas also identified most of the sites (62 out of the 68) as having at least a moderate level of constraints to dual occupancy development and are also in proximity to land with significant constraints. For this reason, these sites are included in the recommended dual occupancy prohibition areas.



### 6.3. Applying consistent height and density controls to the R4 zone

The Discussion Paper included the following suggestions for feedback:

<b>Apply an FSR to sites that don't currently have one.</b>	It was suggested to retain existing height and FSR controls for R4 zoned land, but to apply an FSR to sites in the former Hornsby and The Hills council areas where there is currently not one applied. Suggested FSRs for such sites were included in the Discussion Paper.
<b>Not apply a minimum development lot size for high density housing</b>	<p>It was suggested to remove the requirement in The Hills LEP for sites to be at least 4,000sqm in order to build high density housing (such as apartments). Other design controls will be used to ensure good design outcomes are achieved.</p> <p>An exception to this was suggested for manor house developments (apartments blocks of three to four units), where a 600sqm minimum site size requirement was suggested.</p>

#### Feedback received

15 submissions were received on each suggestion. Feedback was mixed, though there was a majority in support of the suggested FSR options. A breakdown of submissions is outlined below.

**Table 6.3 Breakdown of submissions on FSR and minimum lot size controls for the R4 zone**

Stance	Retain existing height and FSR controls		Apply FSR to sites that don't have one		No MLS for high density housing	
	No.	%	No.	%	No.	%
Supported	8	53%	9	60%	6	40%
Not supported	6	40%	3	20%	7	47%
Other <sup>1</sup>	1	7%	3	20%	2	13%
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>
<b>Notes</b>						
<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'						

Only two submissions provided further comment on these issues. Both welcomed the introduction of FSR controls to the R4 zone in Epping and advocated for them to be enforced. One submission raised concern that appeals in the NSW Land and Environment Court were effectively subverting local controls.

One submission recommended that Council adopt a control that regulates the maximum number of apartment units that can be built in an area. Another recommended a ratio of one apartment building per 10,000sqm of buildable space.

#### Officer response

- *It is recommended to progress the proposed height and FSR options for R4 zoned land, being to retain existing height and FSR controls where these exist and apply new FSR controls, matched to current height limits, to sites that do not currently have one applied.*
- *It is also recommended to not apply a minimum lot size control to residential flat buildings.*

The aim of height and FSR controls is to place a limit on the amount of development that can occur in a particular area, taking into account the constraints and opportunities that exist in an area, such as proximity to transport and services, and potential impacts on traffic and adjoining areas. Existing controls applied to R4 zoned land reflect the specific conditions of different locations. Consequently applying the same height and FSR controls to all R4 zoned land is not considered appropriate.

Applying an FSR to sites that do not currently have one (land within the former Hornsby and The Hills LGAs) will help bring consistency to the local planning framework and provide greater clarity to landowners and the community as to the development outcomes expected on sites zoned for high

density development. Matching FSRs to existing height controls will ensure they are appropriate and consistent with the intended density and built form outcomes on a particular site.

A minimum development lot size requirement is not considered necessary for high density housing as other site factors, such as site width, are more critical determinants of a good design outcome. This is particularly the case given that the size of apartment developments varies from site to site and good quality buildings can be achieved on a range of site sizes.

With regard to appeals to the Land and Environment Court, this process is established under the *Environmental Planning and Assessment Act 1979* and cannot be varied by Council. A commissioner or judge hearing the appeal will provide a judgement based on the merits of the application, as well as any expert evidence. Having in place strong and clear development controls, such as by applying FSRs to sites, will assist with Council making a case against overdevelopment.

#### 6.4. Bringing consistency to the land uses allowed in R3 and R4 zones

The Discussion Paper suggested some changes to the land uses that are allowed in the R3 and R4 zones to bring consistency across the LGA. Key suggestions included:

<b>Prohibit residential flat buildings in the R3 zone</b>	It was suggested to not allow apartment blocks in the R3 zone, consistent with the majority of LEPs.
<b>Allow indoor recreation facilities in the R3 and R4 zones</b>	It was suggested to allow indoor recreation facilities (such as 24 hour gyms, squash courts and bowling alleys) in the R3 and R4 zones consistent with the majority of LEPs applying in the LGA.

#### Feedback received

A small number of submissions were received on these issues and overall were supportive of the suggestions. A breakdown of submissions is outlined in the table below.

**Table 6.4 Breakdown of submissions on harmonising land uses allowed in the R3 and R4 zones**

Stance	Prohibit apartments in R3 zones		Allow indoor recreation facilities in the R3 zone		Allow indoor recreation facilities in the R4 zone	
	No.	%	No.	%	No.	%
Support	13	65%	9	64%	11	73%
Not supported	7	35%	5	36%	3	20%
Other <sup>1</sup>	-		-		1	7%
<b>Total</b>	<b>20</b>	<b>100%</b>	<b>14</b>	<b>100%</b>	<b>15</b>	<b>100%</b>

Notes:

<sup>1</sup> Includes survey responses that selected 'Neither agree nor disagree' or 'No opinion'

#### Comments relating to apartments

Two submissions in support of residential flat buildings (RFBs) in the R3 zone provided additional comments. One submission suggested that lots over 800sqm should be allowed to develop both medium and high-density housing to increase density around roads and railways. Another suggested that small apartment blocks (such as manor houses) should be allowed to be built in these locations to enhance the effective use of land.

The Western Sydney Local Health District provided a general comment in support of increased density however, acknowledged it is the remit of Council to determine where to allow RFBs.

One submission indicated it supported the prohibition of RFBs in the R3 zone due to potential noise impacts.

#### Comments relating to indoor recreation facilities

Two submissions provided further comment on this issue. One indicated it supported indoor recreation facilities in higher density zones as part of mixed-use developments, such as part of commercial uses permitted at street level.

One submission, from the Sydney Olympic Park Authority, supported permitting indoor recreation facilities in R4 zones as an alternative to relying on facilities provided within the common areas of apartment blocks, which can vary in quality and require ongoing maintenance.

#### Officer response

- *It is recommended to prohibit apartments in the R3 zone*
- *It is recommended to allow indoor recreation facilities in the R3 and R4 zones*

#### Residential flat buildings

Currently, only Hornsby LEP allows residential flat buildings (RFBs) in the R3 zone. Allowing this form of development within the R3 zone is not considered desirable as it would result in a loss of distinction between medium and high density zones and could limit the provision of different forms of housing in areas close to transport and services.

Extending the prohibition of RFBs to R3 zoned land in the former Hornsby Council area would impact approximately 52 properties which have not yet been built out for medium density housing. It is considered that the supply of apartment-style housing in this area is adequately provided for within the adjoining R4 and B2 zoned land in Epping Town Centre.

Prohibiting RFBs would be consistent with the housing that has already been built in this area. With the exception of sites fronting Maida Road, no RFBs have been constructed on R3 zoned land in this area (though it is noted Council is currently assessing a development application for an RFB at 21 Derby Street, Epping).

Prohibiting RFBs would not prevent small apartment blocks of 3 to 4 units (called 'manor houses') being built on some sites in the future once the State Government's *Low Rise Medium Density Housing Code* comes into effect in the LGA.

#### Indoor recreation facilities

Locating indoor recreation facilities in R3 and R4 zones will provide opportunities for a broad range of recreation facilities, such as gyms, swimming pools and squash courts to be located close 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 will be used to manage potential negative impacts of development in these areas.

### 6.5. Harmonising design controls for medium and high density housing

The Discussion Paper indicated Council's intention to create a single set of design controls for medium and high density housing that will apply across the LGA. The following key DCP controls were suggested:

	Townhouses/Villas	Terraces	Manor houses	Residential flat buildings
<b>Minimum site frontage width:</b>	24 metres (each dwelling to be at least 5m wide)	18 metres (each dwelling to be at least 5m wide)	15 metres	24 metres
<b>Front setback:</b>	To match prevailing setbacks (but at least 6m or 10m along classified roads)			
<b>Minimum rear setback:</b>	7 metres, plus 3.5m between	7 metres	30% of site length (but not less than	6m (2-4 storeys) 9m (5-8 storeys)



	Townhouses/Villas	Terraces	Manor houses	Residential flat buildings
	rows of housing		10 metres)	12m (9+ storeys)
Minimum side setback:	0.9 metres (4.5m for side entrances)	0.9 metres (1.2m for side entrances)	0.9 metres (1.2m for side entrances)	As per <i>Apartment Design Guide</i>
Minimum landscaped area:	40% of site (incl. 30% deep soil zone), plus 1m landscaped strip along driveway	40% of the site (including a deep soil zone equal to at least 30% of site)	40% of site (incl. 30% deep soil zone), plus 1m landscaped strip along driveway	40% of site (incl. 30% deep soil zone), plus 1m landscaped strip along driveway
Minimum private open space:	40sqm per dwelling	40sqm per dwelling	1 bed/studio: 8sqm 2+ bed: 12sqm Ground floor unit: 16sqm	As per <i>Apartment Design Guide</i>
Dwelling mix	For schemes of 10+ dwellings, 20% must have 3 or more bedrooms.	For schemes of 10+ dwellings, 20% must have 3 or more bedrooms.	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	15% dwellings to meet <i>Liveable Housing Guidelines</i> (2012) silver level design.			

#### Feedback received

Feedback on these suggestions was mixed. Across each development type, the highest support was for the suggested minimum site frontage requirements. Fewer submissions supported the other suggested controls. A breakdown of submissions is outlined in the tables below.

**Table 4.6A Breakdown of submissions on design controls for townhouses and villas**

Stance	Site frontage		Front setback		Rear setback		Side setback		Landscaping		Private open space		Dwelling mix		Adaptable housing	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agree	8	53%	7	47%	3	20%	7	47%	3	20%	3	20%	5	33%	5	33%
Disagree <sup>1</sup>	4	27%	5	33%	9	60%	5	33%	9	60%	9	60%	7	47%	7	47%
Other <sup>2</sup>	3	20%	3	20%	3	20%	3	20%	3	20%	3	20%	3	20%	3	20%
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>

#### Notes

<sup>1</sup> The online survey asked respondents to tick each suggested control they agreed with. Non-responses to a particular item have therefore been counted as "Disagree" however, could have been due to respondents not having an opinion on a particular suggestion or not wanting to respond.

<sup>2</sup> Includes survey responses that indicated they did not have an opinion on all of the suggested controls

**Table 4.6B Breakdown of submissions on design controls for terraces**

Stance	Site frontage		Front setback		Rear setback		Side setback		Landscaping		Private open space		Dwelling mix		Adaptable housing	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agree	9	60%	6	40%	3	20%	5	33%	3	20%	5	33%	6	40%	5	33%
Disagree <sup>1</sup>	5	33%	8	53%	11	73%	9	60%	11	73%	9	60%	8	53%	9	60%
Other <sup>2</sup>	1	7%	1	7%	1	7%	1	7%	1	7%	1	7%	1	7%	1	7%
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>

Notes to Table 4.6B

<sup>1</sup> The online survey asked respondents to tick each suggested control they agreed with. Non-responses to a particular item have therefore been counted as "Disagree" however, could have been due to respondents not having an opinion on a particular suggestion or not wanting to respond.

<sup>2</sup> Includes survey responses that indicated they did not have an opinion on all of the suggested controls

**Table 4.6C Breakdown of submissions on design controls for manor houses**

Stance	Site frontage		Front setback		Rear setback		Side setback		Landscaping		Private open space		Dwelling mix		Adaptable housing	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agree	8	53%	7	47%	3	20%	7	47%	3	20%	3	20%	5	33%	5	33%
Disagree <sup>1</sup>	4	27%	5	33%	9	60%	5	33%	9	60%	9	60%	7	47%	7	47%
Other <sup>2</sup>	3	20%	3	20%	3	20%	3	20%	3	20%	3	20%	3	20%	3	20%
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>

Notes

<sup>1</sup> The online survey asked respondents to tick each suggested control they agreed with. Non-responses to a particular item have therefore been counted as "Disagree" however, could have been due to respondents not having an opinion on a particular suggestion or not wanting to respond.

<sup>2</sup> Includes survey responses that indicated they did not have an opinion on all of the suggested controls

**Table 4.6D Breakdown of submissions on design controls for residential flat buildings**

Stance	Site frontage		Front setback		Rear setback		Side setback		Landscaping		Private open space		Dwelling mix		Adaptable housing	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Agree	9	60%	6	40%	3	20%	5	33%	3	20%	5	33%	6	40%	5	33%
Disagree <sup>1</sup>	5	33%	8	53%	11	73%	9	60%	11	73%	9	60%	8	53%	9	60%
Other <sup>2</sup>	1	7%	1	7%	1	7%	1	7%	1	7%	1	7%	1	7%	1	7%
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>	<b>15</b>	<b>100%</b>

Notes

<sup>1</sup> The online survey asked respondents to tick each suggested control they agreed with. Non-responses to a particular item have therefore been counted as "Disagree" however, could have been due to respondents not having an opinion on a particular suggestion or not wanting to respond.

<sup>2</sup> Includes survey responses that indicated they did not have an opinion on all of the suggested controls

Several submissions provided additional comments on these issues, relating mainly to suggested setback controls:

Comments on suggested setback controls

Some submissions made suggestions for alternative setback controls, including:

- Front setback should match established setbacks, with a minimum of 3 – 4 metres.
- Front setbacks should match established setbacks, but there should be no minimum.
- Apartments should be set back from the street alignment sufficiently for future widening of the road to enable better two-way traffic flow.
- Rear setbacks should be 15% site length to allow for flexibility for RFBs.
- Rear setback for medium density housing should be 5 metres, instead of 7 metres, as this is more in keeping with the existing requirements of other Council's controls (including The Hills).

Comments on landscaping and open space controls

Overall, there was less support for the suggested deep soil zone requirements than for the landscaping requirements. Comments received on this issue included:

- Landscaping, deep soil and private open space controls should be consistent with State Government's Apartment Design Guide. Any duplication between the ADG and DCP should be removed.
- RFBs should be allowed to be built in the R3 zone with a minimum private open space requirement of 20sqm and minimum landscaped area of 20% of the total site area.



- Supports the introduction of a 40sqm minimum private open space/landscape requirement per dwelling to mitigate both heat and privacy issues in higher density living.
- More grass should be encouraged around development, with minimal use of concrete and hard reflective surfaces. Controls should also stipulate the minimum amount of trees to be planted.

#### Other comments made

Other comments made by submissions include:

- The R3 zone should allow for more terrace-style housing. These are far more attractive and functional than RFBs and offer better housing choice to prospective residents.
- Dwelling mix requirements for RFBs should require only 10% of apartments to be 3 bedrooms.
- Another submission recommended more flexibility in relation to dwelling size and mix to respond to the changing market demand and allow greater housing diversity and affordability.

#### **Officer response**

The feedback received will be considered further as part of preparation of the consolidated DCP. An officer response will be provided when the draft DCP is reported back to Council.

The focus of this work will be on putting in place strong and clear controls to achieve well designed medium and high density housing. Any controls will be applied in addition to any area-specific controls that may be put in place for particular localities.

#### **6.6. Other feedback received**

Some submissions made general comments or provided feedback on other aspects of LEP and DCP controls relating to medium and high density residential development. These are summarised below alongside officer responses.

##### **Requests for increasing densities on specific sites**

Several submissions argued for specific sites or areas to be rezoned to enable an increase in densities. Arguments given for this included:

- proximity public transport, universities, or strategic centre,
- the site adjoins higher density development, or
- rezoning would support a better mix of housing.

#### Officer response

In response to the above, it is noted that the scope of the LEP and DCP harmonisation process does not include rezoning of individual sites for higher densities. Any rezonings of this nature would need to be subject to separate planning proposal processes and supported by the necessary in-depth technical studies. Any proposals would need to be consistent with Council's Local Housing Strategy and Local Strategic Planning Statement.

##### **General concerns with overdevelopment in the LGA**

Several submissions raised general concerns with increasing densities in certain parts of the LGA, in particular the amount of apartments being built in areas such as Epping, Carlingford, Telopea and Melrose Park.

Some submissions requested specific areas be downzoned to lower densities, such as land adjoining bushland, or turning high density zones into medium density. One submission suggested that Council reduce the number of areas zoned for high density residential and instead add more areas for low and medium density housing.

Officer response

Council has currently prepared a draft Local Housing Strategy, which identifies how the local area's housing needs will be met over the next 20 years, including the locations in which housing growth will be focused. Key priorities of the draft LHS are:

- Aligning and sequencing housing growth with existing transport and planned improvements.
- Ensuring community infrastructure is adequately funded and delivered in alignment with homes.
- Growth precincts innovate excellence in place-based outcomes with diverse and affordable housing to suit residents' needs.
- City of Parramatta's low density residential neighbourhoods to retain local character, provide housing diversity and preserve future housing opportunity.

The LEP and DCP harmonisation process will help deliver on these priorities by finalising a review of dual occupancy and medium density residential zone provisions and putting in place a consistent set of policies to guide the assessment of applications for new housing development.

Individual growth precincts are subject to their own detailed strategic planning processes, which includes consultation with the community and stakeholders. In addition to this, as part of the development application process, there is further consultation with the community before major redevelopment takes place.

To support growth, Council is in the process of preparing a new development contributions plan for the LGA to ensure that new development that increases demand for public infrastructure, such as open space and community facilities, contributes to provision of this infrastructure.

**Comments relating to the Epping Planning Review**

Several submission were received that raised issues specific to development in the Epping town centre, including:

- Concerns with traffic congestion associated with ongoing development in the town centre.
- Concerns that there is a lack of green space in the LGA to accommodate increased development, particularly in North Epping.
- One submission sought assurances land identified for acquisition on the *Hornsby LEP 2013* Land Reservation Acquisition Map will be carried over into the new harmonised LEP.
- Another submission requested that the rezoning of the Rose Street Precinct be progressed.

Officer response

The Epping Planning Review will continue to operate as a separate strategic planning process to the LEP and DCP Harmonisation process. These submissions have been forwarded to the Epping Planning Review team for consideration.

With regard to the Land Reservation Acquisition Map, the only changes being proposed through the Harmonisation process relate to the removal of sites which have already been acquired or dedicated to Council and minor changes to map labels (refer to Section 2.3 of the Planning Proposal report).

It is also noted that Council has prepared a draft Community Infrastructure Strategy, which outlines priorities for future community infrastructure to meet the community's needs, including open space and recreation.

## 7. Non-residential zones

This section covers feedback relating to the type of development that should be allowed in non-residential areas of the LGA.

### 7.1. Local and neighbourhood centres

The Discussion Paper suggested some changes to the land uses that are allowed in local and neighbourhood centres across the LGA (B1 Neighbourhood Centre zone and B2 Local Centre zone). Key suggestions included:

<b>Restrict residential accommodation</b>	<p>It was suggested to only allow housing in the B1 Neighbourhood Centre zone and B2 Local Centre zone if it is above ground floor retail or business premises (called "shop top housing"). This is consistent with Parramatta LEP controls.</p> <p><u>Alternative option</u></p> <p>An alternative option would be to allow a greater range of ground floor uses below housing, including community uses.</p>
<b>Prohibit tourist and visitor accommodation</b>	<p>It was suggested to not allow tourist and visitor accommodation (such as hotels) in Neighbourhood Centres (B1 zone) due to the potential for noise, parking and traffic impacts. Small bed and breakfasts would still be allowed.</p>

#### Feedback received

A small number of submissions responded to these suggestions; the majority of which were generally in support. A breakdown of submissions is outlined in the table below.

**Table 7.1 Breakdown of submissions on harmonising land uses allowed in the B1 and B2 zones**

Stance	Only allow shop-top housing		Prohibit tourist and visitor accommodation in B1 zone	
	No.	%	No.	%
Support	10	53%	11	79%
Not supported	8	42%	2	14%
Other <sup>1</sup>	1	5%	1	7%
<b>Total</b>	<b>19</b>	<b>100%</b>	<b>14</b>	<b>100%</b>

#### Notes

<sup>1</sup> Includes survey responses that selected 'Neither agree nor disagree' or 'No opinion'

Eight submissions supported the alternative option to allow apartments above a mixture of ground floor uses, including community uses. Three submissions provided additional feedback on why they supported the alternative option, reasons given included:

- Retail should not be provided as the default in economically unviable locations. This potentially diminishes the streetscape with empty shops.
- There is a lack of new affordable spaces for community uses and small businesses (eg. podiatrists, physios, accountants, florists, delicatessens).
- The alternative option will ensure the objectives of the zone are met by encouraging construction of mixed-use buildings that integrate suitable commercial, residential and other developments.

No additional comments were received relating to visitor accommodation in the B1 and B2 zones.

#### Officer response

- *It is recommended to allow residential flat buildings in the B1 and B2 zones, but only where space is provided at ground floor for business, community and other non-residential uses.*
- *It is recommended tourist and visitor accommodation is prohibited in the B1 zone, with the exception of small bed and breakfasts.*

Following consideration of feedback, it is recommended to allow apartments in B1 and B2 zones, but only if non-residential uses are provided on the ground floor. This will allow for a broader range of land uses to be provided at street level than could be provided if only 'shop top housing' was allowed in these zones, as 'shop top housing' is limited to retail and business premises. Under the recommended approach, additional uses such as community facilities and medical centres would also be able to be provided along street frontages.

Prohibiting tourist and visitor accommodation in neighbourhood centres (B1 zones) is consistent with the approach under the majority of LEPs that currently apply in the LGA. These centres tend to be located within low density neighbourhoods and only small bed and breakfast accommodation (limited to a maximum of 3 bedrooms) is considered appropriate due to the potential for unacceptable amenity and traffic impacts larger forms of accommodation could bring. Bed and breakfast accommodation are already permitted in all R2 Low Density Residential zones.

#### 7.2. Industrial zones

The Discussion Paper suggested some changes to the land uses that are allowed in General Industrial areas (IN1 zones) and Light Industrial areas (IN2 zones). Key suggestions included:

<b>Prohibit child care centres</b>	<p>It was suggested to 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. This is consistent with the policy under Auburn LEP.</p> <p><u>Alternative option</u></p> <p>An alternative approach would be to 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. This is consistent with the policy under Parramatta and The Hills LEPs.</p>
<b>Prohibit tourist and visitor accommodation</b>	<p>It was suggested to not allow tourist and visitor accommodation in the IN1 zone, consistent with the controls of the majority of LEPs. Industrial areas are not considered ideal locations for this type of use.</p> <p><u>Alternative option</u></p> <p>An alternate approach would be to allow tourist and visitor accommodation in some industrial locations.</p>
<b>Allow food and drink premises</b>	<p>It was suggested to allow all types of food and drink premises (such as cafes, pubs and restaurants) in the IN1 zone to provide services for workers. This is consistent with the majority of LEPs applying in the LGA.</p>
<b>Prohibit function centres and registered clubs</b>	<p>It was suggested to not allow these uses, consistent with the majority of LEPs.</p>

#### Feedback received

A small number of submissions were received for each of these suggestions – responses were generally mixed. Prohibiting child care centres and allowing food and drink premises in industrial areas attracted the most support. A breakdown of submissions is outlined in the table below.



Table 7.2 Breakdown of submissions on land uses in industrial zones

Stance	Prohibit child care centres		Prohibit tourist and visitor accommodation		Allow food and drink premises		Prohibit function centres and registered clubs	
	No.	%	No.	%	No.	%	No.	%
Supported	14	56%	7	41%	10	62%	4	27%
Not supported	10	40%	7	41%	3	19%	8	53%
Other <sup>1</sup>	1	4%	3	18%	3	19%	3	20%
<b>Total</b>	<b>25</b>	<b>100%</b>	<b>17</b>	<b>100%</b>	<b>16</b>	<b>100%</b>	<b>15</b>	<b>100%</b>

**Notes**<sup>1</sup> Includes survey responses that selected 'Neither agree nor disagree' or 'No opinion'

Some submissions provided additional comments, these are outlined below:

One submission made a general comment, requesting that social and health issues relating to amenity, pollution and contamination must be carefully considered in relation to non-industrial uses in industrial areas.

Comments on child care centres

The majority of submissions supported prohibiting child care centres in industrial zones. This included two Government agencies – NSW Environment Protection Authority and Western Sydney Local Health District. Both these agencies were concerned that siting child care centres in industrial areas can have harmful impacts, particularly in regards to noise and air quality for both children and staff. Other submissions received also echoed these concerns. Other concerns included the potential for child care centres to restrict future development of some industrial uses because of the need to consider impacts on children and staff.

One submission was broadly supportive of the idea of prohibiting child care centres in industrial zones, but raised concerns that it could result in more applications for these uses in the R2 Low Density Residential zone. It suggested that there needed to be additional controls put in place for child care centres in R2 zones restricting their size, opening hours and to better manage traffic impacts.

Of those submissions that did not support a blanket prohibition on child care centres in industrial zones, one recommended allowing them on specific sites where there was not unacceptable noise or pollution levels.

A submission on behalf of a landowner in the North Rocks Industrial Area provided the following arguments against prohibiting child care centres on the site:

- They would support local workers and nearby residents.
- Prohibiting child care centres in industrial areas is not consistent with the provisions of current State Government planning policy.
- Potential amenity issues can be solved through smart design, such as elevated or roof top open space where ground floor open space is impractical.
- Acoustic impacts on a child care centre are acknowledged and addressed by relevant criteria in the *AAAC Guideline for Child Care Centre Acoustic Assessment*.
- State Government policy contains additional assessment criteria for child care centres in industrial areas to minimise conflicts with adjoining industrial uses and ensure the safety and health of people using or visiting the centre. The *Child Care Planning Guideline* issued by the State Government also needs to be taken into account. It contains extensive additional guidance on the location, design and operation of centres.

Comments on tourist and visitor accommodation

The submissions received on this issue were mixed and few provided further comments in support of their position.

One resident in support of prohibiting these uses in industrial areas made the point that as a keen traveller they would be hesitant staying in an area which may not have any people on the street at



night and is far from public transport. The submissions was also concerned that upgrading an industrial building to accommodation may not provide good results.

Two submissions indicated support for allowing tourist and visitor accommodation on some industrial sites. One of these submissions requested that these uses continue to be allowed in the North Rocks Industrial Area. The following reasons were given:

- Tourist and visitor accommodation is currently allowed on the site under *The Hills LEP 2012*.
- As with other industrial areas, North Rocks is affected by global and regional economic trends and is required to respond and evolve in order to ensure its ongoing viability as employment land.
- While the precinct would not have a major role in the supply of tourist accommodation, the ability to provide some tourist and visitor accommodation to support employment in the precinct and visitors to other land uses such as the Korean Presbyterian Church is considered appropriate.

#### Comments on food and drink premises

There was general support for allowing these uses in industrial areas to support local workers. The Western Sydney Local Health District recommended Council ensures a mix of retail which promotes the geographical availability of different types of healthy food and drink premises by enforcing limits on the concentration of fast food and alcohol outlets within IN1 zones. The submissions also recommended Council include an objective in the DCP which encourages the geographical availability of different types of healthy food and drink premises within IN1 zones to limit the concentration of fast food and alcohol outlets.

#### Comments on registered clubs

Just over half the submissions received on this issue supported allowing registered clubs in the IN1 zone. One submission on behalf of a landowner in the North Rocks Industrial Area made the following arguments:

- Registered clubs come in many shapes and sizes and can be associated with a diverse range of activities, including cultural, social and sporting pursuits.
- Many small clubs, particularly those associated with indoor sporting activities, cannot locate in commercial areas due to cost and land requirements. These indoor sporting facilities are more often found in industrial areas and co-locating club facilities with the sporting facilities is logical and appropriate.
- Potential amenity impacts can be addressed on a site by site basis.
- A blanket prohibition would limit land supply for these smaller types of registered clubs that provide important facilities for the community.

#### Comments on artisan food and drink premises

The Discussion Paper suggested to prohibit artisan food and drink premises (such as craft breweries) in the IN3 Heavy Industrial zone. Two submissions were received from landowners in Camellia objecting to this. The reasons given were:

- A greater diversification of land uses would support employment growth and intensification in Camellia. The Greater Sydney Commission has identified Camellia as critically important area for providing urban services needed to support a diverse and vibrant Parramatta CBD.
- Artisan food and drink premises are not incompatible with other industrial uses and will serve to diversify the employment offer and intensification of Parramatta's employment lands. They also support a more interesting, diverse and growing Parramatta CBD.
- It is appropriate to allow artisan food and drink premises in proximity to new housing, employment, retail and commercial development that will come with the redevelopment of Camellia.

#### Other comments received

Two submissions received requested that Council zone land for high technology uses, citing examples from overseas cities.

A submission on behalf of a landowner in the North Rocks Industrial Area requested that Council give consideration to broadening the permissible uses in the precinct to encourage investment and

employment opportunities. The submission outlines a number of constraints that have made it difficult to attract industrial uses to the precinct.

#### Officer response

- *It is recommended to prohibit child care centres in all industrial zones*
- *It is also recommended to prohibit function centres and tourist and visitor accommodation in the IN1 General Industrial zone.*
- *It is recommended to allow food and drink premises and registered clubs in the IN1 General Industrial zone*
- *It is recommended to prohibit artisan food and drink premises in the IN3 Heavy Industrial zone*

#### Child care centres

In order to bring consistency to the LEP it is recommended to extend the prohibition of centre-based child care centres on all IN1 zoned land. 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. This is a key strategic direction of Council's draft *Social Community Infrastructure Strategy*, which outlines priorities for future social infrastructure to meet the community's needs.

While the *Educational Establishments and Child Care Facilities SEPP* includes additional matters for consideration for centre-based child care facilities proposed in the IN1 and IN2 zones, neither the SEPP or the *Standard Instrument LEP* mandates that these uses are permitted in these zones. The permissibility of this land use within these zones is the remit of the Council.

Industrial zones are not considered appropriate for child care centres due to potential conflicts with other land uses that may be located in these areas, such as brothels or industrial uses that generate noise and air pollution. There are also safety concerns around heavy vehicle movements associated with some industrial uses.

State Government provisions introduced by the *Education and Child Care SEPP* and supporting *Child Care Planning Guideline* take precedence over development controls in a DCP or LEP, including controls for size, hours of operation, traffic and design of parking areas. This means Council is limited in the controls it can put in place to safeguard against poor design and amenity outcomes in specific locations.

While the SEPP includes provisions for considering the compatibility of proposed child care centres with existing industrial uses, uncertainty will remain over whether future industrial uses that may locate nearby will be compatible. Future industrial uses could present health or safety hazards to the child care centres. Alternatively, the presence of a child care centre may limit the type of industrial uses that could be located nearby, thereby impacting the achievement of the main objectives of the zone.

While it is recommended to prohibit child care centres in industrial zones, there is opportunity for their provision in other commercial and residential zones. Council will also continue to negotiate for the delivery of new child care facilities in new urban precincts, where demand is greatest.

#### Tourist and visitor accommodation

Tourist and visitor accommodation is currently prohibited in the IN1 General Industrial zone. While these uses are currently permitted in the North Rocks Industrial Area under The Hills LEP, it is noted that this is a general policy approach that applies to all IN1 zones under The Hills LEP and is not specific to this site.

Industrial areas are generally not considered appropriate locations for tourist and visitor accommodation as they do not provide a good level of amenity for visitors. The North Rocks Industrial Area in particular lacks permeability and proximity to town centres. Part of the precinct is also bushfire prone. There is also the potential for conflicts with certain industrial uses, such as those that generate noise and air pollution. Tourist and visitor accommodation would also reduce the amount of land available for industrial uses and are not considered an essential use that serves the needs of workers, as per the zone objectives.

As such, it is recommended that a consistent policy approach be applied to all IN1 zones, prohibiting tourist and visitor accommodation. Any existing uses will be protected under Section 4.65 of the *Environmental Planning and Assessment Act 1979* however, Council is not aware of any tourist or visitor accommodation uses currently operating within the North Rocks industrial area.

#### Registered clubs

It is recommended to permit registered clubs in the IN1 zone as these can provide services to workers and are often associated with other activities and land uses that are already permitted in the zone, including pubs and indoor/outdoor recreation facilities.

#### Artisan food and drink premises

The *Standard Instrument LEP* was revised last year to make 'artisan food and drink industries' mandatory in areas zoned IN1 General Industrial. However, it is the remit of Council to determine other zones where these uses should be permitted.

As outlined in the Discussion Paper, artisan food and drink premises are not considered appropriate in IN3 zones due to potential conflicts with heavy industrial uses that are permitted in this zone, including potentially hazardous industries. This use will continue to be permitted in the IN1 and IN2 zones, plus B4, B5, B6 and B7 zones.

#### Other comments received

With regard to the zoning of land for high technology uses, Council is limited in the type of zones it can include in the LEP to those outlined in the *Standard Instrument LEP*. However, it is proposed to allow high technology industries in all industrial zones as well as in B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones.

With regard to broadening permissible uses within the North Rocks Industrial Area, it is noted that a recent planning proposal to rezone the precinct to enable a broader range of land uses did not proceed on the basis of traffic concerns which were not able to be adequately resolved.

Council's approach to managing the future of its employment lands is addressed further in an update to its Employment Land Strategy attached to the draft Local Strategic Planning Statement.

### 7.3. Open space zones

The Discussion Paper suggested some changes to the land uses that are on public open spaces (RE1 Public Recreation zone) in the LGA. Key suggestions included:

<b>Prohibit child care centres</b>	<p>It was suggested to generally prohibit child care centres on RE1 zoned land due to concerns over loss of public access to open space. They would be allowed on specific sites on a case by case basis. This is consistent with the approach under Parramatta LEP.</p> <p><u>Alternative option</u></p> <p>An alternative option would be to allow child care centres on all RE1 zoned sites. This is the case under the majority of LEPs applying in the LGA.</p>
<b>Allow markets and certain food and drink outlets</b>	<p>It was suggested to allow 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.</p> <p><u>Alternative option</u></p> <p>Only permit these uses on specific sites to limit the loss of open space.</p>

#### **Feedback received**

24 submissions were received on each suggestion. Feedback was mixed. A breakdown of submissions is outlined in the table below.



Table 7.3 Breakdown of submissions on land uses on RE1 zoned land

Stance	Prohibit child care centres (except on specific sites)		Allow markets and certain food and drink outlets	
	No.	%	No.	%
Support	15	63%	11	46%
Not supported	7	30%	13	54%
Other <sup>1</sup>	2	7%	-	-
<b>Total</b>	<b>24</b>	<b>100%</b>	<b>24</b>	<b>100%</b>

Notes<sup>1</sup> Includes survey responses that selected 'Neither agree nor disagree' or 'No opinion'

Some submissions provided additional comments, these are outlined below.

The NSW Environment Protection Authority made a general comment that permitting a number of public recreational uses within the RE1 zone has the potential for adverse impacts, such as noise, to be created for surrounding properties which are usually R2 Low Density Residential uses.

Comments on child care centres

A majority of submissions supported prohibiting child care centres on public open space. This included two Government agencies – NSW Office of Sport and Western Sydney Local Health District. Both these agencies were concerned that these uses are private, non-recreational uses that would result in a loss of land that is meant to be publicly accessible for recreational uses. The health benefits of quality green open space are particularly vital as the City of Parramatta continues to grow and densify.

Other submissions received also echoed these concerns. Other concerns raised included the perception that there was a lack of open space and yet no shortage of alternative locations for child care centres.

One submission provided the following arguments in support of allowing child care centres on public open space:

- Public open spaces offer ample opportunity for play, exploration and learning whilst not compromising surrounding residential enjoyment.
- With careful planning, there is ample opportunity for RE1 zones to be utilised as multi-functional spaces that operate extended hours with extensive parking.

Comments on markets and certain food and drink outlets

A small majority of submissions were against allowing certain food and drink outlets on RE1 zoned land. The main concern raised was this would result in a loss of public open space. Most of these submissions were supportive of the alternate option of allowing these uses on specific sites only, such as on larger parks. One submission suggested that such uses should be limited to temporary uses, provided they were compatible with the surrounding area.

Both the NSW Office of Sport and the Western Sydney Local Health District supported the option of allowing food and drink outlets and markets on RE1 zoned land as a means of activating open space and enhancing its use and enjoyment by the public.

The Western Sydney Local Health District suggested that any food and drink outlets provide a range of healthy food and drink options and recommended that RE1 zones include Alcohol Free Zones or Alcohol Prohibited Areas.

The NSW Office of Sport suggested that an alternative option may be to limit these uses to a set percentage of the total site area. This is similar to another submission, which suggested that any commercial activity must be ancillary to the main use of the open space – for example only allowing small cafes.

Other comments received

The NSW Office of Sport also made the following recommendations:

- Allow camping grounds and caravan parks in RE2 Private Recreation zones.

- Prohibit registered clubs on RE2 zoned land. The Office of Sport is concerned about the loss of RE2 zoned land owned by registered clubs through redevelopment into seniors housing and other non-recreation land uses.
- Prohibit respite day care centres in RE2 zones as it is a non-recreational use of what is meant to be recreational land.
- Prohibit charter and tourism boating facilities and water recreation structures in RE1 zones as these are private and commercial uses of land that is meant to be publicly accessible for recreational uses.
- Allowing boat launching ramps, jetties and boat sheds in RE1 zones as they enable greater diversity of not-for-profit and community based water sports.

#### Officer response

- *It is recommended to prohibit new centre-based child care facilities, charter and tourism boating facilities, camping ground and caravan parks in RE1 zones.*
- *It is recommended to permit water recreation structures, markets, restaurants, cafes, and take away food and drink premises in RE1 zones.*

#### Child care centres

In order to bring consistency to the LEP it is recommended to extend the prohibition of new child care centres to all land zoned RE1 Public Recreation. While child care centres in parks can provide good amenity for users, they result in a loss of public access to open space of which there is an increasing need for as the City grows.

A key aim of the draft Community Infrastructure Strategy is to ensure no net loss of current park and outdoor recreation space across the LGA. This is also consistent with actions outlined under Objective 31 of the *Greater Sydney Region Plan*, which aims to ensure public open space is accessible, protected and enhanced.

Child care centres will continue to be permitted 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. Where individual circumstances justify, child care centres can be identified as permitted uses in specific parks.

#### Markets and certain food and drink outlets

Restaurants, cafes, take-away food and drink premises and markets are already allowed on RE1 zoned land under Parramatta and The Hills LEPs. The Auburn LEP also allows restaurants, cafes and markets in this zone.

These uses can complement recreational activities and enhance the use and enjoyment of open spaces by the public. Any structures can be designed to be small in order to minimise any potential loss of open space and ensure they do not dominate the site. Markets tend to be occasional uses that will not permanently reduce the amount of land available for open space and will further maximise the use of these spaces by the community.

All development proposals will be subject to an approvals process and would need to be consistent with the community land categorisation for the site and the relevant Plan of Management adopted by Council under the *Local Government Act 1993*, which authorises how a particular site can be used, including the scale and intensity of any permitted uses or development.

#### Other land use in open spaces

Following consideration of feedback from the NSW Office of Sport, it is recommended to prohibit charter and tourism boating facilities in RE1 zones as these uses could be considered to be a private and commercial use of public land that could reduce public access to open space. It is not recommended to prohibit water recreation structures (such as a piers or a wharf) as these are important public facilities that provide a connection to and enable recreational use of public waterways, such as the Parramatta River. Improving opportunities for water based recreation and



access to Parramatta River and its waterways is a key aim of Council's draft Local Strategic Planning Statement and the *City of Parramatta Environmental Sustainability Strategy 2017*.

Caravan parks are recommended to be prohibited on RE1 zoned land as they would lead to a loss of public access to open space. This is consistent with the approach taken by the majority of LEPs applying in the LGA. Currently only Hornsby LEP allows them on RE1 zoned land. While caravan parks may be appropriate on certain sites within or bounded by National Parks, they are not considered appropriate on the smaller open spaces that sit within the more urban context of the City of Parramatta LGA.

Registered clubs are not considered appropriate uses on RE1 zoned public open space. These are currently prohibited under all LEPs applying in the LGA and it is not recommended to change this. It is recommended to allow these uses on RE2 Private Recreation zoned land as they may support the broader range of uses permitted on these sites.

Under the *Standard Instrument LEP* (Direction 4), respite day care centres must be permitted wherever a centre-based child care facility is permitted. As centre-based child care facilities are recommended to be permitted in RE2 zones (which is supported by the NSW Office of Sport), respite day care centres must also be allowed in these locations.

#### 7.4. Advertising signage

Feedback was sought on the following suggestion:

<b>Prohibit general advertising signage</b>	It was suggested to not allow 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.
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#### Feedback received

20 submissions were received on this issue, almost all of them were in favour of the suggestion. A breakdown of submissions is provided below.

**Table 7.4 Breakdown of submissions on prohibiting advertising signage**

Stance	Number of submissions	% of submissions
Support	19	90%
Not supported	1	5%
Neutral	1	5%
<b>Total</b>	<b>21</b>	<b>100%</b>

Two submissions supporting prohibition of general advertising signage provided the following reasons:

- Advertising billboards are a serious road safety issue, especially the latest use of non-static displays. It is contrary to the objects of the *Roads Act 1993* and is in serious conflict to the state government's urban design policies along major transport routes.
- The Western Sydney Local Health District supported the prohibition of general advertising as a means of reducing advertising for unhealthy food and drink options.

One submission did not support a prohibition, arguing they should be assessed on their merits and may be appropriate if they are informative and not offensive (e.g. too large or animated).

Roads and Maritime Services made the following comments:

- General outdoor advertising will continue to be permitted with development consent in transport corridors under the terms of the *State Environmental Planning Policy 64 – Advertising and Signage* and in accordance with the *Transport Corridor Outdoor Advertising and Signage Guidelines*.
- While outdoor advertising can have negative visual impacts as suggested in the Discussion Paper, these impacts can be minimised through appropriate site selection and design. Further, outdoor advertising provides an opportunity to deliver a public benefit, including revenue for road safety programs and provision of road safety messaging at strategic and appropriate locations.

### Officer response

- *It is recommended to prohibit advertising structures across all zones*

Advertising structures such as billboards that do not relate to the specific use of a site are not considered appropriate due to their visual impact. However, building and business signage will continue to be permitted in most zones. The majority of respondents supported this approach.

It is proposed to include a clause in the draft consolidated LEP that would allow commercial advertising to be included on bus shelters owned or managed by Council, as already occurs in various location in the LGA. This would support the provision of new bus shelters and their upkeep.

### 7.5. Temporary uses of land

The Discussion Paper sought feedback on the following suggestions relating to short-term uses of land:

<b>Permit temporary uses of land for a maximum of 52 days in a 12 month period</b>	It was suggested allow temporary uses on sites for up to 52 days in a 12-month period, subject to necessary approvals being granted. This is consistent with the approach under The Hills and Holroyd LEPs and would allow more community events to be held and support the local economy and culture.
<b>Identify markets and other temporary events on land owned or managed by Council as 'exempt development'</b>	This would remove duplication in the approvals process by reducing the number of applications needed to run an event. It was suggested to limit the use of a site to a maximum of 52 days in a 12 month period.  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.

### Feedback received

Around 20 submissions were received on each suggestion; a majority were generally in support. A breakdown of submissions is outlined in the table below.

**Table 7.5 Breakdown of submissions on suggestions relating to temporary uses of land**

Stance	Set a maximum time limit of 52 days for temporary uses		Identify temporary events on public land as 'exempt development'	
	No.	%	No.	%
Support	12	63%	15	75%
Not supported	7	37%	4	20%
Other <sup>1</sup>	-	-	1	5%
<b>Total</b>	<b>19</b>	<b>100%</b>	<b>20</b>	<b>100%</b>

#### Notes

<sup>1</sup> Includes survey responses that selected 'Neither agree nor disagree' or 'No opinion'

Both the NSW Office of Sport and the Western Sydney Local Health District supported identifying markets and temporary uses on land owned or managed by Council as 'exempt development'. These agencies saw this as a way of encouraging the use and enjoyment of open spaces by the public and making it easier for community events to occur.

There was some concern expressed about allowing temporary uses for up to 52 days due to potential impacts on neighbouring residents or users of the space. The Environment Protection Authority supported the 52 day limit, provided that all proposals still go through a permit process to identify necessary conditions and mitigation measures particularly in regards to noise.

Two submissions recommended a shorter timeframe of 28 days or even 7 days, in order to reduce the potential impacts. One suggested that timeframes needed to be managed on a site and activity specific level.

One submission sought clarity on what rules would be put in place to limit impacts, such whether there would be any limitations on days of the week an event could operate, and how casual use of a park by the public could still be maintained while an event was taking place.

**Officer response**

- *It is recommended to adopt a 52 day time limit for temporary uses of land.*
- *It is also recommended to identify temporary events on land owned or managed by Council as 'exempt development', but limit the exemption period to 28 days on sites outside the Parramatta City Centre.*

Applying a longer 52 day time limit to temporary events would allow more community events to be held on public land. The 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 continue to require the necessary approvals before they can go ahead, to ensure consideration of any potential impacts and how these will be managed.

Identifying temporary events on land owned or managed by Council as 'exempt development' would remove the need for a development application to be lodged. The intent of this is to reduce duplication in the approvals process for event organisers and community groups. Any proposals would still require a permit from Council and would need to meet certain conditions outlined in the LEP, including maintaining pedestrian access through sites and restoring the land to its previous condition before the event (refer to Section 2.1 of the Planning Proposal report).

Any events on community land would also need to be consistent with the relevant Plans of Management adopted by Council under the *Local Government Act 1993*, which authorises how a particular site can be used, including the scale and intensity of any permitted uses. In response to concerns raised in the feedback, it is recommended that a shorter 28 day time limit be applied to events on public land outside the Parramatta City Centre, which tends to be located in more low density environments. Once this time limit is exceeded in a 12 month period, a development application will be required unless the proposal is minor and meets the requirements of the State Government's *Exempt and Complying Development SEPP*.

## 8. Car and bicycle parking

The Discussion Paper outlined several suggestions for bringing consistency to DCP car and bicycle parking controls. Key suggestions included:

<b>Car parking rates</b>	<p>The Discussion Paper suggested minimum parking rates to be applied to a range of land uses across the LGA, including:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 space per dwelling for single houses and dual occupancies.</li> <li>• Lowering requirements for medium and high density housing, and business and office uses within proximity to frequent public transport services.</li> </ul> <p>Where precinct-specific car parking controls exist or are proposed through a separate precinct planning process, such as Epping Town Centre, these will continue to apply.</p>
<b>Requirements for the design of car parking areas</b>	<p>It was suggested to adopt a clear and consistent set of controls to minimise the visual impact of garages and parking areas, including:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Garages and carports are to be recessed a minimum of 300mm behind the front façade of the building.</li> </ul>
<b>Bicycle parking</b>	<p>The Discussion Paper suggested minimum bicycle parking rates and design requirements to be applied 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.</p>

Refer to Section 6 of the Discussion Paper for the full list of suggested controls.

### 8.1. Feedback received on suggested car parking rates

Feedback on the suggested controls was generally mixed. There was moderate support for the proposed non-residential parking rates however, less support was received for the proposed residential parking rates, and reduced rates near public transport. A breakdown of submissions is outlined in the table below.

**Table 8.1 Breakdown of submissions on car parking controls**

Stance	Suggested residential parking rates		Suggested non-residential parking rates		Reduce rates near public transport	
	No.	%	No.	%	No.	%
<b>Supported</b>	31	45.5%	22	56%	14	30%
<b>Not supported</b>	33	48.5%	13	33%	28	61%
<b>Other<sup>1</sup></b>	4	6%	4	10%	4	9%
<b>Total</b>	68	100%	39	100%	46	100%
<p><b>Notes</b>  <sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree' and submissions that raised general concerns but did not comment specifically on the suggested rates</p>						



#### Comments on residential car parking rates

The highest number of comments related to the suggested rates for residential development, and in particular single dwellings and dual occupancies. Overall, there were marginally fewer submissions in support of the suggested rates compared to those that did not support them.

Almost all of those who did not agree with the suggested rates (26 out of 33 submissions) indicated a preference for higher rates to be applied to residential development, particularly for single dwellings and dual occupancy development.

A common concern amongst these submissions was that many households have more than one car and therefore lower parking rates would lead to increased on-street parking congestion and associated issues for cars and trucks trying to pass through streets, particularly on very narrow roads. Some submissions also raised concern with garages being used for general storage and not for parking of cars and contributing to on-street parking congestion.

Alternative controls suggested in submissions included:

- Requiring at least two spaces per dwelling (including in medium and high density housing schemes).
- Requiring at least one space for every two bedrooms.
- At least one space per apartment should be provided, including studios
- Several submissions suggested on-street parking restrictions should be put in place in certain locations, such as on narrow roads or outside medium and high density developments which provide off-street parking.

One submission did not support adopting a minimum parking rate for dwellings, as it was felt too much space is wasted on private cars. Another submission supported the proposed parking rates, but suggested adding a maximum upper limit to restrict the amount of space taken up by garages.

The Roads and Maritime Services (RMS) and the Western Sydney Local Health District both supported the suggested rates. The RMS suggested that maximum parking rates are applied to medium and high density residential development, instead of minimums.

Further detail on feedback relating to car parking rates for dual occupancy development is outlined in section 4.5 of this report.

#### Comments on non-residential parking rates

Few submissions provided further comment on the suggested non-residential car parking rates. One submission from land owners at North Rocks Industrial Area did not support application of the proposed parking rate of one space per 70sqm of GFA, recommending a lower rate of one space per 50sqm of GFA. Reasons given included:

- The area is serviced by limited public transport and most employees drive to work.
- The proposed rate would disadvantage the competitiveness of the North Rocks Industrial Area.

Another submission recommended adopting a minimum parking requirement for indoor recreation facilities, particularly in R2 zones.

Both the Roads and Maritime Services (RMS) and the Western Sydney Local Health District supported the suggested rates. The RMS suggested that maximum parking rates are applied to offices and business premises, instead of minimums.

#### Comments on reducing parking rates near public transport

A majority of submissions did not support this suggestion, particularly in relation to residential development. A common concern was that living near public transport does not replace the need for car ownership and that the suggested policy would result in on-street parking congestion. Reasons given include:

- Sydney's public transport system is inadequate / many places are inaccessible by public transport.
- Most households need their car on the weekend (e.g. for sporting activities or shopping).
- There is a lack of commuter parking near public transport and/or town centres, which has



increased on-street parking.

- Many households have more than one car.
- Occupants may store valuables in their car for work and need secure parking.

Some submissions suggested a rate of at least 1-2 spaces per dwelling/unit should be required, regardless of whether they are near public transport. Another submission recommended applying higher parking rates for medium and high density developments near public transport.

The Roads and Maritime Services (RMS) and the Western Sydney Local Health District both supported the suggested policy. The RMS recommended also adopting lower parking requirements for single dwellings and dual occupancies within close proximity to public transport. The Western Sydney Local Health District supported measures that encouraged more sustainable forms of transport.

#### Other comments received

A number of submissions raised general concerns with traffic congestion becoming worse in the LGA. A common concern was that medium and high density residential development has led to increased traffic congestion, which is placing undue strain on roads and infrastructure. Other concerns included:

- Residents in apartments using shopping centres for overflow parking.
- The impact of increased traffic congestion on commuting to and from work.
- Infrastructure not keeping up with increased density.
- A lack of parking in town centres.

Other comments made in submissions included:

- Charging hubs should be required in residential/public places for electric vehicles.
- Car parking bays should be allowed/encouraged in nature strips on narrow streets to enable two cars to pass.
- Restrictions should be placed on parking too close to intersections.
- Controls should be reviewed in the future to reflect an increase in autonomous self-driving cars.
- General concerns about the impact of high-density developments on parking, traffic and rubbish.
- Council should provide more commuter parking near public transport.

#### **Officer Response**

As these matters relate to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft DCP is reported back to Council.

The DCP controls will seek to achieve a balance between over-providing and under-providing car parking, taking into consideration 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.

In response to the broader concerns raised with the traffic impacts of increased development, Council recognises that integrated and targeted delivery of services and infrastructure is needed to support growth and respond to the different needs of the community. The potential impacts of large scale growth on road and transport infrastructure is a key consideration of the planning process for growth precincts and site-specific proposals that seek to increase densities. The potential for on-street parking congestion was also a key consideration in the constraints analysis used to identify areas suitable for dual occupancy development (refer to section 4.1).

It is noted that some precincts have specific car parking requirements applied to them, such as in the Parramatta City Centre and Epping Town Centre. It is not proposed to amend any precinct-specific

rates as part of the LEP and DCP harmonisation process.

In terms of infrastructure provision, Council coordinates a traffic improvement program that identifies and delivers a range of local works to address pedestrian safety, traffic and parking issues across the LGA. To assist with this, Council is in the process of preparing a new development contributions plan for the LGA to ensure that new development that increases demand for public infrastructure, such as roads, open space, community facilities, contributes to provision of this infrastructure. Council is also collaborating with the State Government to prioritise delivery of large-scale transport infrastructure including the Sydney Metro West project and Parramatta Light Rail.

## 8.2. Feedback received on requirements for the design of parking areas

Feedback on the suggestions was mixed. A breakdown of submissions is outlined in the table below.

**Table 8.2 Breakdown of submissions on design of parking areas**

Stance	Maximum Garage Width		Garages & Building Facade		Driveways for Medium Density Housing		Landscape Screening		Landscape Strip Along Driveways	
	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Supported</b>	9	26%	21	62%	12	35%	13	38%	13	37%
<b>Not supported</b>	21	60%	8	24%	17	50%	16	47%	17	49%
<b>Other<sup>1</sup></b>	5	14%	5	15%	5	15%	5	15%	5	14%
<b>Total</b>	35	100%	34	100%	34	100%	34	100%	35	100%

### Notes

<sup>1</sup> Includes survey responses that selected 'No opinion'

Very few submissions provided a reason for their stance. Two submissions provided reasons for not supporting the limits on garage width, these were concerned that small garages would be unusable as not everyone drives a small car. It was suggested that garages should be large enough to accommodate a large SUV with room to open doors, as well as a workbench and bicycle storage.

One submission questioned the rationale for requiring garages/carports to be recessed 300mm behind the front façade of a dwelling if front façades were allowed to protrude forward of the required front building setback.

Two submissions that did not support a requirement for a 1 metre landscape strip along the side boundary of driveways suggested alternatives:

- one submission suggested increasing the requirement to 2 metres
- the other suggested reducing the requirement to 0.5 metres.

One submission recommended requiring a minimum 4 metre driveway width and that lighting be required in some circumstances, such as on battleaxe lots with long driveways.

One submission recommended prohibiting entry/exit for high rise developments on arterial roads or within a certain distance from traffic lights and that buildings should be appropriately setback from arterial roads to prevent them from becoming wind tunnels or aesthetically displeasing. Similarly, another submission recommended adopting a larger front setback for apartments to allow for future widening of the roads.

## Officer Response

As these matters relate to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft DCP is reported back to Council.

The general intent of the controls will be 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.

### 8.3. Feedback received on suggested bicycle parking controls

Feedback on the proposed bicycle parking controls was mixed, with a large amount of survey respondents indicating they had no opinion. A breakdown of submissions is outlined in the table below.

**Table 8.3. Breakdown of submissions on proposed bicycle parking rates**

Stance	Apartments		Commercial		Industrial		Educational Establishments		Other Uses	
	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Supported</b>	19	50%	16	41%	13	33%	17	44%	15	38%
<b>Not supported</b>	5	13%	9	23%	12	31%	8	21%	10	26%
<b>Other<sup>1</sup></b>	14	37%	14	36%	14	36%	14	36%	14	36%
<b>Total</b>	38	100%	39	100%	39	100%	39	100%	39	100%

Notes

<sup>1</sup> Includes survey responses that selected 'No opinion'

Only a few submissions provided a reason for their stance. The Western Sydney Local Health District supported the proposed bicycle parking rates and end of trip facilities, however, recommended Council undertake improvements to infrastructure and network connections to encourage use of these facilities.

Three submissions advocated for higher bicycle parking rates to encourage more people to ride bicycles. Two submissions advocated specifically for higher provision in commercial development. Another submission supported higher rates for medium and high density development.

Three submissions felt that minimum bicycle parking requirements are not necessary or that bicycle parking is a waste of Council's time.

Other comments included:

- Signage and stronger control over bike parking is needed to prevent it being used for other purposes (such as trolley storage at local supermarket).
- Increased bicycle infrastructure is needed, such as bike lanes and better connections.
- More secure bike parking is needed near public hubs, such as railway stations.
- Council needs to consider the potential impact on pedestrians and traffic if all developments met their bicycle parking quota.

#### Design of bicycle parking areas

Feedback was mixed, with a high number of responses indicating they had no opinion. A breakdown of submissions is outlined in the table below.

**Table 8.3 Breakdown of submissions on proposed design controls for bicycle parking**

Stance	Lockers for residents/staff Rails for visitors		Required within 1 Level of Ground Floor		Visitor Parking to be near Entry Points		End of Trip Facilities for Non-Residential Development	
	No.	%	No.	%	No.	%	No.	%
<b>Supported</b>	17	50%	10	29%	14	41%	12	34%
<b>Not supported</b>	3	9%	10	29%	6	18%	9	26%
<b>Other<sup>1</sup></b>	14	41%	14	41%	14	41%	14	40%
<b>Total</b>	34	100%	34	100%	34	100%	35	100%

Notes

<sup>1</sup> Includes survey responses that selected 'No opinion'

Very few submissions provided feedback on the proposed design controls for bicycle parking areas.

Three submissions recommended having safer options, such as separation of bikes and cars and provision of bicycle parking that is protected from the weather. Another submission recommended installing water refill stations to support bicycle parking / end of trip facilities.

#### Feedback from the Parramatta Cycleways Advisory Committee

Council officers attended the Cycleways Advisory Committee meeting on 23 January 2019 to present on the Discussion Paper's suggestions on bicycle parking. Committee members made a number of comments as follows:

- Question raised as to facilities for bicycles at the new Bankwest Stadium.
- Consider provision of U rails for bicycles.
- Consideration of bicycle racks need to be higher, wider and longer to accommodate some bicycles (current racks are too low).
- Bicycle rails need to be embedded and bolted into concrete.
- The location of bicycle parking facilities needs to be properly defined so that bicycles cannot be knocked over by cars.
- Bicycle parking facilities should not be located within areas accessed only by boom gates.
- There is a need for the provision of pedestrian/cycle access around boom gates as pedestrians/cycles do not trip boom gates.
- Consider a hierarchy of bicycle parking locations.
- Consider situation of shared paths under hoardings.

#### **Officer Response**

As these matters relate to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft DCP is reported back to Council.

The controls will be informed by the recommendations of the endorsed *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.

The Parramatta Bike Plan also identified actions Council will take to improve local and regional bicycle networks and infrastructure.



## 9. Environmental sustainability

This section covers feedback on issues relating to tree and vegetation protection, waterways, stormwater and flooding, and water and energy efficiency.

### 9.1. Suggested changes to LEP controls for biodiversity

The Discussion Paper sought feedback on the following suggestions:

<b>Consistently zone public bushland reserves</b>	It was suggested to 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. This will provide the highest level of protection to them.
<b>Map important vegetation on private land in the LEP</b>	It was suggested to map significant vegetation on privately owned land on a LEP Biodiversity Map to ensure the impacts of development are appropriately considered and managed. This is consistent with the approach in the majority of LEPs applying in the LGA and will not change the zoning of sites. A suggested map was included in the Discussion Paper.

#### Feedback received

Overall, feedback was generally supportive of the suggested environmental and sustainability controls. A breakdown of submissions is outlined in the table below.

**Table 9.1 Breakdown of submissions on suggested LEP environmental sustainability controls**

Stance	Zone all public bushland reserves E2 Environmental Conservation		Map significant vegetation on private land in the LEP	
	No.	%	No.	%
<b>Supported</b>	32	82%	19	61%
<b>Not supported</b>	4	10%	9	29%
<b>Other<sup>1</sup></b>	3	8%	3	10%
<b>Total</b>	39	100%	31	100%

Notes:

<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'

The Western Sydney Local Health District was generally supportive of the suggested measures to increase protection of sites of ecological significance, recognising that this would help prevent the impact of extreme heat on the health of people, animals and plants in the natural environment. It noted the health benefits of quality green space.

#### Comments on rezoning public bushland reserves

The former NSW Office of Environment and Heritage (OEH) (now part of the Department of Planning, Industry and Environment) supported rezoning public bushland reserves to provide a higher level of protection from development and incompatible uses, with the exception of the following sites:

- *Former Moxham Quarry site* – as half the site is identified as disturbed with an invasion of weeds, OEH recommended a split zoning or rehabilitating the site to ensure the condition of the vegetation warrants the E2 listing.
- *Beecroft Reserve South* – OEH recommended a minor change to remove a portion of land fronting Plympton Road that it identified as containing plantation native/exotic vegetation.
- *Beecroft Road Reserve* – OEH asserted that the small site between Beecroft Road and the railway line does not warrant listing as E2.



One submission supporting the rezoning of public bushland reserves requested that Council ensure that all the former Hornsby Shire Council reserves currently zoned RE1 are accurately mapped and rezoned E2 Environmental Conservation or W1 Natural Waterways as appropriate.

Two submissions specifically supported the rezoning of Bidjigal Reserve (formerly Excelsior Reserve). Reasons cited included:

- The Reserve contains significant bushland and a number of endangered species.
- There is also significant Aboriginal and European cultural heritage, scenic and recreational values.
- The current RE1 zoning allows inappropriate development and the Reserve has suffered negative impacts from development in the past. An E2 zoning offers more protection for bushland than an RE1 zoning. An E2 zoning will promote wider public appreciation of bushland.

One submission was specifically opposed to rezoning bushland at North Rocks Park from RE1 to E2, arguing that:

- The critically endangered ecological communities on this site are highly degraded examples.
- The vegetation will be protected through the *Biodiversity Conservation Act 2016* and tree protection controls.
- There is no forest understorey and the area has not experienced a bush fire in the last 60 years.
- The Park is not a bushland reserve and has a different structure and appearance from nearby bushland reserves, reflecting its historical uses as farming land.
- Rezoning would be incompatible with the plans for park improvements outlined in the recently adopted *North Rocks Park Precinct Master Plan*.

#### Comments on mapping of biodiversity land

Two submissions provided further comments on this issue:

- One resident adjoining North Rocks Park did not support the inclusion of the vegetation on their property on the LEP Biodiversity Map due to concerns it would negatively impact the land value and redevelopment potential of the site. They also felt inclusion on the LEP Biodiversity Map is not necessary as the vegetation is already protected under the *Biodiversity Conservation Act 2016*.
- One submission recommended that clearer and more extensive biodiversity maps are included in the consolidated LEP. This respondent also sought inclusion of additional sites in the former Hornsby Council area on the Biodiversity Map, including the bushland between Pembroke Street (near Terrys Creek) and Epping Road.

#### Other comments received

One submission provided a general comment about the need to protect the LGA's limited open space and bushland and to improve access to these assets. It raised concerns with the lack of connectivity between bush corridors and with how these spaces have been maintained in the past.

Another submission recommended prohibiting R3 Medium Density Residential zones and R4 High Density Residential Zones next to bushland.

#### **Officer Response**

- *It is recommended to consistently zone all public bushland reserves E2 Environmental Conservation. Some changes to the sites to the rezoned are recommended, as outlined below.*
- *It is also recommended to map significant vegetation on privately owned land in the LEP. No changes to the suggested sites identified in the Discussion Paper are recommended at this stage.*

#### Rezoning public bushland reserves to E2 Environmental Conservation

The application of the E2 zone is considered more appropriate for public bushland reserves as it provides the highest level of protection for important bushland reserves and is consistent with Council's obligations under biodiversity conservation legislation. This approach is consistent with the State Government's LEP practice note PN 09-002 *Environment Protection Zones*.

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 have 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.

Only bushland that contains vegetation that meets the definitions of native vegetation/bushland under the *Biodiversity Conservation Act 2016* are intended to be zoned E2. Public parks and outdoor recreation areas will retain a RE1 zoning.

Following consideration of the feedback from OEH, the following changes are recommended:

- **Beecroft Reserve South** – it is recommended to not rezone the portion of the site identified by OEH as containing plantation native/exotic vegetation. This section of the reserve contains a Scout Hall and associated car parking. This land will retain its current RE1 zoning.
- **Beecroft Road Reserve** – it is recommended to not rezone the site as suggested by OEH. This site is small and is isolated by a main road and railway line. This land will retain its current RE1 zoning.
- **Former Moxham Quarry site** – it is recommended to proceed with rezoning this site to E2. The site contains a freshwater wetland that has naturally regenerated over the former quarry base. This wetland has highly significant habitat value as no other freshwater wetlands of this size and characteristics occur within the surrounding reserve network and it is therefore considered to be 'niche habitat'. The former Water and Wetlands Division of OEH has previously indicated that the site is of sufficient value to warrant retention and rehabilitation. The site also contains Sydney Turpentine-Ironbark Forest which has recently been listed as a Critically Endangered Community under the *Biodiversity Conservation Act 2016*.

Council has identified the site as a priority for rehabilitation and restoration and funding has been allocated under Council's 2019/20 *Waterways Maintenance and Rehabilitation Masterplan* to prepare a new plan of management and accompanying masterplan to guide rehabilitation and restoration of the site. Given this, an E2 zoning is considered appropriate for the former Moxham Quarry site.

Following a further review of Council owned and/or managed bushland sites, the following sites are also recommended to be rezoned to E2:

- **Kent Street Reserve** (54X Kent Street, Epping) – this site contains Blue Gum High Forest Critically Endangered Ecological Community. Currently zoned RE1.
- **Stanley Road bushland** (19X Stanley Road, Epping) – this site contains Sydney Turpentine-Ironbark Forest Critically Endangered Ecological Community. Currently zoned RE1.
- **Bushland at 32-36 Epping Road** – this site contains Coastal Enriched Sandstone Moist Forest and Coastal Enriched Sandstone Dry Forest. Currently zoned RE1.
- **Epping Road bushland** (30X Epping Road, Epping) – this site contains Coastal Enriched Sandstone Moist Forest. Currently zoned SP2 – Road.

In response to feedback on other sites:

- **Bidjigal Reserve** – bushland in this reserve is recommended to be rezoned to E2, as per the suggestions in the Discussion Paper.
- **North Rocks Park** - only the southern portion of North Rocks Park is proposed to be rezoned from RE1 to E2. The adopted masterplan for the Park excludes the southern portion of the park from upgrade works as it contains Blue Gum High Forest which is identified as a possible biodiversity stewardship (biobanking) site under the *Biodiversity Conservation Act 2016*. An E2 zone is more consistent with the conservation intent of the southern portion of the park. An RE1 zone will be retained for the remainder of the park where upgrade works are to occur.

#### Biodiversity mapping

Mapping vegetation with biodiversity significance will enhance the recognition and protection of important environmental assets in the LGA and ensures a consistent approach is taken to managing development impacts.

The suggested LEP Biodiversity Map is based on the most recent State Government *Native Vegetation of the Sydney Metropolitan Area* mapping. Generally, the mapping only identifies significant patches of trees and native vegetation with ecological value. Stands of remnant indigenous trees without native understorey are not proposed to be included (these will be managed through the DCP's tree protection controls). Additional vegetation can be added to the Biodiversity Map as part of future LEP updates, should other suitable sites be identified as part of future strategic or site-specific investigations.

Inclusion on the LEP Biodiversity Map reflects the existing provisions of the *Biodiversity Conservation Act 2016* and is not intended as a prohibition on development. Instead, it is intended to provide clarity to applicants and the community as to where additional considerations may be needed to address the potential environmental impacts on biodiversity and meet obligations under biodiversity legislation.

#### Other comments received

Council is currently developing new management plans for bushland areas across the LGA covering fire hazard management, restoration and rehabilitation works, preservation of flora and fauna and iconic species, feral animal control, increased vegetation and protection of endangered flora and fauna species. Council also operates a bushland management program, which currently includes 187 hectares of bushland under active restoration / regeneration as well as a volunteer bushcare program occurring at 40 bushland sites. Applying an E2 zoning to bushland will increase the potential for Council to secure State and Federal government environmental grant funding as well as improving the ability of Council to be able to establish biodiversity stewardship (Biobanking) sites within bushland reserves.

With regard to the submission recommending prohibiting R3 Medium Density Residential zones and R4 High Density Residential Zones next to bushland, it is noted that the LEP harmonisation process is not proposing to upzone any land to R3 or R4. The potential impacts of growth on bushland and biodiversity is an important consideration of the planning process for growth precincts and site-specific proposals that seek to increase densities.

## 9.2. Suggested changes to LEP controls for waterways

The Discussion Paper sought feedback on the following suggestions:

<b>Consistently zone natural waterway corridors</b>	It was suggested to zone all natural waterway corridors on public land W1 Natural Waterways. This is consistent with the approach in Parramatta and Auburn LEPs.
<b>Map all natural creek corridors through private land in the LEP</b>	It was suggested to map all natural creek corridors on private land in the LEP to ensure impacts of development are appropriately considered and managed. This is consistent with the approach in the Parramatta and Holroyd LEPs and will not change the zoning of sites. A suggested map was included in the Discussion Paper.

#### **Feedback received**

Overall, feedback was generally supportive of the suggested environmental and sustainability controls. A breakdown of submissions is outlined in the following table.

**Table 9.2 Breakdown of submissions on suggested LEP environmental sustainability controls**

Stance	Zone waterways through public land W1 Natural Waterways		Map natural creek corridors on private land in the LEP	
	No.	%	No.	%
<b>Supported</b>	28	90%	24	77%
<b>Not supported</b>	2	6%	6	19%
<b>Other<sup>1</sup></b>	1	3%	1	3%
<b>Total</b>	31	100%	31	100%

#### Notes

<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'



Both the OEH and Western Sydney Local Health District were generally supportive of the suggested measures to protect natural waterways.

#### Comments on rezoning of waterways

Few submissions provided additional comments on this matter. One submission supporting the rezoning of natural waterways requested that Council ensure that all the former Hornsby Shire Council reserves currently zoned RE1 are accurately mapped and rezoned E2 Environmental Conservation or W1 Natural Waterways as appropriate.

The Roads and Maritime Services recommended that Council give consideration to the provisions of *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* during the preparation of the consolidated LEP and DCP, specifically in regards to the Parramatta River and Duck River.

#### Comments on mapping of riparian corridors through private land

The Environment Protection Authority indicated it supported the mapping of all waterway corridors in the LEP to provide a level of clarity on potential development sites. It noted that mapping waterways will help reduce the impacts on aquatic biodiversity, protect the quality of water and may assist with protecting the stability of waterways and their banks.

Two submissions emphasised the importance of ensuring that the LEP waterways map needs to be accurate and comprehensive. Particular concern was raised with the lack of waterways identified in the former Hornsby Council area.

Another submission recommended mapping both natural and non-natural sections of waterways in the LEP, arguing that development could have a negative impacts on constructed and artificial sections of waterways as well as natural sections (such as flooding impacts).

UrbanGrowth NSW Development Corporation did not support the inclusion of additional riparian lands through the Parramatta North Growth Centre for the following reasons:

- It may create inconsistencies with the Conservation Management Plan for the site.
- It could have a significant impact upon the heritage land forms and terraces.
- It could conflict with heritage views from the site to Parramatta Park and vice versa.

#### Other comments received

One submission recommended that Council reclaim and/or take responsibility for waterways that run through private property, as this would remove the burden on residents to maintain these waterways.

Three submissions asserted that more monitoring of waterways needs to be implemented.

#### **Officer Response**

- ***It is recommended to consistently zone waterway corridors through public land to W1 Natural Waterways. No changes are recommended to the sites identified in the Discussion Paper for rezoning.***
- ***It is also recommended to map natural waterway corridors in the LEP. It is proposed to add an additional waterway, Pendle Creek, to the LEP waterways map.***

#### Rezoning of waterways through public land to W1 Natural Waterways

The W1 Natural Waterways 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 for recreation uses. The sites to be rezoned to W1 have been identified based on the most recent State Government Hydro Line spatial data, which is a dataset of mapped watercourses and waterbodies in NSW. Corridor widths have been mapped consistent with the NSW Department of Industry *Guidelines for controlled activities on waterfront land – Riparian corridors*, based on the stream order classification of each watercourse (a ranking based on the number of tributaries feeding it).

With regard to the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, this has been taken into account in the preparation of the planning proposal for the consolidated LEP (refer to

Section 3.2.3 of the Planning Proposal report).

#### Mapping of waterway corridors through private land

Mapping waterway corridors in the LEP will enhance the recognition and protection of important environmental assets in the LGA and ensures a consistent approach is taken to managing development impacts. The suggested LEP waterways map is based on the most recent State Government Hydro Line spatial data, which is a dataset of mapped watercourses and waterbodies in NSW. Corridor widths have been mapped consistent with the NSW Department of Industry *Guidelines for controlled activities on waterfront land – Riparian corridors*, based on the stream order classification of each watercourse.

It is not recommended to map constructed sections of waterways in the LEP at this stage. The LEP provisions that are associated with the waterways map focus on protecting aspects of watercourses which most directly relate to natural waterways (including bank stability, aquatic and riparian habitats and ecological processes as well as water quality and flows). Other clauses are proposed to be included in the consolidated LEP that will capture the potential impacts of development on constructed channels – these include clauses relating to stormwater management and flood planning (refer to section 2.1 of the Planning Proposal report).

It is recommended to add part of Pendle Creek to the LEP waterways map. Much of this creek runs through Council owned land and is already zoned W1. However, part of the creek runs through private property. It is recommended to add this section to the LEP waterways map. While the creek has an artificial central channel, it runs through a vegetated riparian corridor and on this basis is considered suitable to be mapped in the LEP.

In response to feedback from UrbanGrowth NSW Development Corporation, no changes are recommended to the LEP waterways map for the following reasons:

- The current Parramatta LEP already identifies riparian land along the site's river frontage. The Discussion Paper identified additional land to be mapped in the LEP to all ensure riparian land is consistently mapped in accordance with the NSW Department of Industry *Guidelines for controlled activities on waterfront land – Riparian Corridors*.
- The intent of mapping waterways in the LEP is to act as a trigger for consideration of the potential impacts of development on specific aspects of these important natural assets. The provisions are not intended as a prohibition on development, but will provide more clarity to applicants where additional considerations are likely needed. Any likely impacts will be considered alongside other relevant issues, including heritage, as part of the assessment of development applications.

#### Other comments received

With regard to the other comments made, issues relating to the ownership of individual waterways are outside the scope of the LEP and DCP harmonisation process however, the comments made have been forwarded to Council's catchment management team for consideration.

It is noted that Council undertakes a range of actions to maintain and manage waterways in the LGA including stormwater management to improve water quality through actions such as the construction of pollution control devices and works to improve waterways stability and health. These activities includes water quality monitoring to provide information on the health of aquatic ecosystems and for recreational suitability.

### **9.3. Suggested DCP tree and vegetation protection controls**

The Discussion Paper sought feedback on a range of suggestions relating to tree and vegetation protection. Key suggestions included:

<b>Uniform tree protection controls</b>	It was suggested to apply tree protection to trees over 5 metres, plus trees of any size on public land, heritage listed sites and in conservation areas. This would expand the approach in Parramatta DCP across the LGA.
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<b>Buffer zones to bushland</b>	It was suggested to include a DCP requirement for a 10 metre buffer zone to sites zoned E2 Environmental Conservation and vegetation mapped on the LEP Biodiversity Map.
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#### Feedback received

Feedback on the suggested tree and vegetation protection controls was mixed. There was broad support for the suggestion to require 10 metre buffer zones to bushland. A breakdown of submissions is outlined in the table below.

**Table 9.3 Breakdown of submissions on DCP tree and vegetation protection controls**

Stance	Uniform tree and vegetation protection controls		10m buffer zone to bushland	
	No.	%	No.	%
<b>Supported</b>	21	48%	25	71%
<b>Not supported</b>	19	43%	8	23%
<b>Other<sup>1</sup></b>	4	9%	2	6%
<b>Total</b>	44	100%	35	100%

#### Notes

<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree' and submissions that provided a general comment that could not be categorised as in support or not in support.

#### Comments on suggested trees and vegetation protection controls

22 submission provided additional comments on this matter. Most of these emphasised the important contribution trees make to local character, urban cooling and biodiversity and the need for adequate protections to be put in place. Several submissions raised concern with the loss of trees in different parts of the LGA in recent times, particularly as a result of the redevelopment of sites.

Of those that provided additional comments, ten submissions requested stronger protection of trees, including the former NSW Office of Environment and Heritage (OEH) (now part of NSW Department of Planning, Industry and Environment). Of these submissions:

- Seven recommended a lower threshold for protecting trees (a threshold of 3.5 metres and/or 30cm trunk diameter were suggested). It was noted that some existing DCPs applying in the LGA, such as Auburn DCP, currently apply a lower threshold for protection.
- Three submissions recommended protecting all trees, irrespective of height.

Five submissions raised concern with applying blanket controls based on height, as they felt home owners should be allowed to remove inappropriate tree species or dangerous/hazardous trees, irrespective of size, without the need for a permit. Some submissions noted the need to ensure the DCP provided guidance on appropriate tree species to avoid the potential for trees to damage neighbouring structures. For example, one suggested large trees not be allowed to be planted on small lots. Similarly, a submission from Endeavour Energy recommended restricting planting near electricity infrastructure to small trees and shrubs, as trees may cause hazards and electricity supply interruptions.

One respondent from North Rocks raised concern with the practicality of protecting all vegetation that forms part of bushland, whether on public or private land. There was concern that if vegetation was identified on the LEP Biodiversity map all landscaping and maintenance work on a site would need a permit.

Several submissions raised concern with trees being removed illegally and/or unnecessarily and requested that Council vigorously enforce tree protection controls. Some submissions requested that any removed trees be required to be replaced and proper follow up to ensure they are properly maintained. Another submission recommended that Council consider adopting an urban forest strategy to ensure support for an increase in large canopy trees in public spaces.

#### Comments on buffer zones from bushland

The OEH was supportive of this suggestion.

Four other submissions provided further comments on this matter:

- Two respondents recommended adopting a greater buffer distance, as they felt 10 metres is insufficient to provide protection from encroaching development. One suggested a 15 metre buffer.
- One respondent from North Rocks did not support introduction of a 10 metre buffer zone to bushland on their property, arguing that a buffer zone would negatively affect the development potential and value of their site, particularly when combined with other suggested LEP controls.

One submission raised concerns with the loss of trees in Telopea and requested that sites adjoining bushland should have buffer zones applied.

#### Officer Response

As these matters relate to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft DCP is reported back to Council.

Preparation of the DCP tree protection controls will take into account the need to strike a balance between protecting trees and not placing an unreasonable burden on residents and homeowners by requiring approval for minor tree and/or vegetation works that do not significantly contribute to tree canopy cover.

Consideration will also be given to updating the list of appropriate native vegetation communities and plant species to assist with species selection for landscaping and tree replacement. Landscape plans are agreed with Council during the development assessment process, that take into account which tree and vegetation species are considered appropriate for the location and context of the site.

It is noted that several of the DCPs currently applying in the LGA identify different exemptions to the tree protections that allow trees to be removed in limited circumstances without the need for a permit, provided specific conditions are met. This includes trees determined to be hazardous. It is intended that the consolidated DCP will set out a consistent set of exemptions for the LGA. Electricity network operators also have the power to trim or remove trees in accordance with the provisions of Section 48 of the *Electricity Supply Act 1995* and industry codes of practice.

In addition to reviewing local planning controls, Council's draft *Local Strategic Planning Statement* includes the following actions to help protect and increase tree canopy cover and vegetation:

- Preparation of a Green Infrastructure Plan to support the growth, liveability and sustainability of the City of Parramatta, addressing needs for the protection and improvement of tree canopy, bushland and biodiversity.
- Increasing street tree planting, with a focus on priority and intermediate Parramatta Ways walking links, to help deliver the Green Grid. Council undertakes an annual 'City of Trees' tree planting program that aims to increase tree canopy through streets and public reserves across the LGA.

#### 9.4. Suggested DCP water management controls

The Discussion Paper sought feedback on a range of suggestions relating to protection of waterways, stormwater management and flooding. Key suggestions included:

<b>Buffer zones to creeks</b>	It was suggested to include a DCP requirement for a 10 metre vegetated buffer zone to be provided from the top of creek banks.
<b>Stormwater management controls</b>	It was suggested to update Parramatta DCP stormwater controls, including a requirement for development to reduce site-runoff by 10%.

<b>Restricting sensitive uses on flood prone land</b>	The Discussion Paper sought feedback on whether uses which cater to vulnerable occupants, such as child care centres, schools, hospitals and seniors housing, should be allowed in flood prone areas.
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#### Feedback received

Feedback on these suggestions was generally positive. A breakdown of submissions is outlined in the table below.

**Table 9.4 Breakdown of submissions on DCP water management controls**

Stance	Introduce buffer zone to waterways		Stormwater management controls		Restrict sensitive uses on flood prone land	
	No.	%	No.	%	No.	%
<b>Supported</b>	26	76%	17	71%	26	72%
<b>Not supported</b>	7	21%	4	17%	8	22%
<b>Other<sup>1</sup></b>	1	3%	3	12%	2	6%
<b>Total</b>	34	100%	24	100%	36	100%

#### Notes

<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'

#### Comments on applying buffer zones to waterways

Only two submissions provided further comments on this suggestion:

- One respondent argued that buffer zones to waterways need to be larger, as they felt 10 metres is insufficient to protect waterways from new development encroaching on them.
- The former NSW Office of Environment and Heritage was supportive of the suggestion however, noted that the former Office of Water guidelines (now Department of Industry) require 10 metres to a first order stream, 20 metres to a second order stream and 30 metres to a third order stream and the proposed riparian lands map needs to be updated accordingly.

#### Comments on stormwater management controls

One submission provided further comments on this matter. It raised concern that stormwater management is often overlooked and suggested that Council consider adopting Hornsby Council's program of installing gross pollution traps in stormwater outlets to minimise erosion, trap rubbish and create wetland habitats.

Another submission suggested that Council pursue a deemed to comply solution to ensure overall stormwater objectives are met in smaller residential developments.

#### Comments on sensitive uses in flood prone areas

The majority of respondents supported the suggestion to restrict sensitive uses in flood prone areas up to the Probable Maximum Flood (PMF), including submissions from the former NSW Office of Environment and Heritage (OEH), Environment Protection Authority and State Emergency Services (SES). A common concern raised related to safety of vulnerable occupants and damage to property resulting from flood events.

The SES made the following detailed comments in support of restricting sensitive uses in flood prone areas:

- This would contribute to achieving a key goal of Council's *Environmental Sustainability Strategy 2017* of minimising the impact of flooding on the community.
- Vulnerable occupants are at a greater risk than others during a flood and require additional support from emergency service agencies to ensure their safety.
- Although it may be possible to require stricter building controls to be met, these controls do not take into account the increased risk to the emergency service agencies, such as the NSW SES, who will be responsible to ensure the safety of future occupants during floods.



- It is vital that essential services, such as those provided by hospitals, continue to operate during all floods to support the community. Locating hospitals and other vulnerable uses outside the floodplain can avoid unnecessarily complicating the safety of the hospitals, patients, staff and emergency service agencies that will be required to assist during flood operations.

Very few submissions provided feedback on why they did not support restricting all sensitive uses in flood prone areas. Those that did recommended Council allow a site-by-site merit-based approach, which takes into account the scale and nature of the proposed development, the nature of flood risk on the site and the proposed design measures to alleviate any risk. One submission argued such an approach would increase opportunities for the provision of much needed social infrastructure.

A submission from UrbanGrowth NSW Development Corporation expressed concern that the proposed restrictions would negatively impact the Parramatta North Growth Centre, as various sensitive uses have historically operated on the site and are an important part of the site's envisaged future role. The submission argues that in low flood risk/hazard locations, flood hazard can, and has, been mitigated.

Although the SES broadly supported the suggested flooding controls, it made a number of recommendations, as follows:

- Amend the current definitions of low, medium and high risk flooding under Parramatta DCP, using the *Australian Institute of Disaster Resilience's Handbook 7: Managing the Floodplain*.
- Provide a clear explanation that low probability does not necessary mean low flood risk, as flood risk is a product of probability and consequences. Also recommends accurately defining concepts such as 'unacceptable risk'.
- Consider adopting additional floodplain risk management clauses in the LEP to address areas with significant evacuation or emergency response issues.
- Unless controls can be established which provide flood immunity up to a probable maximum flood, basement car parks should be prohibited in the floodplain, due to potential for damage to property and risk to life of occupants who may become trapped during a large enough flood.

Other comments received on this issue include:

- One submission recommended all residential development be based around the 1% AEP flood event levels (plus an appropriate freeboard) and that all areas over 1% AEP be required to have a flood risk management strategy that considers the principles of ecologically sustainable development.
- Another submission recommended that all development be prohibited in flood zones, unless effective flood mitigation has been completed to ensure properties are insurable and have no flood exposure.
- One submission raised concerns about high rise developments in flood prone areas, noting the difficulty of evacuating residents during flooding events/heavy downpour, as well as their impact on sunlight.
- Another submission suggested that the risk from overland flooding (i.e. flash flooding) needs to also be taken into account.

#### Feedback from the Parramatta Floodplain Risk Management Committee

Council officers attended the Floodplain Risk Management Committee meeting on 13 November 2018. The following is a summary of the feedback received:

- Some committee members felt a blanket approach of no sensitive uses being suitable anywhere in the floodplain may be too onerous. Higher hazard areas should definitely be ruled out, but it may be possible to locate certain uses in low flood risk areas if appropriate design measures are put in place to manage risk. There was not consensus around which particular uses may be appropriate in low flood risk areas.
- It will be important for the new consolidated DCP to be clear about what controls and design requirements apply.

- Evacuation and safety considerations will be important – plans of management should be required covering emergency procedures. Consideration should also be given to requiring properly located and resourced refuge areas. Need to consider how safe egress from a site could be undertaken once flood waters recede.
- There is a need for clarity about the difference between flood risk areas and the need to be clear what is meant by risk and hazard vs flood levels.
- There was general support for the approach to basement car parks taken by the Parramatta DCP. DCP controls are needed to manage risk, particularly given there is a need to provide adequate parking with development.
- Mechanical measures may need to be put in place to protect car parks from a PMF event. Some committee members raised concern about how this equipment would be maintained.
- Evacuation issues need to be considered – people may attempt to access their vehicles and drive out during a flood which may not be safe.

#### Officer Response

As these matters relate to primarily to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft DCP is reported back to Council.

The following initial comments are provided:

- As noted above, mapping waterway corridors in the LEP is based on the most recent State Government Hydro Line spatial data. Corridor widths have been mapped consistent with the NSW Department of Industry *Guidelines for controlled activities on waterfront land – Riparian corridors*, based on the stream order classification of a watercourse. The suggested buffer zone of 10 metres is proposed to apply from the top banks of creeks. It is noted that development along higher order waterways, such as Parramatta River, the NSW Department of Industry will require larger setbacks.
- Council has installed multiple pollution control devices across the LGA to help reduce the amount of litter, sediment and organic pollution entering our waterways. This includes the pollution traps located in the former Hornsby Council area, which have been retained and are included on Council's regular maintenance list. Council has also constructed several vegetated rain gardens and/or bio-filtration systems to further improve stormwater quality within urban streetscapes, parks, and town centres.
- Detailed DCP controls relating to flooding will be reviewed to ensure a clear and consistent set of requirements are applied to development on flood prone land in the LGA. These controls are required to be consistent with the associated LEP provisions and 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. Council is progressing detailed work to review and update flood mapping for the LGA. This work will inform the preparation of a new floodplain risk management study and plan. The need for further updates to DCP and LEP controls will be considered once this work is completed.

#### 9.5. Suggested DCP water and energy efficiency controls

The Discussion Paper sought feedback on a range of suggestions relating energy and water efficiency. Key suggestions included:

<b>Higher energy and water efficiency targets</b>	The Discussion Paper suggested a series of targets and requirements to improve the water and energy efficiency of different types of development.
<b>Solar panels for certain retail and</b>	It was suggested to require installation of solar PV for large scale retail and



<b>industrial development</b>	industrial development (including increases in GFA of 5,000sqm or more).
<b>Dual piping</b>	It was suggested to require new high density residential and large scale non-residential development to install dual piping for recycled water use.

#### Feedback received

Feedback on these suggestions was generally positive. A breakdown of submissions is outlined in the table below.

**Table 9.5 Breakdown of submissions on DCP water and energy efficiency controls**

Stance	Suggested energy and water efficiency targets		Solar panels for large scale retail and industrial development		Suggested dual piping requirements	
	No.	%	No.	%	No.	%
<b>Supported</b>	22	81%	17	74%	19	83%
<b>Not supported</b>	3	11%	5	22%	3	13%
<b>Other<sup>1</sup></b>	2	7%	2	7%	1	4%
<b>Total</b>	27	100%	24	100%	23	100%

#### Notes

<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'

A small number of submissions provided additional comments on these issues.

Three submissions recommended that Council adopt stronger controls for smaller buildings and/or residential development, including encouraging take-up of solar panels, recycled water, insulation, rain water tanks and rooftop gardens.

One submission questioned why Council was insisting on provisions for recycled water when roof water can be stored in tanks and used for non-potable use.

A submission from the former NSW Office of Environment and Heritage recommended Council adopt a sustainable design excellence LEP clause and DCP provisions for Water Sensitivity Urban Design, green roofs, green walls and cool roofs.

Another submission suggested that Council work with the State Government to maintain and improve BASIX requirements, particularly in regards to stormwater management and green infrastructure.

#### Officer Response

As these matters relate to primarily to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft DCP is reported back to Council.

The following initial comments are provided:

- The State Government establishes mandatory energy and water efficiency targets for residential development through the Building and Sustainability Index (BASIX). DCPs are not able to mandate performance above that prescribed by BASIX. Residential apartment buildings are also required to take into consideration the criteria and guidance in the *Apartment Design Guide*, published by the State Government.
- It is intended that the DCP will include controls for smaller development requiring inclusion of appropriate energy and water efficiency measures.
- The suggested energy and water efficiency targets will be reviewed against the recently adopted National Construction Code (NCC) should higher standards be adopted in the NCC.
- Updated water sensitive urban design provisions will be adopted in the consolidated DCP. Further consideration will be given to adopting additional DCP controls for green roofs, green walls and cool roofs.

- Section 2.1 of the Planning Proposal report outlines a proposed Design Excellence clause, which includes requirements for achieving the principles of ecologically sustainable development.

#### 9.6. Other feedback received

The following additional comments were received in relation to environmental controls:

- One submission recommended that the DCP be amended to reference the need for compliance with relevant industry standards for noise controls for both industry and construction.
- One submission requested that the status of waste management be elevated in the local planning framework and that Council should adopt ambitious targets for resource recovery, especially in high rise developments.

#### Officer response

These comments will be considered further in the preparation of the consolidated DCP. In relation to waste management it is noted that Council's *Environmental Sustainability Strategy 2017* outlines a series of actions Council will take to reduce resource consumption, increase diversion from landfill and reduce the volume of litter.

## 10. Design and heritage controls

The Discussion Paper included suggestions for controls relating to design excellence, heritage and archaeology. Suggestions included:

<b>Adopt a precinct-based approach to design competition requirements</b>	It was suggested that requirements for architectural design competitions be applied on a precinct by precinct basis, as they currently are under Parramatta LEP. Existing requirements within Parramatta LEP will be retained. Additional precincts will be added through separate precinct planning processes.
<b>Recognise the Design Excellence Advisory Panel (DEAP) through the LEP</b>	It was suggested 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.
<b>Extend the DCP Aboriginal Heritage Sensitivity Map to all parts of the LGA</b>	It was suggested to retain the Aboriginal Heritage Sensitivity Map in Parramatta DCP and extend it to all parts of the LGA. This approach will identify sites that require detailed archaeological assessments as part of development applications.

### Feedback received

A small number of submissions were received in response to these matters, the majority of which were in support of the suggested provisions for design and heritage. A breakdown of submissions is summarised in the table below.

**Table 10.1 Breakdown of submissions on design and heritage**

Stance	Precinct approach to design competitions		Include Reference to DEAP in LEP		Extend Aboriginal Heritage Sensitivity Map	
	No.	%	No.	%	No.	%
Supported	12	75%	11	65%	16	84%
Not supported	2	12.5%	3	18%	3	16%
Other <sup>1</sup>	2	12.5%	3	18%	-	-
<b>Total</b>	<b>16</b>	<b>100%</b>	<b>17</b>	<b>100%</b>	<b>19</b>	<b>100%</b>
<b>Notes</b>						
<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree' or where a general comment was provided that could not be categorised as either 'Supported' or 'Not supported'.						

Few submissions provided further comments on these matters.

One submission raised concern about the effectiveness of prescribing design excellence controls in an LEP due to concerns that 'inspiration and talent cannot be mandated'.

Three submissions made comments relating to the DEAP process:

- One submission recommended Council make DEAP's deliberations more transparent to the community.
- Similarly, another submission recommended publishing the objectives or guidelines DEAP adhere to/pursue.
- One responded questioned where money from DEAP goes, e.g. to the architects, decision making panel or Council.

One submission supported extending the Aboriginal Heritage Sensitivity Map, but questioned why it

could not be included in the LEP.

Several submissions provided general comments on the need for strong design and heritage controls:

- The Western Sydney Local Health District indicated it supported changes that enhance good design outcomes, noting that good design impacts health.
- One submission shared Council's concerns about the impact of development on local character and raised concern with the erosion of character in Epping town centre. It recommended that all precincts have a character maintained or developed.
- Several submissions emphasised the importance of protecting heritage and supported the retention of all heritage items and conservation areas. General concern was raised with the impact of increased development on heritage.
- Another submission argued there are some properties in Beecroft that are worthy of individual heritage listing (but did not indicate which ones).
- One submission recommended that stronger DCP controls be adopted for the Winston Hills area.
- One submission asserted that design should include cross flow ventilation, access to daylight, environmental efficiency and heat load.
- One submission did not support the proposed floor to ceiling heights of 4 metres for ground floor storeys in commercial developments, recommending adopting the current Parramatta DCP requirement of 3.3 metres instead.

#### Feedback from the Parramatta Aboriginal and Torres Strait Islander Advisory Committee

Council officers attended the Aboriginal and Torres Strait Islander Advisory Committee meeting on 24 July 2018 to discuss the suggestion to extend the Aboriginal Heritage Sensitivity Map to all parts of the LGA. The Committee expressed a strong preference for the mapping approach and had concerns regarding the areas that do not currently have Aboriginal cultural heritage controls applies. The Committee expressed some concerns about the current Sensitivity Map in Parramatta DCP, specifically in regards to certain sites and the methodology of having areas of high significance directly adjoining areas of low significance. The Committee consensus was that Council should consider remapping the whole LGA, taking into account Darug community input and historical information, including both written sources and verbal stories from local Elders.

#### Feedback from the Parramatta Heritage Advisory Committee

Council officers attended the Heritage Advisory Committee meeting on 20 February 2019 to discuss the Discussion Paper. Committee members raised the following matters:

- the need for to introduce appropriate controls over the installation of solar panels and satellite dishes on heritage items.
- consideration needs to be given to the preservation of existing heritage gardens such as historic layouts, trees and landscaping.
- consideration needs to be given to preservation of street trees.
- the need to redefine the meaning of 'tree' as the definition varies between the former Councils.
- the gaol site in Newington should be recognised as an important site.
- whether archaeological controls cover Duck River.
- archaeological policy and whether it can include a wish list of what should happen to various items
- the need for appropriate control of dual occupancy development in heritage conservation areas.
- the need for appropriate controls relating to excavations under a building.

#### **Officer Response**

- *It is recommended to adopt design excellence provisions in the LEP that takes a precinct-based approach.*



- *It is not recommended to include specific provisions in the LEP relating to DEAP. This will continue to operate as a separate process applying across the LGA.*
- *It is recommended to undertake further work to extend the Aboriginal Heritage Sensitivity Map to all parts of the LGA.*

A precinct-based approach is consistent with the Parramatta, Holroyd and The Hills LEPs and will allow requirements to be targeted and tailored to specific locations.

Upon further consideration, a reference to DEAP in the LEP is not considered necessary at this stage as the process has been working effectively to date. Council will continue to operate DEAP to facilitate design excellence in certain developments where a design competition is not required. It is noted that Council is preparing a 'charter' that outlines DEAP's purpose, objectives and functions, which is intended to be made publicly available once finalised and adopted. Fees are charged to applicants for the DEAP, and these are used to cover administration costs and pay the assessment panel. Any feedback and recommendations DEAP provides on a proposed development are included in the DA assessment report.

With regard to the Aboriginal heritage sensitivity mapping, Council has engaged a consultant to undertake further mapping. The focus of this work will be on areas that were recently transferred to the City of Parramatta LGA, specifically parts of the former council areas of Auburn (excluding Sydney Olympic Park), Holroyd, Hornsby and The Hills. Aboriginal stakeholders will be consulted as part of this work. The existing mapping that applies to land in the former Parramatta City Council area was recently reviewed and some updates made. Further mapping in this area is not considered necessary at this stage. The Sensitivity Map is not currently able to be included in the LEP as it does not fit within the State Government's *Standard Instrument LEP* template. However, the LEP does identify archaeological sites of heritage significance. Existing listings will be carried over into the consolidated LEP.

In response to the other comments made:

- Heritage and local character have been considered in the constraints analysis used to identify areas suitable for dual occupancy development (refer to section 4.1).
- Existing heritage items, HCAs and archaeological sites identified under the various LEPs and located within the LGA will be retained in the consolidated LEP, with only minor technical updates proposed (refer to section 2.1 of the Planning Proposal report).
- Any DCP controls applying to special character areas and HCAs within the LGA will also be carried over into the consolidated DCP. The feedback received on the Discussion Paper will help inform the harmonisation of general heritage controls in the DCP. This will include consideration for inserting additional controls relating to visible elements in new technologies and the preservation of heritage gardens.
- Consideration will also be given to the suggestions relating to the DCP controls for the Winston Hills Special Character Area as part of the preparation of the consolidated DCP.
- A key priority of Council's draft Local Strategic Planning Statement (LSPS) is to enhance Parramatta's heritage and cultural assets and maintain our authentic identity. The draft LSPS identifies a number of actions to deliver this priority, including developing local character statements which identify key place-making measures for growth precincts undergoing transformation and local centres. Council will also investigate the potential to introduce local character overlays into the LEP as part of a future update. This requires the State Government to make changes to the *Standard Instrument LEP* template.



# 11. Rationalising land use zones

The Discussion Paper included suggestions for changing the zoning of a small number of sites to reduce complexity and address anomalies in the local land use planning framework. These included:

<b>Wentworth Point</b>	Council is working with the Department of Planning, Industry and Environment to transfer the existing planning controls for Wentworth Point (including zoning, height and FSR) into the LEP and repeal the current State Government created planning framework that applies.										
<b>Removal of certain zones from the LEP</b>	To reduce complexity, it was suggested to not include the following land use zones in the consolidated LEP as they generally only apply to a small number of sites and other zones are considered more appropriate.										
	<table> <tr> <th>Current Zone</th><th>Proposed</th></tr> <tr> <td>R1 General Residential</td><td>R3 Medium Density Residential &amp; R4 High Density Residential</td></tr> <tr> <td>RU3 Forestry</td><td>Rezone SP1 Special Activities</td></tr> <tr> <td>E3 Environmental Management</td><td>Rezone E2 Environmental Conservation</td></tr> <tr> <td>E4 Environmental Living</td><td>Rezone R2 Low Density Residential &amp; E2 Environmental Conservation</td></tr> </table>	Current Zone	Proposed	R1 General Residential	R3 Medium Density Residential & R4 High Density Residential	RU3 Forestry	Rezone SP1 Special Activities	E3 Environmental Management	Rezone E2 Environmental Conservation	E4 Environmental Living	Rezone R2 Low Density Residential & E2 Environmental Conservation
Current Zone	Proposed										
R1 General Residential	R3 Medium Density Residential & R4 High Density Residential										
RU3 Forestry	Rezone SP1 Special Activities										
E3 Environmental Management	Rezone E2 Environmental Conservation										
E4 Environmental Living	Rezone R2 Low Density Residential & E2 Environmental Conservation										
	The affected sites will be rezoned appropriately. More detail is provided in Section 9 and Appendix D of the Discussion Paper.										

## Feedback received

A small number of submissions were received on the suggested rationalisation of identified land use zones. The majority of submissions were generally in favour of the suggestions, though there was also a relatively high number of respondents indicating they did not have an opinion either way. A breakdown of submissions is summarised in the table below.

**Table 11.1 Breakdown of submissions on rationalising land use zones**

Stance	Remove R1 Zone		Remove RU3 Zone		Remove E3 Zone		Remove E4 Zone		Move Provisions from SREP 24 into LEP	
	No.	%	No.	%	No.	%	No.	%	No.	%
Supported	10	55%	11	61%	14	70%	11	55%	2	100%
Not supported	3	17%	3	17%	2	10%	3	15%	-	-
Other <sup>1</sup>	5	28%	4	23%	4	20%	6	30%	-	-
Total	18	100%	18	100%	20	100%	20	100%	2	100%

### Notes

<sup>1</sup> Includes survey responses that selected 'No opinion' or 'Neither agree or disagree'

Few submissions provided additional comments on this matter.

One submission disagreed with the removal of the E3 and E4 zones from the LEP, arguing that the zones should be applied to land that adjoins bushland and biodiversity sites in order to protect these environmental assets.

The Environment Protection Authority indicated that it considered the proposed rationalisation of land use zones, including the two sites currently zoned E4 Environmental Living, to be appropriate. The

former NSW Office of Environment and Heritage partially supported the proposal to rezone the former Moxham's Quarry site from E3 to E2 (refer to section 9.1 of this report).

A submission from a landowner in Wentworth Point made a number of suggestions for how the planning controls for the precinct could be translated into the equivalent *Standard Instrument LEP* clauses. The Sydney Olympic Park Authority also supported the transfer of controls for Wentworth Point into the LEP and requested consultation should any substantive changes to planning controls be proposed.

#### Officer Response

- *It is recommended to rationalise LEP land use zones as outlined in the Discussion Paper.*

The following comments are provided in response to the concerns raised in relation to removal of the E3 and E4 zones from the LEP:

- With the exception of land at 11-13 Pye Avenue, Northmead it is recommended to apply an E2 Environmental Conservation zone to sites currently zones E3 or E4. This will provide a higher level of protection to important environmental assets than the current E3 and E4 zones do as the E2 zone permits a smaller range of development.
- Land at 11-13 Pye Avenue, Northmead is proposed to be rezoned to R2 Low Density Residential as it has already been developed for housing and does not contain any substantial vegetation itself.
- Other updates are proposed to the LEP as part of the Harmonisation process that will assist with managing the impacts of development on bushland and biodiversity. These include:
  - Mapping additional biodiversity sites and waterways in the LEP.
  - Adding an additional objective for the R2 zone relating to protecting and enhancing tree canopy.
  - Increasing minimum subdivision lot size applying to land in the former Hornsby and Holroyd Council areas to 550sqm, to match the control under Parramatta LEP 2011. It is also proposed to maintain the 700sqm minimum subdivision lot size applying to land in the former The Hills Council area. These provisions will assist with tree and vegetation retention.

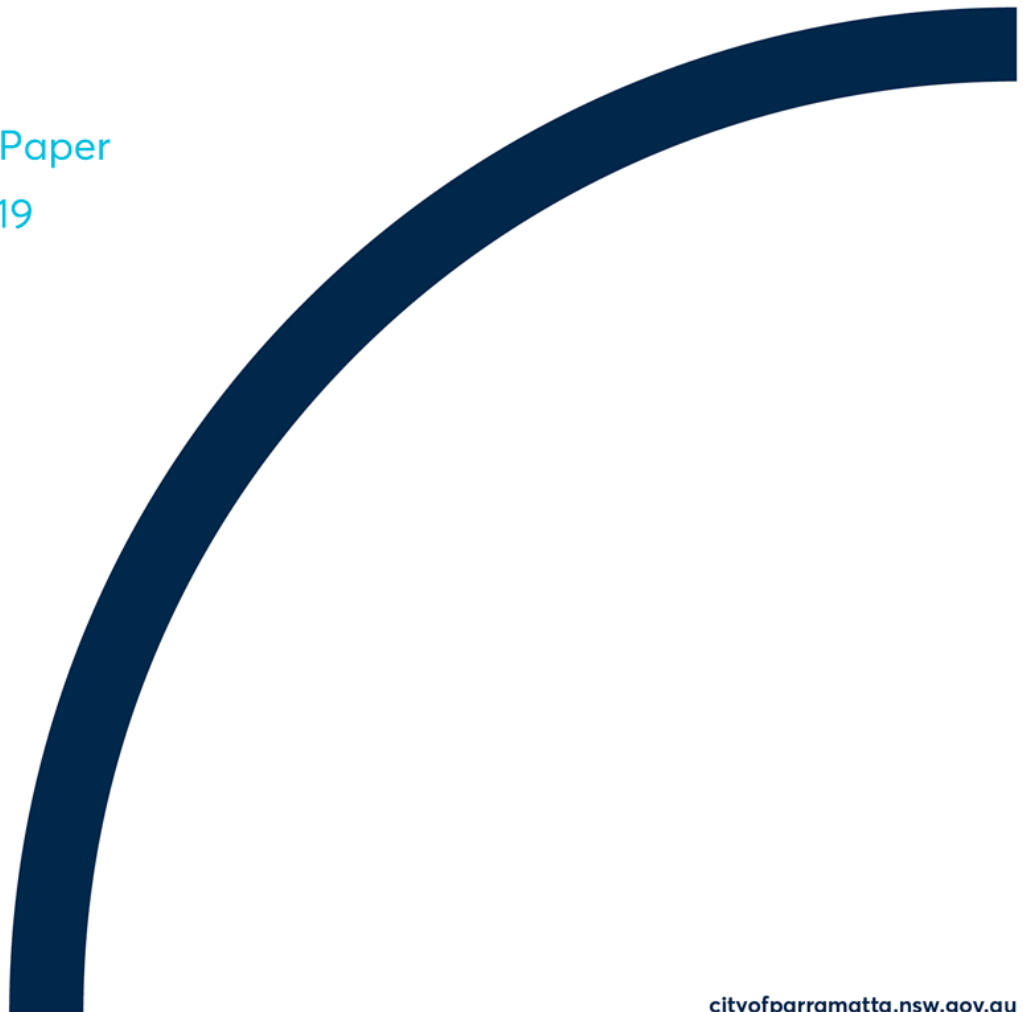
Feedback received on the transfer of planning controls for Wentworth Point into the LEP will be considered separately as part of the ongoing work with the Department of Planning, Industry and Environment. The community and stakeholders will be consulted on any proposals for the LEP controls before they are finalised.

## Appendix 6 – Dual Occupancy Development Constraints Analysis



# Dual occupancy constraints analysis

Technical Paper  
August 2019



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)

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# 1. Background

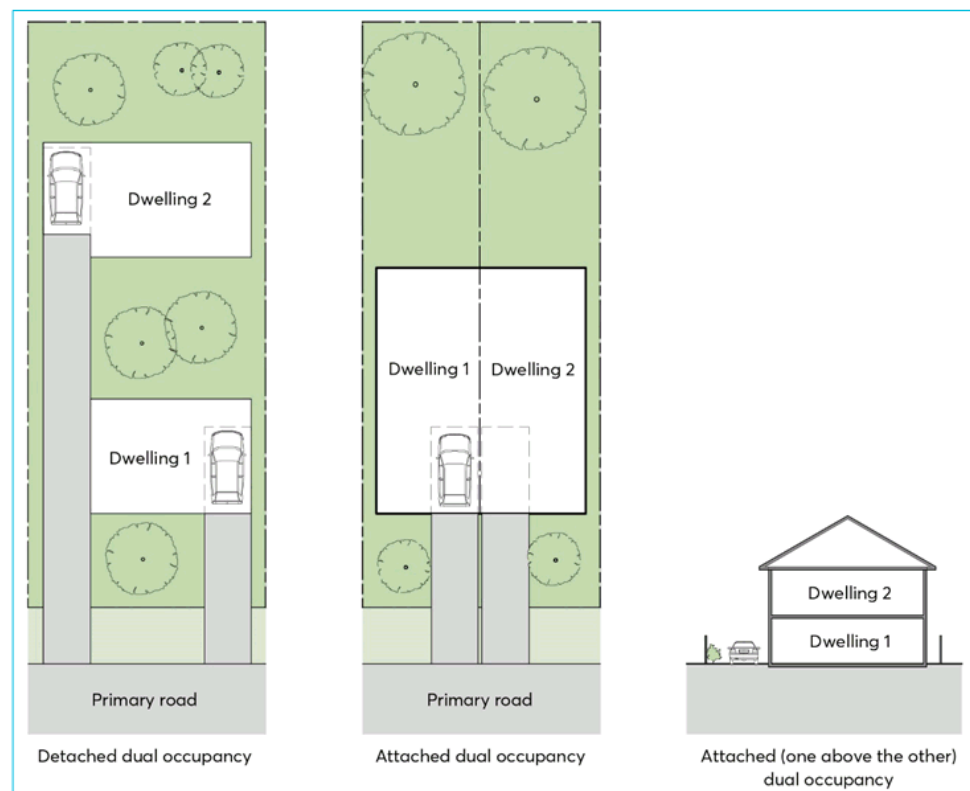
## 1.1. Purpose of this report

This report documents the detailed analysis that has been undertaken to inform the identification of areas suitable for dual occupancy development across the council area. This analysis supports the planning proposal for consolidation of the various local environmental plans applying to the City of Parramatta Local Government Area (LGA).

## 1.2. What is a dual occupancy

A dual occupancy (sometimes referred to as a duplex) is defined as two dwellings built on the same lot of land. 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). Once built, dual occupancies can be subdivided so that one can be sold separately from the other – provided this is allowed by the relevant planning controls applying to the site.

Figure 1 below illustrates the different types of dual occupancy housing.



**Figure 1 – Types of dual occupancy development**

### 1.3. Current planning controls for dual occupancy development

As a result of State Government changes to Council boundaries in May 2016, there are currently different rules applying to dual occupancy development in different parts of the City of Parramatta LGA. These are summarised below in Table 1 and also in Figure 2.

**Table 1 – Summary of different dual occupancy controls applying in the LGA**

	Where permitted	Subdivision policy	Min. lot size required
<b>Auburn LEP</b>	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)
<b>Holroyd LEP</b>	R2 and R3 zones	Permitted	Not specified in LEP. (DCP requires 450sqm in R3 zones & 500sqm in R2 zones)
<b>Hornsby LEP</b>	Prohibited in all zones	N/A	N/A
<b>Parramatta LEP</b>	R2, R3 and R4 zones, except areas identified on <i>Dual Occupancy Prohibition Map</i>	Permitted, except in South Parramatta Conservation Area, where Torrens Title subdivision is prohibited	600sqm
<b>The Hills LEP</b>	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.

### 1.4. Harmonising our land use planning framework – Discussion Paper

In January 2019 Council published the *Land Use Planning Harmonisation Discussion Paper*. The Discussion Paper summarised the key differences between land use plans applying in the LGA and made suggestions for how these differences could be resolved to create a single LGA-wide local environmental plan (LEP) and development control plan (DCP).

The following options were suggested for where dual occupancy development should be allowed:

<b>Low Density Residential Zones</b>	<p><u>Option 1</u></p> <p>Dual occupancies would continue to not be allowed in locations where they are currently not allowed under Parramatta LEP, plus on R2 zoned land in the former Hornsby and The Hills LGAs, where restrictions on dual occupancies are currently in place. Some additional parts of Oatlands and Winston Hills were also suggested to be included in the prohibition areas. See Figure 3 for an illustration of this option.</p>
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Alternative option 1 – larger dual occupancy prohibition areas

This option included the prohibition areas suggested above, plus additional R2 zoned land in parts of Carlingford, Dundas, Eastwood, Epping and Rydalmere where dual occupancies are currently allowed. Land fronting Marsden, Kissing Point, and Victoria Roads would not be included in the suggested prohibition areas. See Figure 4 for an illustration of this option.

Alternative option 2 – fewer dual occupancy prohibition areas

Feedback was sought on the potential for having fewer prohibition areas, and allowing dual occupancies in more locations, such as in parts of the former Hornsby or The Hills LGAs. Feedback was invited on the areas that could be allowed to have dual occupancies.

**Medium and high density residential zones (R3 and R4 zones).**

It was 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.

Feedback on the above suggestions is outlined in the Discussion Paper Consultation Report. A range of views were expressed by those in support of and against prohibiting dual occupancy development in certain areas.

Common concerns raised with dual occupancies included incompatibility with the character and streetscape of low density areas. Other concerns raised included traffic and on-street parking impacts, and the loss of trees.

Those in support of dual occupancy development argued that dual occupancies provided more housing choice and flexibility and are an efficient use of land, particularly in locations near transport and centres. They expressed concern that the suggested prohibition areas were unfairly applied.

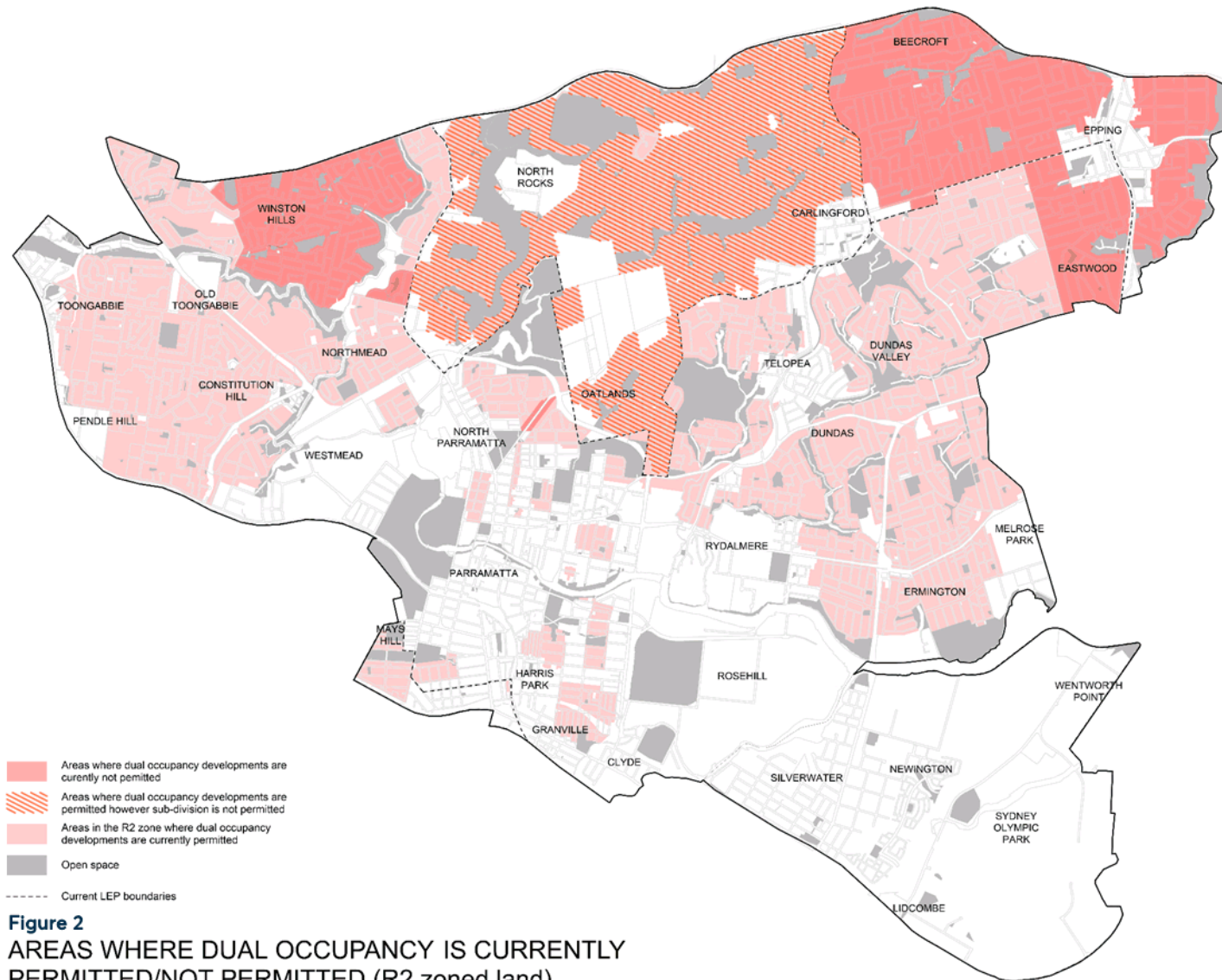
Some submissions made suggestions for how dual occupancy prohibition areas could be defined, such as based on proximity to transport and services, topography, street-widths and opportunities for housing renewal.

**1.5. State Government planning policy**

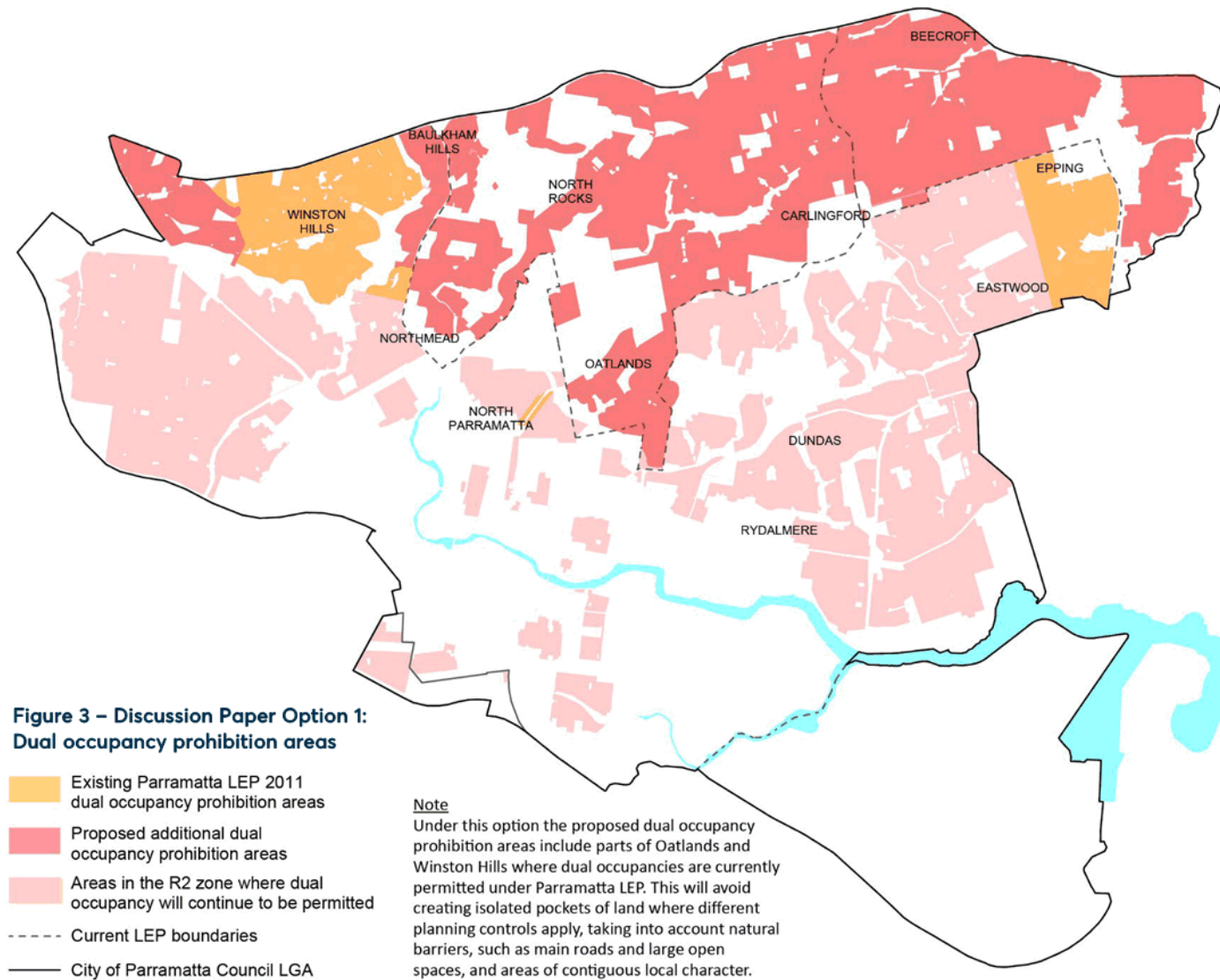
The State Government recently introduced changes to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) that allow for certain types of dual occupancies (side by side or one on top of the other) to be built through the complying development pathway, provided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

These provisions do not currently apply in the City of Parramatta LGA and are currently not due to come into effect until July 2020, though it is noted that Council has formally requested an extension of the deferral until July 2021 to enable Council to undertake further strategic planning work including preparation of a Local Housing Strategy and consolidation of the LEP.

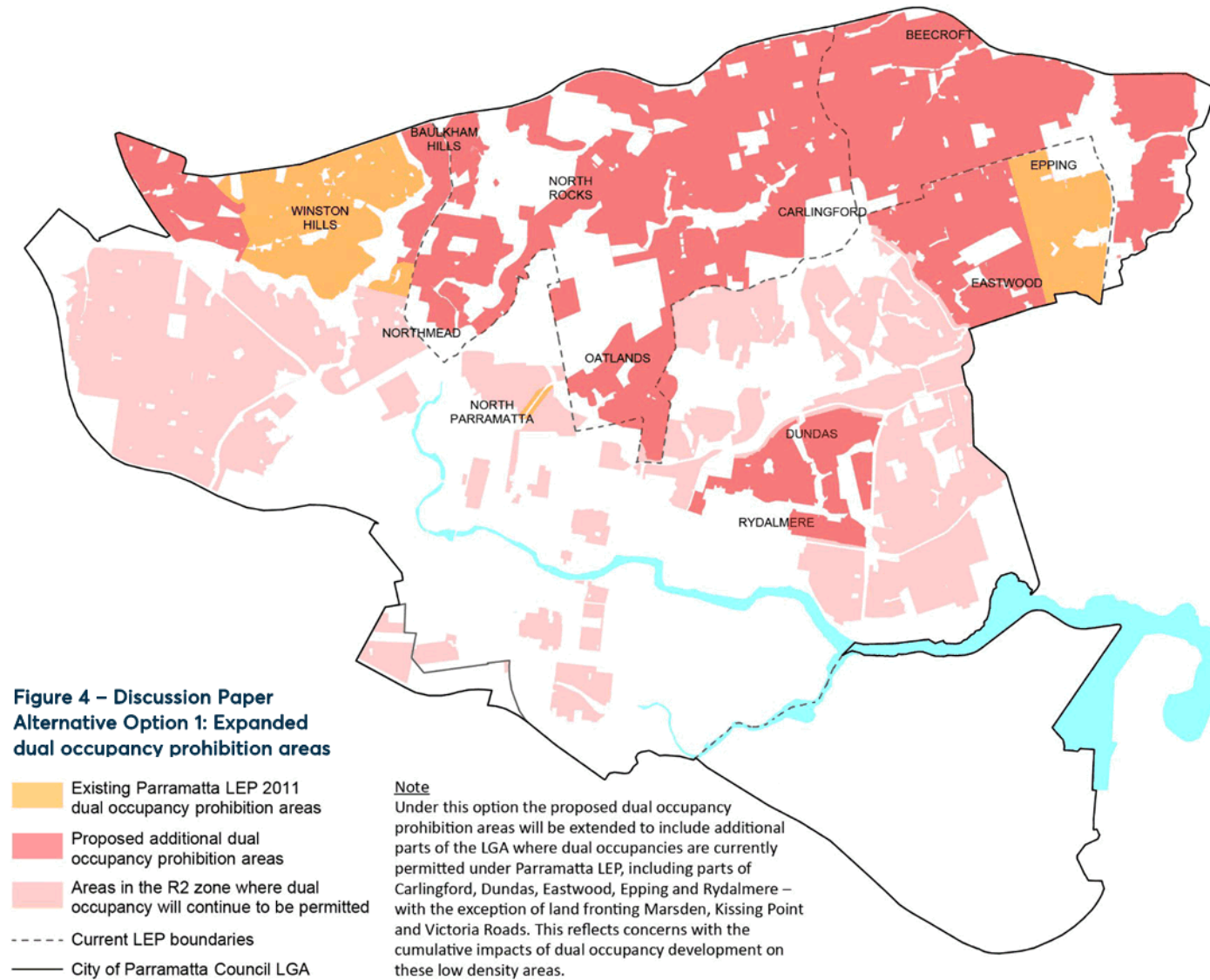
When the new Codes SEPP provisions do come into effect in the LGA, they will only apply to areas where dual occupancies are permitted under an LEP. In areas where they do apply, the Codes design requirements will override any local planning controls. This means complying development under the Code is not required to meet any LEP and DCP requirements, with the exception of minimum lot size requirements.











## 2. Methodology

While dual occupancies can help contribute to housing supply and diversity, it is important to ensure that development occurs in the right locations. To provide a consistent basis for identifying appropriate locations further analysis has been undertaken to map, at a finer grain, the various constraints that exist to dual occupancy development across the council area.

The following constraints have been included in the analysis:

- Special local character
- Narrow streets
- Impermeable street pattern
- Poor public transport accessibility
- Concentrations of tree coverage
- Bushfire hazard

The constraints relate to concerns that have been raised in the feedback received from the community, and are considered to be environmental factors that would contribute most to creating negative impacts from dual occupancy development, particularly in areas where multiple constraints overlap and where dual occupancies could significantly increase the concentration of housing over time. They are also constraints for which consistent data is available for land across the LGA and is able to be mapped.

The mapping undertaken is included in this report at Figures 5 to 13. Commentary on each of the constraints that have been mapped is provided below.

It is noted that the focus of this analysis is on low density residential land where the potential for negative impacts from dual occupancy development is greatest and across which the Discussion Paper identified several options for applying prohibition areas.

### 2.1. Areas with special character

A key objective of Council's draft Local Housing Strategy (LHS) is that the City of Parramatta's low density residential neighbourhoods retain their local character, provide housing diversity (through preservation of low density housing stock) and preserve future housing opportunity. Goal 6 of the draft LHS states: "Where appropriate, maintain existing character and Heritage Conservation Areas and preserve future housing opportunity."

The constraints analysis has mapped areas which have a strong and consistent local character which is not considered compatible with dual occupancy development. These include:

- **Existing heritage conservation areas** *(with the exception of South Parramatta Conservation Area, where special local provisions have recently been applied through a site-specific rezoning process).*  
The heritage value of a conservation area lies not just with the heritage significance of individual buildings, but with other factors, including landform, subdivision and the history of development. For many areas the changes to the streetscape and subdivision as a result of dual occupancy development would not be compatible with the heritage significance of these areas.
- **Existing Special Character Areas:** these are identified in Parramatta DCP 2011, which outlines area-specific controls for new development to protect the local character. Several of these

character areas, in particular Winston Hills and Sylvia Garden are currently identified as dual occupancy prohibition areas under Parramatta LEP 2011.

- **Beecroft:** The part of the suburb of Beecroft within the City of Parramatta Council area has an established garden setting and a consistent style of housing, being predominantly medium sized detached brick dwellings on blocks with modest to large well established gardens. This consistency of housing together with the established front gardens and abundance of trees make this area a candidate for further investigation as a Special Character Area. It is noted that the area shares characteristics with the parts of the suburb north of the M2 Motorway, which is designated a heritage conservation area under Hornsby LEP 2012. Allowing dual occupancy development in this area would risk loss of the garden setting that characterises it and impact on the consistency in housing scale and styles.
- **Epping (east of the town centre):** This part of Epping has a consistent established character, being predominantly medium-sized detached brick homes on lots with large well established front and rear gardens. This area contains several heritage conservation areas. While the whole area is not covered by a heritage conservation area designation, the consistency of character makes it a candidate for further investigation as a Special Character Area. Allowing dual occupancy development in this area would risk loss of the garden setting that characterises it and detract from the consistency in housing scale and styles.

Areas with special character are mapped on Figure 5.

It is noted that as part of *Planning Circular PS 18-001* the State Government has indicated its intention to amend the *Standard Instrument LEP* to allow councils to establish local character overlays in local environmental plans. Local character overlays would consist of a map layer in LEPs and an associated clause to establish additional assessment requirements for identified areas. Council intends to undertake the necessary work to investigate potential special character areas and the inclusion of local character overlays through a future LEP update.

## 2.2. Narrow streets

Traffic and parking congestion was a common concern raised in feedback on the Discussion Paper. Dual occupancies will have some impact on local traffic as they are replacing one house with two, which over time could double the number of homes in low density suburbs that were not originally planned for medium density housing.

While a range of factors can contribute to local traffic and parking issues, the potential for negative impacts can be made worse when certain characteristics are present in an area, such as concentrations of narrow streets and when there are few through-roads into and out of an area.

On roads less than 7.5 metres wide there is potential for congestion from parked vehicles. This is because such roads do not have enough space for two vehicles to pass each other unimpeded when cars are parked on either side of the road. Access could also be particularly difficult for larger vehicles such as garbage and fire trucks.

Long, narrow streets with dead-ends can be particularly problematic, especially when they occur in street patterns that provide poor access for through traffic and a lack of opportunity for cars to park elsewhere, such as on side-streets.

Traffic problems can also occur on curvilinear streets, which are typical of street patterns from the 1950s. Curved streets provide poor sight lines for moving cars, which can be made worse by parked cars if they are narrow.

Figure 6 illustrates areas considered to have higher potential for traffic and parking issues to arise from increased densities, due to the presence of a combination of the factors outlined above.

Narrow roads have been mapped based on road segment widths recorded on Council's road network survey database.

### 2.3. Areas lacking permeability

Areas with a street pattern characterised by large blocks and concentrations of long curvilinear streets with dead-ends and fewer direct pedestrian links encourage car use over walking as they often require residents to walk relatively long distances along indirect routes to get to anywhere. This acts as a barrier to accessing local shops, services, transport and neighbours. These are not ideal locations for higher density development.

This is a principle recognised by the State Government's Low Rise Medium Density Design Guide, which states that medium density housing generally requires a much finer grain street network (such as a grid pattern) than lower density single dwelling housing.

Battle-axe lots do not provide good amenity for residents. Houses built on these lots do not have a proper street address and are usually accessed from long narrow driveways. They also provide a poor outlook for occupants, which usually consists of looking at the rear and side fences of their neighbours. Two storey dwellings in battle-axe lots can also impact on surrounding residents as a result of overshadowing and overlooking. Battle-axe lots are therefore not considered ideal locations for dual occupancy development.

Battle-axe lots and areas lacking permeability for pedestrians have been mapped at Figure 7.

### 2.4. Transport accessibility

Areas with good access to public transport are more suited to intensification. Good access to frequent public transport will help reduce traffic on local roads and can reduce levels of car ownership and therefore the number of cars parking on streets. Using public transport can also have health benefits as it encourages walking.

A key objective of Council's draft Local Housing Strategy (LHS) is that housing delivery is aligned and sequenced with existing transport capacity improvements. Goal 4 of the draft LHS states: "Deliver 90% of new housing within the walking catchments of existing or committed public transport and deliver active transport networks, promoting modal shift, throughout the LGA."

Areas lacking access to frequent public transport services are shown on Figure 8.

These have been mapped using the latest timetable data from Transport for NSW. Walking catchments of 800 metres to railway stations and 400 metres to light rail and bus stops have been used. These are walking distances that are typically used in land use planning across the State.

All railway stations and light rail stops have been included. Only bus stops which are served by at least 180 bus services a week have been mapped – representing a level of service of approximately four buses an hour between 7am and 7pm, 5 days a week.

### 2.5. Tree coverage

Trees provide a number of benefits to the local area. They provide shade and reduce urban heat, provide habitat and add to the pleasant character of many areas. A key objective of Council's draft Local Housing Strategy (LHS) is to optimise the environmental performance of low density residential neighbourhoods. This links to a key priority of Council's draft Local Strategic Planning Statement, which is to protect and enhance our green infrastructure and increase tree canopy.

Intensification of development in low density areas can place pressure on established trees. Allowing dual occupancy development in an area could incentivise the redevelopment of more modestly-sized single dwellings. Dual occupancy development can also take up more of a site than single detached housing as it is replacing one home with two. It is also noted that under the *Low Rise Medium Density Housing Code*, floor area allowances for dual occupancy development are higher than for single dwellings. This can make trees vulnerable to removal. Dual occupancy development can also negatively impact street trees, as additional driveway crossings are often required.



Blocks and streets with high concentrations of established trees are identified in Figures 9 and 10. These areas have been identified using the latest NSW Urban Vegetation Cover mapping from the State Government, supplemented with a visual assessment against the latest aerial photography.

## 2.6. Bushfire hazard

A key priority of Council's draft Local Strategic Planning Statement is to increase resilience of people and infrastructure against natural and urban hazards. Land that is prone to hazards such as bushfires is not considered the most ideal location for increasing housing densities. This land tends to be located adjoining bushland reserves.

## 2.7. Availability of sites for dual occupancy development across the LGA

A minimum lot size of 600sqm is recommended for dual occupancy development. This is the minimum site area required to achieve sufficient landscaping, private open space and to limit amenity impacts on neighbours. The availability of lots over 600sqm varies across the LGA. In some areas there is a much higher concentration than in others.

The potential for negative impacts arising from dual occupancy development will be higher in areas where there is a higher concentration of sites of 600sqm or more. If a site is large enough it could be built for both dual occupancy development and secondary dwellings (granny flats).

For example, Sites greater than 900sqm would be large enough to accommodate two dual occupancy dwellings, and if subdivided into individual 450sqm lots, a separate granny flat could also be built on each lot. This is because under the *State Government's Affordable Rental Housing SEPP*, detached secondary dwellings can be built on lots as small as 450sqm. This further increases the potential for negative impacts associated with significant environment constraints.

Table 2 below summarises the proportion of lots over 600sqm and 900sqm in suburbs across the LGA. Figure 11 illustrates this geographic distribution of lot sizes across the LGA.

**Table 2 – Lot sizes by suburb**

Suburb	Total lots (zoned R2)	Average lot size	% lots over 600sqm	% lots over 900sqm
Beecroft	823	899sqm	95%	58%
Carlingford	5422	793sqm	91%	27%
Constitution Hill	970	666sqm	43%	7%
Dundas	1019	641sqm	68%	7%
Dundas Valley	1405	660sqm	68%	12%
Eastwood	1020	697sqm	66%	26%
Epping	4780	796sqm	84%	25%
Ermington	2864	649sqm	56%	17%
Granville	232	544sqm	40%	7%
Harris Park	199	507sqm	37%	13%
North Parramatta	903	621sqm	46%	8%
North Rocks	2190	794sqm	99%	18%
Northmead	2278	690sqm	71%	9%
Oatlands	1321	849sqm	89%	40%
Old Toongabbie	986	620sqm	35%	5%
Rosehill	234	565sqm	32%	20%
Rydalmere	1425	607sqm	55%	3%
Telopea	648	706sqm	79%	26%
Toongabbie	1874	640sqm	41%	8%



Suburb	Total lots (zoned R2)	Average lot size	% lots over 600sqm	% lots over 900sqm
<b>Wentworthville / Pendle Hill</b>	1238	718sqm	66%	18%
<b>Winston Hills</b>	3987	643sqm	55%	5%
<b>Parramatta</b>	648	529sqm	29%	5%

*Note.* The data excludes sites that have been strata titled or are part of schools or other large pieces of infrastructure and therefore would not be expected to be developed for dual occupancy development.

## 2.8. Layering of constraints

In order to determine the degree to which different parts of the LGA are affected, the constraints outlined above have been overlaid onto a single map. Each constraint has been allocated a score of between 1 and 3 to reflect how much of a barrier to dual occupancy development it is considered to be, as follows:

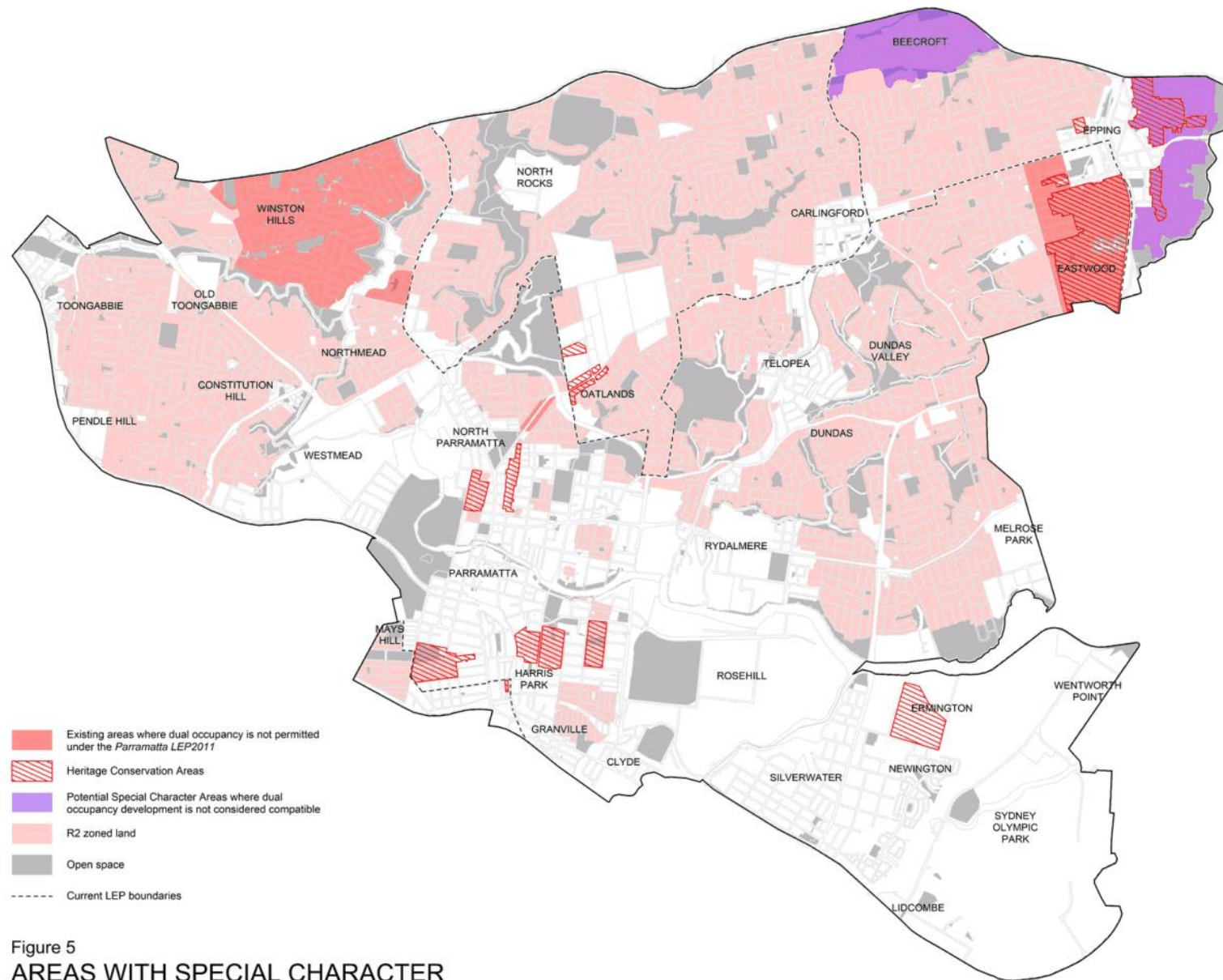
- Heritage conservation areas/special character: 3
- 40% or more tree cover: 2
- 30%-40% tree cover: 2
- Battle-axe lot: 2
- Higher potential for traffic problems: 2
- 20%-30% tree cover: 1
- High concentration of street trees: 1
- Lack of pedestrian permeability: 1
- Infrequent public transport: 1
- Bushfire prone: 1

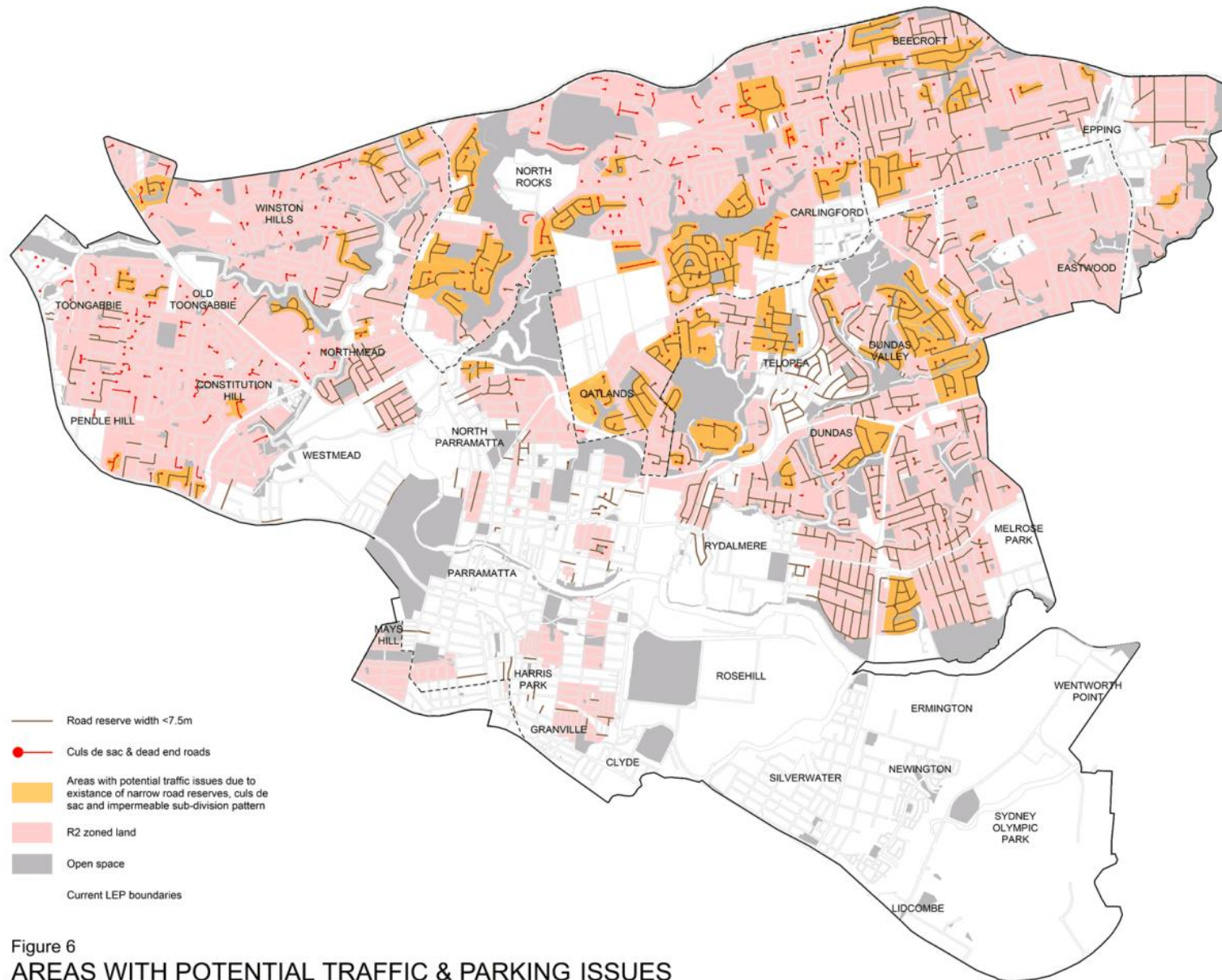
Dual occupancy development is not considered to be compatible with the character of most heritage conservation areas because of the impact on character and historic subdivision patterns. As such, this constraint has been allocated the highest score of 3.

By contrast, lower levels of tree coverage, lack of access to frequent public transport, bushfire risk or lower levels of pedestrian permeability have been allocated a score of 1. It is considered that the presence of one of these constraints on their own, although not ideal, may not be sufficient to rule out dual occupancy development. For example, on sites with lower levels of tree coverage it may be possible to avoid tree loss through careful design. However, if there were multiple overlapping constraints, it would be increasingly difficult to avoid negative impacts.

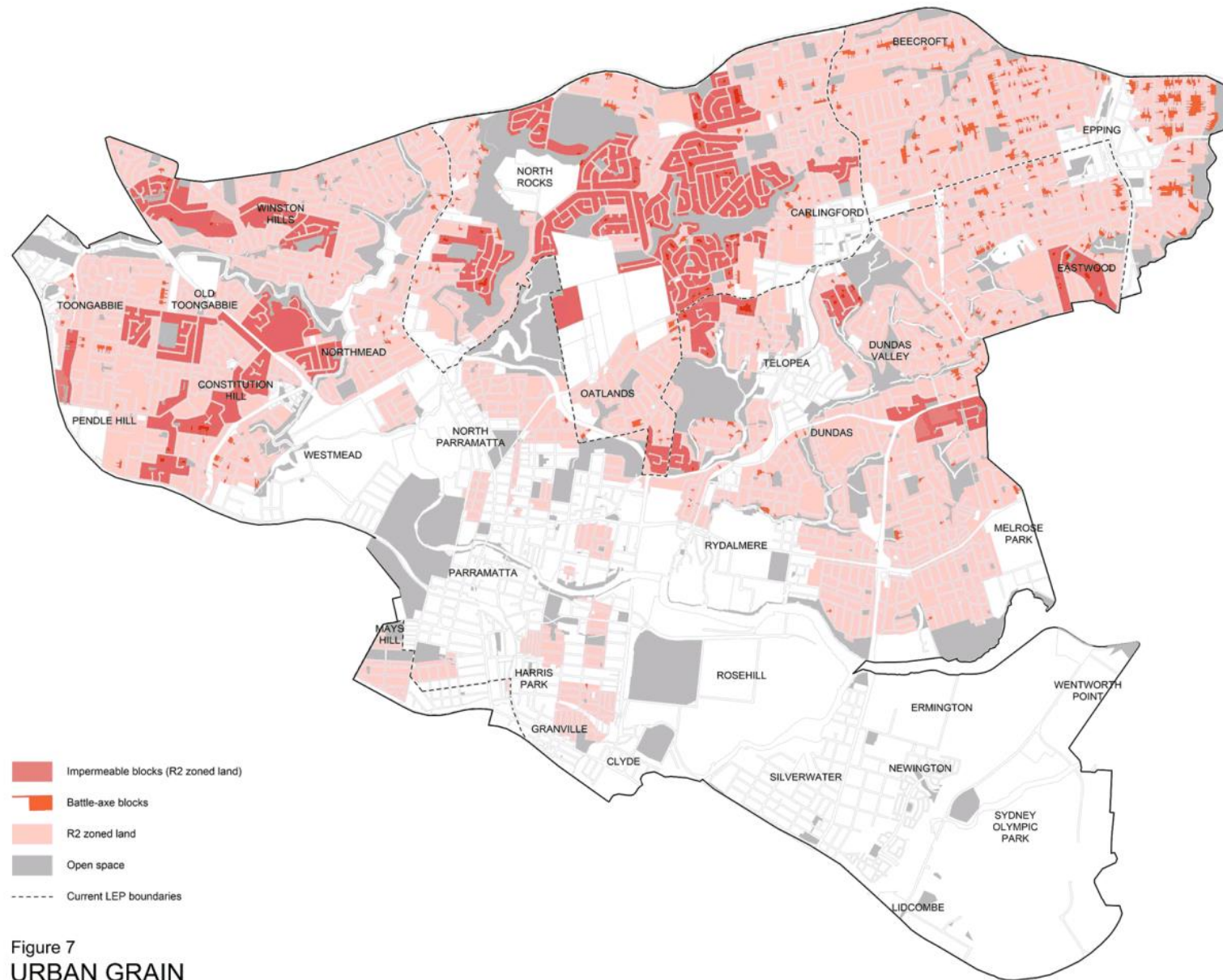
The results of the layering and scoring of constraints is illustrated at Figure 12. Figure 13 shows the same data, but only applied to sites of 600sqm or more.

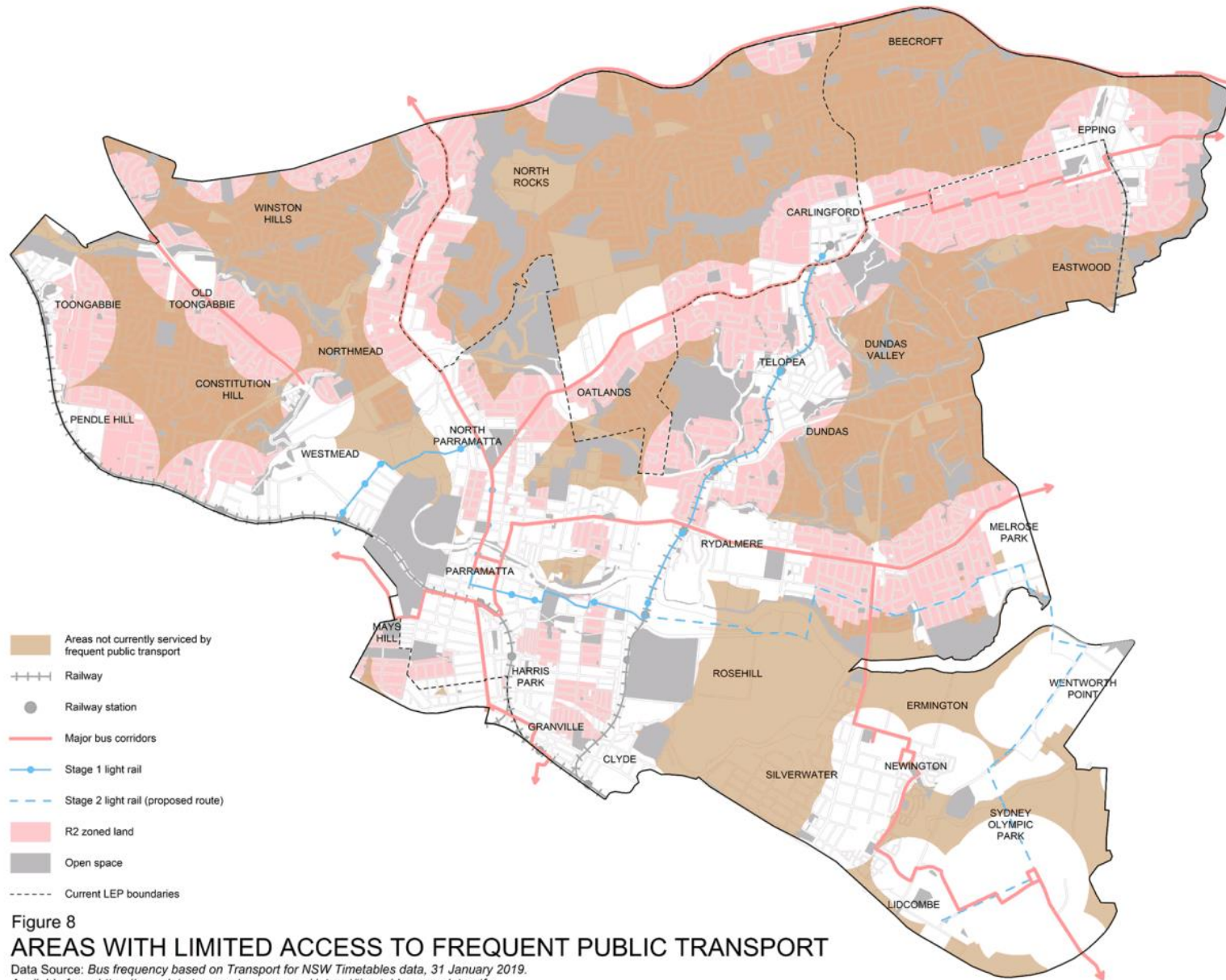
Areas with the highest concentration of the constraints (with a score of three or more) are shown red. Areas with a score of 2 are shown orange. Areas identified as relatively unencumbered by the constraints examined in this study are shown pink.



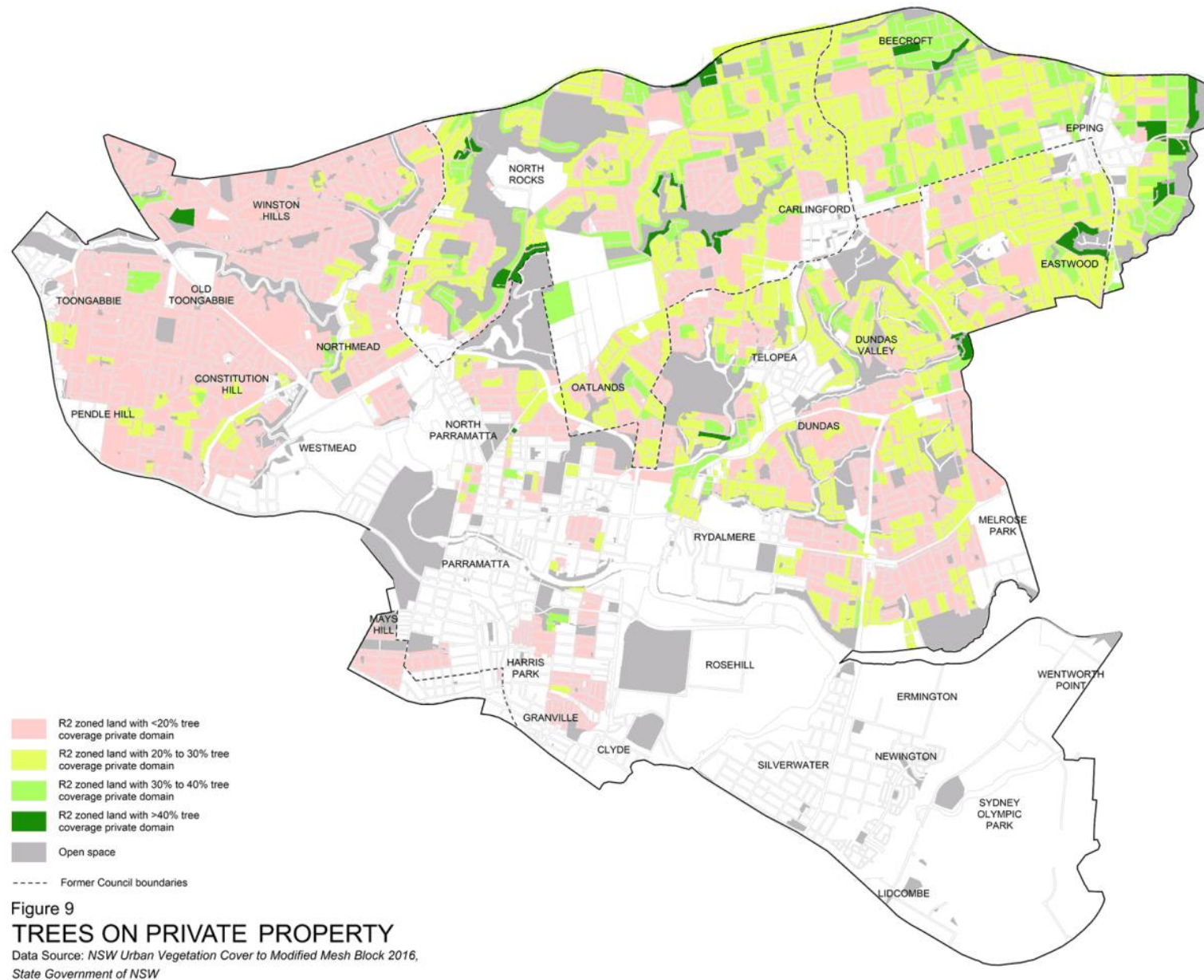


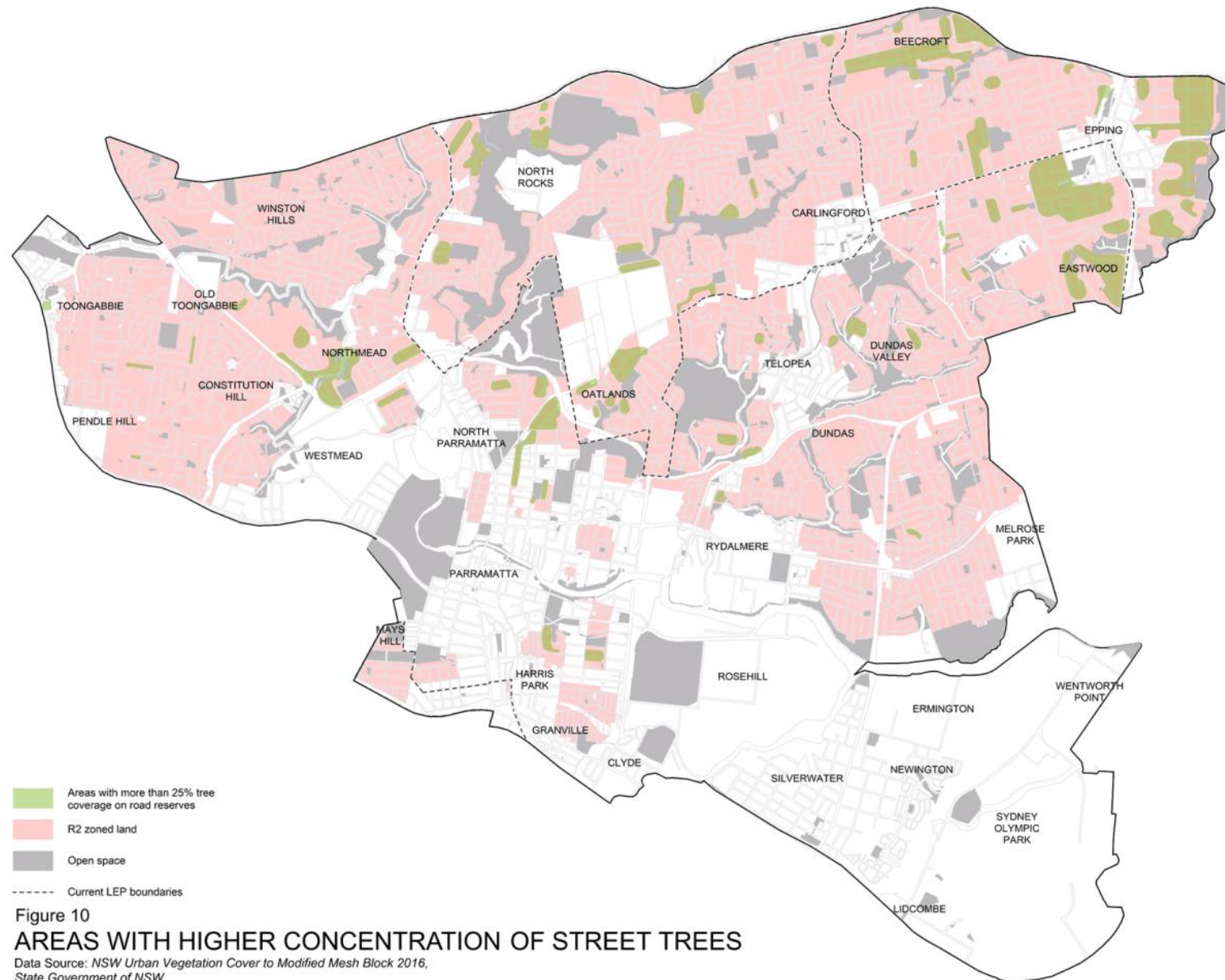














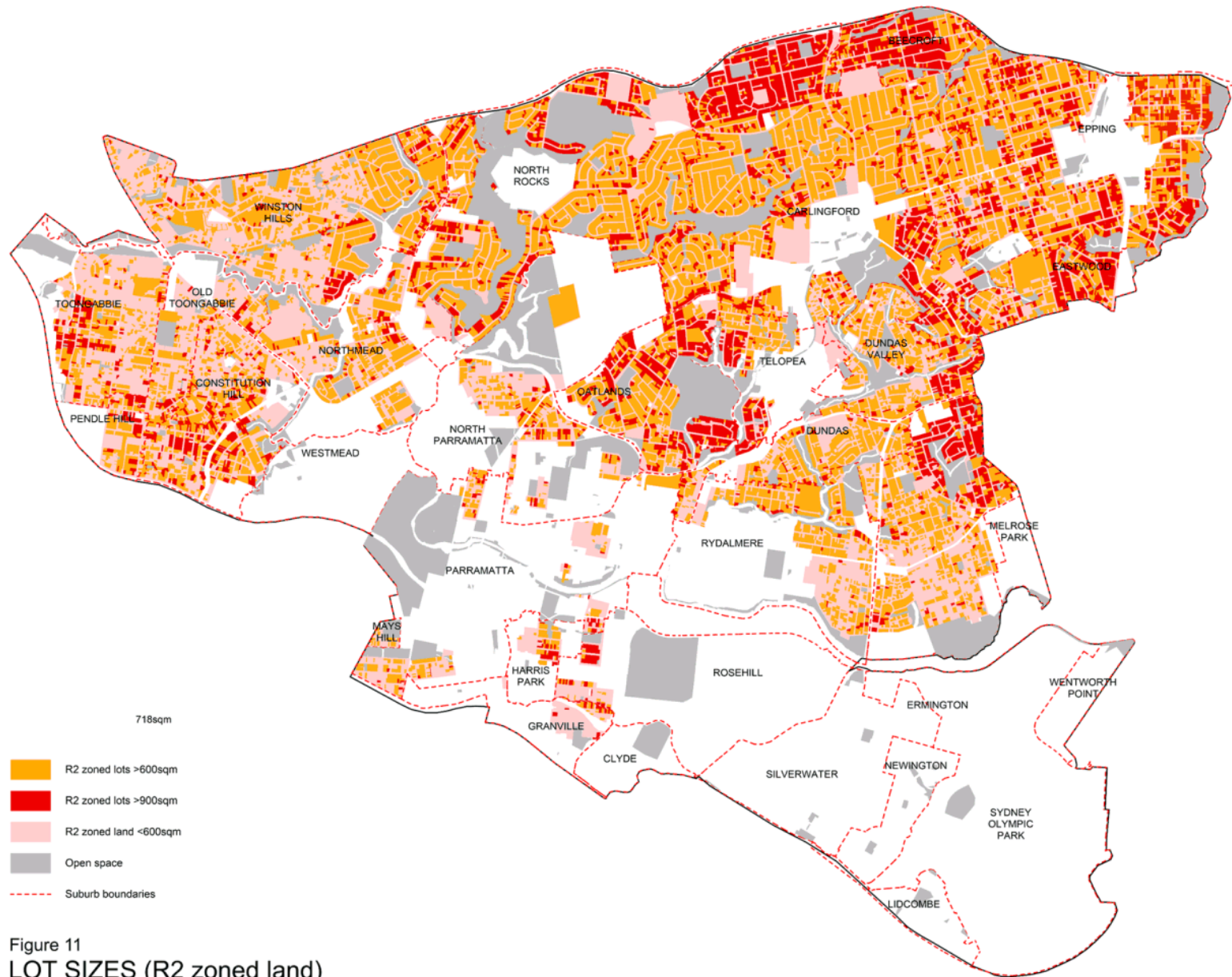
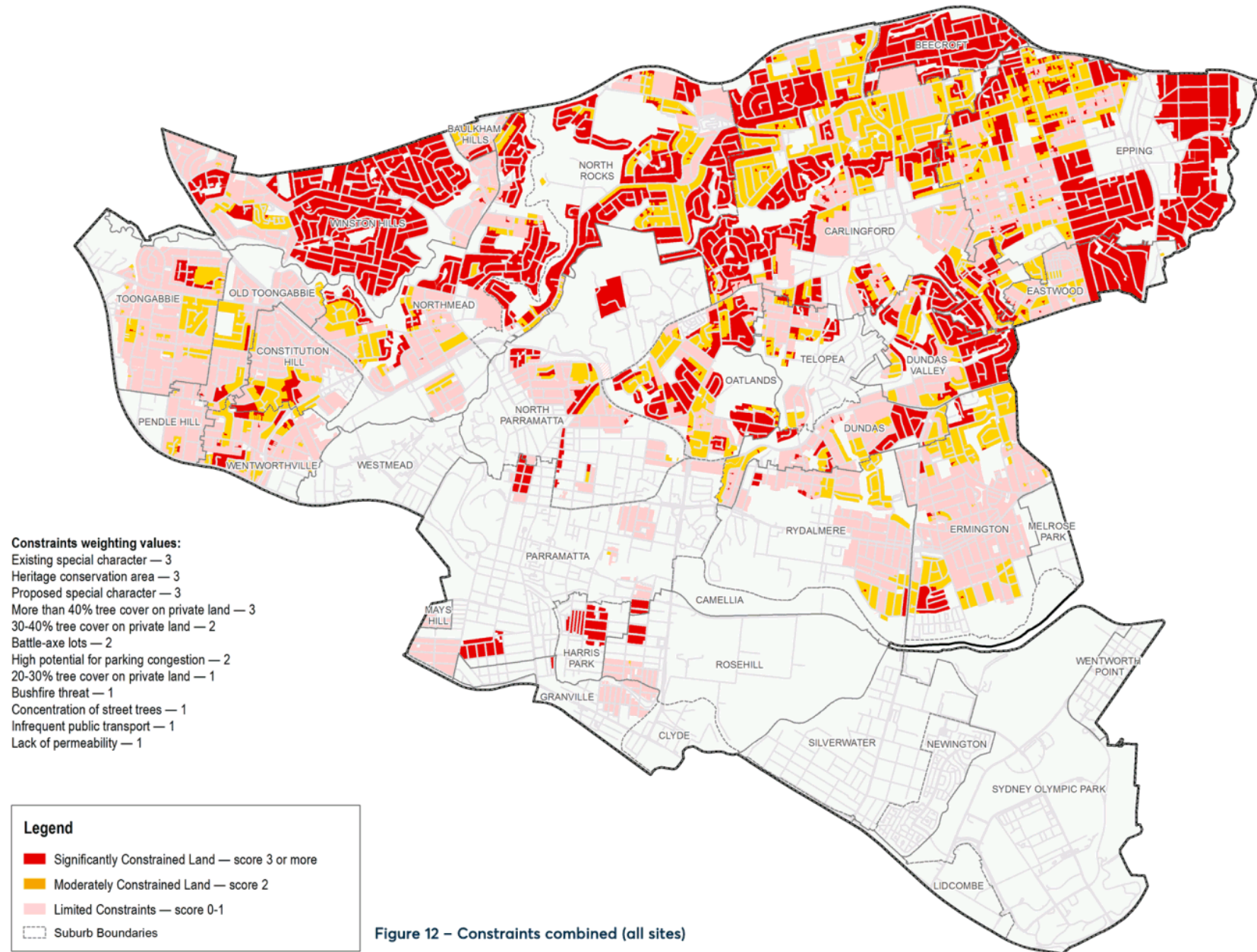
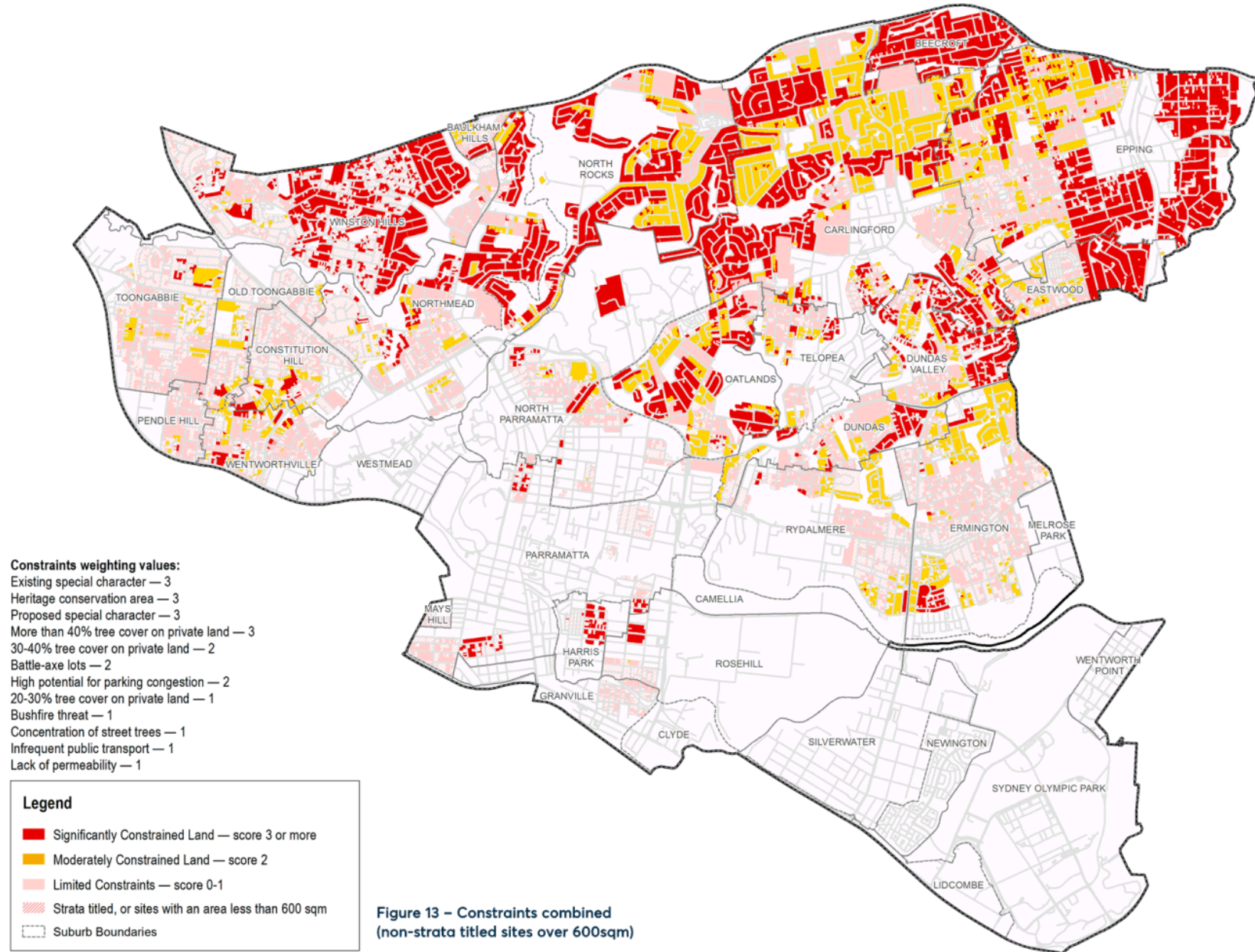


Figure 11  
LOT SIZES (R2 zoned land)









### 3. Conclusions

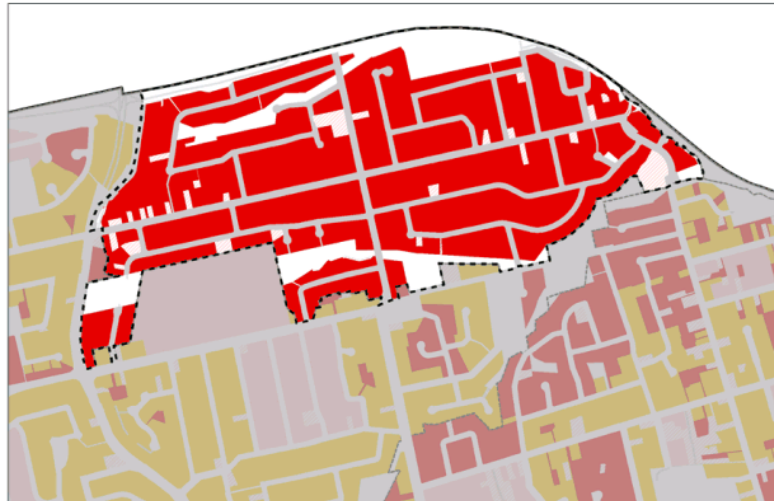
Recommendations are provided below for the application of potential dual occupancy prohibition areas to different parts of the LGA. These recommendations have been informed by the results of the constraints analysis. Consideration has also been given to:

- Avoiding creating isolated pockets of land where different rules apply. As such, recommendations should be applied based on suburb or heritage conservation area boundaries where possible. Where this is not appropriate because there are large contiguous areas with few constraints, natural barriers, such as major roads, large parks or school sites, waterways, or bushland corridors, are recommended as the basis of prohibition area boundaries.
- Local controls will not apply to dual occupancies carried out through complying development. This means that if the *Low Rise Medium Density Housing Code* comes into effect in the LGA, Council will be limited in its ability to impose local controls on dual occupancy development to address some of the identified constraints. For example, by imposing additional car parking, landscaping, floor space or design requirements. In this context, prohibiting dual occupancy in areas where there are multiple overlapping constraints provides the most certainty in terms of protecting low density residential areas from inappropriate development.
- State Government Planning Directions, which state that changes to LEPs cannot include provisions that reduce the permissible residential density of land, unless this can be justified through a relevant study or is of minor significance. This means that restricting dual occupancy development in areas where it is currently allowed is unlikely to be supported by the State Government unless there is a sufficiently strong strategic planning justification, as articulated in this technical analysis.

#### Recommendations

- Retain existing prohibition areas under Parramatta LEP 2011, including Winston Hills, Sylvia Gardens (Northmead) and parts of Epping. These areas generally have significant constraints.
- Continue to prohibit dual occupancies on R2 zoned land in the former Hornsby council area (Beecroft and parts of Epping). The constraints analysis identified most of the land in this area as being moderately or significantly constrained.
- Apply prohibition to R2 zoned land in the former The Hills council area (North Rocks, parts of Carlingford and parts of Northmead). The constraints analysis identified most of the land in this area as being moderately or significantly constrained. It is noted that while dual occupancy development is currently permitted in this area under *The Hills LEP 2012*, development approvals data indicates this restriction is acting as a pseudo-prohibition.
- The analysis has also found that there are contiguous clusters of significantly constrained land in areas where dual occupancies are currently permitted under *Parramatta LEP 2011*, including heritage conservation areas and parts of Carlingford, Dundas, Dundas Valley and Oatlands. The extent of the constraints in these areas could support the introduction of dual occupancy prohibition.
- Within the above areas, it is proposed to allow dual occupancies on land fronting major road corridors of Carlingford Road, Pennant Hills Road and Windsor Road. These locations offer more direct access to transport and services and generally do not have the same character constraints associated with low density areas.

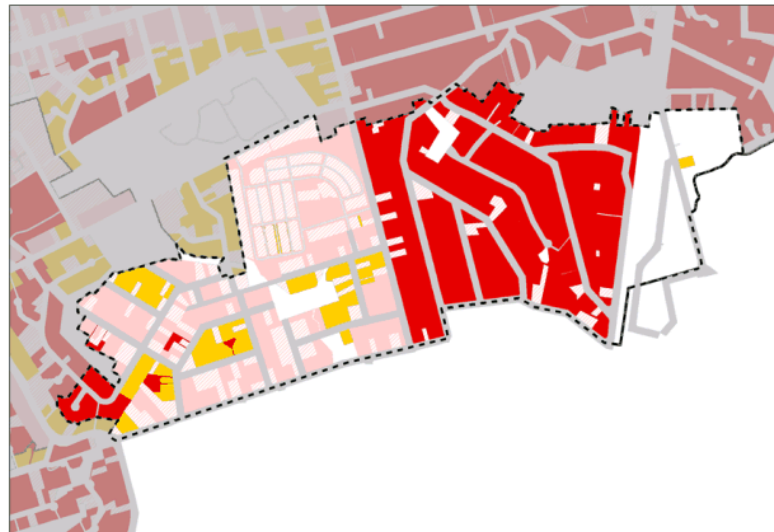
Detailed commentary on the findings of the constraints analysis for different suburbs are provided on the following pages.

**Beecroft****Commentary**

- As outlined in Section 2.1, Beecroft has been identified as having a consistent style of housing within an established garden setting, and is a candidate for further investigation as a Special Character Area. Allowing dual occupancy development in this area would risk loss of the garden setting that characterises it and impact on the consistency in housing scale and styles.
- In addition, other constraints have been identified in the area, including significant tree canopy cover and long, narrow streets, which could result in traffic and parking issues if the area is intensified.
- Almost all the lots in this area (95% of R2 zoned sites) are over 600sqm, meaning there is significant potential for population densities to increase and for associated impacts to be compounded over time.
- It is noted that dual occupancies are currently prohibited in this area under Hornsby LEP 2013.

**Legend**

- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

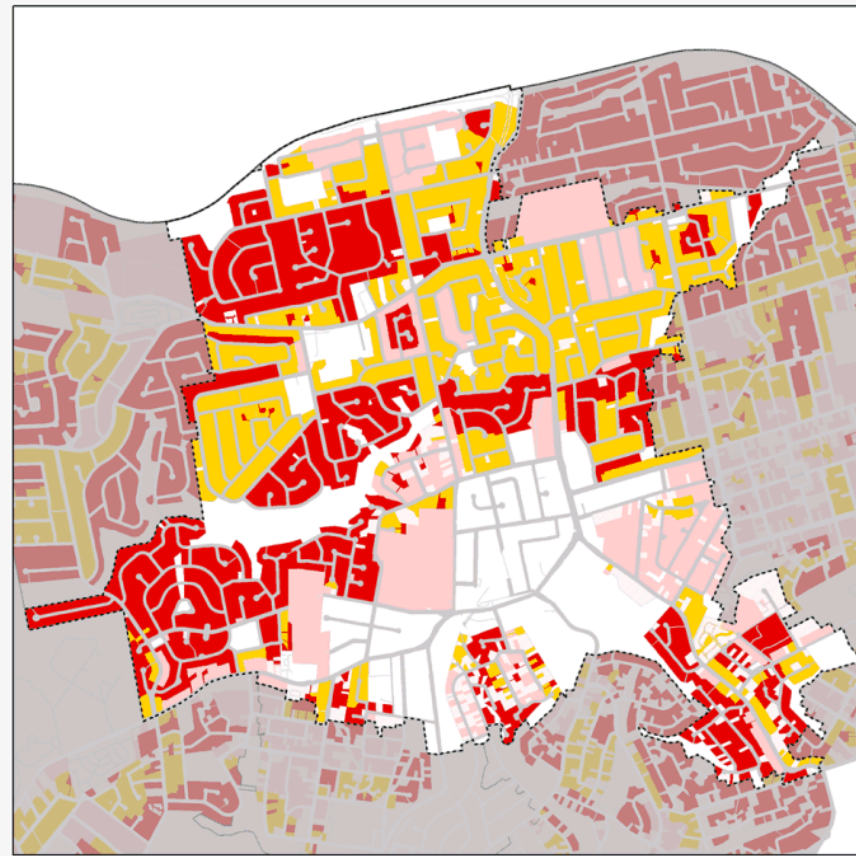
**Eastwood****Commentary**

- Land east of Midson Road is within a heritage conservation area. Dual occupancy development is not considered appropriate in this area and it is already identified as a Dual Occupancy Prohibition Area under Parramatta LEP 2011. There are also a higher concentration of street trees and some large impermeable blocks on this area.
- Land west of Midson Road has not been identified as having a low level of constraints. Dual occupancies are already permitted here.

**Legend**

- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

## Carlingford



## Legend

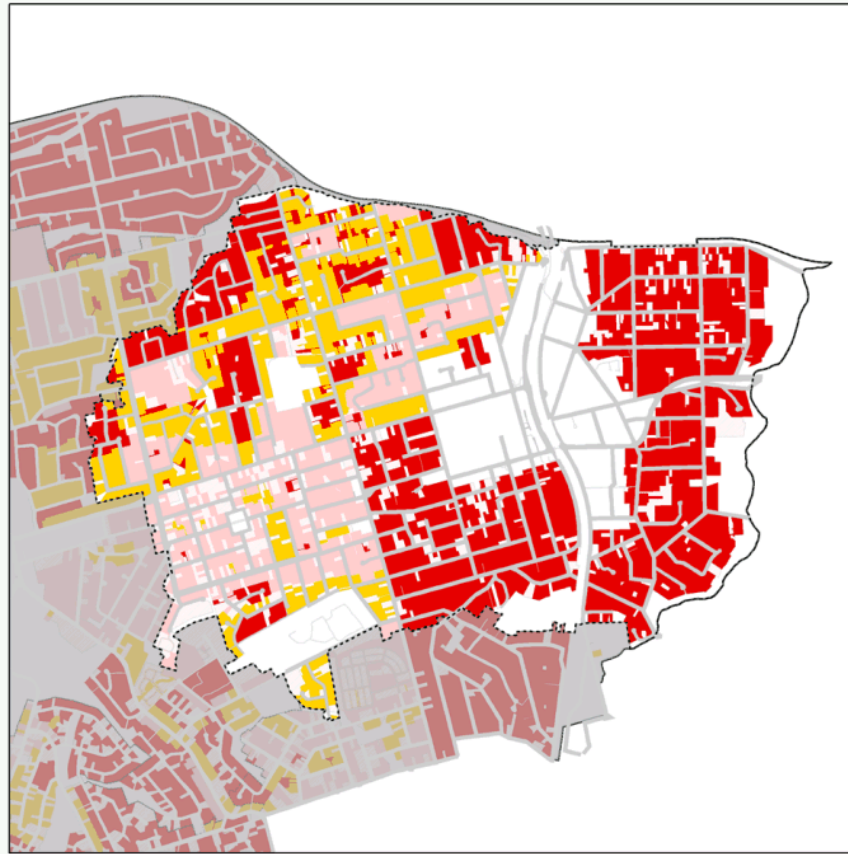
- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

## Commentary

- Low density areas north of Pennant Hills Road/Carlingford Road have been identified as having multiple overlapping constraints. This area is characterised by a street pattern that is less suited to medium density housing - having large blocks with a closed street-network and poor pedestrian links. There are also concentrations of long, narrow-streets and dead ends. Over time this could lead to traffic and parking issues from intensification of development.
- Much of this area also has poor access to frequent public transport, with the exception of land in Carlingford town centre (much of which is already zoned for higher densities) and land along the Pennant Hills Road and Epping Road bus corridors. There is also a higher level of tree canopy cover compared to other parts of the LGA. It is noted that dual occupancy development is currently restricted in this area under Hornsby LEP (prohibited outright) and The Hills LEP (subdivision is prohibited).
- Land in the south-east of the suburb has also been identified as being heavily constrained. This land has a concentration of narrow streets and culs-de-sac, poorer access to frequent public transport and moderate levels of tree cover. While dual occupancy development is currently allowed in this area under Parramatta LEP 2011, there still remains a relatively large number of undeveloped sites over 600sqm.
- Most lots in Carlingford (91% of R2 zoned sites) are over 600sqm, meaning there is significant potential for population densities to increase and for the impacts of additional dwellings to be compounded over time.
- Notwithstanding the above, dual occupancy development could be permitted on sites fronting the major road corridors of Epping Road, Marsden Road and Pennant Hills Road, subject to meeting the relevant criteria for development along major roads including providing larger front setbacks. These sites offer more direct access to transport and services and generally do not have the same character constraints associated with low density areas.



## Epping



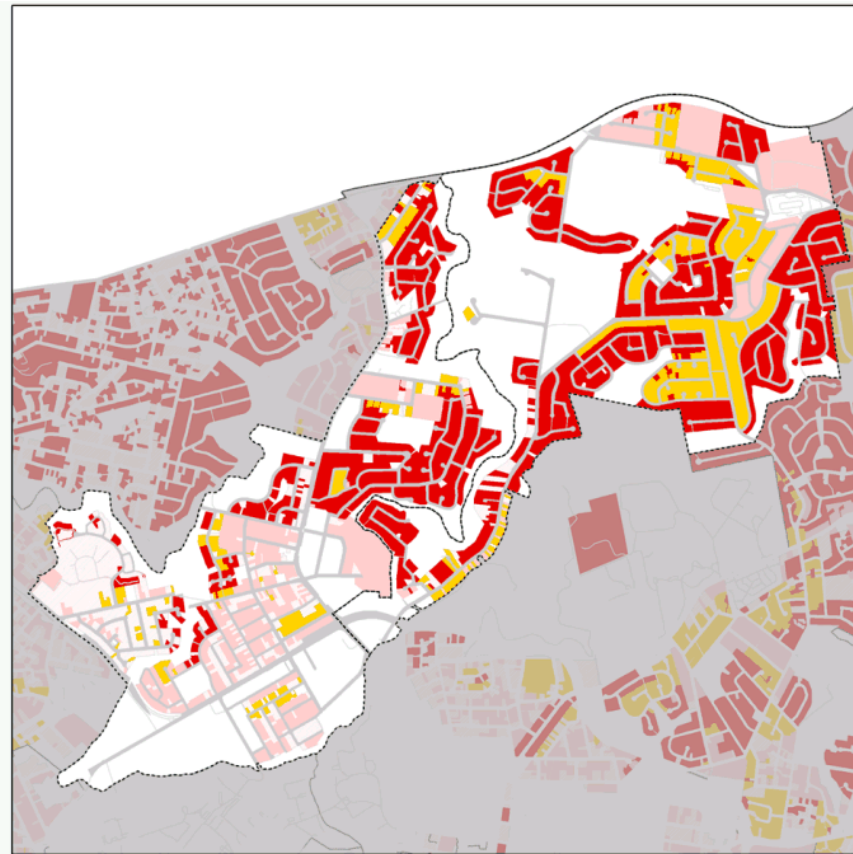
## Legend

- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

## Commentary

- Large parts of the suburb have been identified as having multiple overlapping constraints, including large blocks with a closed street-network and poor pedestrian links that are less suited to medium density development. There are also some clusters of long narrow-streets with poor access for cars. This street pattern could lead to traffic and parking issues if there is an increase in housing in the area over time.
- Much of the suburb also has been identified as having poor access to frequent public transport, with the exception of land around Epping town centre (much of which is already zoned for higher densities) and land along the Carlingford Road bus corridor. There is also a higher level of tree canopy cover compared to other low density neighbourhoods and a concentration of battle-axe lots, which are generally not considered suitable for dual occupancy development.
- As outlined in Section 2.1, land to the east of Epping town centre has been identified as having a consistent style of housing within an established garden setting, and is a candidate for further investigation as a Special Character Area. Part of this land is currently identified as within heritage conservation areas under Hornsby LEP. Land south of Epping Road is also identified as within heritage conservation areas under Parramatta LEP. Allowing dual occupancy development in this area would risk loss of the garden setting that characterises it and impact on the consistency in housing scale and styles.
- Within the parts of the suburb that have overlapping constraints, 90% of sites are over 600sqm, meaning there is significant potential for population densities to increase over time and for the impacts of additional dwellings to be compounded.
- It is noted that dual occupancy development is currently restricted across most of the suburb under Hornsby LEP (prohibited outright), The Hills LEP (subdivision is prohibited) and Parramatta LEP (land east of Midson Road is identified as a Dual Occupancy Prohibition Area).
- Dual occupancy development is currently allowed in the part of the suburb west of Midson Road and south of Epping Road. This analysis has identified a low level of constraints in this area.
- Dual occupancy development could also be permitted on sites fronting Epping Road, subject to meeting the relevant criteria for development along major roads including providing larger front setbacks. These sites offer more direct access to transport and services and generally do not have the same character constraints associated with low density areas.

## North Rocks and Northmead



## Legend

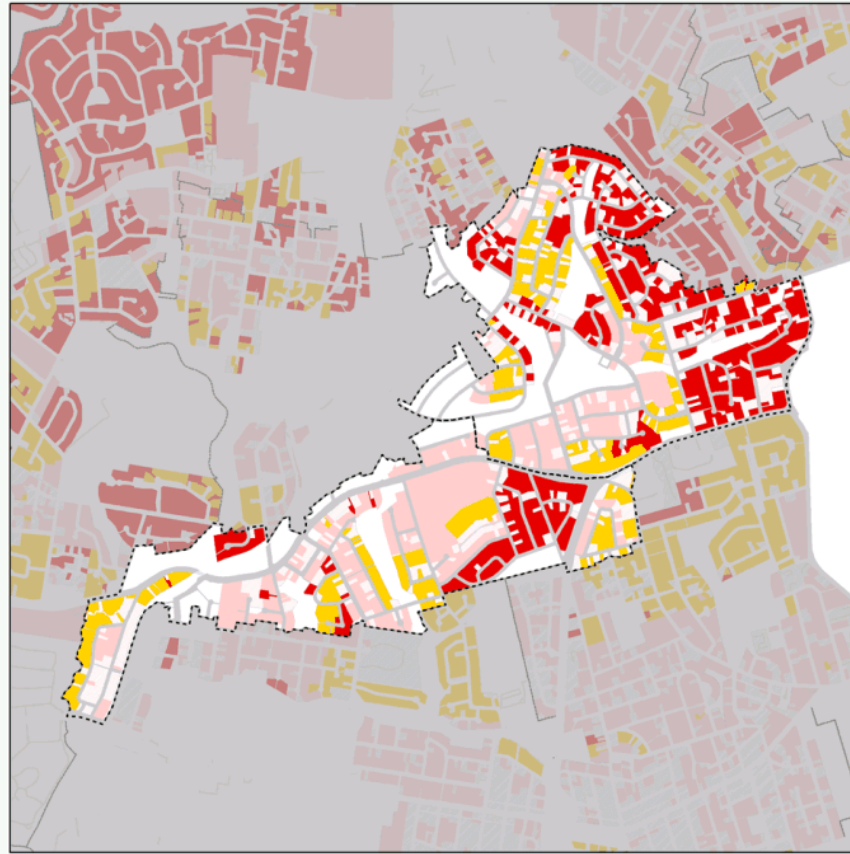
- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

## Commentary

- These suburbs share many constraints, particularly land east of Windsor Road. Large parts of this area have been mapped as having a street pattern that is less suited to medium density housing - having large blocks with a closed street-network and poor pedestrian links. There are also blocks with a concentration of long narrow-streets and/or dead ends, which over time could result in traffic and parking issues from additional dwellings.
- Much of the area has also been identified as having relatively poor access to frequent public transport, although it is noted some local services are provided at the North Rocks shopping centre and land in the vicinity of Windsor Road has access to regular bus services.
- There is also established tree canopy cover over much of the area, and sites adjoining bushland reserves are subject to bushfire hazard.
- A significant proportion of lots in the area are over 600sqm, particularly in North Rocks where 99% of sites zoned R2 are big enough to accommodate a dual occupancy. This would significantly increase the potential for negative impacts associated with the identified constraints as a result of an increase in people and dwellings in the area over time.
- It is noted that dual occupancy development is currently restricted in North Rocks and Northmead (east of Windsor Road) under The Hills LEP, which prohibits subdivision.
- Dual occupancy development could be permitted on sites fronting Windsor Road, subject to meeting the relevant criteria for development along major roads including providing larger front setbacks. These sites offer more direct access to transport and services.
- Dual occupancy development is currently allowed in parts of Northmead west of Windsor Road - with the exception of the Sylvia Gardens Special Character Area, which is identified as a Dual Occupancy Prohibition Area under Parramatta LEP. Outside of Sylvia Gardens, some sites have been identified as having constraints, though these are considered to be relatively small/isolated pockets and/or the constraints are moderate.



## Dundas and Dundas Valley



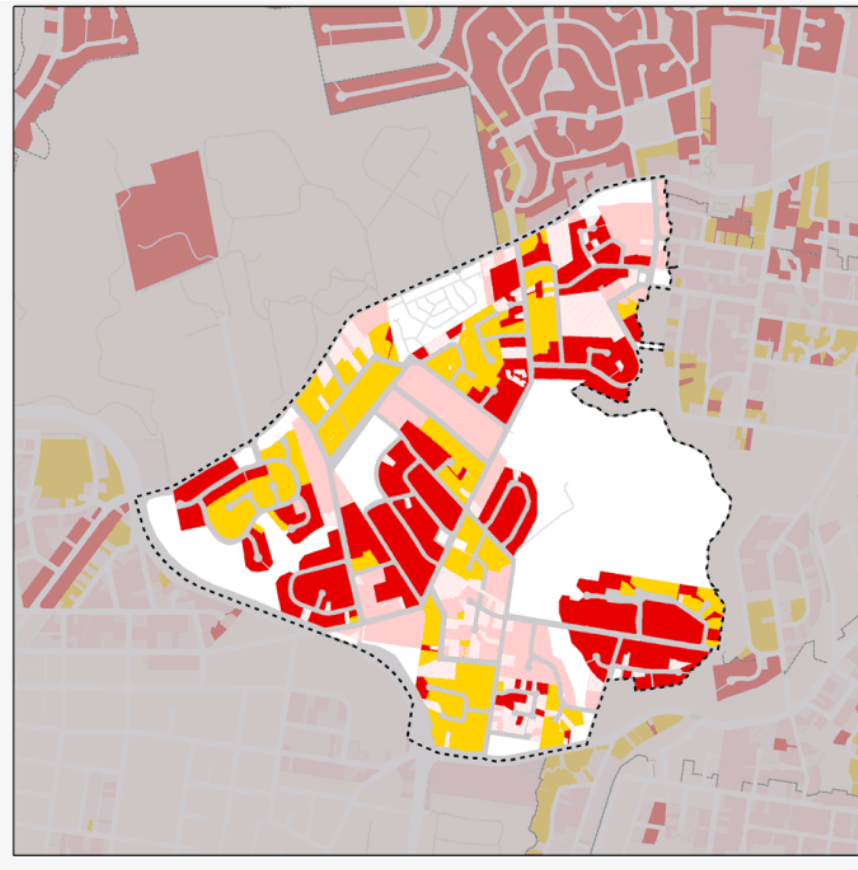
## Legend

- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

## Commentary

- Dual occupancy development is currently permitted in Dundas and Dundas Valley under Parramatta LEP. However, Dundas was identified as a potential Dual Occupancy Prohibition Area in the Discussion Paper (refer to Figure 4).
- This constraints analysis has identified the most constrained land is in the eastern portion of Dundas, which has a cluster of long narrow streets and poor levels of access to frequent transport. As a result, continued dual occupancy development in this area could lead to traffic and parking impacts. The remaining parts of Dundas have been identified as having a lower level of constraints.
- Land within Dundas Valley shares the above constraints, particularly the land east of the Ponds Creek corridor. Much of this land also has tree canopy cover of 20%-30%. The remaining land in the western portion of Dundas Valley generally has fewer constraints.
- Within both these suburbs, more than two thirds of sites (68% of R2 zoned lots) are over 600sqm, creating the potential for a substantial increase in density over time if dual occupancy development continues.
- Notwithstanding the above, dual occupancy development could be permitted on sites fronting Marsden Road, subject to meeting the relevant criteria for development along major roads including providing larger front setbacks. These sites offer more direct access to transport and services and generally do not have the same character constraints associated with low density areas.

## Oatlands



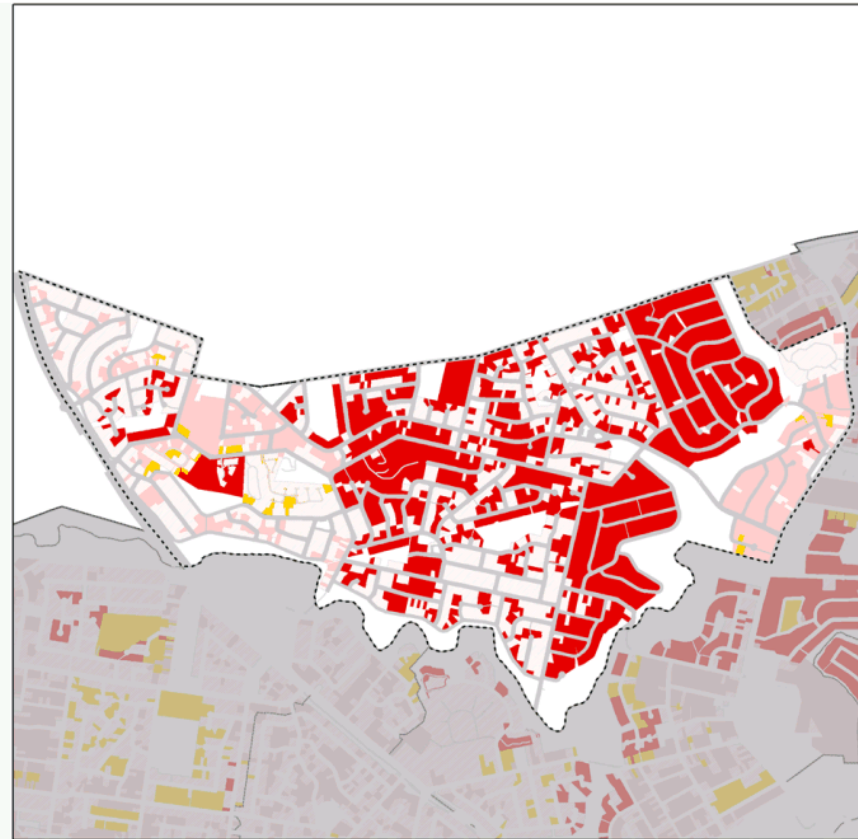
## Legend

- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

## Commentary

- Dual occupancy development is currently allowed in the parts of Oatlands subject to Parramatta LEP 2011. Under The Hills LEP dual occupancy can be carried out, but subdivision is prohibited. The Discussion Paper suggested to prohibit dual occupancies in the part of the suburb that was formerly in The Hills council area, in addition to land fronting Niblick Crescent (refer to Figure 3).
- The constraints analysis has identified overlapping constraints across the suburb including on land that was formerly within the Parramatta City council area. Constraints identified include concentrations of long narrow-streets and/or cul-de-sac. Parts of the suburb also have large blocks with a closed street-network and poor pedestrian links.
- Other constraints that have been identified in this suburb include poor transport accessibility and a concentration of tree canopy cover of predominantly 20%-30%.
- Oatlands has a high concentration of sites large enough for a dual occupancy development, with 89% of R2 zoned lots being 600sqm or more. This creates the potential for a significant increase in density in this area and for the impacts of additional dwellings to be compounded over time.
- Notwithstanding the above, dual occupancy development could be permitted on sites fronting Pennant Hills Road, subject to meeting the relevant criteria for development along major roads including providing larger front setbacks. These sites offer more direct access to transport and services and generally do not have the same character constraints associated with low density areas.

## Winston Hills



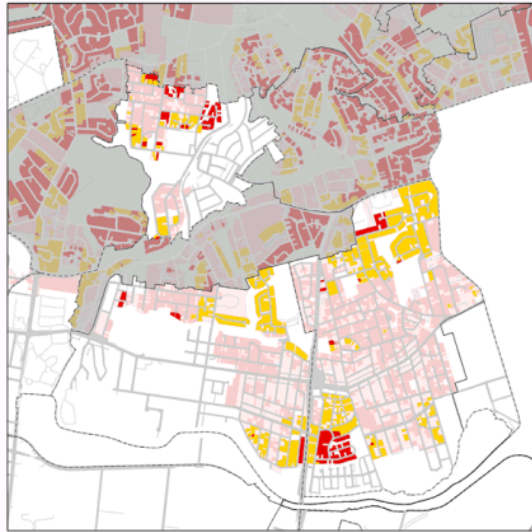
## Legend

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- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

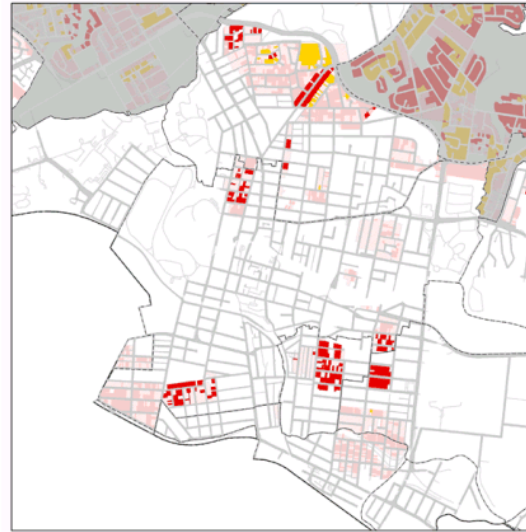
## Commentary

- As outlined in Section 2.1, Winston Hills is identified as a Special Character Area in Parramatta DCP and dual occupancies are prohibited in this area under Parramatta LEP as they are not considered compatible with the area's character.
- Outside of the Special Character Area, there are only isolated pockets of sites over 600sqm with significant constraints.

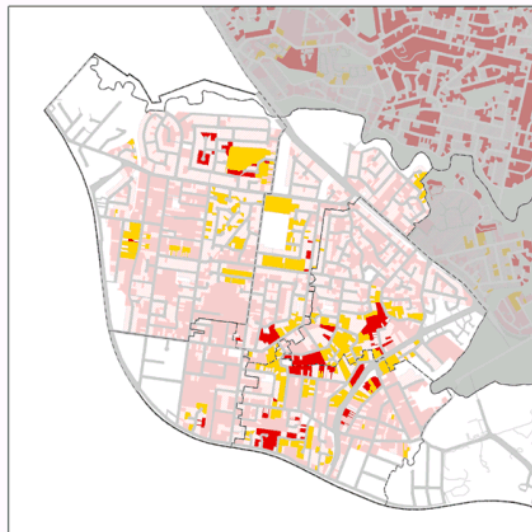
## Other low density areas



Telopea, Ermington and Rydalmere



Harris Park, Parramatta, North Parramatta and Rosehill



## Legend

- Significantly constrained land - score 3 or more
- Moderately constrained land - score 2
- Limited constraints - score 0 to 1
- Strata titled, or sites with an area less than 600sqm
- Suburb boundaries

Toongabbie, Old Toongabbie,  
Constitution Hill, Pendle Hill  
and Wentworthville

## Commentary

- Within the remainder of the low density areas in the LGA, there is a relatively lower proportion of sites available for dual occupancy development. While some of these sites have been identified as having constraints, these sites are considered too small/ isolated or the constraints not severe enough to justify introducing a prohibition, particularly in light of State Government Policy Directions against reducing currently permissible densities.
- The exception to the above is in heritage conservation areas which are not considered suitable for dual occupancy development, as outlined in Section 2.1.

## Appendix 7 – Government agency submissions on the Discussion Paper





**Planning &  
Environment**

Ms Sue Coleman  
Acting Chief Executive Officer  
City of Parramatta Council  
PO BOX 32  
PARRMATTA NSW 2124



IRF19/894



Dear Ms Coleman

**Harmonising Our Land Use Planning Framework 2019 – Discussion Paper**

I am writing in response to Council's invitation to comment on *Harmonising Our Land Use Planning Framework 2019 – Discussion Paper*.

The Department of Planning and Environment has reviewed the discussion paper and supports the consolidation of the five local environmental plans (LEPs) that apply to the City of Parramatta into one planning instrument.

The discussion paper represents a comprehensive analysis of the LEP framework and proposes a methodology to enable the harmonisation of the LEPs into one document. I commend Council for carrying out this analysis and undertaking early consultation with your community. I understand that following the consultation period, Council will prepare a planning proposal that will be submitted to the Department for a Gateway determination.

The Department's Sydney Region West team is available to work with Council to determine the most appropriate planning pathway for consolidating the LEPs.

Without pre-empting a more comprehensive assessment as part of the Gateway assessment, I would like to draw your attention to the following matters:

- any planning proposal should align with, and give effect to, the Central City District Plan;
- if significant policy changes are proposed around the provision of housing, then this should be supported by a housing strategy, which I note Council is preparing;
- any planning proposal should align with Council's local strategic planning statement, noting that a draft of this document is required by mid-2019;
- the planning proposal should demonstrate consistency with state government policies; and
- where the development potential of a site is proposed to be reduced through either a change in zoning, a reduction in development controls or a change in permitted land uses, Council must address the consistency of the proposal with section 9.1 Ministerial Direction 3.1 Residential Zones.

The Department recommends Council liaise with the Department's ePlanning team regarding consolidating the nine development control plans (DCPs). Following recent amendments to the *Environmental Planning and Assessment Act 1979*, the Department is preparing a standard template for the preparation of all DCPs across NSW and digitising the process via the NSW Planning Portal. Please contact Mr Tim Archer, Director, ePlanning Policy, on 9274 6591.

The Department will continue to work with Council regarding this planning proposal. However, should you have any enquiries, I have arranged for Ms Christine Gough, Team Leader, Sydney Region West, to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely

 8/3/2019  
**Ann-Maree Carruthers**  
**Acting Executive Director, Regions**  
**Planning Services**



DOC19/101863

Parramatta City Council  
126 Church Street  
Parramatta  
NSW 2150

Email: [oursay.org/cityofparramatta](mailto:oursay.org/cityofparramatta)

Dear Sir/Madam

**EPA response to Parramatta City Council Harmonising our Land Use Planning Framework**

I refer to the above discussion paper currently on exhibition to create a clear and consistent set of planning controls for the whole Parramatta Local Government Area.

The Environmental Protection Authority (EPA) has reviewed the discussion paper and provides the following comments:

- a. EPA supports the prohibition of indoor recreation facilities in the R2 Low Density Residential zoning such as 24-hour gyms as this would help to reduce the potential negative impacts associated with these types of indoor recreational facilities such as noise. Whilst Development Control Plans (DCP) controls help to manage these types of uses, it is hard for noise impacts to be removed totally,
- b. EPA supports prohibiting child care centres in industrial areas and considers this to be a positive step, given the potential harmful impacts of the surrounding compatibility of industrial uses particularly in respect of noise and air quality for the children and staff of the centres,
- c. EPA raises no objection to the number of temporary events being increased from the existing 28 days to 52 days provided that all proposals would still need to through the permit process to identify the necessary conditions and mitigation measures that would need to be place particularly with respect to noise,
- d. EPA considers that by permitting a number of public recreational uses within RE1 zone has the potential for adverse impacts such as noise to be created for the surrounding properties which are usually R2 Low Density Residential uses,
- e. EPA supports the mapping of all waterway corridors within the Local Environmental Plan as will help to provide a level of clarity on potential development sites. This will help reduce the impacts on aquatic biodiversity, protect the quality of water and may reduce the potential of both the creek and its banks from instability,
- f. EPA considers that by allowing development such as child care centres and schools within flood prone land is considered not to be an appropriate land use given the potential impacts and safety risks.
- g. EPA supports the updating of the DCP to include energy and water efficiency targets to the current industry standards, and
- h. EPA considers that the proposed harmonising of zoning including the two (2) sites currently zoned E4 Environmental Living Zones to be appropriate.

**Phone** 131 555  
**Phone** 02 9995 5555  
(from outside NSW)

**Fax** 02 9995 6900  
**TTY** 131 677  
**ABN** 43 692 285 758

PO Box 668  
PARRAMATTA  
NSW 2124

Level 13  
10 Valentine Avenue  
PARRAMATTA NSW  
2150 AUSTRALIA

**[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)**  
**[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)**

Based on the above it is recommended that should the DCP be amended, a reference to compliance with the relevant industry standards for noise controls for both industry and construction be included to ensure that the adjoining and surrounding sensitive receivers are protected from adverse noise impacts and that appropriate mitigation measures can be implemented where noise impacts are anticipated.

Should you have any queries regarding this matter, please contact Bronwyn Smith Environmental Planning Officer on 9873 8604 or [Bronwyn.smith@epa.nsw.gov.au](mailto:Bronwyn.smith@epa.nsw.gov.au)

Yours sincerely,

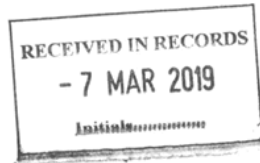


01.03.2019

**CLAIRE MILES**  
**Unit Head – Metropolitan Infrastructure**  
**Environment Protection Authority**



Office  
of Sport



ATTN: Land Use Planning Harmonisation  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

Dear Sir / Madam

**Land Use Planning Harmonisation (Ref: F2018/03007)**

Thank you for the opportunity to provide feedback on the Land Use Planning Harmonisation (Ref: F2018/03007). We have reviewed the proposed changes to the Local Environmental Plan (LEP) zonings of both recreational land categories RE1 public open space and RE2 private open space as they are the zoning most likely to have or potentially have recreational and sporting facilities.

**The importance and value of community sport infrastructure**

Community sport and relevant infrastructure is essential to building well connected and healthy communities. Sport provides the opportunity to increase social cohesion as well as providing a broad range of physical and mental health benefits. A recent report published by Sport Australia identifies that community sport infrastructure generates an annual value of more than \$16.2 billion with:

- \$6.3 billion worth of economic benefit
- \$4.9 billion worth of health benefit, and
- \$5.1 billion worth of social benefit.

The report is available at:

[https://www.clearinghouseforsport.gov.au/data/assets/pdf\\_file/0007/804067/VoCSI\\_Final\\_June\\_2018.pdf](https://www.clearinghouseforsport.gov.au/data/assets/pdf_file/0007/804067/VoCSI_Final_June_2018.pdf)

Higher participation rates of physical activity, including organised sport and active recreation, is one of three key elements (along with improved nutrition and healthy lifestyle choices) in the overall preventive health strategy adopted by governments. Improved population health produces immediate and long-term social and economic benefits. Population-wide participation in sport and other forms of physical activity has been shown to reduce risk factors associated with non-communicable diseases. Refer to:

[www.clearinghouseforsport.gov.au/knowledge\\_base/organised\\_sport/sport\\_and\\_government\\_policy\\_objectives/preventive\\_health\\_sport\\_and\\_physical\\_activity](http://www.clearinghouseforsport.gov.au/knowledge_base/organised_sport/sport_and_government_policy_objectives/preventive_health_sport_and_physical_activity)

As our population continues to grow, so too does the demand for well-planned and designed sport and active recreation facilities, that are easily accessible and provide a broad range of participation opportunities to the community.

The Office of Sport is working in close collaboration with a variety of organisations, including the Department of Planning and Environment to ensure community sport facilities are well planned for our current and future communities. This has a direct link with the Premier's Key Priorities, specifically 'tackling childhood obesity'.

**Office of Sport**

Locked Bag 1422 Silverwater NSW 2128  
Tel (02) 8754 7900 [www.sport.nsw.gov.au](http://www.sport.nsw.gov.au) ABN 31 321 190 047





Office  
of Sport

### General Comments on the Land Use Planning Harmonisation

The attachment to this letter includes comments on the proposed changes to the City of Parramatta Local Environmental Plan. If the RE1 and RE2 zoning and permissible activities remain the same from the previous five LEPs our matrix has been left blank.

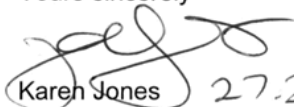
There are a few instances where the Office would not support a recommended activity be made a permissible use on either RE1 or RE2 zoned land. Our reasoning for this position is included in the comments column. We are happy to discuss and clarify these comments further with Council officers should they wish to do so.

### Harmonising the list of land uses permitted in each zone

Permissible Activities	Council's key suggestions	Office of Sport Comments
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). <ul style="list-style-type: none"> <li>Alternative option: Permit in R2 zones to facilitate provision of a range of recreation facilities. Potential negative impacts would be managed through DCP controls.</li> </ul>	The Office of Sport concurs with this recommendation.
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. <ul style="list-style-type: none"> <li>Alternative option: Only permit these uses on specific sites to limit the loss of open space.</li> </ul>	The Office of Sport concurs with this recommendation.  An alternative may also be to limit the permit for restaurants, cafes, take-away food and drink premises, and markets as an activity to a set percentage of the total site area. Allowing other public access when the permanent or temporary activity is taking place.
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.	The Office of Sport concurs with this recommendation.  This would enable grass roots sports events to occur more easily, e.g. try a sport day, gala days etc.

Should you require further information on this submission, please contact Fiona MacColl, Principal Advisor, Facilities Strategy and Planning on telephone 8754 7991.

Yours sincerely

  
Karen Jones 27.2.19.

Executive Director, Sport Infrastructure Group

Office of Sport  
Locked Bag 1422 Silverwater NSW 2128  
Tel (02) 8754 7900 www.sport.nsw.gov.au ABN 31 321 190 047

3

Permissible Activity		Council Recommendation for the new LEP		Office of Sport Comments
		RE1 – Public Recreation	RE2 – Private Recreation	
Tourist & visitor accommodation	backpackers' accommodation		Permissible with consent	The Office of Sport concurs with this recommendation
	bed & breakfast accommodation		Permissible with consent	The Office of Sport concurs with this recommendation
	farm stay accommodation		Permissible with consent	The Office of Sport concurs with this recommendation
	camping grounds	Not permitted	<b>Not permitted as per previous LEP</b>	It appears that Camping grounds and Caravan parks are not permissible in any zoning. The Office of Sport would recommend that Camping grounds and Caravan parks should be a permissible activity on RE2 – Private Recreation land.
	caravan parks	Not permitted	<b>Not permitted as per previous LEP</b>	
Commercial premises	restaurants or cafes	Permissible with consent		The Office of Sport concurs with this recommendation
	take-away food & drink premises	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	markets	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	entertainment facilities		Permissible with consent	The Office of Sport concurs with this recommendation
	function centres	Not permitted	Permissible with consent	The Office of Sport concurs with this recommendation
	registered clubs		Permissible with consent	Registered clubs are a permissible activity on other land use zones e.g. B2, B5, B6 in the new LEP. It is not necessary for registered clubs to be a permissible activity on RE2 land. The Office of Sport is concerned at the loss of RE2 zoned land owned by registered clubs being redeveloped into Housing for Seniors or other uses. Whilst a necessary land use, it should not be at the expense of recreational land use zoning.  The Office of Sport would recommend that registered clubs not be a permissible activity on land zoned RE2.
Storage premises	depots	Not permitted		The Office of Sport concurs with this recommendation
	water recycling facilities	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	car parks	Not permitted	Not permitted	The Office of Sport concurs with this recommendation

4

Educational establishments	centre based child care facility	TBC	Permissible with consent	The Office of Sport concurs with this recommendation for the RE2 zoned lands.  The Office of Sport would recommend that centre based child care facility not be a permissible activity on RE1 land as it is not in the spirit of the legislation. It is essentially a private, commercial, and non-recreational use of what is meant to be publicly accessible land for recreational uses.
	emergency services facilities	Not permitted	Permissible with consent	The Office of Sport concurs with this recommendation
	information and education facilities	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	places of public worship	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	public administration building	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	respite day care centres	Not permitted	Permissible with consent	The Office of Sport concurs with this recommendation for the RE1 zoned lands.  The Office of Sport would recommend that respite day care centres not be a permissible activity on RE2 land as it is not in the spirit of the legislation. It is essentially a non-recreational use of what is meant to be accessible land for recreational uses.
Signage	advertising structure	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	building identification sign	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	business identification sign	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	boat launching ramps	Permissible with consent		The Office of Sport commends this change in the LEP as it enables a greater diversity of not-for-profit and community based water sports e.g. Dragon Boats, Rowing, Paddle Sports to be launched and housed in public open spaces.
	boat sheds	Permissible with consent	Permissible with consent	
	charter & tourism boating facilities	Permissible with consent	<b>Permitted with consent as per previous LEP</b>	The Office of Sport concurs with this recommendation for the RE2 zoned lands, as per the previous LEP.  The Office of Sport would recommend that charter and tourism boating facilities not be a permissible activity on RE1 land as it is not in the spirit of the legislation. It is essentially a private and commercial use of land that is meant to be publicly accessible land for recreational uses. This activity can be carried out on RE2 lands.

5

	jetties	Permissible with consent	Permissible with consent	The Office of Sport commends this change in the LEP as it enables a greater diversity of not-for-profit and community based water sports e.g. Dragon Boats, Rowing, Paddle Sports to be launched and housed in public open spaces.
	recreation facilities (major)		Permissible with consent	The Office of Sport concurs with this recommendation
	water recreation structures	Permissible with consent	<b>Permitted with consent as per previous LEP</b>	The Office of Sport concurs with this recommendation for the RE2 zoned lands, as per the previous LEP.  The Office of Sport would recommend that water recreation structures not be a permissible activity on RE1 land as it is not in the spirit of the legislation. It is essentially a private and commercial use of land that is meant to be publicly accessible land for recreational uses. This activity can be carried out on RE2 lands.
	cemetery	Not permitted		The Office of Sport concurs with this recommendation
	environmental protection works	Permitted no consent required	Permissible with consent	The Office of Sport concurs with this recommendation



DOC19/56783

Robert Cologna  
Team Leader – Land Use Planning  
Parramatta City Council  
PO Box 32  
PARRAMATTA NSW 2124

Attention: Land Use Planning Harmonisation team

**Public consultation on the Land Use Planning Harmonisation Discussion Paper, City of Parramatta**

Dear Mr Cologna,

I refer to your e-mail dated 21 January 2018, requesting input from the Office of Environment and Heritage (OEH) on the Land Use Planning Harmonisation Discussion Paper.

The *Land Use Planning Harmonisation* project aims to consolidate five LEPs into one LEP and include a consistent set of land use policies and development controls, following Council amalgamations in May 2016 as the City of Parramatta LGA inherited parts of the following former council areas:

- Auburn
- The Hills
- Holroyd
- Hornsby

The discussion paper outlines changes to the current planning controls applying to certain areas and/or types of development. This will form the basis of the consolidated LEP and DCP and ensure a consistent approach across the LGA.

Please find OEH comments in Attachment 1.

Should you have any queries regarding this matter, please contact Svetlana Kotevska, Senior Conservation Planning Officer on 8837 6040 or at [Svetlana.kotevska@environment.nsw.gov.au](mailto:Svetlana.kotevska@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink that reads 'S. Harrison' followed by the date '28/02/19'.

**SUSAN HARRISON**  
Senior Team Leader Planning  
Greater Sydney  
Communities and Greater Sydney Division

PO Box 644 Parramatta NSW 2124  
Level 6, 10 Valentine Ave Parramatta NSW 2150  
Tel: (02) 9995 5000 Fax: (02) 9995 6900  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)



### Attachment 1 – Office of Environment and Heritage (OEH) comments - Land Use Planning Harmonisation Discussion Paper, City of Parramatta

OEH has reviewed the Council's *Land Use Planning Harmonisation Discussion Paper* and provides comments on the proposed changes relating to:

- biodiversity and environmental sustainability land use controls and related maps
- changes to the zoning of some sites to E2 Environmental Conservation.

A summary of Council's key policy positions on environmental sustainability extracted from Council's summary Discussion Paper is presented in Table 1 below. This Table 1 also includes OEH position on each suggested policy amendment.

Council is also proposing changes to the zoning of certain parks and reserves, currently zoned as RE1 Public Recreation that would be more appropriately zoned E2 Environmental Conservation. These sites are shown on Council's Figure 13 - Public Bushlands Reserves and the associated mapping titled *Maps showing suggested additions to the LEP Biodiversity and Riparian Lands map*.

OEH has reviewed the proposed additional sites against OEH threatened species maps to ensure the sites biodiversity values, threatened species or ecological communities warrant the application of the E2 Environmental Conservation zone. The E2 zone provides a higher level of protection from development and incompatible land uses. Please note Murrumbidgee Farm reserve is an active Saving our Species site for *Epacris purpurascens* var. *purpurascens*. OEH considers it appropriate to rezone the land to the E2 Environmental Conservation and supports the proposed rezoning of all of the sites Council has identified on the maps, with the three exceptions listed below. It is considered that the vegetation integrity and site isolation may not warrant the application of the E2 zone for the following three sites.

1. **Moxhams Park**- given half of the site is identified as disturbed with an invasion of weeds, a split zone is recommended or alternatively rehabilitation of the site to ensure vegetation condition improves to warrant the E2 listing.
2. **Beecroft Reserve south** – OEH recommends a minor change to remove a portion of land identified as plantation native/exotic along Plympton Road between No. 3 Plympton Road and 577 Orchard Road.
3. **Beecroft Road Reserve** – the small site between the road and railway line does not warrant listing as E2 as shown on Figure 1 below highlighted in yellow



Figure 1 - Extract from Council's Figure D.3 — Existing and Proposed Biodiversity Lands, E2 and E3 zones

For parks, Council needs to balance the needs of the community for recreation uses with the need to retain, protect and conserve land within an E2 Environmental Conservation zone. OEH also recommends the inclusion of the following additional items in the consolidated LEP/DCP.

- Water Sensitive Urban Design provisions should be included in the DCP.

- Inclusion of OEH guidelines for Green roofs, green walls and cool roofs for development. The benefits of Green Roofs and Cool Roofs are outlined in the *OEH (2015) Urban Green Cover in NSW Technical Guidelines* which can be found at the following link:  
<http://climatechange.environment.nsw.gov.au/Adapting-to-climate-change/Green-Cover>
- A Sustainable Design Excellence LEP clause – the bonus height and FSR provisions are linked to a design excellence clause but should also be linked to sustainable design to encourage innovation and ensure opportunities for sustainability are incentivised

**Table 1 - Summary of Councils key policy positions on environmental sustainability**

Proposed LEP or DCP changes	OEH position
Zone all public bushland reserves with ecological value as E2 Environmental Conservation.	OEH is supportive of Council's position to zone certain sites to the E2 Environmental Conservation. These sites are currently afforded a lower level of protection under the existing RE1 Public Recreation Zone. OEH comments above are relevant to the specific sites identified for rezoning and some minor map revisions are suggested.
Map all bushland and vegetation with ecological value on privately owned sites on the LEP Biodiversity Map	OEH supports this proposed change.
Sites with vegetation that is proposed to be added to the LEP Biodiversity Map are listed in Appendix D.	OEH supports this proposed change.
Include a DCP requirement for a 10 metre buffer zone to E2 zoned sites or vegetation mapped on the LEP Biodiversity Map	OEH supports this proposed change.
Protect in the DCP: <ul style="list-style-type: none"> <li>• Trees over 5metres</li> <li>• Any tree or mangrove vegetation on public land, irrespective of size</li> </ul>	The Council argues the proposed threshold of 5m for trees on private properties will protect mature trees that contribute the most to amenity and tree canopy cover across the LGA. However, Auburn's DCP currently states any tree over 3.6m is protected. Further, the Urban Tree Canopy cover target is 40% in the District Plan and Council should aim to encourage tree retention on private land.
Zone all natural waterway corridors on public land W1 Natural Waterways	OEH supports this proposed change
Map all natural creek corridors on private land on the LEP Riparian Land and Waterways Map	OEH supports this proposed change
Include a DCP requirement for a minimum 10m vegetated buffer zone to creeks (from top of the bank)	Supportive, however OEH notes that the Office of Water guidelines require 10m to a first order stream, 20m to a second order stream and 30m to a third order stream and the proposed riparian lands map needs to be updated accordingly.
Extend the Aboriginal Heritage Sensitivity-Map to all parts of the LGA.	OEH supports this proposed change
166A Windsor Road, Northmead (Former Moxham Quarry) – Lot 939 & Part Lot 940 DP 117657. Rezone site from E3 Environmental Management to E2 Environmental Conservation.	OEH supports this proposed change

(END OF SUBMISSION)



Office of  
Environment  
& Heritage

Our ref: DOC19/189979

Mr Julio De Assuncao  
Senior Project Officer  
City of Parramatta  
PO Box 32  
PARRAMATTA NSW 2124

Dear Mr Assuncao

**OEH further comments on Land Use Planning Harmonisation Discussion Paper, City of Parramatta**

Thank you for your email of 5 March 2019 seeking clarification on comments provided by the Office of Environment and Heritage (OEH) in its submission of 28 February 2019 on the Land Use Planning Harmonisation Discussion Paper.

OEH provides its comments in Attachment A.

Should you have any queries regarding this matter, please contact Janne Grose on 8837 6017 or [janne.grose@environment.nsw.gov.au](mailto:janne.grose@environment.nsw.gov.au).

Yours sincerely

 15/3/19

**MARNIE STEWART**  
A/Senior Team Leader - Planning  
Greater Sydney  
Communities and Greater Sydney Division

PO Box 644 Parramatta NSW 2124  
Level 2, 10 Valentine Ave Parramatta NSW 2150  
Tel: (02) 9995 5000 Fax: (02) 9995 6900  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)



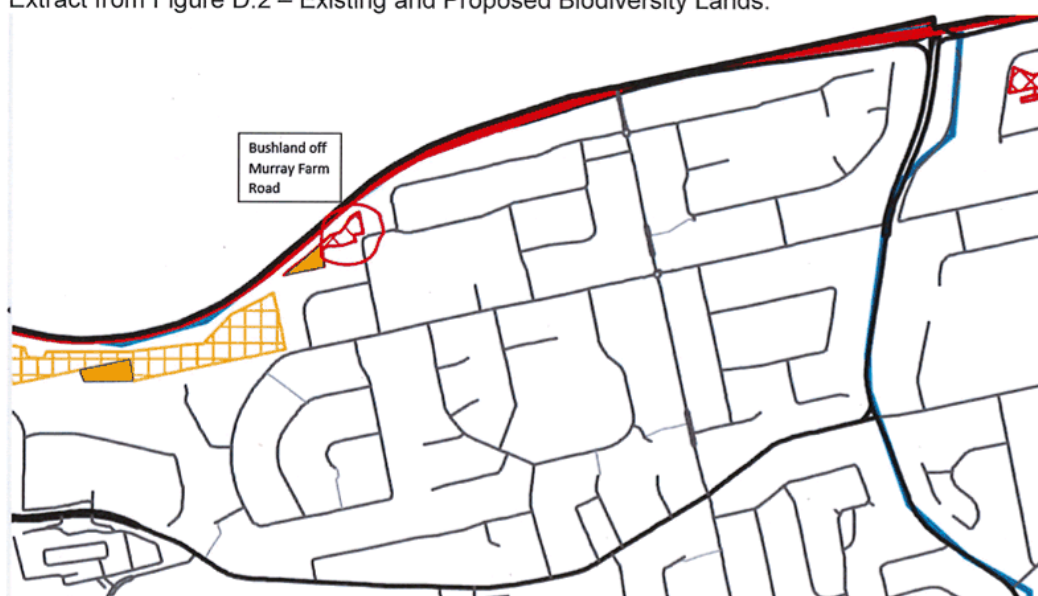
## Attachment A

## OEH further comments on Land Use Planning Harmonisation Discussion Paper, City of Parramatta

## Murray Farm Reserve

The OEH submission of 28 February 2019 makes reference to the Murray Farm Reserve in support of the proposed application of the E2 Environmental Conservation Zone. To clarify, the area that OEH is referring to in its submission is the red cross hatched area that OEH has circled below (in red) shown on an extract from Figure D.2 (Existing and Proposed Biodiversity Lands, E2 and E3 Zones) of the Land Use Planning Harmonisation Discussion Paper. OEH supports the proposed application of the E2 zone to this area, as it is an active Saving Our Species site.

Extract from Figure D.2 – Existing and Proposed Biodiversity Lands:



The area is also shown in Appendix D (Site Specific Proposals) of the Land Use Planning Harmonisation Discussion Paper as Bushland off Murray Farm Road (page 118):

Site(s)	Suggested change
<p>Bushland off Murray Farm Road, Carlingford</p>	<p>Rezone from E4 Environmental Living to E2 Environmental Conservation consistent with the current use.</p> <p>The site contains substantial native vegetation comprising of Coastal Enriched Sandstone Dry Forest and is not considered suitable for housing development.</p> <p>An E2 Environmental Conservation zone is consistent with the approach applied to the remnant bushland along the M2 corridor.</p> <p>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.</p>

and Figure 13 (Public Bushland Reserves) as proposed E2 conservation in the Land Use Planning Harmonisation Discussion Paper (page 39):



#### **Moxham Park and 166A Windsor Road, Northmead (former Moxham Quarry)**

The OEH submission makes reference to Moxhams Park in relation to the proposed application of the E2 zone. To clarify, the area that OEH is referring to in its submission is the red cross hatched area shown below on an extract from Figure D.1 (Existing and Proposed Biodiversity Lands, E2 and E3 Zones) from the Land Use Planning Harmonisation Discussion Paper. This area is the former Moxham Quarry. OEH supports the proposed application of the E2 zone to the remnant vegetated area of Moxham Quarry but as noted in the OEH submission half the site is disturbed by weeds. For this reason, the OEH submission recommended a split zone for the Moxham Quarry site, or alternatively the area that is impacted by weeds is rehabilitated to improve the vegetation condition so it warrants the E2 zoning.





The proposed addition of Moxham Park Quarry is also shown as proposed E2 Conservation on Figure 13 (Public Bushland Reserves) in the Land Use Planning Harmonisation Discussion Paper (page 39):



### Flood

While the OEH submission of 28 February 2019 did not previously include flood risk management comments OEH provides the following advice.

Given that it is necessary to provide clear, concise and unambiguous flood risk direction through the City of Parramatta LGA LEP, a singular approach to all areas in the amalgamated LGA area is supported.

Further, the proposed preferred approach to the making of the LEP as described in Section 7.3 and Appendix C of the document is supported, and not the alternatives. The proposed approach will minimise known flood risk to the community and remains flexible enough to incorporate future studies and other flood risk information to update flood resilience and safety as required and appropriate.

(END OF SUBMISSION)



14 March 2019

Roads and Maritime Reference: SYD19/00117  
Council Ref: F2018/03007

Land Use Planning - Harmonisation  
City of Parramatta  
P.O. Box 32  
Parramatta NSW 2124

**Attention: Brooke Levingston**

Dear Brooke,

**LAND USE PLANNING HARMONISATION DISCUSSION PAPER**

I refer to Council's correspondence dated 15 January 2019 regarding the subject proposal which was forwarded to Roads and Maritime Services (Roads and Maritime) for comment. Roads and Maritime appreciates the opportunity to provide comment on the proposal.

It is understood that the proposal 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. We note that this process will involve several steps before the plans can be finalised, which includes further public consultation and approval of the draft LEP proposals. In summary, we recognise that the discussion paper covers the following key issues:

- Various land use matters relating to Low Density Residential Zones, Dual Occupancies, Medium and High Density Residential zones;
- Various land use matters within Non-residential zones;
- Car and bicycle parking rates;
- Various land use matters relating to Environmental sustainability;
- Design and heritage controls, and
- Rationalising land use zones.

Roads and Maritime has reviewed the submitted material and provides the following comments on the exhibited documents for Council's consideration. No objections are raised subject to the following issues listed below being satisfactorily addressed:

1. Section 5 – It is requested that the Discussion Paper acknowledges that general outdoor advertising will continue to be permitted with development consent on transport corridor land in suitable locations under SEPP 64 and in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines.

**Roads and Maritime Services**

27-31 Argyle Street, Parramatta NSW 2150 |  
PO Box 973 Parramatta NSW 2150 |

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 13 22 13

2. Section 5 - That Council note that while outdoor advertising can have negative visual impacts as suggested in the Discussion Paper, these impacts can be minimised through appropriate site selection and design. Further, outdoor advertising provides an opportunity to deliver a public benefit, including revenue for road safety programs and provision of road safety messaging at strategic and appropriate locations.
3. Section 5 – (Centre based child care facilities) – We would like to remind Council that any planning controls associated with this land use will need to apply the considerations contained within the Department of Planning's Child Care Planning Guideline (August 2017) and in particular consideration C27 and C32 to C38.
4. Section 6 – (Table 5) – We note that for dwelling houses and dual occupancies that the suggested approach is a minimum of 1 space per dwelling. However, similar to the suggested approach for several other land uses, Council may give consideration to also recommending that a reduced requirement being applied to sites within 800m of a train station or light rail stop or 400m from a frequently serviced bus stop.

For multi-dwelling housing and residential flat buildings, no objections are raised to the suggested approach, however it is recommended that the "Minimum Rates" be changed to "Maximum Rates".

For Offices and Business premises, no objections are raised to the suggested approach however it is recommended that the "Minimum Rates" be changed to "Maximum Rates".

5. Section 7.2 – (Protecting our Waterways) - We note that Parramatta Local Environmental Plan 2011 currently zones the waters of Parramatta River and Duck River. We draw your attention to Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP2005), which zones the waters of Parramatta River downstream of the Parramatta Weir and the waters of Duck River downstream of the railway bridge near Clyde Station. Clause 7 of SREP2005 outlines its relationship with other environmental planning instruments. We request that Council gives consideration to the provisions of SREP2005 in the preparation of its proposed consolidated LEP and DCP.

Thank you for the opportunity to provide comment on the subject proposal. Any further enquiries in relation to this matter can be directed to the Senior Land Use Planner – Andrew Popoff on telephone 8849 2180 or via email to: [Andrew.Popoff@rms.nsw.gov.au](mailto:Andrew.Popoff@rms.nsw.gov.au)

Yours sincerely,



Rachel Davis  
**A / Senior Manager Strategic Land Use**  
**Sydney Planning, Sydney Division**



26 March 2019

The General Manager  
City of Parramatta Council  
PO Box 32,  
Parramatta NSW 2124

Sent via email: [planningharmonisation@cityofparramatta.nsw.gov.au](mailto:planningharmonisation@cityofparramatta.nsw.gov.au)

ATTN: Land Use Planning Harmonisation (Ref: F2018/03007)

Dear Sir/Madam

### **Land Use Planning Harmonisation**

Thank you for the opportunity to review the land use planning harmonisation framework discussion paper ('discussion paper') and associated documents.

The NSW State Emergency Service (NSW SES) is the legislated combat agency for floods, storms and tsunami in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. The NSW SES has a strategic interest in the public safety aspects of the development of land that is at risk from the impacts of flood or coastal processes, in particular, the potential for changes to land use that either exacerbates existing flood and/or coastal risk or creates new flood and/or coastal risk for communities in NSW.

The NSW SES encourages City of Parramatta Council to institute land use planning controls that lead to improved community safety in relation to the impact of floods, storms and tsunami. The NSW SES has reviewed the discussion paper and offers the following comments and recommendations to Council in finalisation of its position in harmonising the existing controls across the previous Council areas.

### **Local environmental plan clause – flooding**

The discussion paper states 'All LEPs contain a clause that prescribes general considerations for development on flood prone land (p 41).'

However, the current flood planning clause only applies to land up to the flood planning level, which unless exceptional circumstances have been sought, will mean land at or below the level of the 1% Annual Exceedance Probability flood + 0.5m freeboard.



### **STATE HEADQUARTERS**

6-8 Regent Street, Wollongong NSW 2500  
PO Box 6126, Wollongong DC NSW 2500

P (02) 4251 6111  
F (02) 4251 6190

[www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)

ABN: 88 712 649 015



Some Councils (e.g. Tweed Shire) include a floodplain risk management clause in their LEP which applies to all land including up to the probable maximum flood to address areas with significant evacuation or emergency response issues.

The NSW SES **recommends** Council investigate potential additional LEP clauses to ensure that the full range of flooding is considered and managed through appropriate development controls.

**Controls relating to uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing in flood prone areas**

The discussion paper states that the framework is seeking to implement ‘a consistent and clear set of controls to manage flood risk across the LGA (page v of the discussion paper).’

It states upfront in the discussion paper that the primary position is ‘to restrict uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing anywhere within flood prone areas (p v).’

The discussion paper offers an alternate view which is to ‘allow child care centres and schools in some flood risk areas to increase opportunity for the provision of needed social infrastructure.’

The NSW SES **agrees** with Council’s primary position that controls should ensure that uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing are restricted anywhere within flood prone areas (i.e. land that is up to and including areas impacted by the probable maximum flood). This would also contribute to achieving a key goal of Council’s Environmental Sustainability Strategy 2017 of minimising the impact of flooding on the community.

The NSW SES **does not support** or agree with the alternate position in the discussion paper. Although allowing vulnerable uses to be developed in flood prone locations may provide an opportunity to increase the provision of social infrastructure in new locations, vulnerable occupants are more at risk than other occupants during a flood and require additional support from the emergency service agencies to ensure their safety. Although it may be possible to require stricter building controls to be met, these controls do not take into account the increased risk to the future occupants and the associated transfer of that increased risk to the emergency service agencies such as the NSW SES, who will be responsible to ensure the safety of future occupants during floods.





Furthermore, it is vital that essential services, such as those provided by hospitals, continue to operate during all floods to support the community. By locating hospitals and other vulnerable uses outside the floodplain, this can avoid unnecessarily complicating the safety of the hospitals, patients and staff that work at such hospitals and emergency service agencies that will be required to assist during flood operations.

#### **Controls relating to underground car parks in flood prone areas**

The NSW SES **agrees** with the discussion paper's proposal to adopt controls that strongly discourage basement car parks within the floodplain but suggests that unless controls can be established which provides flood immunity up to a probable maximum flood, that basement car parks be prohibited in the floodplain.

If basement car parks are permitted in the floodplain, there is likely to be damage to property and risk to life of occupants who may become trapped in a basement carpark during a large enough flood (i.e. when considering floods up to and including the probable maximum flood). A research paper by Collier et al. (2017) provides a thorough analysis of the risks to people and property associated with basement carparks when considering flooding up to the probable maximum flood, especially in high hazard flood environments. This is attached for consideration (**Attachment 1**).

#### **Assessing flood risk**

A common misconception in assessing flood risk is that low probability means low flood risk. Flood risk is a product of probability and consequence and should not be misrepresented to the community or in applying relevant development controls. Doing so may place people unnecessarily at risk, or undersell the risks associated with a certain area.

Flood related controls within the development control plan that apply to Parramatta local government area have identified controls that apply to areas of 'low flood risk.' There is reference in the DCP, Part 2, section 2.4 to contact the 'Catchment Management Unit of Council for the Flood Risk Precincts and relevant flood risk mapping).' Low flood risk is defined in Council's adopted flood studies as 'the area from the 1% AEP (1:100) up to the probable maximum flood' (e.g. Lower Parramatta River Floodplain Risk Management Study and Plan, 2005, pp 79-80). This is misleading. As mentioned above, probability does not equate to risk.

The NSW SES **recommends** that Council re-evaluate the current definition of low, medium and high risk as it applies to flood risk. The best practice Australian Institute of Disaster Resilience *Handbook 7: Managing the Floodplain* provides guidance on the



way to do this. Ryde DCP 2014 also provides a good example of how low, medium and high flood risk is more representative of flood risk (see Part 8.2, p 17). The NSW SES suggests that Council work to redefine these definitions during the review of applicable floodplain risk management study/plans with appropriate input from the Office of Environment and Heritage (OEH) and the NSW SES.

The discussion paper states that Council is proposing to adopt a matrix '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 (p 90).' As above, it will be important to have accurate definitions of flood risk, and also to define concepts mentioned in the discussion paper such as 'unacceptable risk (p 91).' These should be developed through the floodplain risk management process as mentioned above.

Thank you for the opportunity to comment on the discussion paper. I trust that the above comments and recommendations will assist Council in its review of the discussion paper and final framework. Please contact **Marcus Morgan** on **(02) 4251 6665** or at [erm@ses.nsw.gov.au](mailto:erm@ses.nsw.gov.au) if you wish to discuss any of the matters raised in this correspondence or for follow up on any of the recommendations.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'George Jeffreys', is shown within a rectangular box.

George Jeffreys  
Senior Manager, Risk Reduction and Avoidance  
**NSW State Emergency Service**

Cc: Planning Coordinator



Your reference: F2018/ 03007

Ms Jennifer Concato  
A/ Director Strategic Outcomes and Development  
City of Parramatta Council  
PO Box 32 PARRAMATTA NSW 2124

Dear Ms Concato

**RE: Land Use Planning Harmonisation Discussion Paper**

Thank you for providing Sydney Olympic Park Authority (SOPA) with the opportunity to comment on the Land Use Planning Harmonisation discussion paper. SOPA provides the following comments regarding the discussion paper:

**1. Repeal of SREP 24 and transition to LEP**

SOPA supports, in principle, the repeal of SREP 24 and integration of the land use controls for Wentworth Point into the Parramatta Local Environmental Plan (LEP).

SOPA requests consultation from City of Parramatta should any substantive changes to key planning controls be proposed as part of the transfer of planning controls in the Wentworth Point Development Control Plan to the Parramatta LEP. Further, SOPA requests continual consultation for any significant developments in the Wentworth Point and Carter Street Precincts to best manage potential interface issues. SOPA however, requests being removed from notification of development applications with little or no impacts on Sydney Olympic Park, such as retail and commercial fitouts and strata subdivisions.

The City of Parramatta notification procedures provide scope for Council to notify SOPA of development applications as a public authority that may have an interest in the development. SOPA is happy to liaise with City of Parramatta to establish appropriate thresholds for City of Parramatta to notify SOPA of development applications should SREP 24 be repealed.

**Permitted uses in Zones:**

SOPA supports making indoor recreation facilities permissible in the R4 High Density Residential zone. Given the significant demand on public open space and existing community recreation facilities in the Greater Parramatta and Olympic Peninsula precinct, there is a greater onus on new high-density development to support the recreation needs of residents on-site.

While it is possible for these types of facilities to be incorporated into the common property of Residential Flat Buildings, their use by residents is highly dependent on the quality of the facilities and ongoing maintenance by the body corporate. Permitting indoor recreation facilities in the R4 High Density Residential zone provides the opportunity for the increased demand to be met in a more viable manner.

**Energy and Water Efficiency Targets**

SOPA strongly supports the requirement for all new Residential Flat Buildings and large-scale non-residential development to be fitted with dual piping to accommodate recycled water use in the future.



SOPA currently operates a Water Reclamation and Management Scheme within Sydney Olympic Park and requires all buildings within the WRAMS catchment to use recycled water for all non-potable uses.

SOPA is investigating the potential expansion of the WRAMS system with Sydney Water and has already discussed the ability of newer developments in the Carter Street Precinct connecting to the existing WRAMS system with City of Parramatta.

SOPA strongly supports the wider introduction of recycled water use within the City of Parramatta LGA mandating dual pipe systems to future-proof new development is a logical and cost-effective first step.

Should you require any clarification in relation to this submission, please contact Dylan Sargent, Senior Urban Planner on (02) 9714 7139 or at [dylan.sargent@sopa.nsw.gov.au](mailto:dylan.sargent@sopa.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Carpenter".

04.03.2019

**Alix Carpenter**  
Senior Manager, Planning

4 March 2019



UrbanGrowth NSW  
Development Corporation

Jennifer Concato  
A/ Director Strategic Outcomes and Development  
City of Parramatta Council  
PO Box 32  
Parramatta NSW 2124

Dear Jennifer,

**RE: Public consultation on the Land Use Planning Harmonisation Discussion Paper**

UrbanGrowth NSW Development Corporation welcomes City of Parramatta Council's (CoPC) consultation process in regard to proposed consolidation of land use and planning controls arising from the boundary redefinition of CoPC's Local Government Area (LGA) in May 2016. These are detailed in the Land Use Planning Harmonisation Discussion Paper (Discussion Paper) and the proposed planning instrument.

We note that there are some potential implications of the proposed revisions that have an impact on Parramatta North Growth Centre (PNGC) formerly known as Parramatta North Urban Transformation (PNUT).

We draw your particular attention to CoPC's proposed planning control changes that impact PNGC:

- Item 1) draft mapping Figure D.6 - Existing and Proposed Waterway Zones and Riparian Corridors in the Discussion Paper identifies additional riparian lands that may raise some inconsistency with the priorities of the Conservation Management Plan (CMP) prepared by TKD Architects:
  - a) heritage land forms (including the terraces)
  - b) views
- Item 2) proposed land use provisions for low flood risk land concerning :
  - a) proposed restriction of land uses in flood zones

In regard to **Item 1)**, the heritage considerations in relation to significant land forms and views may encourage different outcomes to the proposed Riparian mapping shown at **Figure B**. The existing and proposed Riparian Land and Waterways Mapping is shown at **Figure A**.

Level 12, 19 Martin Place  
Sydney NSW 2000

T +61 2 9216 5700  
ABN 41 163 782 371

info@ugdc.nsw.gov.au  
ugdc.nsw.gov.au







Figure A  
Parramatta Local Environment Plan 2011 :  
Natural Resources – Riparian Land and Waterways Map-Sheet NRR\_004.



Figure B  
Discussion Paper  
Figure D.9 – Existing and Proposed Waterway  
Zones and Riparian Corridors



Figure C  
State Heritage Register Listing  
Part A Overview Report p7  
Conservation Management Plan

Level 12, 19 Martin Place  
Sydney NSW 2000

PO Box Q1744, QVB  
Sydney NSW 2000

T +61 2 9841 8600  
ABN 41 163 782 371

info@ugdc.nsw.gov.au  
ugdc.nsw.gov.au



It is apparent in CoPC's proposed Discussion Paper, Proposed Riparian Lands is captured as a distinct feature in Figure B Figure D.9 – Existing and Proposed Waterway. The issue with inclusion of the Riparian Land in the proposed Discussion Paper mapping is that there is significant impact upon the heritage land forms (including the terraces).

Terraces are defined in the CMP and fall within the National Heritage Listed area and are not previously mapped in PLEP (2011) as Riparian Land. It may be that the final interpretation of these features requires works that may not necessarily be the same as those that may be undertaken if the land was managed solely for its Riparian values. Given the extremely high significance of the heritage values and heritage built form, consideration has to be given to these items over the Riparian Values to avoid conflict with the NHL and CMP values of the PNGC site.

#### Item 1. a) Heritage land forms

In the Heritage Management Policies (Conservation Management Plan Section D), the heritage land forms (including the terraces) are listed as a feature that:

a) The Heritage land forms features are summarised as follows:

*i) Conservation is a process of managing change in ways that will best retain and protect the heritage values of a place while recognising opportunities to reveal or enhance values for present and future generations. Striking a balance between often-conflicting considerations requires development of a range of policies and guidelines that define the limits of acceptable change and appropriate ways of managing change while retaining and interpreting significance.*

#### **Policy 13 Cultural Landscape Values**

*13.1 The significant cultural landscapes of the PNHS and their components will be retained, conserved, enhanced and interpreted consistent with their assessed heritage values and with the heritage values of their built and landscape components.*

#### **Policy 41 New Landscaping Work**

*41.1 Upgrading of the open space areas within the PNHS should retain, conserve and enhance the significance aspects of their cultural landscapes including layouts, historical and visual relationships, building curtilages and settings, views and vistas, cultural plantings and other significant built and landscape components.*

*In the Cultural Landscape Significance (Conservation Management Plan Section E),*

*ii) The precinct retains intact components of its nineteenth and early twentieth century landscape designs—layout, ha ha walls, cultural plantings, ornamental furnishings, visual and spatial relationships with the Parramatta River and Parramatta Park/Wisteria Gardens.*

*The riparian corridor is highly important for its landscape archaeology as well as surviving nineteenth and early twentieth century tree plantings. Highly significant elements include the 1890s weir built to create an ornamental lake and the evidence of*

*riverbank terracing. Significant visual links include those between the western courtyards of the asylum buildings and Glengarrif on the west side of the river and the views up and down the river from the bridge and adjacent areas.*

Conservation Management Plan Section E summarises other key elements as follows:

#### Item 1b) Views

Similarly, view from PNGC site to Parramatta Park and vice versa are also identified in the CMP as of being of National Heritage Significance. The existing condition of the subject area is heavily vegetated (Figure D). While this may be considered consistent with Riparian Values it may also be inconsistent with maintenance of the identified heritage views.

##### *i) Key landscape components*

*Direct visual relationship of western courtyards with the River landscape and across Wisteria Gardens and Parramatta Park (former Government Domain). 1880-1890s formed terraces and banks and former inlet features to river edge.*

##### *ii) Cultural Landscape Significance*

*The riparian corridor is highly important for its landscape archaeology...significant visual links include those between the western courtyards of the asylum buildings and Glengarrif on the west side of the river and the views up and down the river from the bridge and adjacent areas.*





Figure D  
Heavily Vegetated Riparian Land

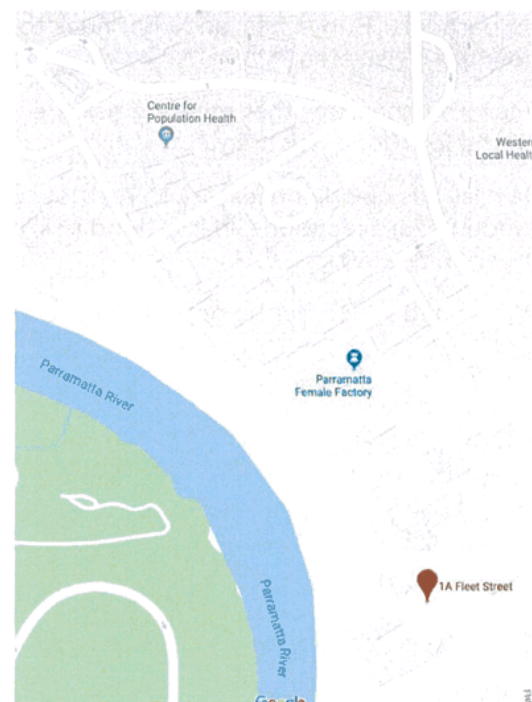


Figure E  
Built Context

Consideration should therefore also be given to potential conflict between the proposed Riparian Land mapping and the above heritage values.

#### Item 2) Proposed Land Use (Flood Risk)

The Discussion Paper presents x2 options for proposed land use provisions for low flood risk land.

Option 1 restricts child care centres, schools, hospitals and seniors housing within flood prone areas.

Option 2 allows some sensitive uses in flood risk areas (subject to additional design measures being met) in order to increase opportunity for the provision of needed infrastructure.

It is UrbanGrowth NSW's advocacy for the Discussion Paper's Alternative Option – allow some sensitive uses in flood risk areas (Item 7.3 page 42) to be recommended as an alternative to be pursued as the proposed land use provisions for low flood risk land – historically, various uses have existed on the site and are an important part of PNGC site's history and envisaged future role.

Areas such as Bunya (Forensic Mental Health Facility) and the Norma Parker/Kamballa area (former Industrial Training School for Girls) are indicative of sensitive current uses and historic uses on site respectively.

In particular Bunya has, and continues to accommodate vulnerable occupants within a low flood risk area.

Many mechanisms that mitigate risk are in place that allow occupants of Bunya to exist in the low flood risk area.

Whilst it is clearly necessary to restrict such uses in high flood risk and particularly high flood hazard locations, in low flood risk/hazard locations, flood hazard can, and has been mitigated.

We would welcome the opportunity to explore these matters further with you.

Yours sincerely,



Ian Cady  
**Planning Director**





**Health**  
Western Sydney  
Local Health District

WSLHD Ref: WSBRIEF19/520-1  
Your Ref: F2018/03007

Sue Coleman  
Acting Chief Executive Officer  
Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

**Attn:** Land Use Planning Harmonisation Team  
[planningharmonisation@cityofparramatta.nsw.gov.au](mailto:planningharmonisation@cityofparramatta.nsw.gov.au)

Dear Ms Coleman

Thank you for the opportunity to provide Western Sydney Local Health District (the District) the opportunity to comment on the Land Use Planning Harmonisation discussion paper.

We have sought comment from relevant stakeholders within the District. With this feedback, Population Health has analysed each of the preferences in the discussion paper proposed by the City of Parramatta and provided comments on the proposals regarding existing evidence linking the built environment to health outcomes.

While links between these determinants of health and planning are complex, there is now a substantial body of evidence linking the built environment to health and wellbeing outcomes of the community. This is particularly relevant in the domain of getting people active, connecting and strengthening communities and providing access to healthy food options.

If you require further information of this submission, please contact Helen Ryan, Coordinator Partnerships Program, Education & Local Government WSLHD Centre for Population Health on 9840 3708 or via [helen.ryan@health.nsw.gov.au](mailto:helen.ryan@health.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Graeme Loy'.

**Graeme Loy**  
Chief Executive

Date: 19-3-19

Western Sydney Local Health District  
ABN: 48 702 394 764  
PO Box 574 Wentworthville NSW 2145  
Tel. (02) 8890 9902



**Health**  
Western Sydney  
Local Health District

## **WESTERN SYDNEY LOCAL HEALTH DISTRICT POPULATION HEALTH**

SUBMISSION IN RESPONSE TO: LAND USE PLANNING HARMONISATION  
DISCUSSION PAPER (REF: F2018/03007)

19th, February 2019

WSLHD, Centre for Population Health,  
'Gungurra' Building 68, Cumberland Hospital  
5 Fleet Street, North Parramatta  
LBM 7118 Parramatta BC NSW 2124  
Tel 9840 3603 Fax 9840 3608

Contact Persons: [Helen.ryan@health.nsw.gov.au](mailto:Helen.ryan@health.nsw.gov.au)  
[Melissa.mason@health.nsw.gov.au](mailto:Melissa.mason@health.nsw.gov.au)

## Western Sydney Local Health District

### Helicopter flight path

Building height and helicopter flight path are not part of the scope of this review however the “Harmonising our land use planning framework discussion paper” provides an important opportunity to reinforce a long-standing issue in relation to the critical operations surrounding emergency services helicopters and its relationship with Hospital services. Relevant planning must take into account emergency services transport and associated flight paths in all of its planning.

Helicopter access is critical for health precincts, especially at places like Westmead, with its state-wide trauma role and specialist healthcare services. The new central acute services building being delivered as part of the Westmead Redevelopment includes a new helicopter landing site. The new building will significantly raise the development ceiling for key areas of the precinct by placing the helicopter landing site on the 12-storey building when it opens in 2020. However, there remains three other helicopter landing sites in different locations on the precinct to provide the resilience required to both support day-to-day operations, a major emergency situation in NSW and to enable future development and redevelopment of the precinct. It is important to note that generally a 2.5 degree protection gradient of 1 in 22.9 slope is required from the helicopter landing site. This provision needs to be incorporated into future LEP and DCP revisions.

The National Airports Safeguarding Framework - Guideline H – Protecting Strategically Important Helicopter Landing Sites is a useful resource in this regard.

([https://infrastructure.gov.au/aviation/environmental/airport\\_safeguarding/nasf/nasf\\_principles\\_guidelines.aspx](https://infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/nasf_principles_guidelines.aspx)).

## Population Health Key Points

### RE: ‘Harmonising our Land Use Planning Framework’ – Discussion Paper (Ref: F2018/03007)

Western Sydney Local Health District (WSLHD), Centre for Population Health (CPH) welcomes the opportunity to comment on the City of Parramatta’s ‘Harmonising our Land Use Planning Framework’ - Discussion Paper.

#### Specifically, this Discussion Paper provides for:

An opportunity to provide recommendations on the creation of a new consolidated Local Environmental Plan (LEP) and Development Control Plan (DCP) for the City of Parramatta (CoP); that came into effect in May 2016 following Council boundary changes.

### Summary Position of Centre for Population Health:

**The CPH’s position is based on evidence relating to how the built environment impacts population health outcomes.**

Chronic health conditions such as, diabetes, overweight and obesity, cancer, heart disease and mental illness are now the leading cause of ill health and hospitalisation within our community. Many of these conditions share a suite of *proximate* underlying behavioural determinants such as physical inactivity, sedentary behaviour, poor nutritional intake and smoking. The prevalence of these risk factors is in turn determined by a suite of *social and environmental* determinants of health such as housing, transport, education, employment, social networks and access to healthy food. While the links between these determinants of health and planning are complex, there is now a substantial body of evidence linking the built environment to health and wellbeing outcomes of the community, particularly in the following three domains of: getting people active, connecting and strengthening communities, and providing access to healthy food options<sup>1</sup>.

The inclusion of health outcomes in the LEP Objectives, will enable greater LEP and DCP controls that support favourable health outcomes for CoP residents.

Minimum standards must be able to deliver, housing, infrastructure, etc. to a standard that contributes to the health and wellbeing of residents and the 'liveability' of suburbs within the local government area.

The Centre for Population Health supports the following suggestions:

Issue	The following Proposals are supported by Population Health
<b>Dual occupancies</b>	
<i>Where in the R2 Low Density Residential zone to permit dual occupancies</i>	PH support increased density (see evidence base below), however the issue of where in the <i>R2 Low Density Residential zone to permit dual occupancies</i> is the remit of Council to determine.
<i>Permitting dual occupancies in R3 and R4 zones</i>	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.
<i>Minimum lot size requirement</i>	Requiring a minimum lot size of 600 sqm to build a dual occupancy, to ensure good design outcomes are achieved.
<i>Residential design controls</i>	Apply the following minimum DCP controls to dual occupancies: <ul style="list-style-type: none"> <li>• Minimum site width of 15 meters</li> <li>• 100sqm of private open space per dwelling</li> <li>• 40% of site to be landscaped (including 30% of site to be deep soil)</li> <li>• Minimum 1 car parking space per dwelling.</li> </ul>
<b>Harmonising the list of land uses permitted in each zone</b>	
<i>Child care centres</i>	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.
<i>Indoor recreation facilities</i>	PH support a diversity of recreation facilities, including indoor facilities, increasing opportunities for residents to be physically active and socially connected. However the location of facilities is the remit of Council to determine.
<i>Residential flat buildings</i>	PH support increased density (see evidence base below), however the issue of where to allow <i>Residential Flat Buildings</i> is the remit of Council to determine.
<i>Non-residential zones – general industrial zones</i>	PH recommends Council ensures a mix of retail which promotes the geographical availability of different types of healthy food and drink premises by enforcing limits to the density of fast food and alcohol outlets within IN1 zones.
<i>Non-residential zones – public open space zones</i>	PH supports the provision of commercial food and drink outlets and markets on RE1 zone as a means of enhancing the use and enjoyment of open spaces by the public; with the proviso that food and drink outlets provide a range of healthy food options.
<i>Advertising signage</i>	Prohibit general advertising structures across all zones.
<i>Temporary events</i>	Identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP; as a means of encouraging the use and enjoyment of open spaces by the public.
<b>Changes to height, floor space ratio and minimum lot size controls</b>	
<i>Minimum lot size controls</i>	Apply a consistent minimum subdivision lot size to residential zones, enabling best practice design outcomes.
<i>DCP design requirements</i>	Create a uniform set of design controls for residential development, based on best practice guidelines, with minimum standards specified.
<b>Car and bicycle parking</b>	
<i>Car parking controls</i>	PH support minimum car parking rates, with lower requirements to sites within 800m of a train or light rail stop or 400m from a frequently serviced bus stop.

Issue	The following Proposals are supported by Population Health
<i>Bicycle parking</i>	PH support minimum requirements for bicycle parking across the range of land uses and the proposed end of trip facilities.
<b>Environmental sustainability</b>	
<i>Biodiversity</i>	PH support changes that provide additional protection to sites of ecological significance.
<i>Tree protection</i>	PH support changes that provide additional protection to trees.
<i>Natural waterways</i>	PH support changes that provide additional protection to natural waterways.
<b>Design and heritage controls</b>	
<i>LEP Design Excellence requirements</i>	PH support changes that enhance good design outcomes.

## The rationale and evidence supporting CPH recommendations

### Dual occupancies:

#### Where to permit dual occupancies:

Population Health (PH) supports increased density, however the issue of where in the *R2 Low Density Residential zone to permit dual occupancies* is the remit of Council to determine.

Dual occupancy housing is ideal for infill development and it will achieve increased density through low rise development.<sup>2</sup> Density provides the foundation for other built environment elements that work together to create walkable and connected neighbourhoods. In addition dual occupancies, provide great diversity of housing type and cost.

Permitting an increase in dual occupancies, supports the findings of the *2016 Healthy Higher Density Living Survey* conducted by City of Parramatta (CoP) and CPH of CoP residents living in higher density apartments; which identified their desire to relocate into a separate house, with:

- Almost half of respondents reporting they were considering relocating into a separate house in the next five years.<sup>3</sup>
- Many respondents reporting they wanted to relocate to larger homes to accommodate growing families, or to purchase a home.<sup>3</sup>

#### Minimum lot size and residential design controls:

Specifying a minimum lot size and DCP controls to dual occupancies is critical to ensure good design outcomes are achieved. The control stating that 40% of the site to be landscaped (including 30% of the site to be deep soil), is important to ensure an outdoor area sufficient for children to play in and on which trees can be planted.

PH recommends that where possible best practice design standards are achieved and that specified minimum standards are consistent with achieving high quality design outcomes.

Housing is an important social determinant of health. Evidence identifies that the provision of high quality medium and high density housing can support health when located close to transport, green open space, healthy food options and employment<sup>4</sup>. Evidence also identifies that poor quality, poorly located medium and high density housing can negatively impact health, especially the health of children<sup>5</sup>. PH support the concept of 'mixed density', with a balance of housing options in all locations at affordable price points, to ensure choice that meet the needs of a demographically diverse population.

The provision of well-located high quality mixed density housing, including dual occupancy housing will be of critical importance to the health outcomes of residents as CoP continues to grow and densify.



### Harmonising the list of land uses permitted in each zone

#### **Childcare centres in industrial zones**

Traffic and pollution are global challenges, affecting children's physical and mental development and hindering independent mobility. Safe roads, crossings and mixed-use neighbourhoods that support cycling and walking can reassure parent's safety concerns in relation to road/traffic related injuries, reduce pollution and encourage social interaction.<sup>7</sup> PH therefore supports Councils suggestion to prohibit child care centres in industrial zones to avoid potential impacts to children's physical and mental development.

#### **Childcare centres in public open space**

PH supports the suggestion to prohibit childcare centres in public open space (RE1 zones) due to concerns over loss of open space. The health benefits of quality green open space are particularly vital as CoP continues to grow and densify. Significant evidence identifies that the provision of quality green open space creates an environment which promotes mental, social and physical health for all<sup>8</sup>. Land use policies which prevent the loss of public open space are therefore essential.

The location of childcare centres close to or bordering public open space would be ideal; as children can utilise this space with families once collected from childcare.

#### **Indoor recreational facilities**

Chronic health conditions such as, diabetes, overweight and obesity, cancer, heart disease and mental illness are now the leading cause of ill health and hospitalisation within the community, with WSLHD having above State average rates in a number of conditions<sup>9</sup>. Chronic health conditions, share common underlying risk factors of: physical inactivity, sedentary behaviour, smoking, social isolation and poor nutrition, all of which can be influenced at an individual, social and environmental level.

In order to increase opportunities for residents to be physically active and socially connected, PH support the availability of a diverse range of recreation facilities, including indoor facilities; however the appropriate location of facilities is the remit of Council to determine.

#### **Residential flat buildings**

PH support increased density (see evidence under *Dual Occupancy*), however the issue of where to allow *Residential Flat Buildings* is the remit of Council to determine.

#### **Non-residential zones: General industrial zones – food and drink premises in IN1 zones**

Land use policies and development controls have a direct influence on healthy food and alcohol access.

PH recommends Council includes an objective in the DCP which encourages the geographical availability of different types of healthy food and drink premises within IN1 zones to limit the density of fast food and alcohol outlets.

A high prevalence of fast food outlets near schools and workplaces has shown to negatively impact on people's food choices.<sup>8</sup> An unhealthy food intake is related to a range of chronic health conditions including obesity, diabetes and some cancers.<sup>8</sup> Access to quality and affordable healthy food is influenced by retail mix within a neighbourhood, and healthy food options located within 800m of home, school and work increases healthy food uptake.<sup>8</sup> Land use planning can provide and promote a mix of healthy food outlets which enhances the ease to purchase healthy food by promoting geographic availability of different types of healthy food outlets through incentivising retail stores and prepared food outlets with a healthier overall profile in particular locations or enforcing limits to the density of fast food outlets.

NSW Health's *Reducing Alcohol-related Harm Snapshot* identifies alcohol as one of the major causes of preventable disease in Australia.<sup>10</sup> In particular, alcohol is associated with a range of chronic diseases and injury, including: mental and behavioural disorders, liver cirrhosis, injuries resulting from violence and road accidents<sup>11</sup>. In addition, excessive alcohol consumption not only affects the drinker's health but impacts those around them; with more than 1 in 5 of Australians aged 14 and over being a victim of an alcohol-related incident in 2016.<sup>12</sup> Discouraging an over-supply of premises selling or serving alcohol through land use planning policy will ensure the built form creates safe public spaces that prevent harms associated with alcohol consumption.

**Non-residential zones: Public open space zones - food and drink premises in RE1 zones**

PH recognise the importance of activating open space and enhancing their use and enjoyment by the public; to this end PH support the provision of commercial food and drink outlets and markets on RE1 zones; with the proviso that food and drink outlets provide a range of healthy food and drink options.

Public open spaces are an important forum for expression of local identity and cultural and celebration of community and place.<sup>8</sup> Key qualities of successful public spaces are their accessibility, people are engaged in activities there, the space is comfortable and has a good image, and it is a sociable place – one where people meet each other. In order to achieve this, PH recommend that RE1 zones include Alcohol Free Zones or Alcohol Prohibited Areas.

**Advertising signage**

PH supports the prohibition of general advertising structures across all zones, as a means of reducing advertising for unhealthy food and drink options.

**Temporary events**

PH support Council to identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP; as a means of encouraging the use and enjoyment of open spaces by the public.

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

**Minimum lot size controls**

Apply a consistent minimum subdivision lot size to residential zones, enabling best practice design outcomes.

**DCP design requirements**

Create a uniform set of design controls for residential development, based on best practice guidelines, with minimum standards specified.

**Car and bicycle parking**

**Car parking controls**

Motorised travel has a range of adverse health effects including climate change, road-traffic injuries, physical inactivity, air pollution and environmental degradation. By reducing the car parking requirements of dwellings, more sustainable forms of transport become favourable and result in an increase in the number of people walking and cycling.<sup>8</sup>

PH therefore supports Council's suggestion to reduce the minimum rates and additional reductions to requirements to sites within 800m of a train or light rail stop or 400m from a frequently serviced bus stop.

**Bicycle parking**

Supporting infrastructure and end of trip facilities such as showers/change spaces support active travel by providing amenities for the onward journey.<sup>8</sup> The provision of streets and bicycle and pedestrian networks that are highly connected, offering direct routes to destinations of choice further support community usage of Council's proposed bicycle parking requirements.<sup>8</sup>

PH therefore support minimum requirements for bicycle parking across the range of land uses, and proposed end of trip facilities. PH encourages Council to ensure improvements to additional supporting infrastructure and network connections are implemented to encourage usage of these facilities.

#### **Environmental sustainability**

Significant evidence identifies that the provision of quality open/green space creates an environment which promotes mental, social and physical health for all,<sup>12, 13, 14,15,16,17</sup> including:

- Mental health benefits such as stress reduction and psychological relaxation
- Wellbeing and social health benefits by improving social capital through facilitating interactions and cohesion within communities
- Physical health benefits including increased physical activity, reduced risk of chronic disease and if the open space includes significant green infrastructure (tree coverage); reduced exposure to noise, air pollutants and excess heat.<sup>12, 13,14,15,16,17</sup>

The health benefits of quality open space are particularly vital as CoP continues to grow and densify. Evidence to support the health benefits of high quality open space for children and adults living in high and medium density housing further supports the critical importance of providing and maintaining open/green space.<sup>5</sup>

In addition, protecting green urban areas and natural waterways will contribute to addressing the issue of heat stress. The land use controls suggested by Council prioritise green and blue space and infrastructure, and will contribute to urban heat mitigation through preventing the impact of extreme heat on the health of people, animals and plants in the natural environment.<sup>18</sup>

PH therefore support Council in their proposal to increase the protection of:

#### **Biodiversity**

- PH support changes that provide additional protection to sites of ecological significance.

#### **Tree protection controls**

- PH support changes that provide additional protection to trees.

#### **Natural waterways**

- PH support changes that provide additional protection to natural waterways.

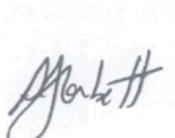
#### **Design and heritage controls**

##### **LEP Design Excellence requirements**

PH support changes that enhance good design outcomes. 'The quality of design affects how spaces and places function, how they integrate, what they contribute to the broader environment, and the users, inhabitants and audiences they support or attract'<sup>19</sup>. Good design can help 'by synthesising the many factors impacting upon health, and developing solutions for the built environment that incorporate cohesive, integrated and interconnected solutions'<sup>19</sup>.

The Centre for Population Health through our partnership with the CoP, look forward to a continued working relationship with CoP to ensure that the health and wellbeing of CoP residents continue to thrive.

Yours sincerely,



Stephen Corbett  
 Director, Centre for Population Health,  
 Western Sydney Local Health District

## REFERENCE LIST

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Chief Executive Officer  
Parramatta City Council

**ATTENTION: Land Use Planning - Harmonisation**

Dear Sir or Madam

I refer to Council's below email of 21 January 2019 regarding public consultation on the Land Use Planning Harmonisation Discussion Paper. Submissions need to be made to Council by 4 March 2019.

The Parramatta Local Government Area (LGA) prior to the 2016 Amalgamation was entirely within Endeavour Energy's electricity network franchise area. The parts of the former council areas of Holroyd and The Hills that were merged into the reformed 'City of Parramatta Council' are also in Endeavour Energy's franchise area. However, the parts of the former council areas of Auburn and Hornsby are in the Ausgrid electricity network franchise area ie. the electricity distribution areas were not adjusted to the new LGAs. Although not extensive, both Endeavour Energy and Ausgrid do have electricity infrastructure in each other's franchise areas.

Endeavour Energy's Asset Strategy & Planning Branch whilst not having undertaken a detailed analysis of the key proposals to harmonise the Local Environmental Plans (LEP) and Development Control Plans (DCP), have noted that this is not an extensive review of zoning or density across the Parramatta LGA. Accordingly they will continue to monitor the load growth within the Parramatta LGA and will augment the electricity network at the appropriate locations and time.

Endeavour Energy's feedback relates to the 'Tree protection controls'. Whilst appreciating that trees play an important role in the 'greening' of the city and the need to have controls for tree and vegetation protection, as an electricity distributor this also needs to be balanced against the critical need to manage the risks of vegetation intrusion to the electricity network that can cause:

- public safety incidents such as electrocution, or damage to a person's property;
- fire starts and the risk of bushfires that have devastating impacts including loss of human life and large scale property destruction; and
- electricity supply interruptions.

Sydney's weather of storms and high winds can cause trees and branches to touch and short out the network or fall onto and damage overhead power lines. Heavy rain and flooding can also damage the electricity network. Please find attached a copy of media coverage from the storms that occurred in February 2019 when Parramatta was 'one of the hardest hit suburbs'.

The central activity is to clear vegetation and remove identified hazard trees that are in close proximity to electricity lines and to safely dispose of cut vegetation in accordance with Endeavour Energy's environmental obligations.

Endeavour Energy regularly inspect and clear vegetation around electricity infrastructure. This not only includes tree trimming to overhead power lines but also ground clearing eg. for underground



cable works or access tracks. As well as power, the infrastructure includes earthing cables (to allow a leaking/fault current to flow into the grounding system and be properly dissipated) and pilot cables (carrying protection signals or communications between substations).

The cost of vegetation management is a significant cost element in the company's operating budget (and the network charges to its customers). Endeavour Energy is constantly looking to improve its vegetation management practices to enable better maintenance, resulting in fewer faults and fewer outages of shorter duration and reducing costs.

For further details of Endeavour Energy's vegetation management program please refer to the following link to the company's website and the below extract of Endeavour Energy Directions Paper for Consultation 1 July 2019 – 30 June 2024.

[http://www.endeavourenergy.com.au/wps/portal/ee/!ut/p/a1/pVDLTsMwEPwVeugxWrd2Hj5GqBBxQaiqqH2p7GbjuoortlJrA5-OEc0GIPax2VvuYGZCwB-nVal2KNnjVT1gWh2bN6-aerfgzbzak3jw87oqKrbYvJA2INEBuRE1-238FCfLo4xBPIBAPH6ivNuKSnlJLWenwHpcE\\_WjfgnfoExjRYJwJ3jnllcGpPZ0ZUt3i1Ro\\_o6NtQeRlh5irKuN0zTLW6lRpQjPe5ViUIBeMtt8kfpYhks7ythAK2z-fAJp-qBnj4U9Xy6yTkYEH\\_Ezwv4\\_Tgxu56pzN1SE5r1ZLL4AoRAZTA!!/dl5/d5/L2dBISEvZ0FBIS9nQSEh/](http://www.endeavourenergy.com.au/wps/portal/ee/!ut/p/a1/pVDLTsMwEPwVeugxWrd2Hj5GqBBxQaiqqH2p7GbjuoortlJrA5-OEc0GIPax2VvuYGZCwB-nVal2KNnjVT1gWh2bN6-aerfgzbzak3jw87oqKrbYvJA2INEBuRE1-238FCfLo4xBPIBAPH6ivNuKSnlJLWenwHpcE_WjfgnfoExjRYJwJ3jnllcGpPZ0ZUt3i1Ro_o6NtQeRlh5irKuN0zTLW6lRpQjPe5ViUIBeMtt8kfpYhks7ythAK2z-fAJp-qBnj4U9Xy6yTkYEH_Ezwv4_Tgxu56pzN1SE5r1ZLL4AoRAZTA!!/dl5/d5/L2dBISEvZ0FBIS9nQSEh/)

To minimise the impact of trees intruding into the electricity network, as part of Endeavour Energy's submissions to Council which it receives under the provisions of Section 45 'Determination of development applications—other development' of *State Environmental Planning Policy (Infrastructure) 2007* (NSW) in order to enable Endeavour Energy to provide comments about potential safety risks, generally includes the following advice:

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy has noted that as shown in the following extracts of the Landscape Plan, the proposal involves the retention of the existing street trees and the planting of an additional trees to the front building setbacks. Endeavour Energy's recommendation is that consideration be given to the removal of the existing street that are of nil to low ecological and the proposed new trees be replaced with an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning. Alternatively, the minimum clearances for vegetation as required by the 'Service and Installation Rules of NSW' must be allowed for which can accessed via the following link to the 'Service and Installation Rules of NSW' can be accessed via the following link to the NSW Planning & Environment website:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/service-installation-rules>

Whilst trees growing into the safety clearance zones for overhead power lines is the Endeavour Energy's vegetation management program, while trees and underground cables often coexist well together it is important to keep trees a safe distance away from the cables to prevent the root system from growing around and possibly into the cable ducts the lines. The tree could be seriously damaged if roots have to be cut to dig up and repair underground cables.

For these reasons Endeavour Energy is to ensure they reach compliance with new standards, the controls for landscaping and the preservation of trees or vegetation need to consider the potential impact not only on electricity infrastructure but on all utility services eg. Endeavour Energy's poles also carry data and telecommunications cables for other authorities / carriers.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au) is preferred.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

T: 9853 7896

E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)

51 Huntingwood Drive, Huntingwood NSW 2148

[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)



## Bushfire Risk

Over 85 per cent of Endeavour Energy's franchise area is bushfire prone as identified by the NSW Rural Fire Service. Endeavour Energy's franchise area includes the Blue Mountains which has been identified as one of the highest areas of bushfire risk in NSW. As a result, vegetation management is a substantive and critical activity in providing a safe and reliable service.

If we fail to properly maintain safe clearances there is an increased risk of bushfire and outages from trees coming in to contact with, or falling on, powerlines. This can have catastrophic consequences for customers and increase the strain on essential government services like Fire and Rescue NSW and the NSW Rural Fire Service who have previously noted our important role in vegetation management.

*"Vegetation management around electricity poles, wires and infrastructure is a critical bushfire mitigation measure. Historically the NSW Rural Fire Service (NSW RFS) has been satisfied that electricity distribution businesses have been appropriately addressing bush fire risks"*

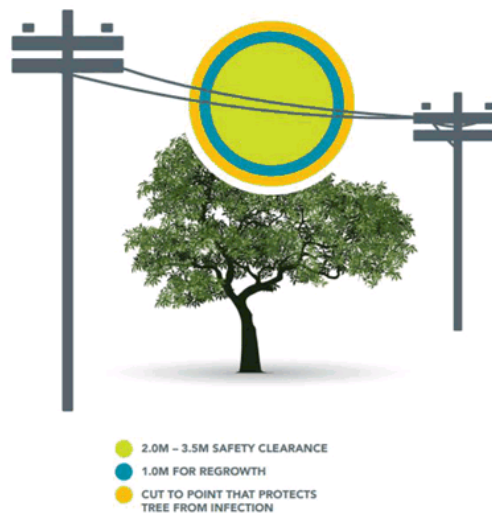
— Commissioner NSW Rural Fire Service – December 2014

We have a comprehensive program of works to manage the risk of bushfires being initiated by the network. We employ leading edge radar based technology to accurately identify vegetation that is too close to the network. Our pre-summer program includes annual inspections of our assets in bushfire prone areas and associated maintenance work, vegetation management, and capital works to target specific high risk assets.

This program is one of Endeavour Energy's largest operating costs at approximately \$60 million per year. To ensure we deliver value for money services we externally source this function.

Councils and customers may have different views about the frequency, the impact on streetscapes and the cost-benefit trade-off of tree-trimming. However, we are required to trim trees according to mandatory industry standards (Industry Safety Steering Committee Guideline 3 for managing vegetation near power lines). The ongoing use of the latest technology allows us to better target vegetation management programs in order to strike the right balance between the frequency, impact on streetscapes and compliance of tree-trimming.

## Tree-trimming clearance requirements



14 Directions Paper for consultation

1 July 2019 – 30 June 2024

Source: Endeavour Energy Directions Paper for Consultation 1 July 2019 – 30 June 2024

## Thousands still without power in Sydney following massive storm

Thousands of homes across Sydney remain without power as crews continue to work through complex repairs after an intense burst of thunderstorms.

AAP 9 FEBRUARY 9, 2019 8:13PM



Damage caused by yesterday's massive storm on Church st Parramatta on the 9th of February 2019. Sydney was hit by a massive storm causing wide spread damage across Sydney. Picture: Adam Yip Source: News Corp Australia

Thousands of homes across Sydney and the Illawarra remain without power as crews continue to work through complex repairs after an intense burst of thunderstorms overnight.

While a second wave of storms was predicted to batter Sydney again, the Bureau of Meteorology has revised down the likelihood of wild weather on Saturday night.

Endeavour Energy on Saturday said it expects to work into the night to restore power to 2500 customers, with many of them to spend a second night in the dark. "There has been nearly 400 electrical hazards caused by this storm, mainly from trees falling across powerlines in the strong winds," Endeavour Energy said in a statement.

Nine people were rescued from floodwaters and more than 40,000 properties were without electricity after the wild storms tore through Sydney and the Illawarra and the Hunter regions on Friday night.





Roof off a classroom from North Parramatta public school laying across power lines on Albert St North Parramatta today.

Picture: Adam Yip Source: News Corp Australia



iPhone images from Western Sydney of the damage after yesterday's flooding rain storms. Source: Supplied



Flash flooding in parts of western Sydney turned intersections to lakes and led several drivers to ask the SES for help.

Guildford copped 61 millimetres of rain, including 47mm in just 30 minutes while Sydney Olympic Park received 40mm in the 40 minutes to 7pm.

Parramatta was one of the hardest-hit suburbs, with the majority of outages and calls to the SES coming from the area.

Two schools were badly damaged, with significant repairs needed for roofs at Parramatta East Public School and Parramatta North Public School, an SES spokeswoman said.

Tropfest organisers were forced to find a different location within Parramatta Park for the short film festival after the storms damaged a stage and screens. More than 1000 calls were made to the SES, with roughly half of them resolved by Saturday afternoon, said Vanessa Hutchinson, SES Coordinator Duty Operations. "We're moving as fast as we can," Ms Hutchinson told AAP.

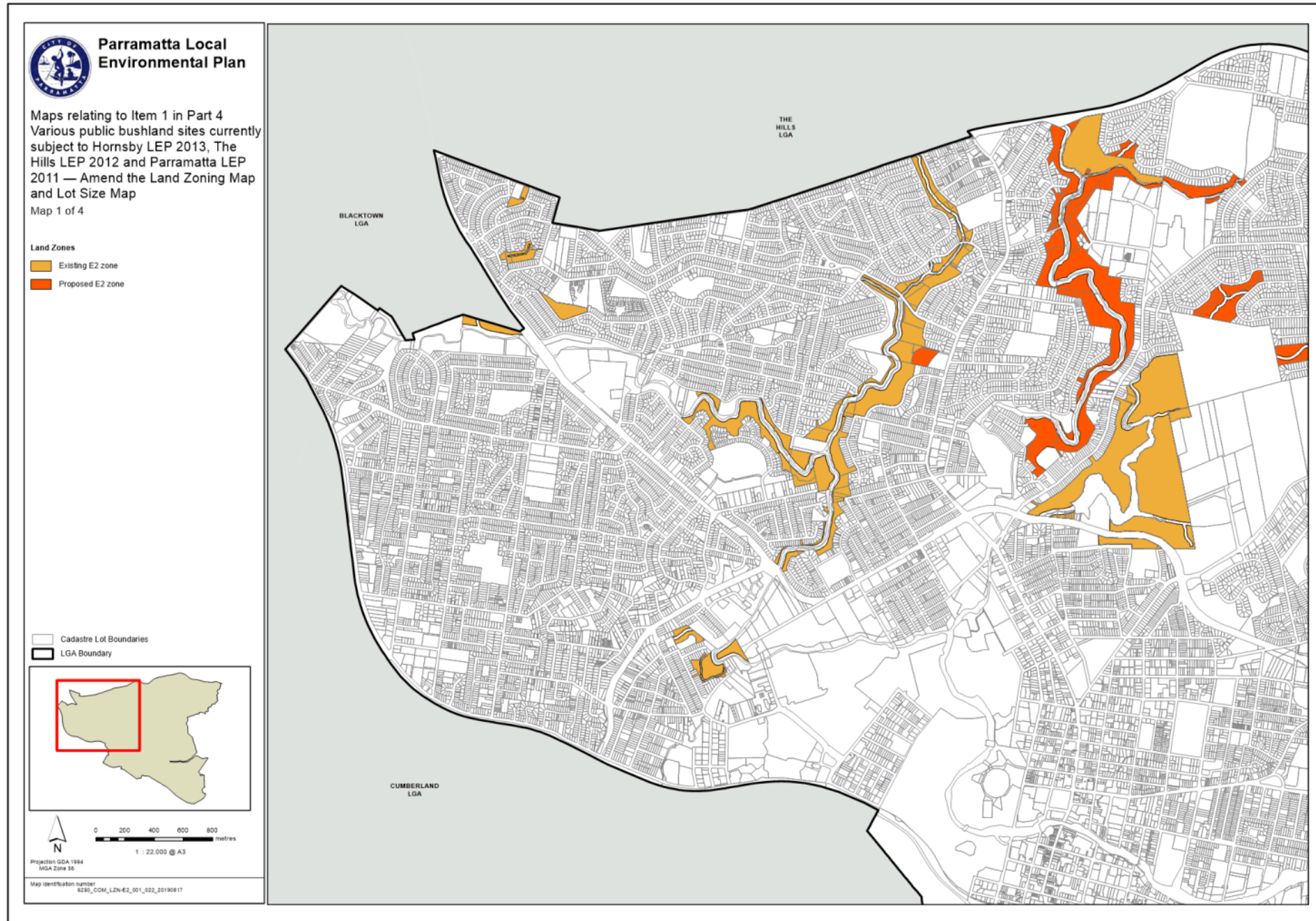
"We'll be working on jobs over the next few days." Endeavour Energy spokesman Peter Payne said the scale of damage and complexity of repairs meant they could not provide an exact restoration time for all customers.

"There's a lot of hard work to be done, there's a lot of damage from this storm," Mr Payne told AAP.

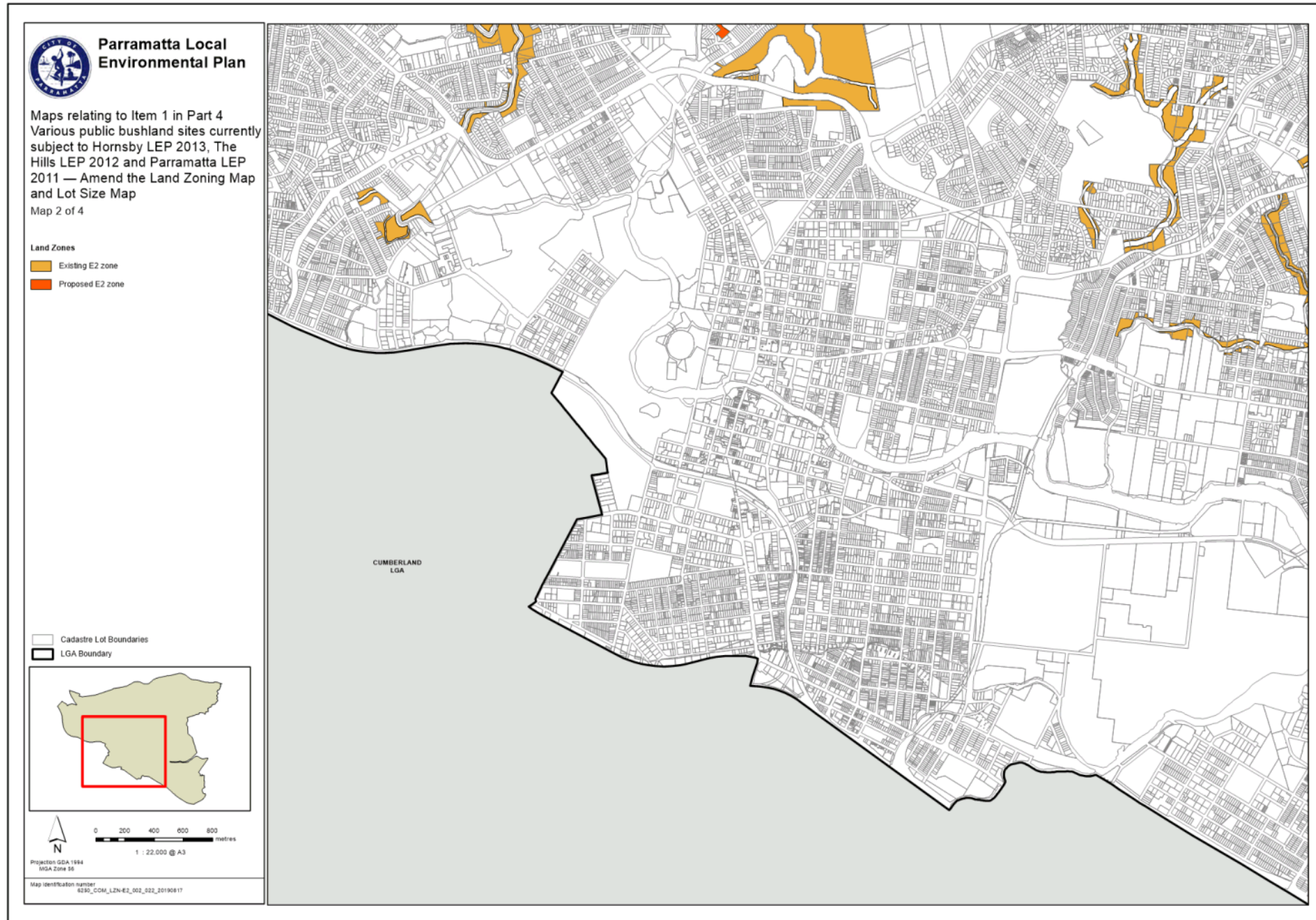
"We appreciate people's patience." Some 15,000 properties on Ausgrid's network also went dark in the city's north and east on Friday, but it was expected power would be restored to all by Saturday evening.

Meanwhile, people in the Mid North Coast and parts of the Hunter and North West Slopes have been warned of a severe thunderstorm predicted to bring damaging winds and large hailstones on Saturday night.

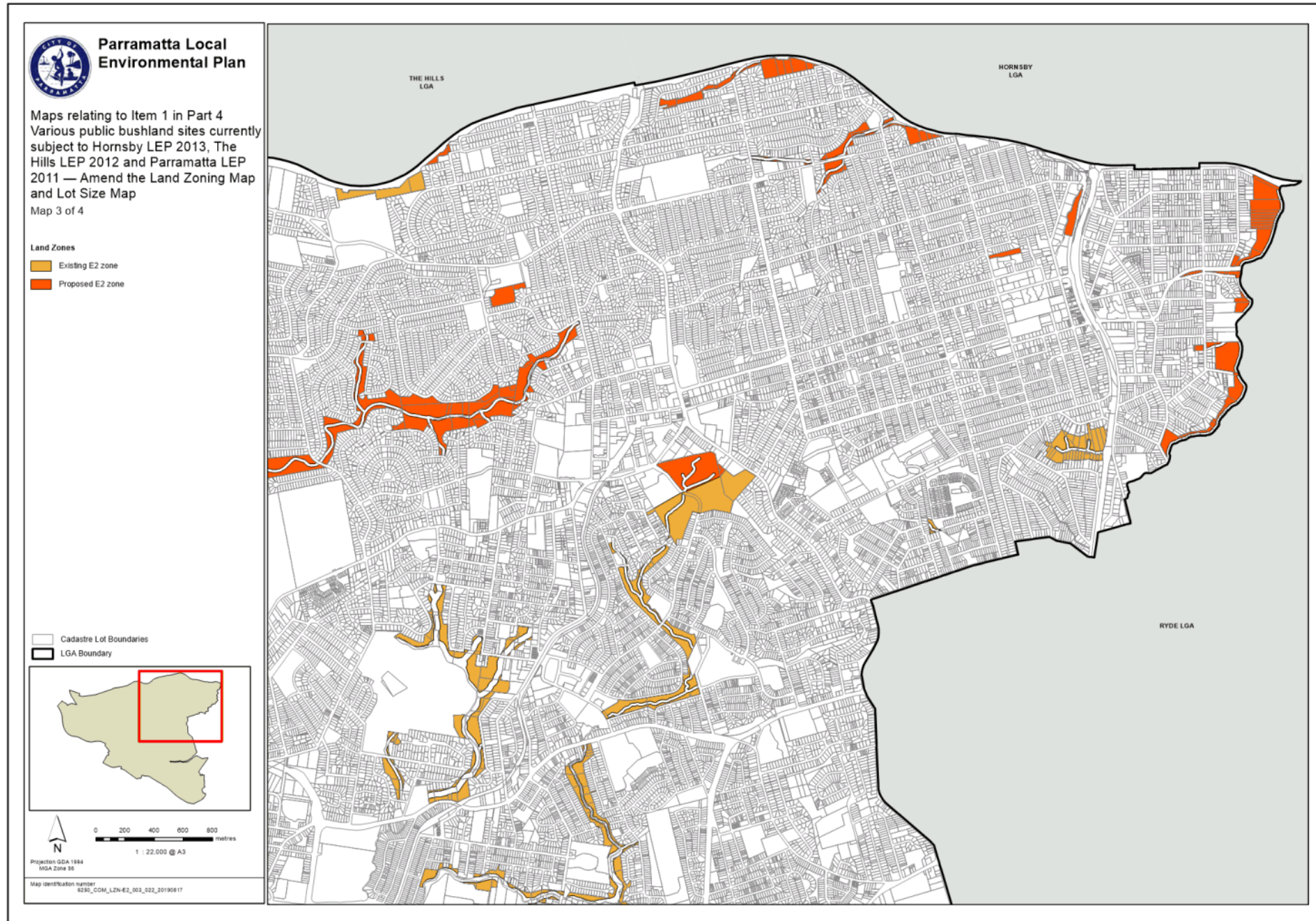
## Appendix 8 – Mapping



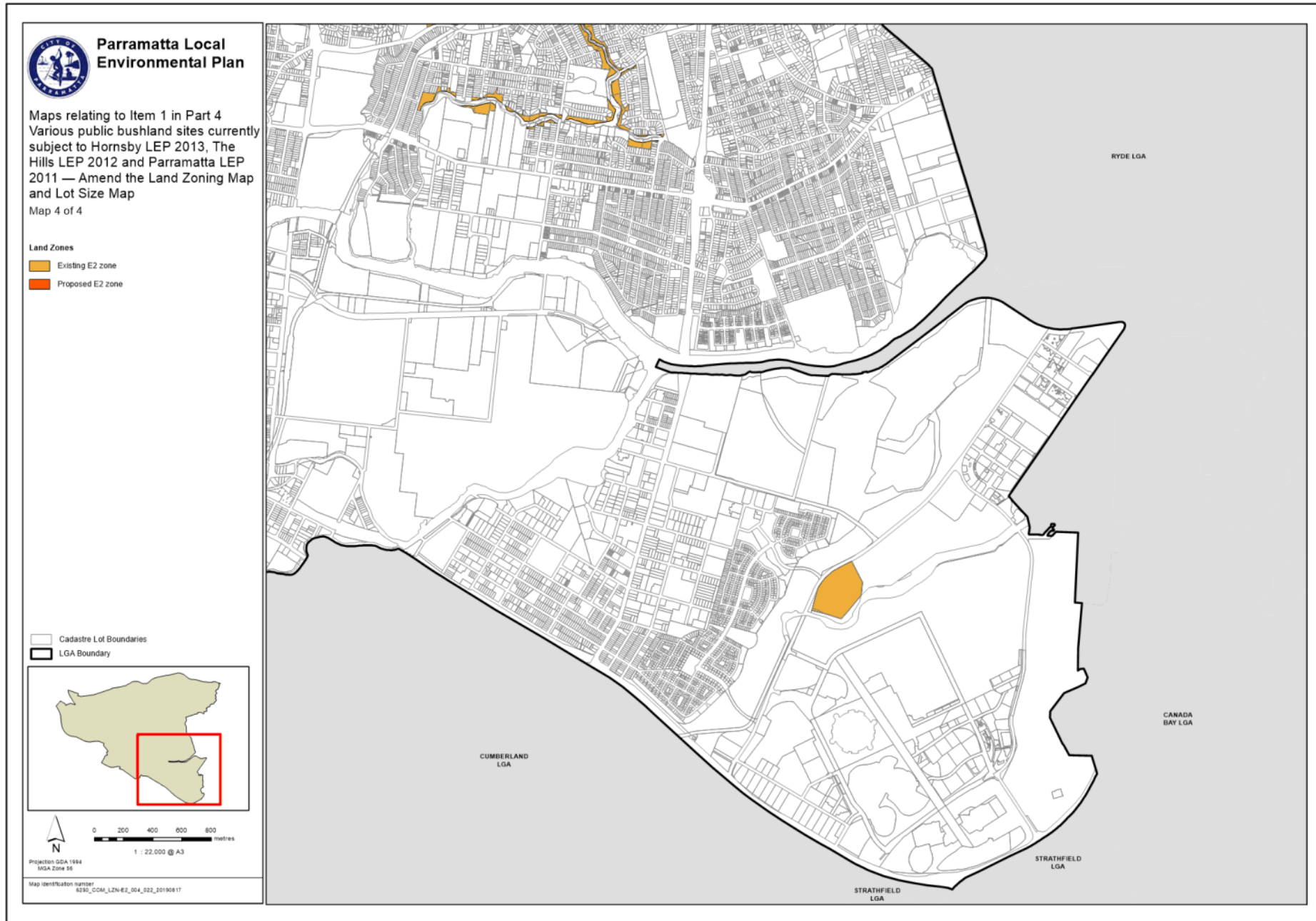


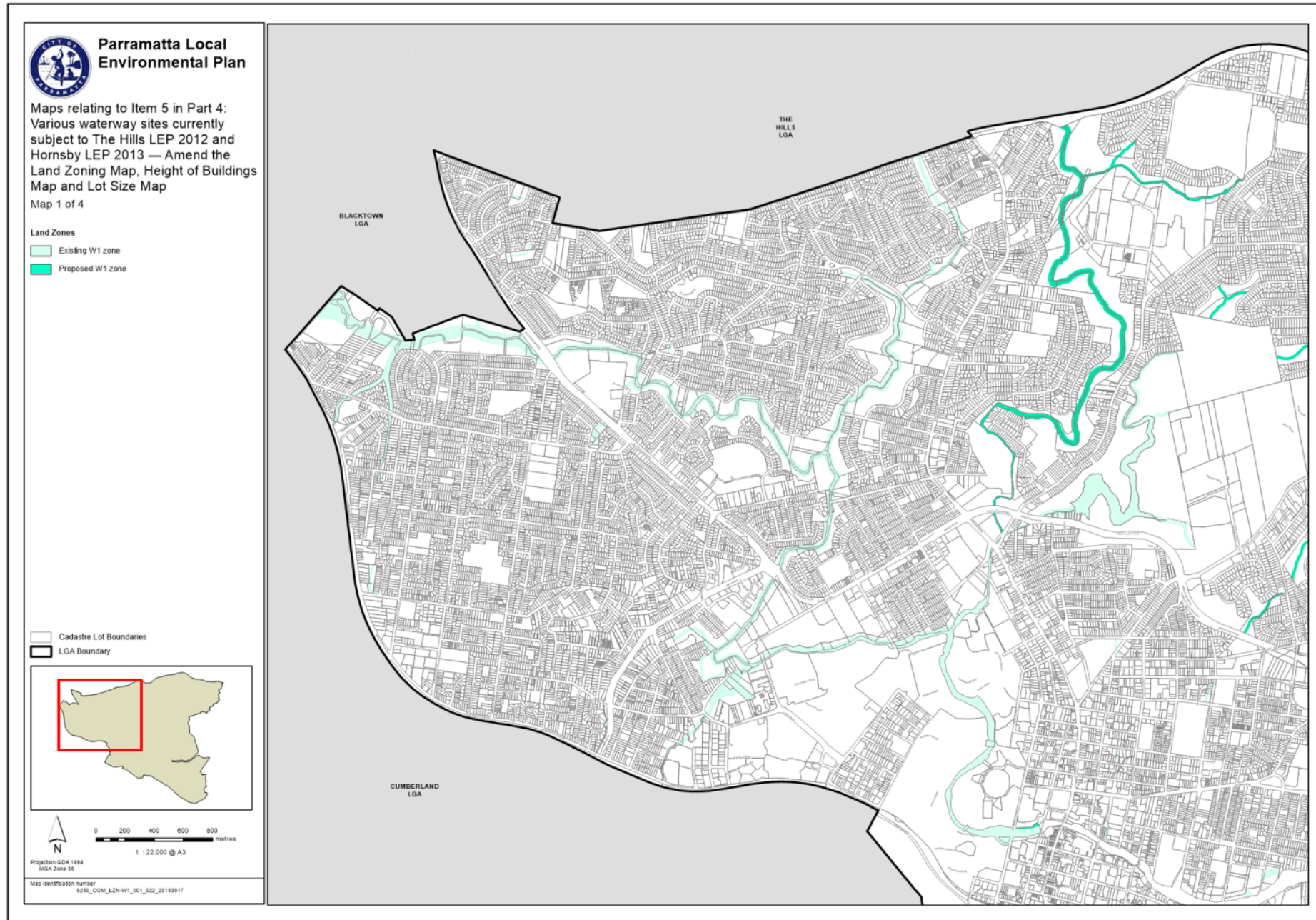




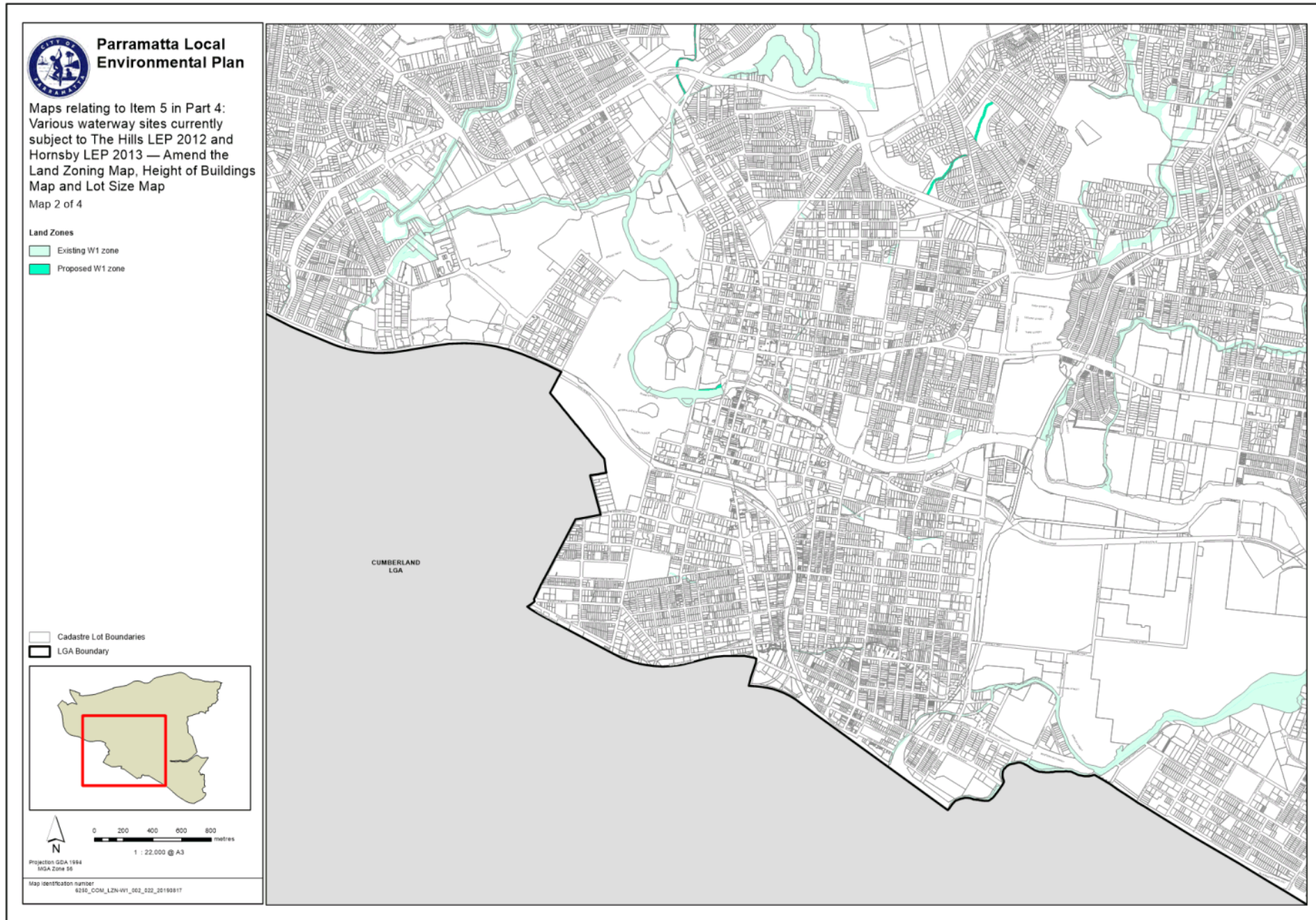




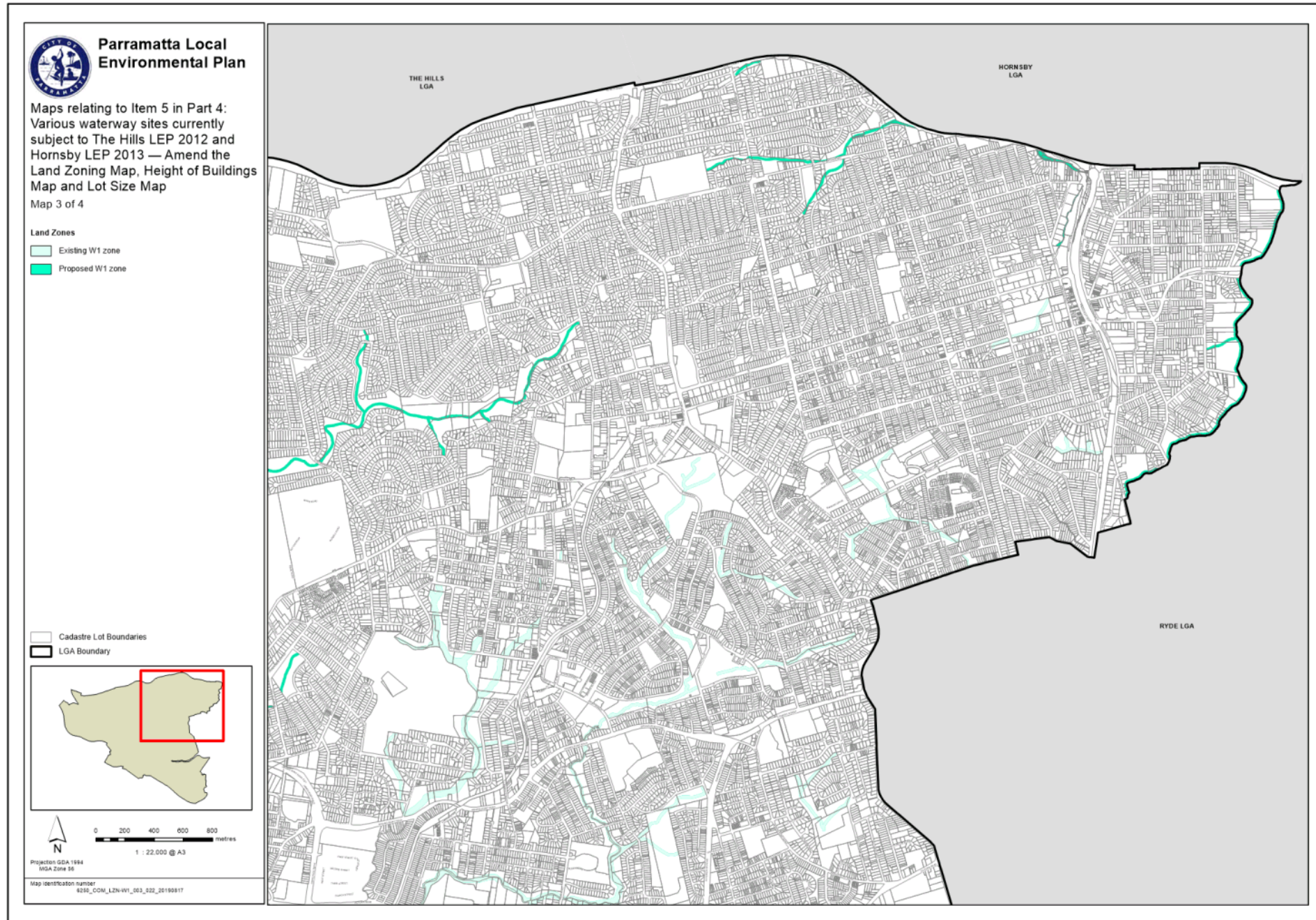




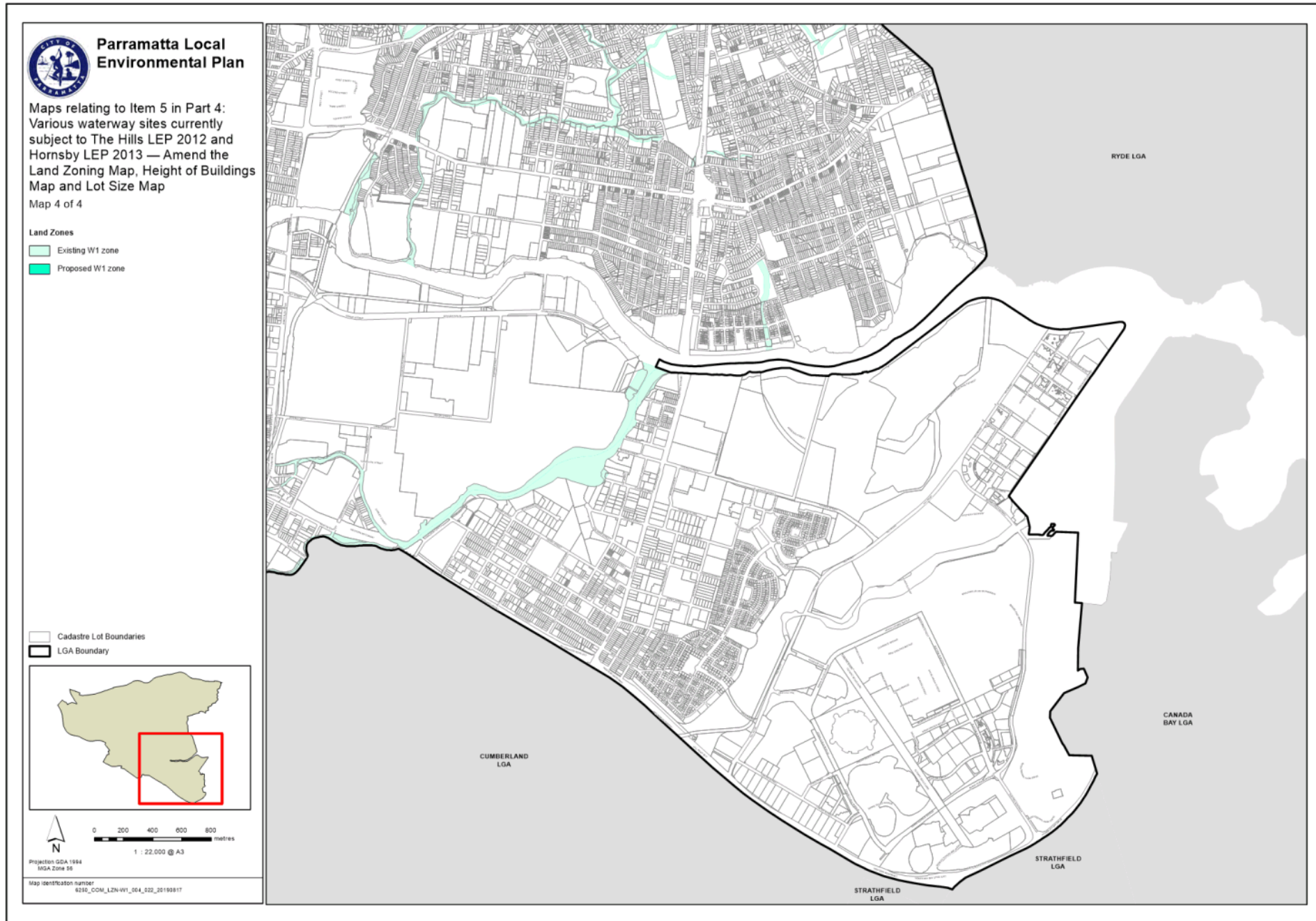


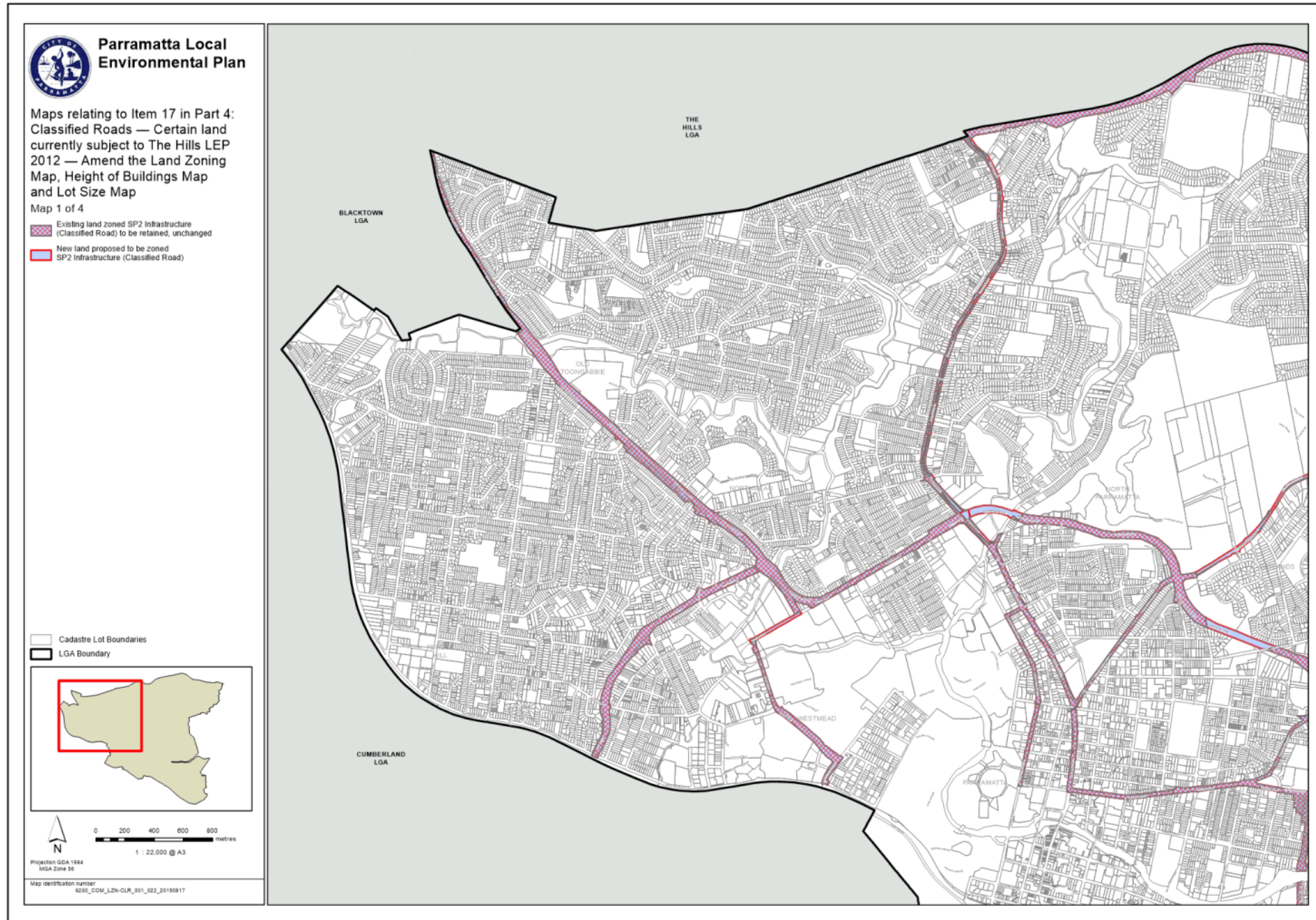




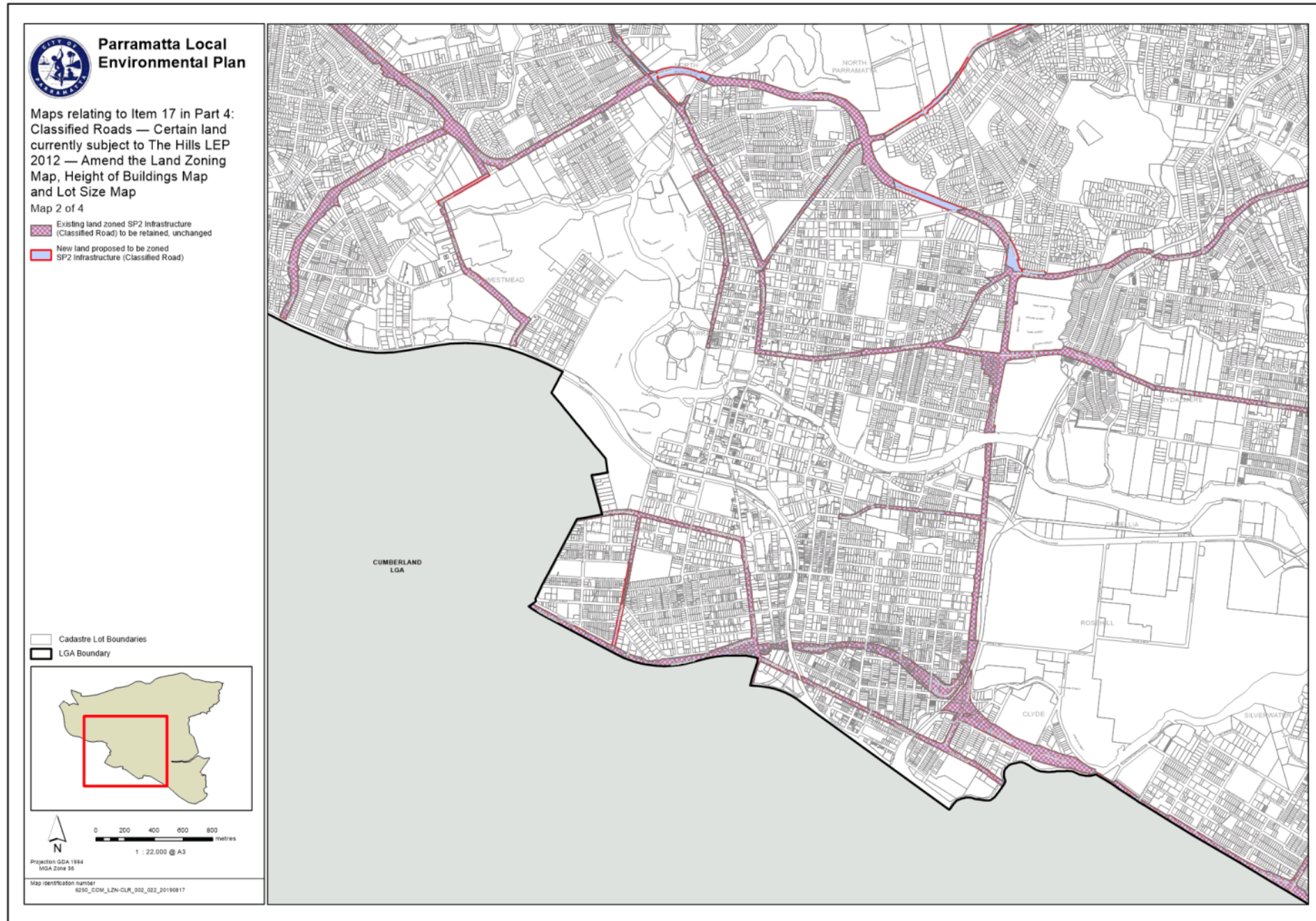




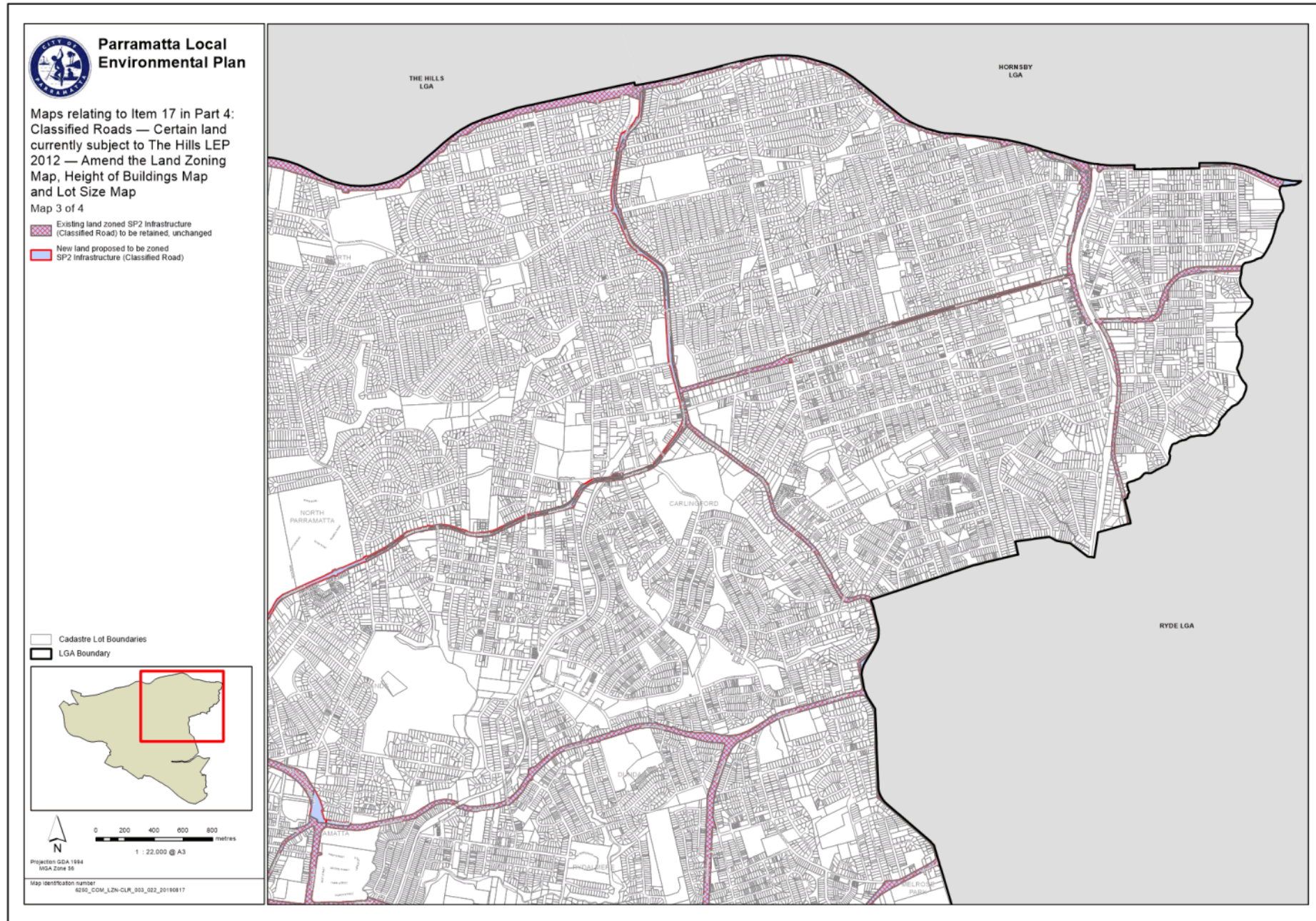




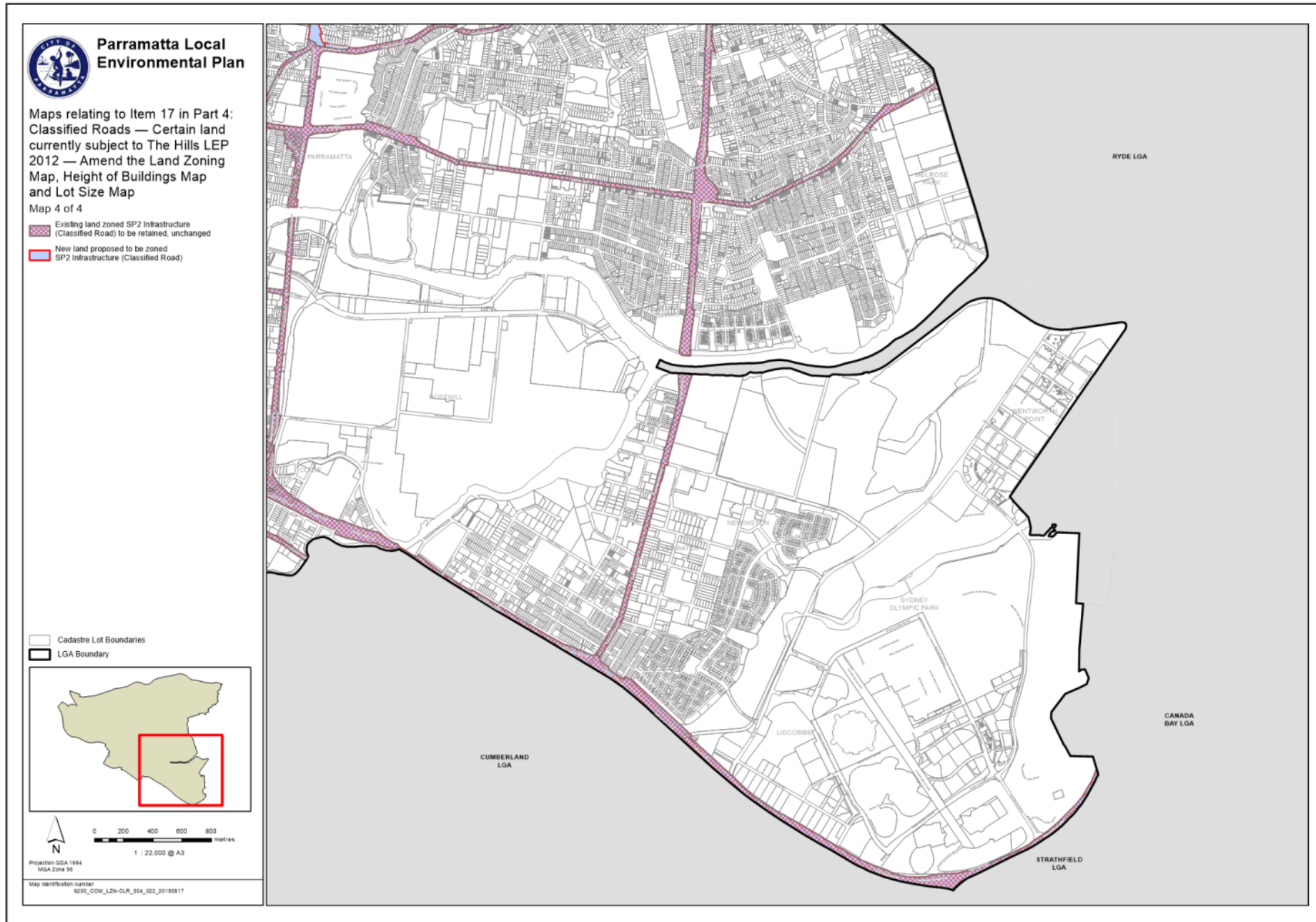




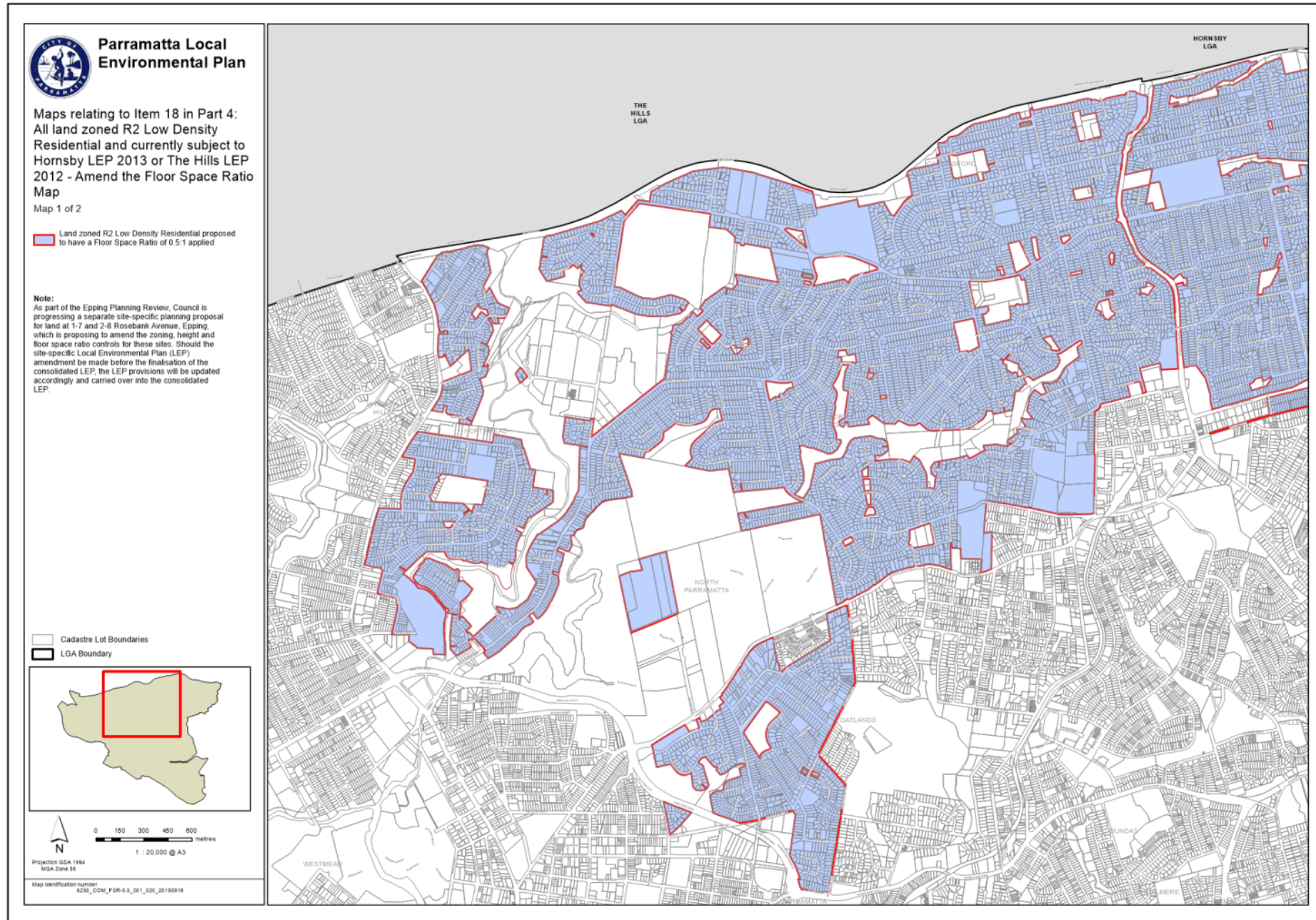




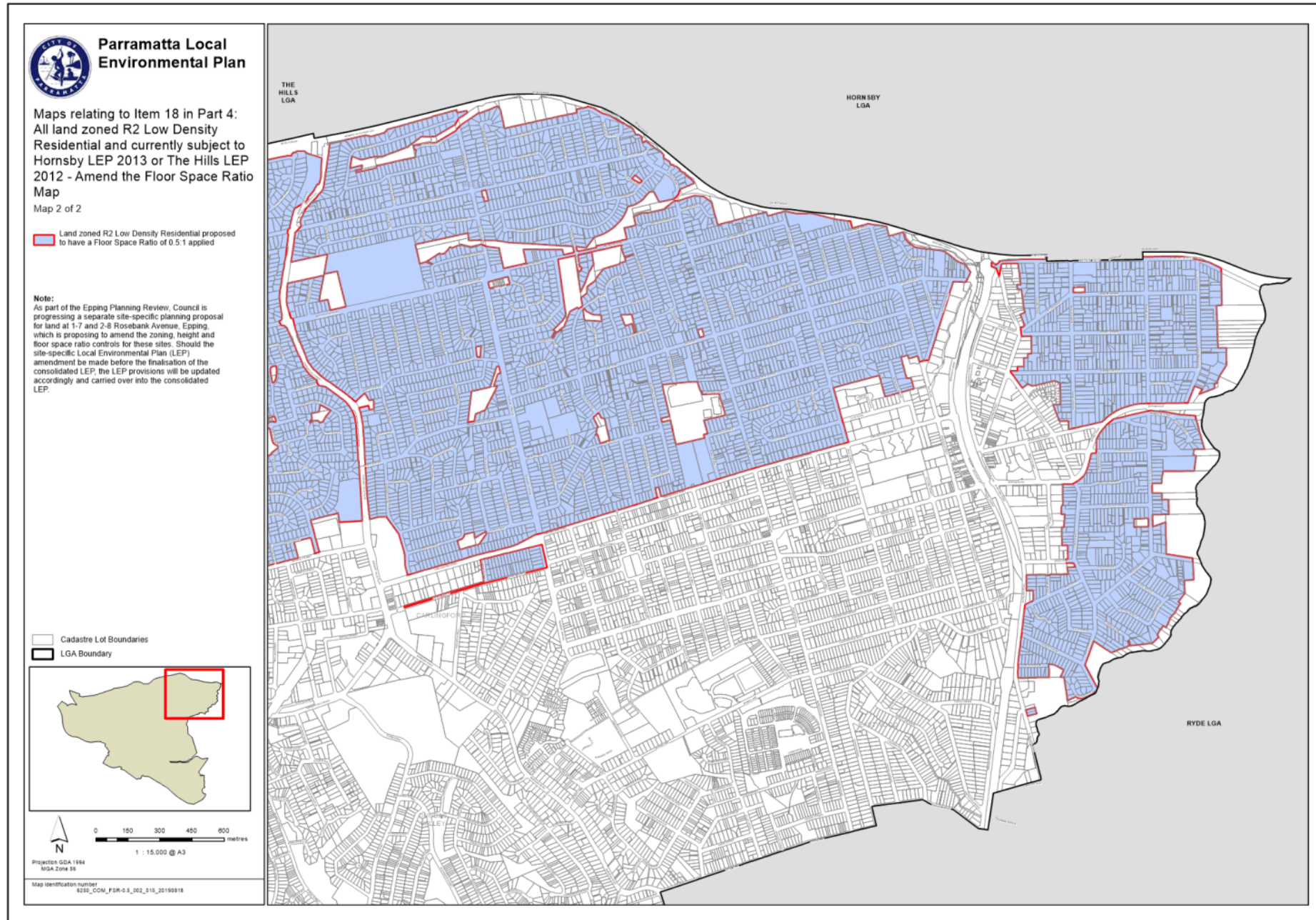




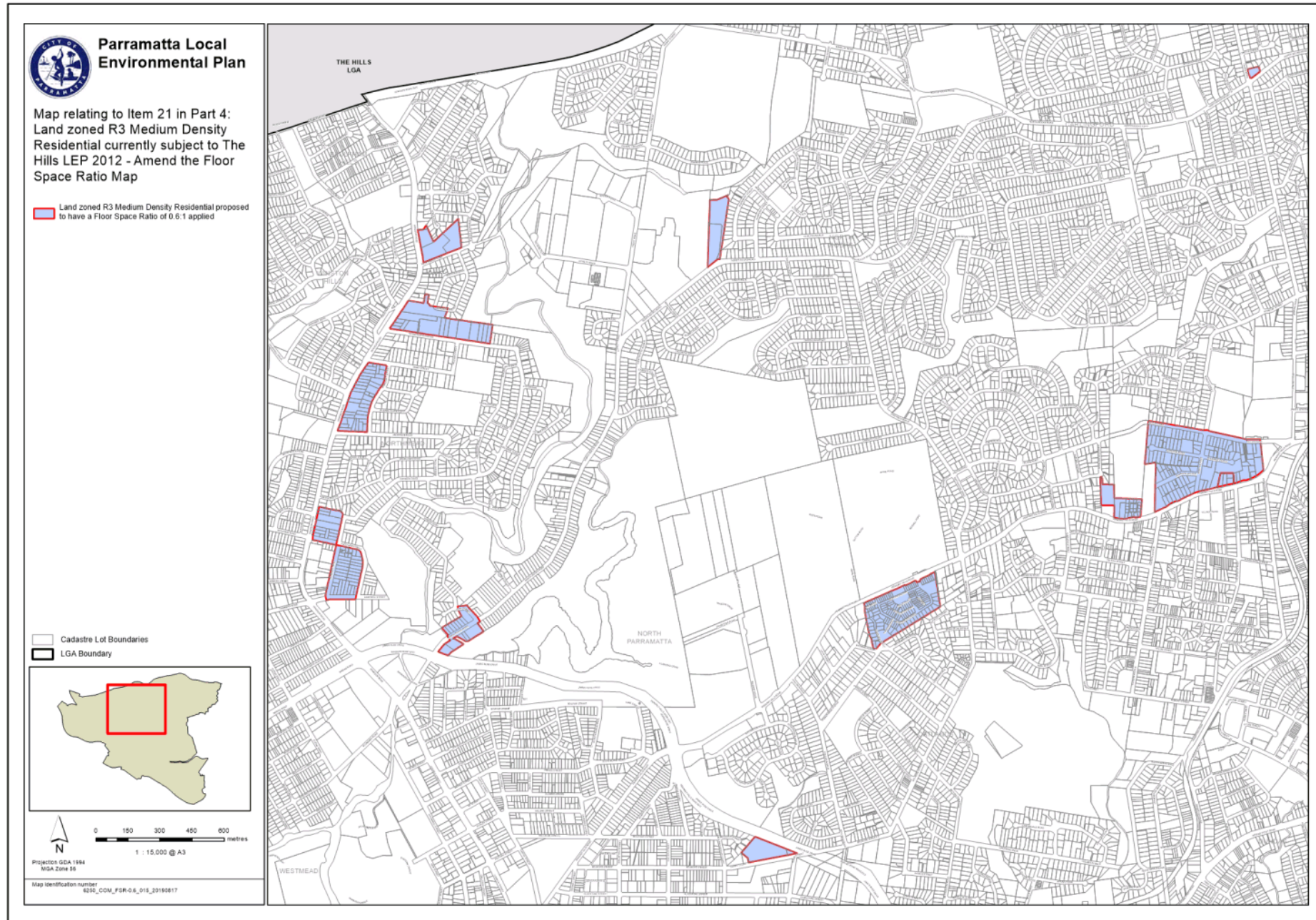




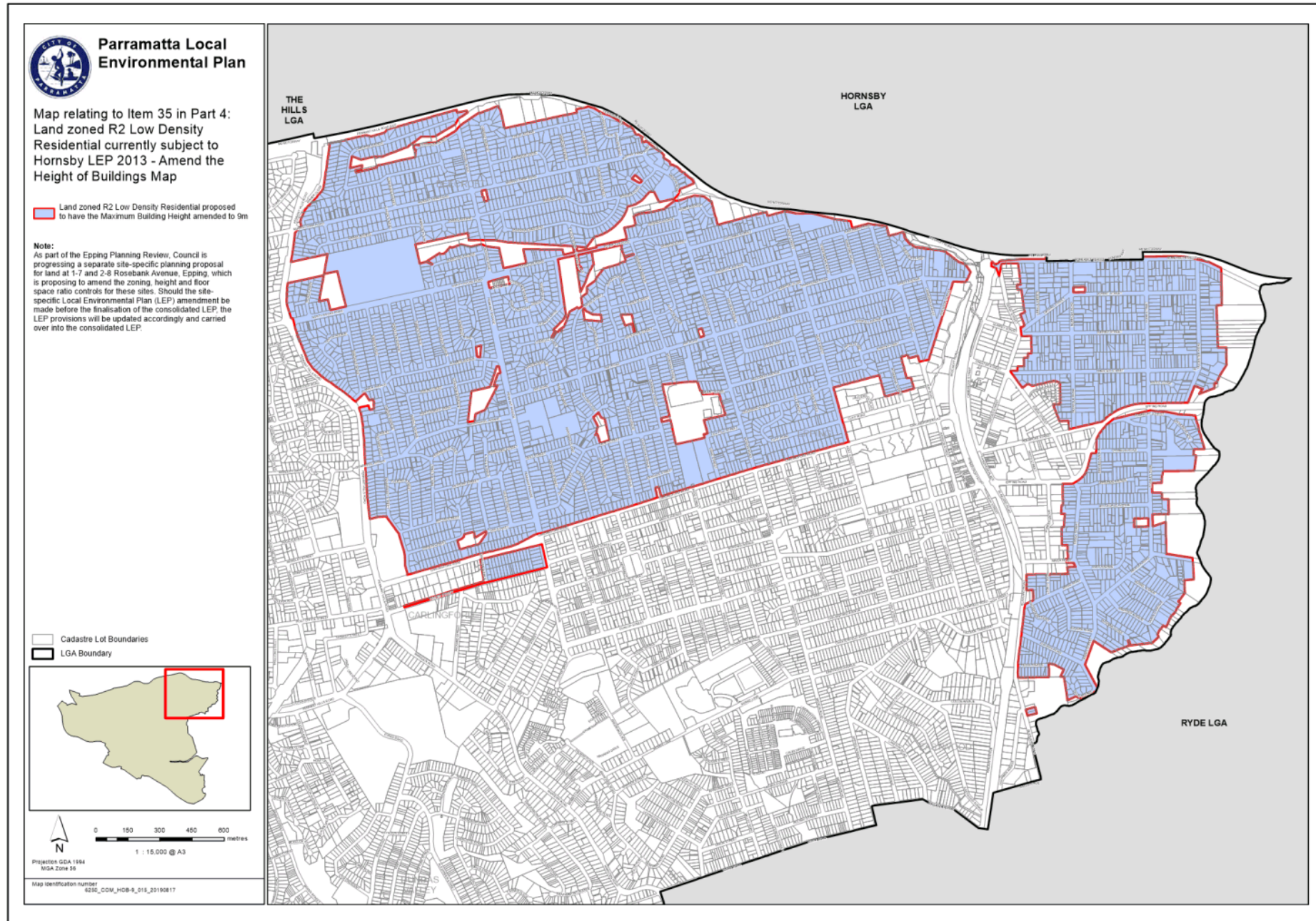




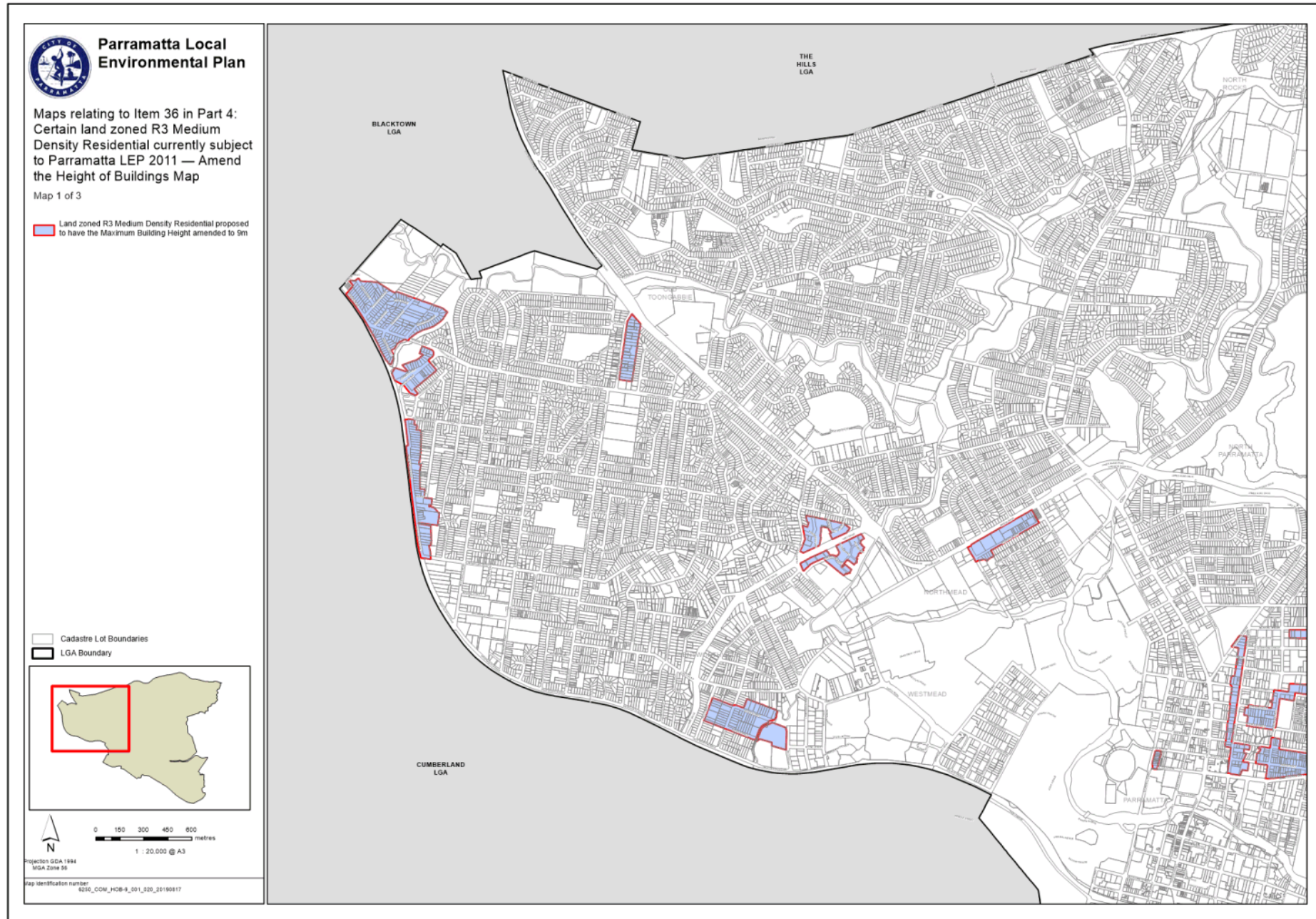




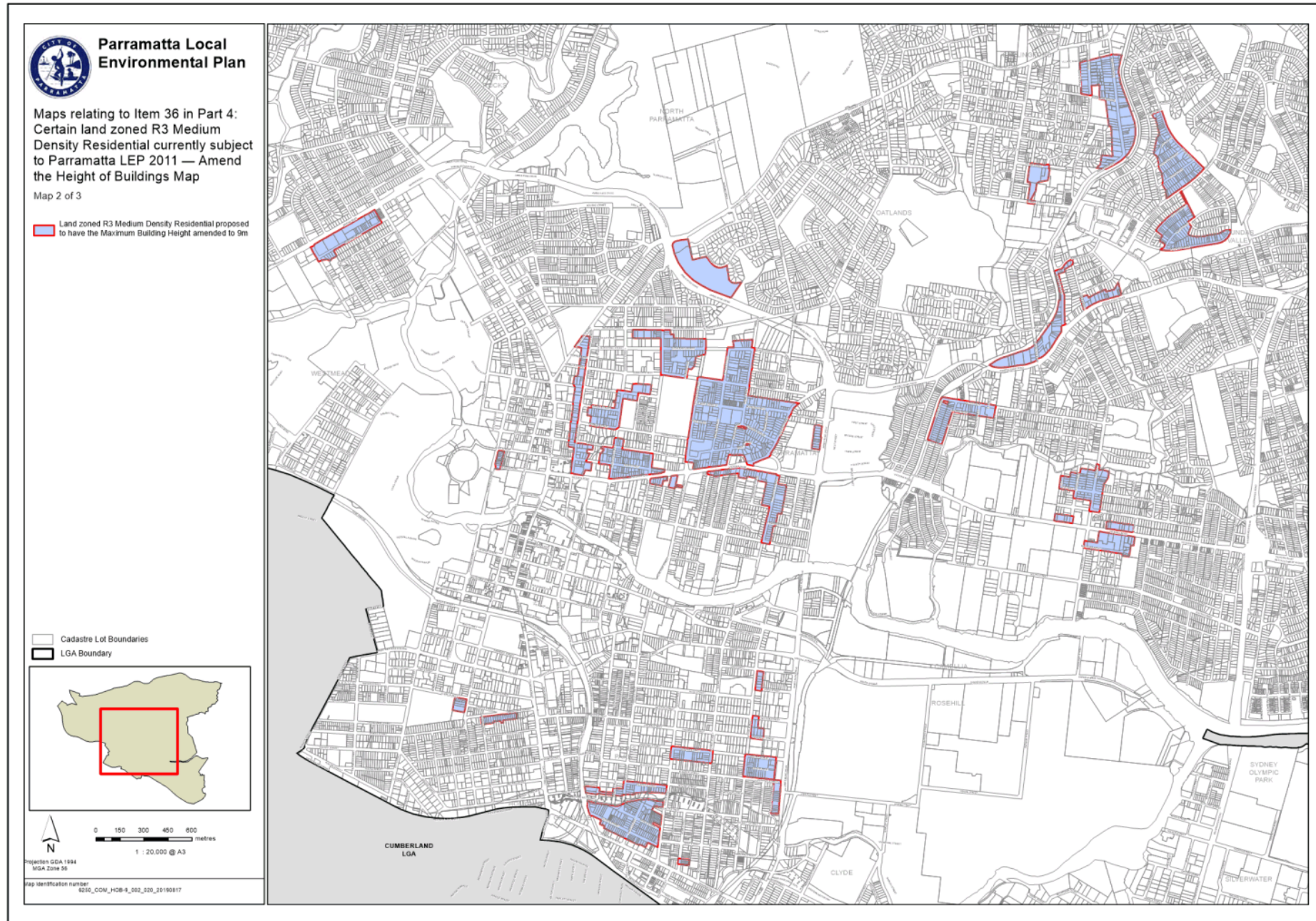




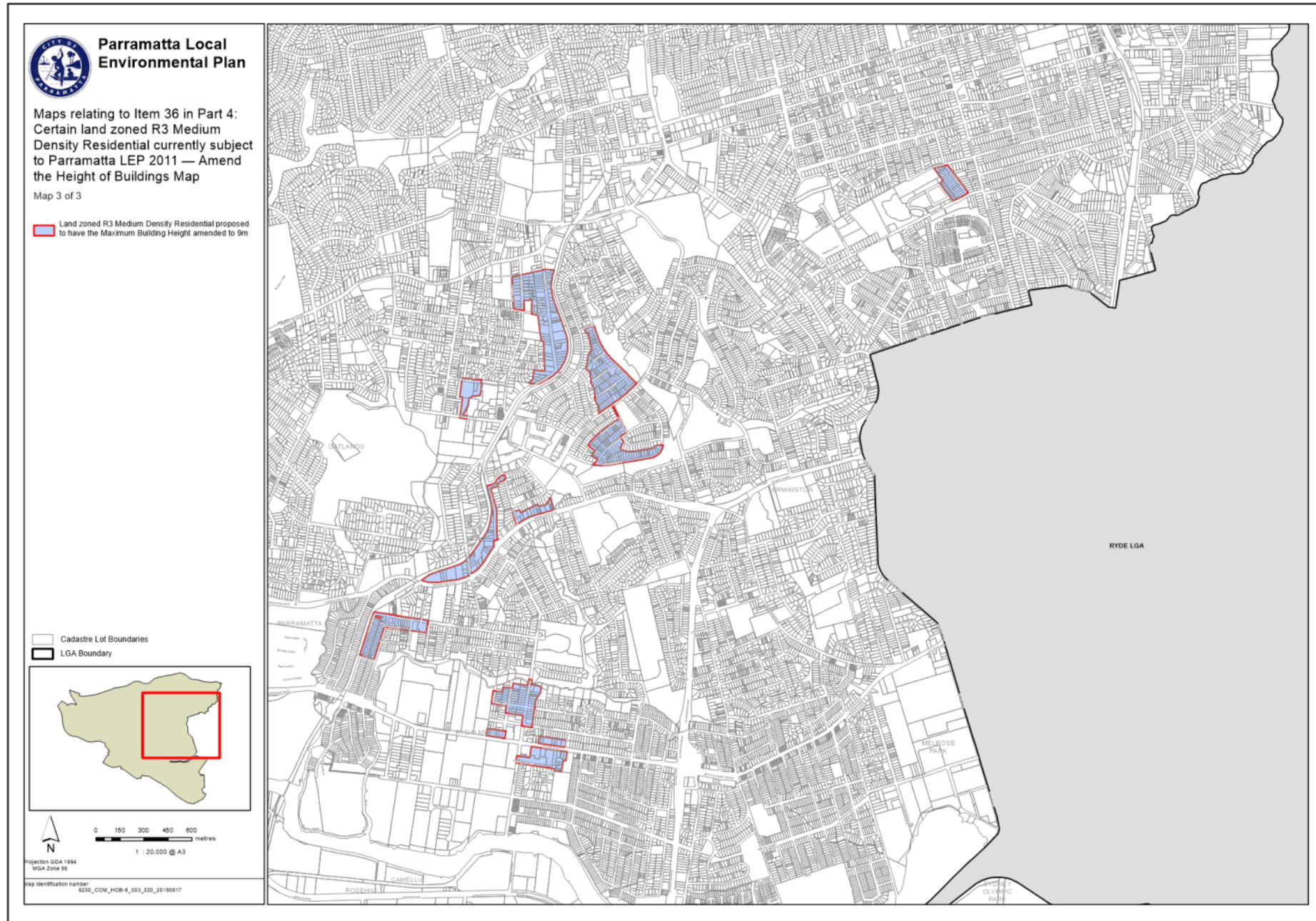




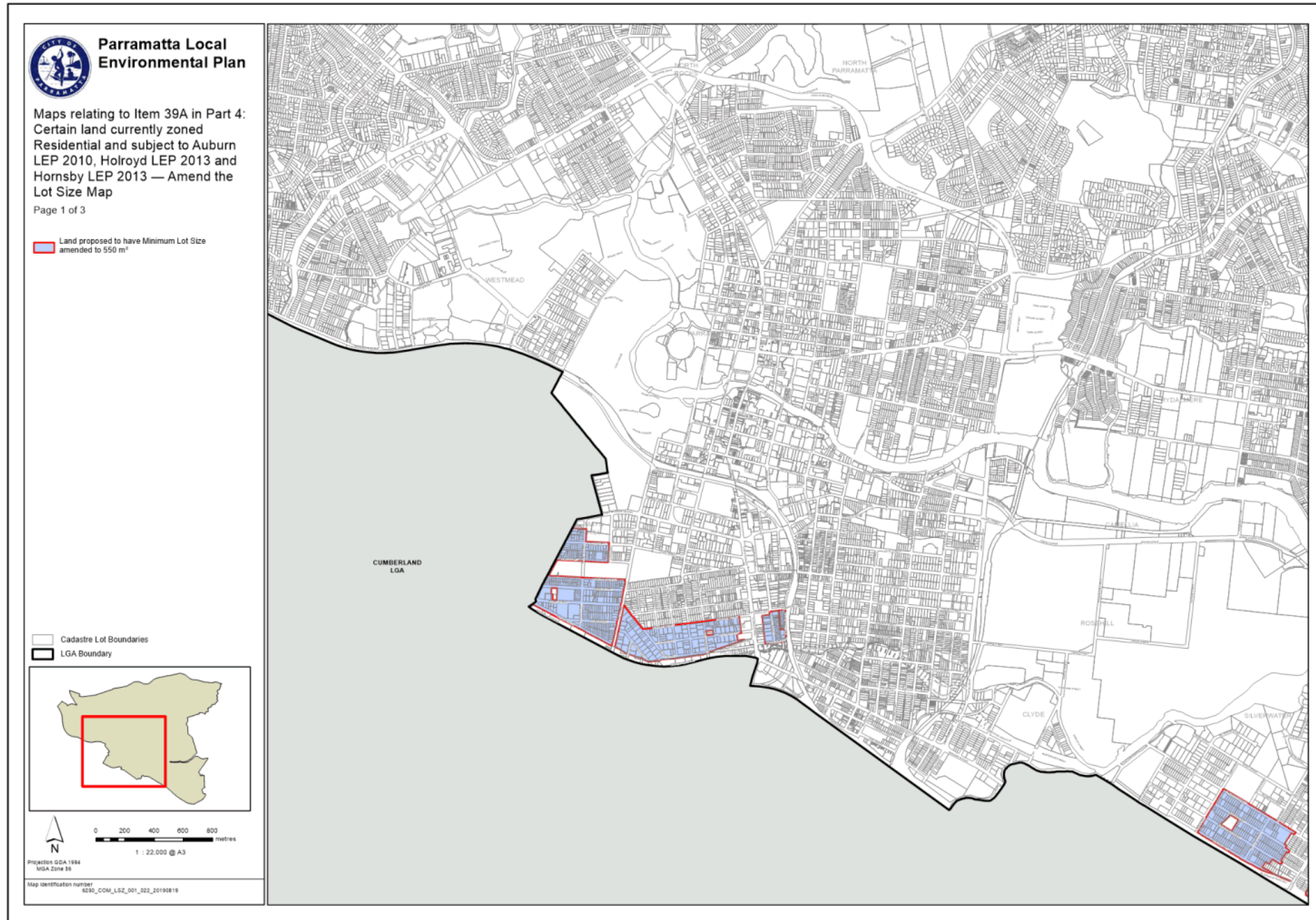




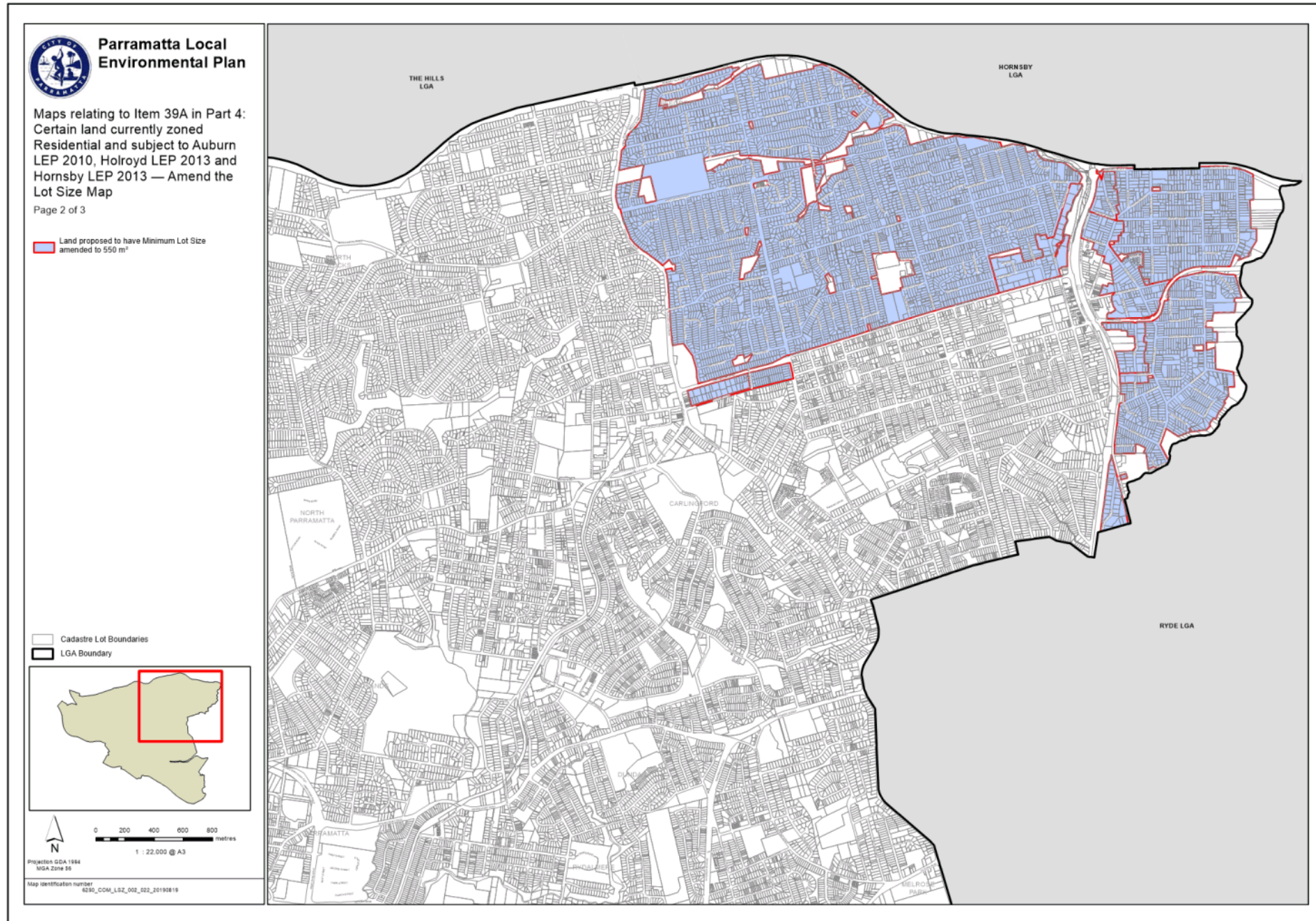


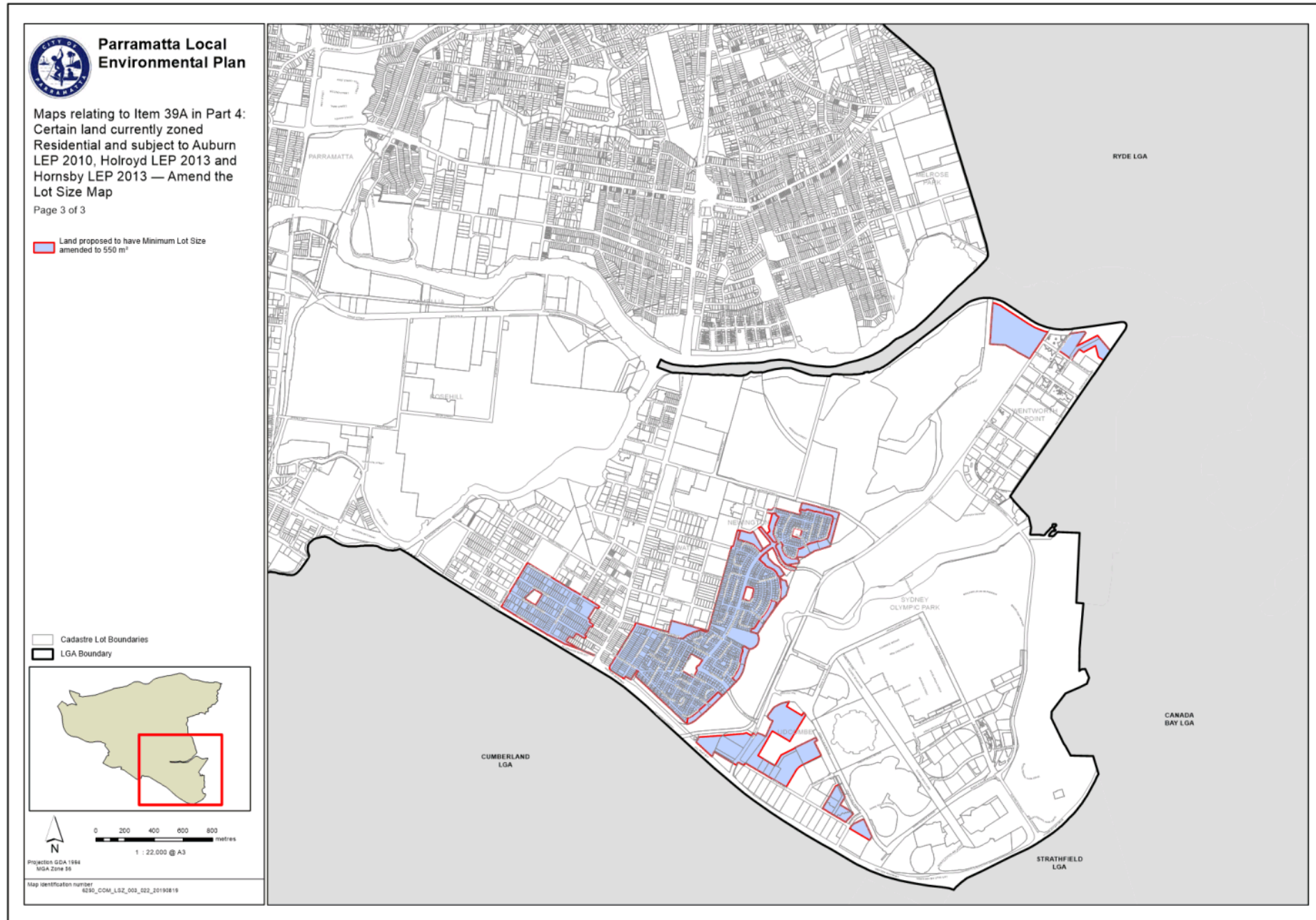




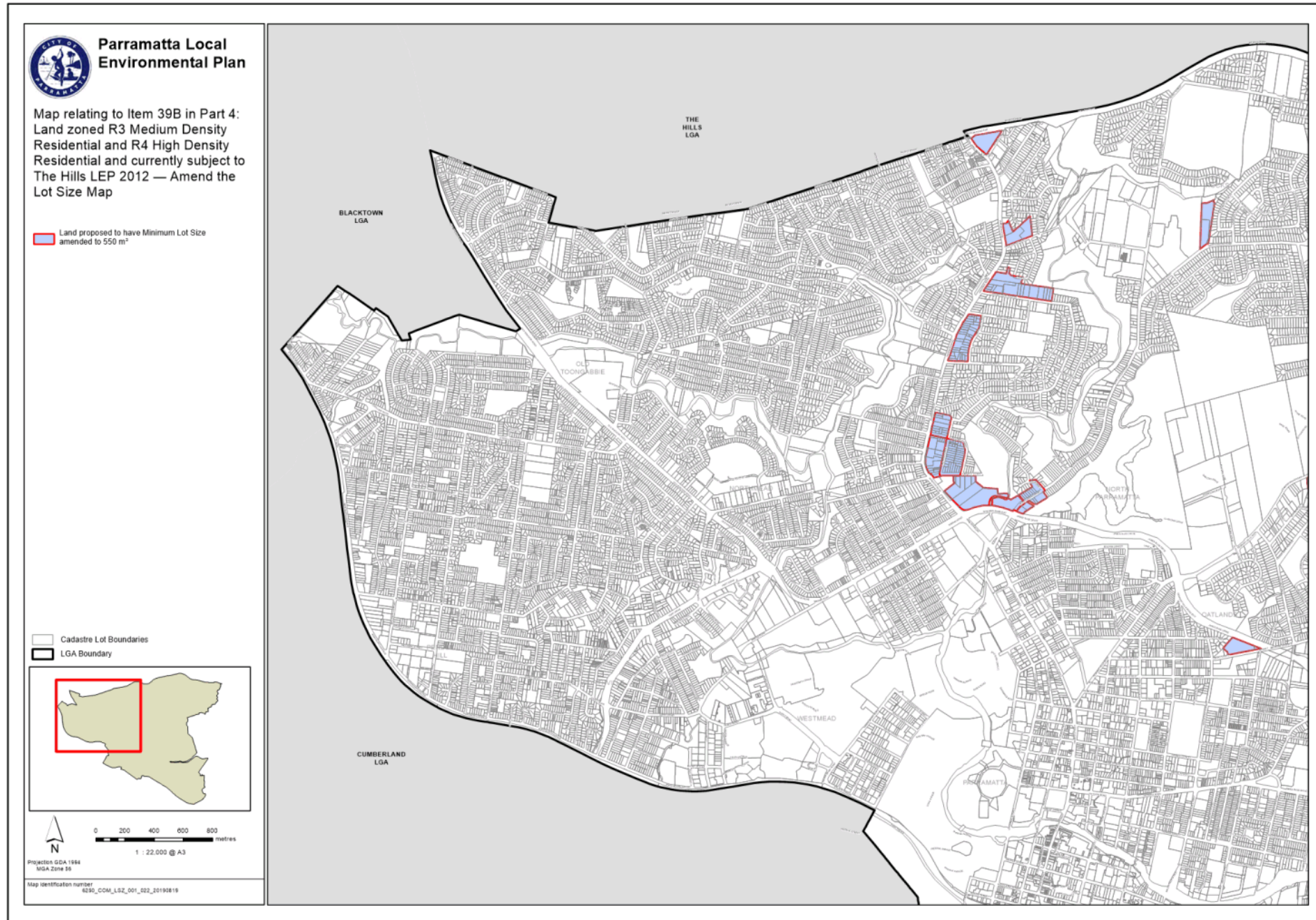




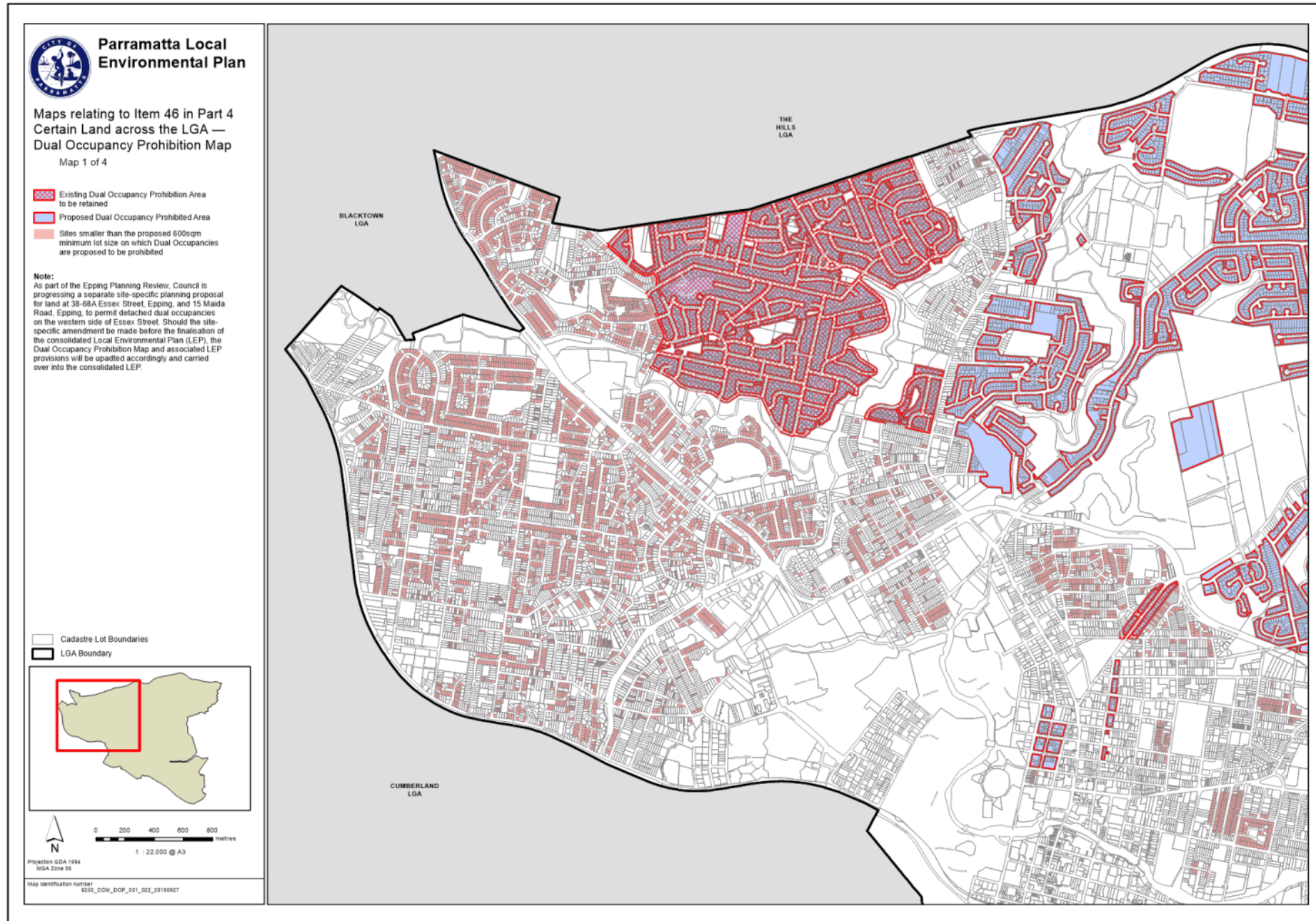




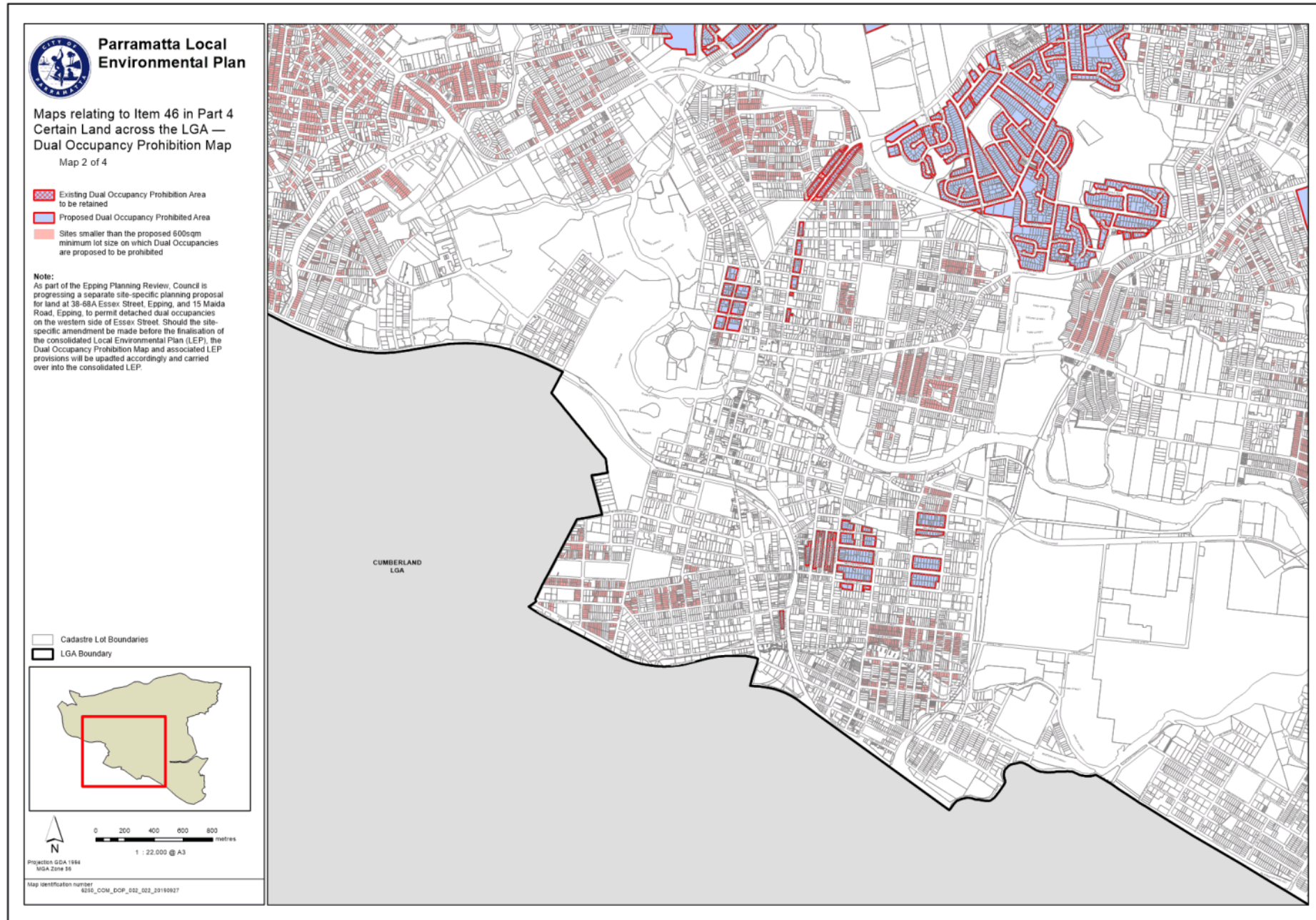




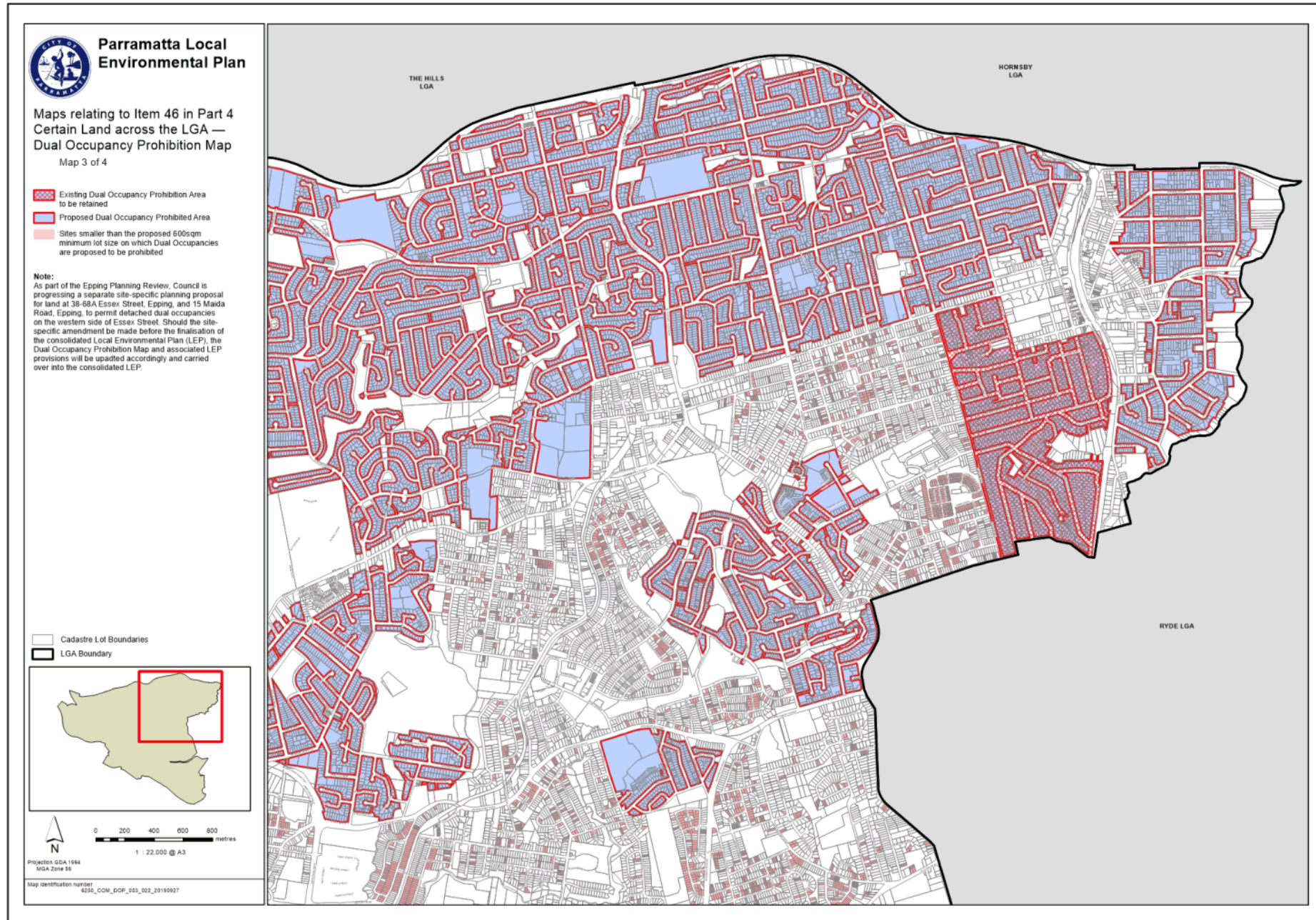




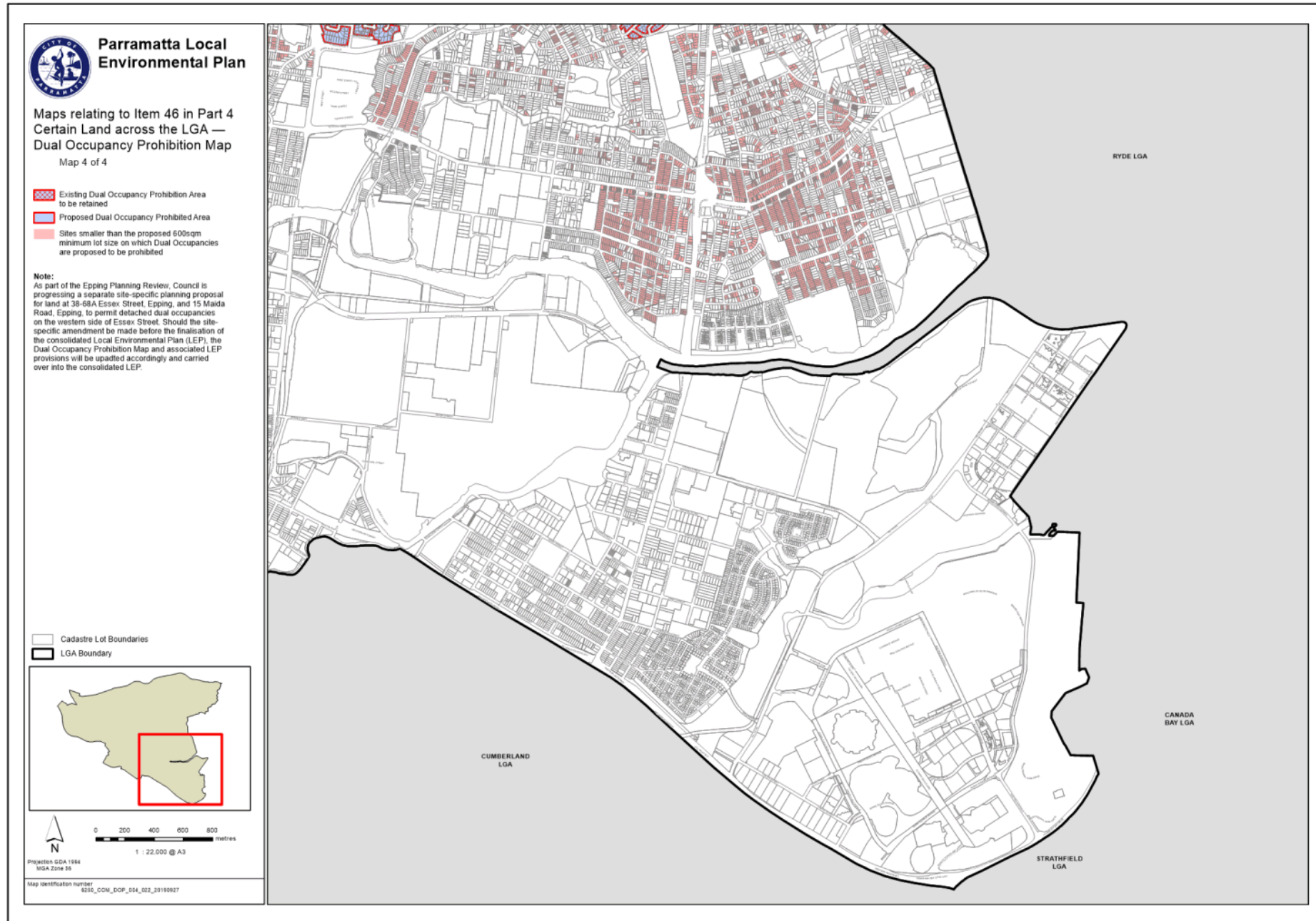




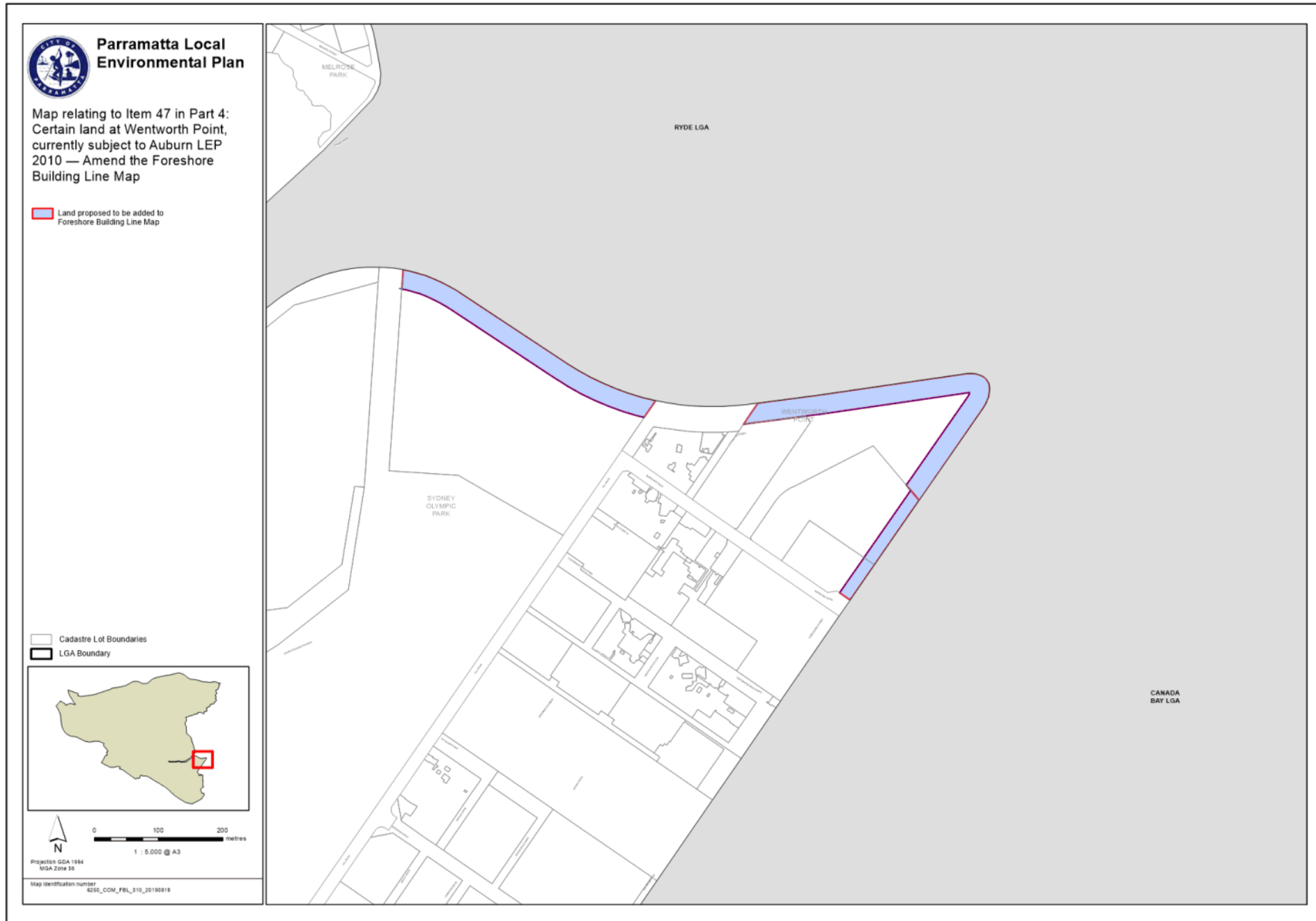






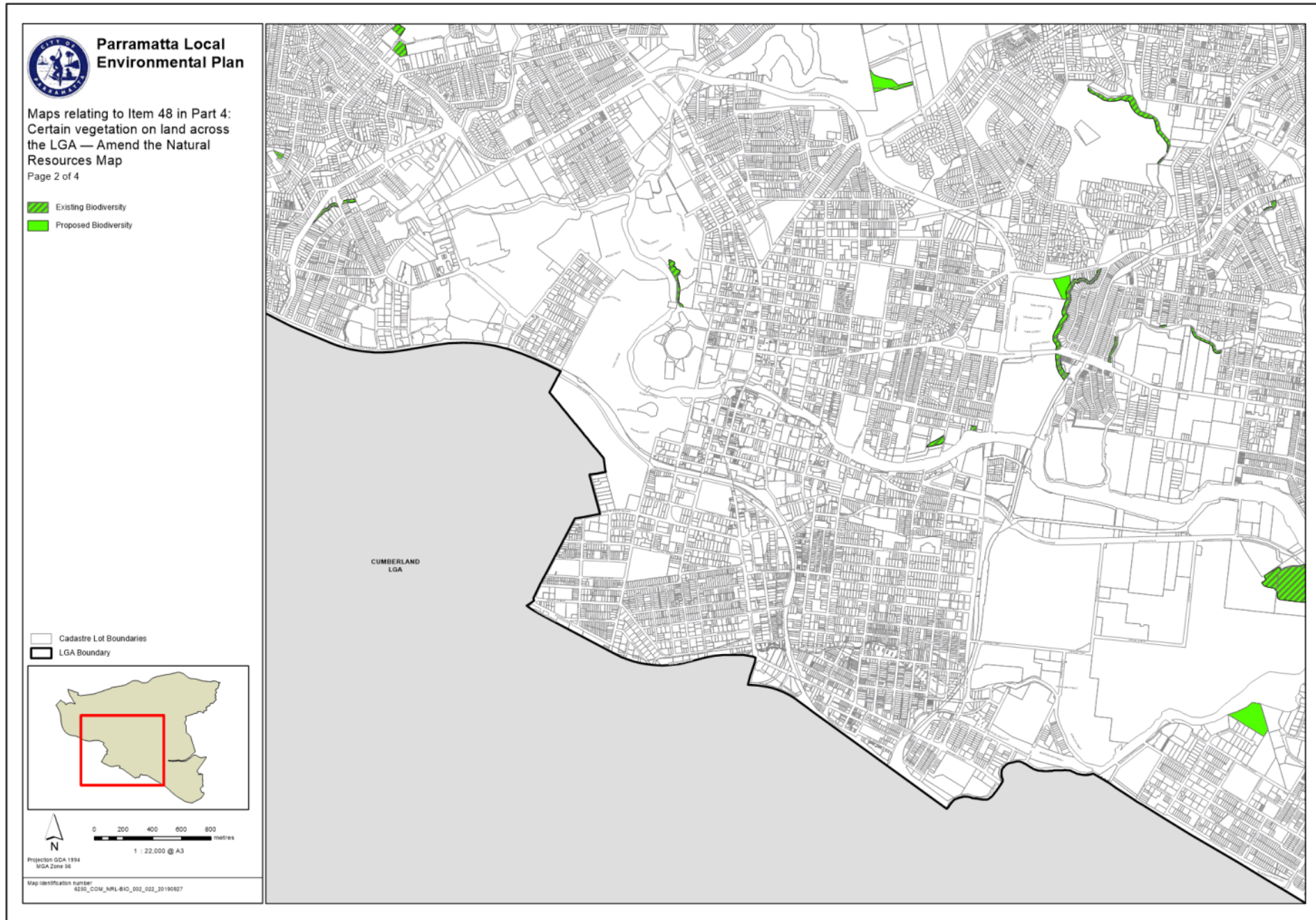




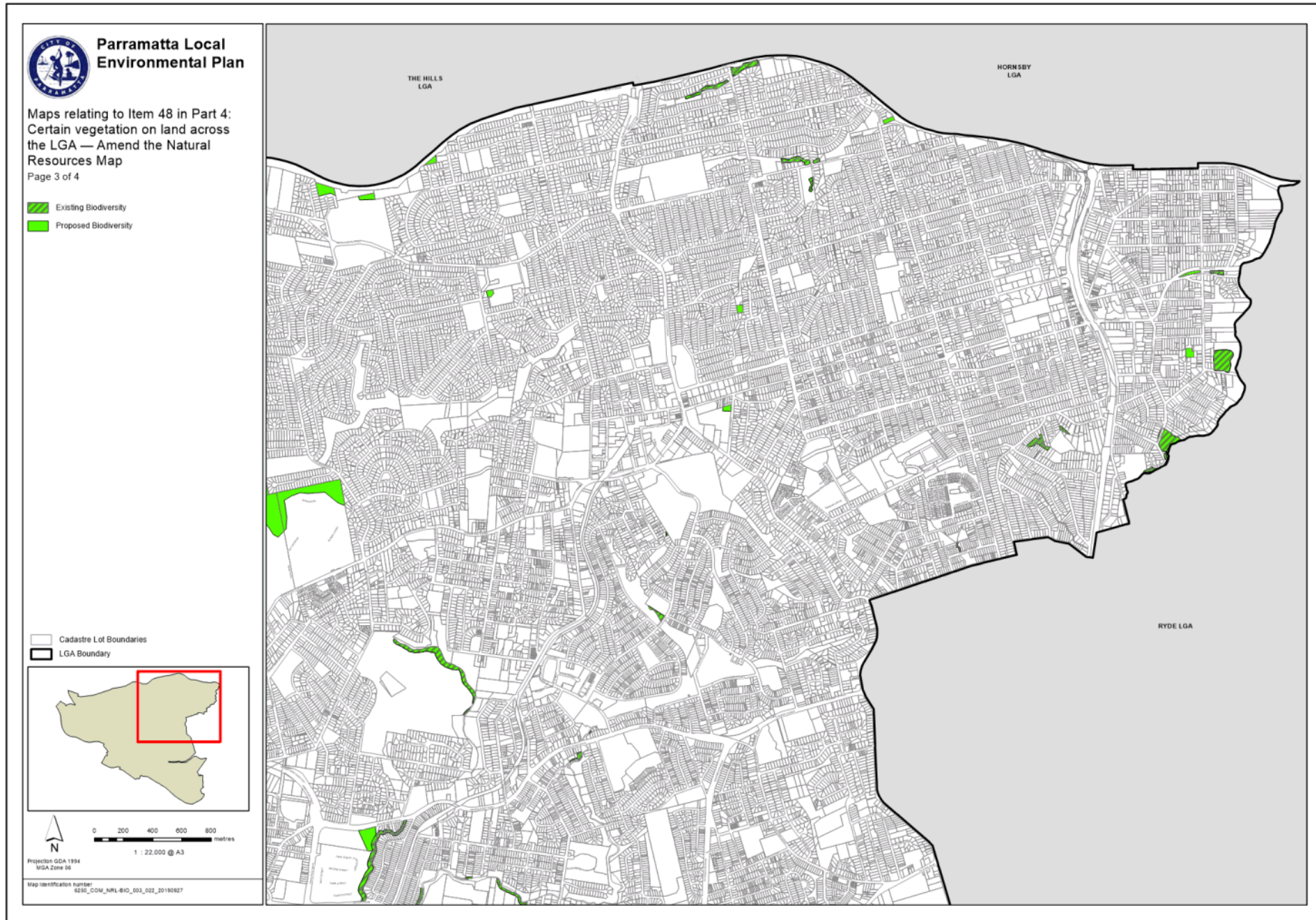




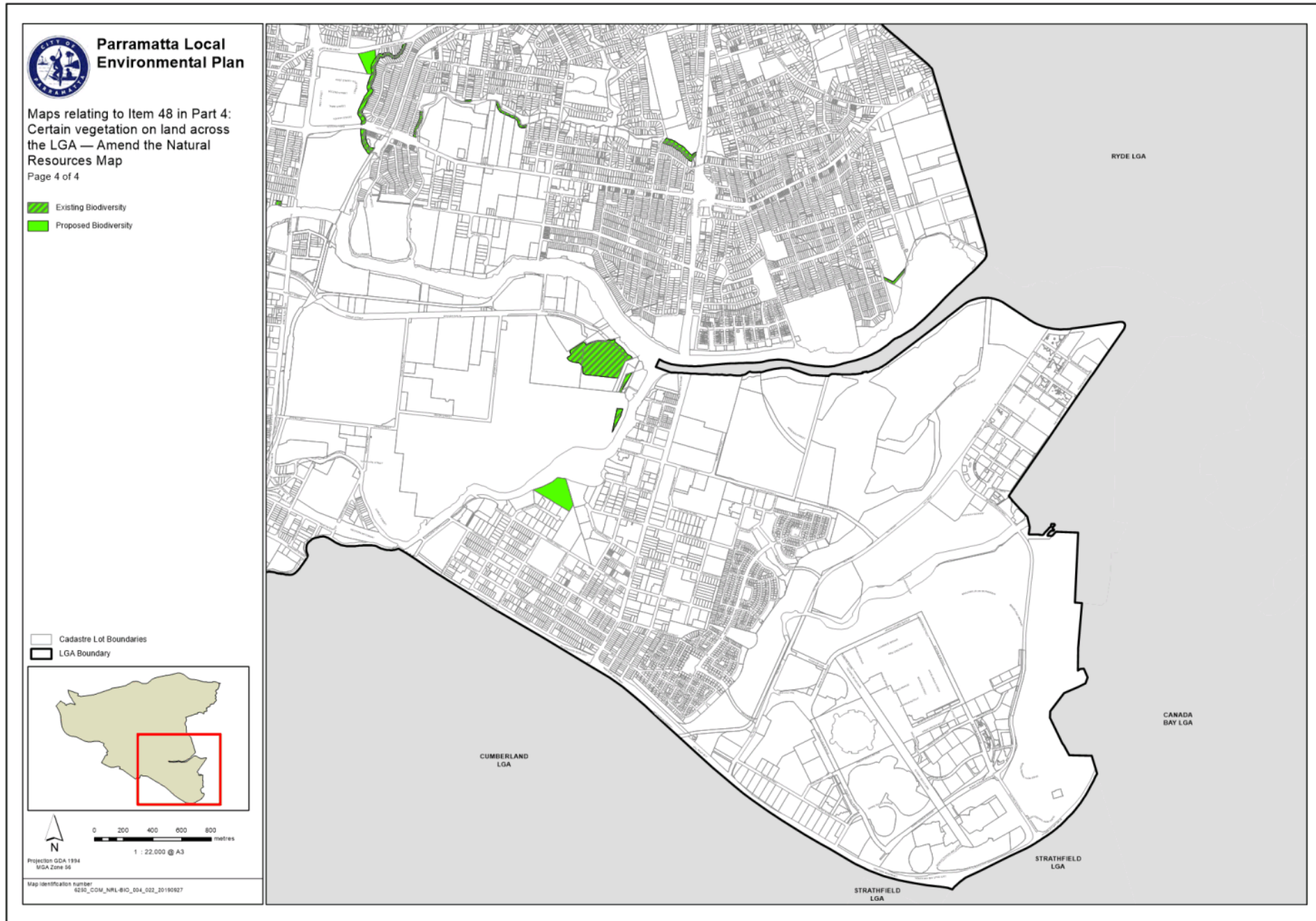


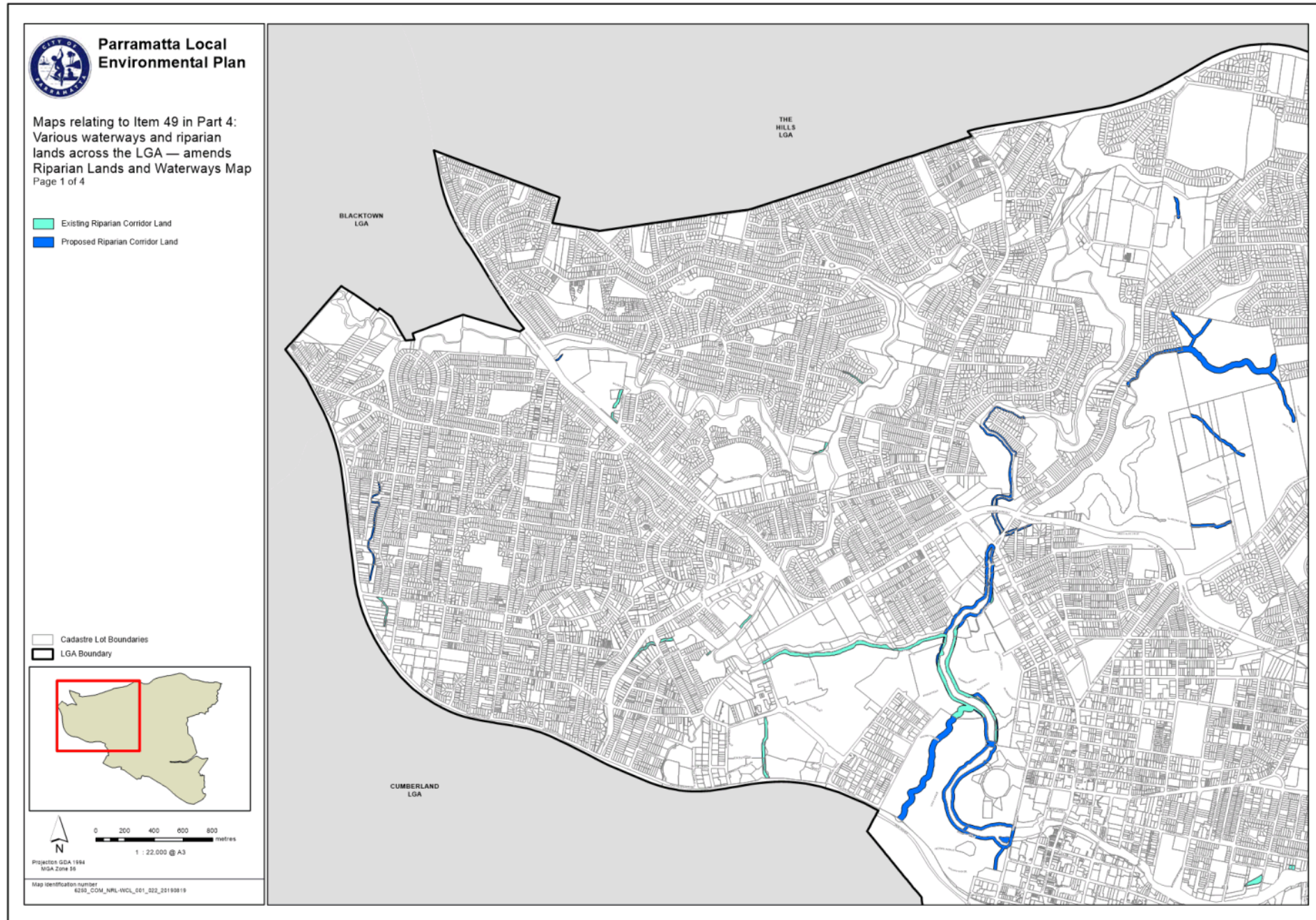




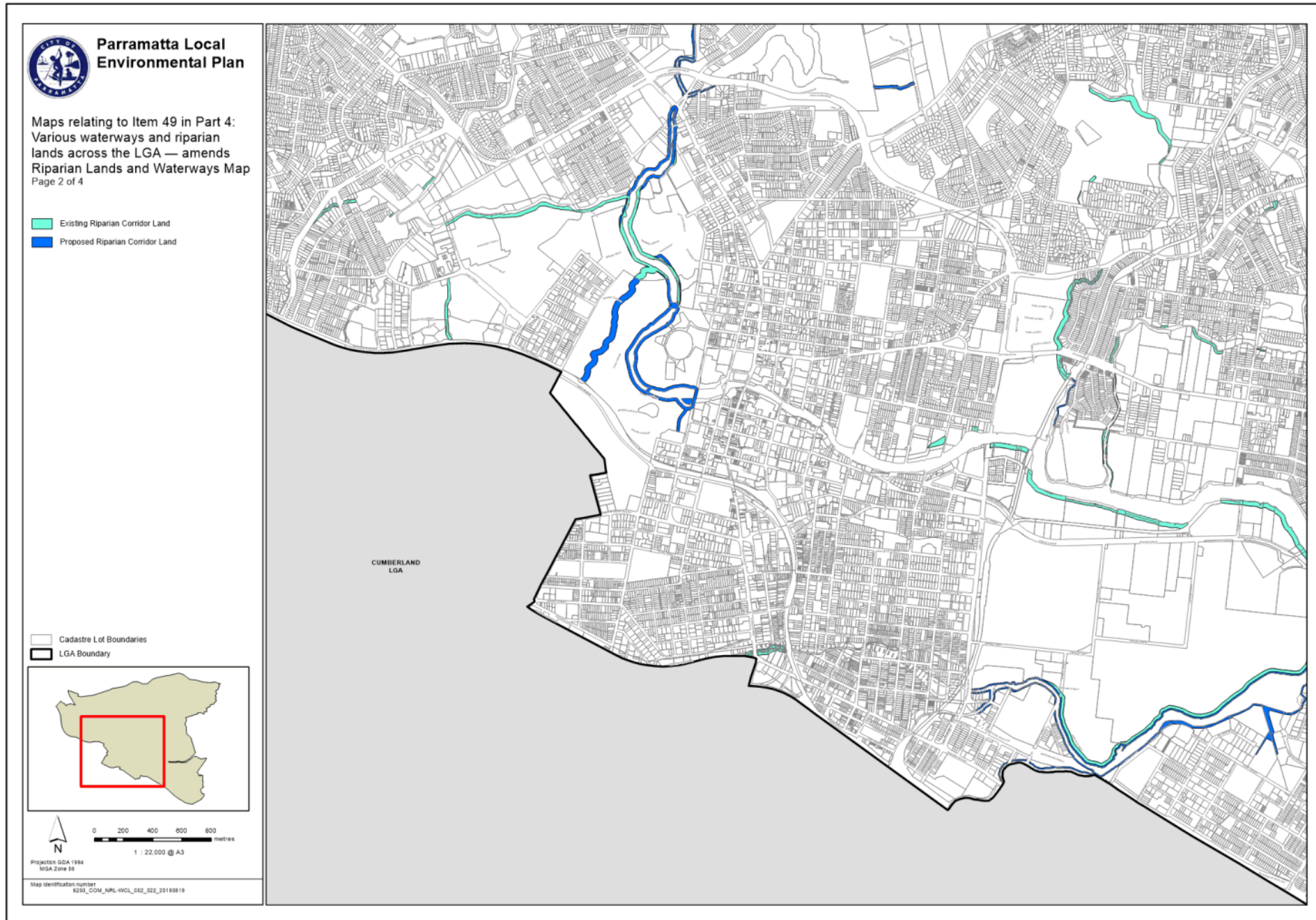




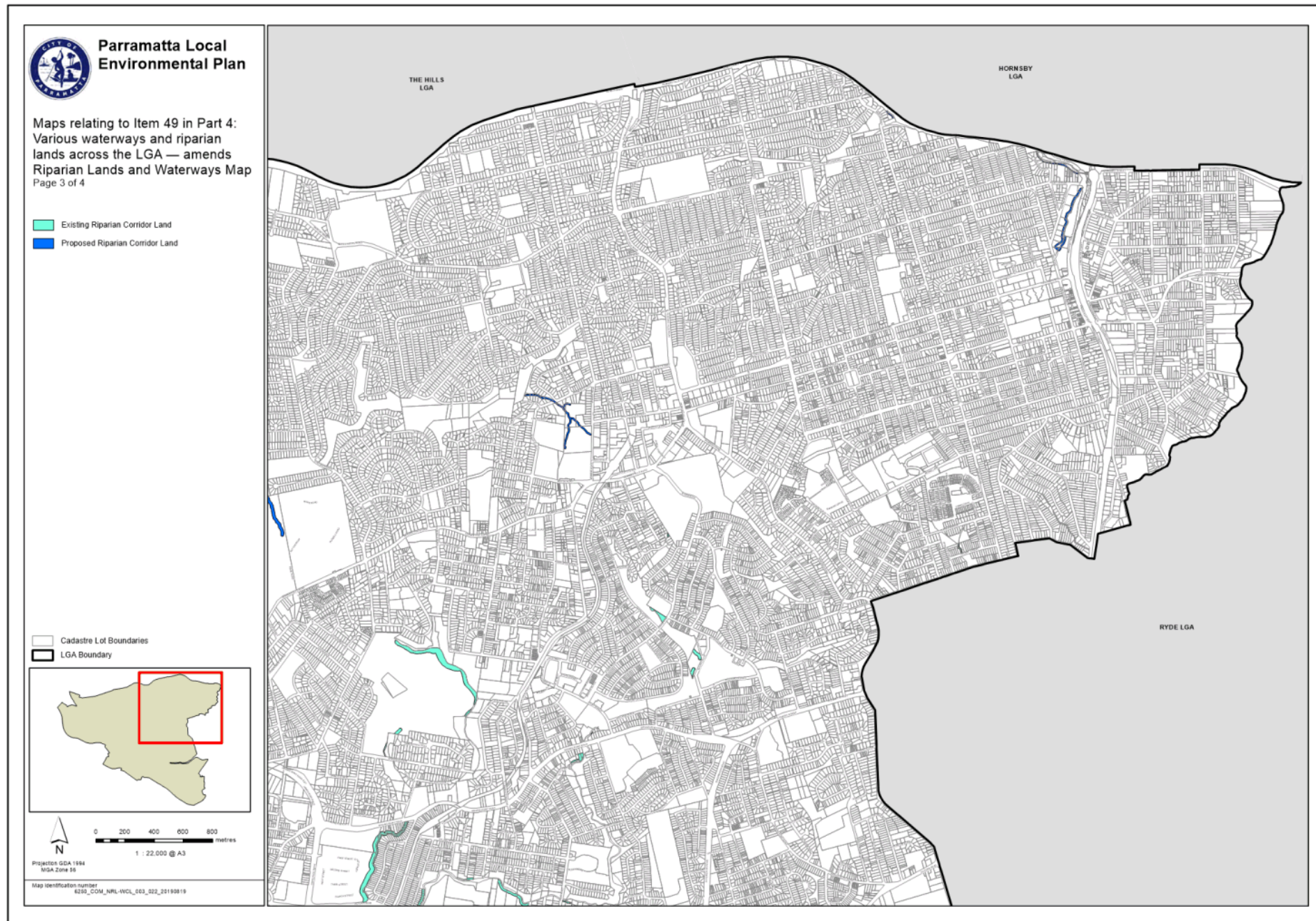




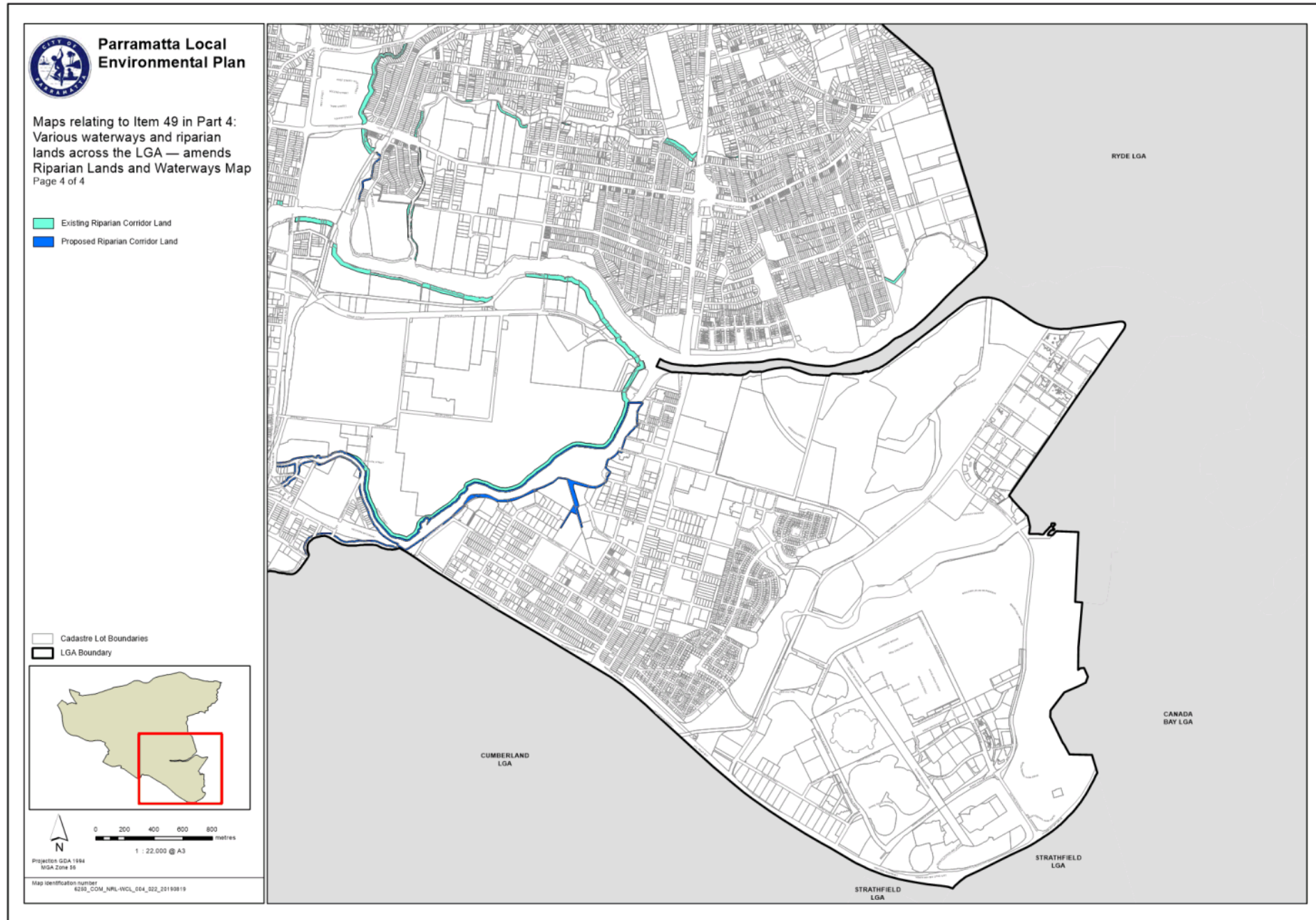












## Attachment 2 - Summary of Key LEP amendments

## Dual occupancies

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

Issue	Proposal	Extent of change	Justification
<i>Where in the R2 Low Density Residential zone to permit dual occupancies.</i>	Prohibit dual occupancies in low density areas identified on a Dual Occupancy Prohibition Map, which are locations where dual occupancy development is not considered appropriate, based on a detailed constraints analysis.  This is a continuation of the policy approach taken in <i>Parramatta LEP 2011</i> .	Proposed prohibition areas include locations where they are currently prohibited under Parramatta LEP and on R2 zoned land transferred from the former Hornsby council area (where they are currently prohibited) and The Hills council area (where subdivision of dual occupancy is prohibited).  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.  Prohibit dual occupancy development in heritage conservation areas, with the exception of the South Parramatta Conservation Area.	It is important to ensure that dual development occupancy development occurs in the right locations. The proposed dual occupancy prohibition areas have been informed by a detailed analysis of constraints that has identified areas where dual occupancy development could have ongoing and cumulative negative impacts on local amenity and character. The analysis is included <i>Appendix 6</i> of the Planning Proposal.
<i>Permitting dual occupancies in R3 and R4 zones.</i>	Permit dual occupancies across the R3 Medium Density Residential zone and R4 High Density Residential zone.	Dual occupancies are not currently permitted in the R3 or R4 zone under <i>Hornsby LEP 2013</i> . Not currently permitted in the R4 zone under <i>Auburn LEP 2010</i> or <i>Holroyd LEP 2013</i> .	To increase the range of housing types permitted in these areas.
<i>Restrictions on the type of dual occupancies.</i>	Limit dual occupancy development to attached forms, except on heritage items or sites with more than one street frontage.	Maintains the approach taken under the <i>Parramatta LEP 2011</i> .	The intent of this provision is to achieve better design and amenity outcomes from dual occupancy development, including ensuring both homes face a public street and have a street address.

Issue	Proposal	Extent of change	Justification
<i>Minimum lot size requirement.</i>	Dual occupancies not permitted on sites less than 600sqm.	Consistent with <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> requirements for attached dual occupancies. Smaller MLS controls currently apply to land in the former Holroyd and Auburn council areas.	This is considered the minimum site area required to achieve a good level of amenity, landscaping, private open space and appropriate setbacks.
<i>Subdivision of dual occupancies.</i>	Where dual occupancies are permitted, allow them to be subdivided.	<i>The Hills LEP 2012</i> does not permit subdivision of dual occupancies. <i>Auburn LEP 2010</i> also places restrictions.	Prohibiting subdivisions acts as a barrier to delivery of dwellings.

Further information on proposed LEP provisions are outlined in Part 2 of the Planning Proposal.

#### 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 changes proposed include:

Issue	Proposal	Extent of change	Justification
<i>R2 Low Density Residential zone</i>	Prohibit indoor recreation facilities.	Only <i>Parramatta LEP 2011</i> currently permits this use in the R2 zone.	It is considered that this land use is not appropriate within low density residential areas due to concerns over amenity impacts.
	Prohibit places of public worship. Apply SP1- Special Uses zone to existing lawful places of public worship.	Only <i>Parramatta LEP 2011</i> prohibits this land use in the R2 zone.	Due to concerns over amenity impacts of these uses within low density residential areas.  Existing lawful places of public worship will be protected by rezoning to SP1 – Special Activities so as not to rely on the existing uses provisions of the <i>Environmental Planning and Assessment Act 1979</i> . PoPW will still be permitted in all other zones excluding open space, environmental and infrastructure zones.

Issue	Proposal	Extent of change	Justification
	Permit neighbourhood shops.	This is the approach under <i>Parramatta LEP 2011</i> , which will be extended to the rest of the R2 zoned land in the LGA.	These will be limited to 80sqm and will service the day-to-day convenience needs of residents.
<i>R3 medium Density Residential zone</i>	Permit indoor recreation facilities.	Only <i>The Hills 2012 LEP</i> prohibits this use on the R3 zone. All other LEPs permit.	Allows for provision of recreation facilities close to population centres and transport.
	Prohibit residential flat buildings.	Only <i>Hornsby LEP 2013</i> permits RFBs in the R3 zone. All other LEPs prohibit.	Will help distinguish the R3 and R4 zones and support housing diversity.
<i>R4 High Density Residential zone</i>	Permit indoor recreation facilities.	Extends the approach taken by majority LEPs to R4 zoned land in the former Holroyd and The Hills council areas.	Allows for provision of recreation facilities close to population centres and transport.
<i>B1 Neighbourhood Centre zone</i>	Permit residential flat buildings (RFBs), but require non-residential uses to be provided on the ground floor.	RFBs are currently permitted in the B1 zone under <i>Auburn LEP 2010</i> and <i>Hornsby LEP 2013</i> but no requirement exists to provide ground floor non-residential uses.	Will allow for a broader range of non-residential uses under housing than otherwise permitted under the 'shop top housing' definition, including medical centres and community facilities.
	Prohibit tourist and visitor accommodation, except bed and breakfast accommodation which will be limited to 3 bedrooms.	Only <i>Auburn LEP 2010</i> allows a broad range of tourist and visitor accommodation in the B1 zone. <i>Parramatta LEP 2011</i> only permits bed and breakfast accommodation.	To limit the potential for amenity and traffic impacts on surrounding low density residential areas.
	Permit office premises.	Extends the approach taken by <i>Auburn LEP 2010</i> and <i>Parramatta LEP 2011</i> to the rest of the LGA.	To allow for space for small businesses within this zone.
	Prohibit pubs.	Only <i>Auburn LEP 2010</i> permits pubs in the B1 zone.	To limit the potential for amenity and traffic impacts on surrounding low density residential areas.
<i>B2 Local Centre zone</i>	Permit Residential Flat Buildings (RFBs), but require non-residential uses to be provided on the ground floor.	RFBs are currently permitted in the B2 zone under <i>Auburn LEP 2010</i> and <i>The Hills LEP 2012</i> but no requirement exists	Will allow for a broader range of non-residential uses under housing than if only 'shop-top housing' was permitted,



Issue	Proposal	Extent of change	Justification
		to provide ground floor non-residential uses.	such as medical centres and recreation facilities.
<i>B3 Commercial Core zone</i>	No changes proposed.	Nil	This zone only applies to land in the Parramatta CBD under <i>Parramatta LEP 2011</i> .
<i>B4 Mixed Use zone</i>	No changes proposed.	Nil	This zone only applies to land under <i>Parramatta LEP 2011</i> .
<i>B5 Business Development zone</i>	Prohibit residential accommodation.	<i>Hornsby LEP 2013</i> permits group homes and shop top housing in this zone. All other LEPs prohibit all forms of residential accommodation.	Not considered appropriate in this zone where the focus is on business uses.
	Permit tourist and visitor accommodation.	Extends the approach taken by <i>Parramatta LEP 2011</i> to the rest of the LGA.	To provide opportunity for short-stay accommodation close to centres and transport corridors.
<i>B6 Enterprise Corridor zone</i>	Prohibit residential accommodation.	<i>Holroyd LEP 2013</i> permits a range of residential accommodation in this zone. Other LEPs do not.	Not considered appropriate in this zone where the focus is on business uses.
	Permit tourist and visitor accommodation.	Extends the approach taken by <i>Holroyd LEP 2013</i> and <i>Parramatta LEP 2011</i> to all B6 zoned land in the LGA.	To provide opportunity for short-stay accommodation close to centres and transport corridors.
<i>B7 Business Park zone</i>	No changes proposed.	Nil	This zone only applies to land formerly in the Auburn LGA.
<i>IN1 General Industrial zone</i>	Prohibit child care centres.	Extends the approach taken by <i>Auburn LEP 2010</i> to other IN1 zoned land in the LGA.	Due to concerns that these areas provide a poor quality environment for these uses and could lead to land use conflicts in the future.
	Prohibit tourist and visitor accommodation.	Extends the approach taken by <i>Auburn LEP 2010</i> and <i>Parramatta LEP 2011</i> to all IN1 zoned land in the LGA.	These areas tend to be located away from town centres and major tourist attractors and could reduce land available for industrial uses.

Issue	Proposal	Extent of change	Justification
	Prohibit function centres.	Extends the approach taken by <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to all IN1 zoned land in the LGA.	Potential for loss of industrial land, these uses do not tend to service the daily needs of the workers.
	Permit registered clubs.	Extends the approach taken by <i>The Hills LEP 2012</i> to all IN1 zoned land in the LGA.	Can service workers and support a range of activities and land uses which are permitted in the zone, including indoor/outdoor recreation facilities and pubs.
	Permit food and drink premises.	Extends the approach taken by <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to all IN1 zoned land in the LGA.	To provide small scale services to workers.
<i>IN2 Light Industrial zone</i>	Prohibit child care centres.	Applies the approach taken for IN1 zoned land to all IN2 zoned land in the LGA.	Due to concerns that these areas provide a poor quality environment for these uses and could lead to land use conflicts in the future.
<i>IN3 Heavy Industrial zone</i>	Prohibit artisan food and drink industry.	Amends the land use table for the IN3 Heavy Industrial zone under <i>Parramatta LEP 2011</i> .	<p>This zone only applies to land in the former Parramatta LGA.</p> <p><i>Artisan food and drink industry</i> land use definition introduced by the NSW State Government as part of changes to the light industry group term of the Standard Instrument LEP.</p> <p>It is not considered appropriate for this land use within this zone due to potential conflicts with heavy industrial land uses such as hazardous industries.</p>
<i>RE1 Public Recreation zone</i>	Prohibit child care centres, except on specific identified sites.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE1 zoned land in the LGA.	Due to concerns over loss of, and public access to, open space.

Issue	Proposal	Extent of change	Justification
	Permit restaurants, cafes, take-away food and drink premises, and markets.	Extends the approach taken by <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to all RE1 zoned land in the LGA.	These uses enhance the use and enjoyment of open spaces by the public. These uses can be temporary or be limited in size to reduce the amount of open space they occupy.
<i>RE2 Private Recreation zone</i>	Permit restaurants, cafes, take-away food and drink premises, and markets.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE2 zoned land in the LGA.	These uses can complement recreational, leisure activities and further enhance the use and enjoyment of private recreation land.
	Permit entertainment facilities, function centres and registered clubs and all types of tourist and visitor accommodation.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE2 zoned land in the LGA.	
	Permit centre based child care facilities.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE2 zoned land in the LGA.	Supports a range of activities and land uses which are permitted in the zone that can service workers and the locality.
<i>E2 Environmental Conservation zone</i>	No changes proposed.	Nil	Consistent across all LEPs where the E2 zone applies.
<i>SP1 Special Activities zone</i>	No changes proposed.	Nil	Consistent across all LEPs where the SP1 zone applies.
<i>SP2 Infrastructure zone</i>	Prohibit all commercial premises, kiosks and markets.	Applies approach taken by most LEPs to land zoned SP2 under <i>Auburn LEP 2010</i> .	Not consistent with <i>LEP practice note Zoning for infrastructure in LEPs</i> which does not identify commercial premises, kiosks and markets as infrastructure land uses under the SP2 Infrastructure zone. These land uses are still permitted within business zones and recommended on open space and recreation zones.

Issue	Proposal	Extent of change	Justification
	Prohibit advertising structures.	Applies approach taken by most LEPs to land zoned SP2 under the former <i>Auburn LEP 2010</i> .	Advertising structures that are not related to the specific use are not considered appropriate due to the potential for visual impacts.
<i>W1 Natural Waterways zone</i>	Prohibit building and business identification signage.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all land zoned W1 in the LGA. Other forms of signage already prohibited across this zone.	Signage is generally not considered appropriate in this zone, outside that allowed on public reserves under the <i>Infrastructure SEPP</i> .
<i>W2 Recreational Waterways zone</i>	No changes proposed.	Nil.	This zone only applies to land in the former Parramatta LGA.
<i>Advertising signage</i>	Prohibit general advertising structures (such as billboards) in all zones.	Prohibition would apply across all zones. However, business or premises identification signage and signage on Council owned or managed bus shelters would continue to be permitted.	Due to concerns over visual impacts of standalone advertising structures.
<i>Temporary events</i>	Identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP. A limit of up to 52 days in a 12 month period will apply.	Only <i>Holroyd LEP 2013</i> and <i>The Hills LEP 2012</i> permit up to 52 days. Extends these approaches to the rest of the LGA.	To streamline approval process for event organisers and community groups. A longer time period will facilitate tourism and economic growth in the LGA.

Further information on the differences between LEPs, and proposals to harmonise the lists of permitted land uses, are provided in Appendix 3 of the Planning Proposal.



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

The following changes are proposed to bring a consistent policy approach across the LGA.

Issue	Proposal	Extent of change	Justification
<i>R2 Low Density Residential zones</i>	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.	Only <i>Hornsby LEP 2013</i> applies a height limit of 8.5 metres to R2 zoned land. All other LEPs allow up to 9 metres.	To provide a consistent approach to all R2 zoned land in the LGA. The additional 50cm would not have a significant impact on the appearance of houses and will allow houses to better respond to topography.
	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.	<i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i> do not apply an FSR control to R2 zoned land.	To provide a consistent approach across all R2 zoned land in the LGA. Applying an FSR control of 0.5:1 to R2 zoned land will help maintain the low density character of these neighbourhoods.
<i>R3 Medium Density Residential zones</i>	Reduce height limits to a maximum of 9 metres on R3 zoned land across the LGA.	Extends the approach taken under <i>Auburn LEP 2010</i> and <i>The Hills LEP 2012</i> to land under <i>Parramatta LEP 2011</i> (where a HOB of up to 11 metres is applied) and <i>Hornsby LEP 2013</i> (where a HOB of up to 12 metres is applied in conjunction with RFBs being permitted).  Where a HOB of less than 9 metres currently applies, these will remain unchanged.	To provide a consistent approach to medium density areas.  The intent of this change is to achieve better design outcomes on medium density housing sites, and not to reduce the permissible development capacity.  This will still allow for dwellings to incorporate approximately 2 storeys of accommodation and is compatible with the proposal to prohibit RFBs in the R3 zone.
	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).	Extends the approach taken under <i>Parramatta LEP 2011</i> to land under <i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i> , where no FSR is currently applied.  Any existing site specific FSR control below 0.6:1 will not be changed as these controls reflect the unique constraints of those sites.	To ensure that the FSR is compatible with the proposed height limit of 9 metres and a consistent approach is taken across the LGA.  The suburb of Newington is built out and retains a distinct density and subdivision pattern compared to other R3 zoned areas.

Issue	Proposal	Extent of change	Justification
<i>R4 High Density Residential zones (including land currently zoned R1 General Residential)</i>	Retain existing height and FSR controls applying to sites in the R4 High Density Residential and R1 General Residential zones and apply an FSR where none currently applies. Note. Land currently zoned R1 is proposed to be rezoned (refer below).	Applies an FSR to R4 zoned sites in the former The Hills and Hornsby LGAs where one is not currently applied. FSR will be matched to any existing height control.	Applying an FSR control to sites where none currently exists, matched to the height control, will provide greater certainty to landowners and the community in relation to potential built forms on these sites.
<i>Minimum lot size controls</i>	Apply a consistent minimum subdivision lot size of 550sqm to residential zones and 670sqm for battle-axe lots. Except on R2 zoned land in the former The Hills LGA, where this will remain at 700sqm to reflect its established large lot character.	Extends the approach taken under <i>Parramatta LEP 2011</i> to R2 zoned land formerly part of the Hornsby and Holroyd LGAs. No changes proposed to land under <i>The Hills LEP 2012</i> .	To preserve the existing character of these areas. Applying these minimum lot size provisions will control how small a site can be subdivided to reflect the existing density and character of an area.
	Remove minimum lot size requirements for multi-dwelling housing and residential flat buildings.	Only <i>The Hills LEP 2012</i> applies minimum lot size requirements to develop multi-dwelling housing (1,800sqm) and RFBs (4,000sqm).	This will ensure consistency with other parts of the LGA where no such provisions apply. Other site factors, such as width of sites, are more critical determinants of good design outcomes.
	Apply a minimum lot size requirement of 600sqm for Manor Houses (two storey buildings with 3 or 4 apartments) in the LEP to control this form of development.	No current LEP provision for this form of residential accommodation for the LGA. To be introduced as the result of changes to the <i>Exempt and Complying Development Codes SEPP</i> which will permit manor houses in R3 and R4 zones once it comes into force in the LGA.	It is considered that 600sqm is the minimum size necessary for this form of development to achieve a good level of amenity, landscaping, private open space and appropriate setbacks.

Further information on proposed changes to LEP development controls for residential zones are outlined in Part 2 of the Planning Proposal.

### Environmental sustainability

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

Issue	Proposal	Extent of change	Justification
<i>Biodiversity</i>	Rezone public bushland reserves to E2 Environmental Conservation, consistent with the rest of the LGA, to recognise their ecological significance.	Extends the approach taken under <i>Parramatta LEP 2011</i> to all public bushland reserves in the LGA.	The E2 zone is considered the most appropriate and provides the highest level of protection for important public bushland reserves and is consistent with Council's obligations under biodiversity conservation legislation.
	Map significant vegetation on privately owned land on a LEP Biodiversity Map to ensure the impacts of development are appropriately considered and managed.	All LEPs, except <i>Auburn LEP 2010</i> , include a Biodiversity Map, however only <i>Parramatta LEP 2011</i> and <i>Hornsby LEP 2013</i> identify sites within the LGA and there are additional sites that should be mapped.	Provides clarity on sites where additional considerations may be needed to address potential environmental impacts on biodiversity consistent with biodiversity conservation legislation.
<i>Natural waterways</i>	Consistently zone all natural waterways corridors on public land W1 Natural Waterways. Map all natural creek corridors on private land in the LEP on a Riparian Land and Waterways Map to ensure impacts of development are appropriately considered and managed.	Extends the approach taken under the <i>Parramatta LEP 2011</i> and <i>Auburn LEP 2010</i> to waterways across the LGA.	The W1 zone provides better protection of ecology and water quality while allowing for compatible recreational uses. Mapping riparian corridors will ensure potential environmental impacts of development are addressed.

Further information on proposed policies and controls for environmental sustainability are outlined in Part 2 of the Planning Proposal.

### Design controls

There are differences across LEPs policies relating to design excellence including where and when they are applied. Proposals to harmonise controls include:

Issue	Proposal	Extent of change	Justification
<i>LEP Design Excellence requirements</i>	Adopt precinct-based approach for design excellence provisions in the LEP.	Extend the approach taken by the <i>Holroyd LEP 2013</i> , <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to the rest of the LGA.	A precinct-based approach will allow design excellence requirements to be targeted and tailored to specific locations.

Issue	Proposal	Extent of change	Justification
	Not adopt LEP provisions requiring referral to a Design Excellence Advisory Panel.	Currently only the <i>Holroyd LEP 2013</i> and <i>The Hills LEP 2012</i> include provisions requiring referrals to a Design Excellence Advisory Panel.	Council will continue to operate DEAP to facilitate design excellence in developments where a design competition is not required.  A reference to DEAP in the LEP is not considered necessary at this stage as Council's process has been working effectively to date.

Further information on proposals for design controls are outlined in Part 2 of the Planning Proposal.

### Harmonising zoning

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

Issue	Proposal	Extent of change	Justification
<i>Zones that will not be included in the consolidated LEP</i>	Not adopt the R1 General Residential Zone.  These sites will be rezoned to a combination of R4 and R3 to reflect existing built form or approved development.	This zone applies to a limited number of sites under the provisions of <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> .	In order provide more certainty as to the desired mix of housing forms and density in these areas.
	Not adopt the RU3 Forestry Zone. This site will be rezoned to SP1 Special Activities.	This zone applies to one site under the provisions of <i>The Hills LEP 2012</i> . The site is used by the North Rocks Rural Fire Service.	The RU3 zone is not considered appropriate given the urban context of the site.
	Not adopt the E3 Environmental Management Zone. This site will be rezoned to E2 Environmental Conservation.	This zone applies to one site under the provisions of <i>Parramatta LEP 2011</i> .	The E2 zone is considered the most appropriate for this site which contains important bushland.
	Not adopt the E4 Environmental Living Zone. <ul style="list-style-type: none"> <li>Land at 11-13 Pye Avenue, Northmead will be rezoned to R2 Low Density Residential.</li> <li>Bushland off Murray Farm Road, Carlingford will be rezoned to E2 Environmental Conservation.</li> </ul>	This zone applies to two sites under the provisions of <i>The Hills LEP 2012</i> .	It is considered that the application of the E4 zone to these sites is not appropriate given their characteristics. <ul style="list-style-type: none"> <li>11-13 Pye Avenue, Northmead was developed for housing in 2001 and does not contain any substantial bushland to warrant the current</li> </ul>



Issue	Proposal	Extent of change	Justification
			<p>zoning. An R2 zone is consistent with the adjoining R2 zoned land.</p> <ul style="list-style-type: none"> <li>The bushland off Murray Farm Road, Carlingford contains substantial native vegetation and is not considered appropriate for housing development.</li> </ul>
Changes to specific sites	Rezone existing lawful places of public worship (PoPW) within the R2 Low Density Residential zone to SP1 Special Activities.	Extends the approach taken by <i>Parramatta LEP 2011</i> for the R2 zone to the rest of the LGA. This is associated with the proposal to consistently prohibit PoPW in the R2 zone.	The application of the SP1 zone formalises any existing PoPW in the R2 zone and limits the need to rely on existing use provisions of the <i>Environmental Planning and Assessment Act 1979</i> .
	<p>Rezone the following sites in North Rocks from R3 Medium Density Residential to R2 Low Density Residential</p> <ul style="list-style-type: none"> <li>Properties at 2-4 Speers Road and 1-8 Jean Street, North Rocks</li> <li>Properties fronting Lawndale Avenue, Riviera Avenue and 327-353 North Rocks Road, North Rocks</li> </ul>	Only applies to certain land zoned R3 under the provisions of <i>The Hills LEP 2012</i> .	In order to address concerns with the impact of new forms of small lot medium density housing (manor houses) on the established character of these areas, which is predominantly low density in nature.

Further information on proposals for rationalising of zones is outlined in Part 2 of the Planning Proposal.

### Attachment 3 - Overview of feedback on Land Use Planning Harmonisation Discussion Paper

The table below provides a high level overview of the feedback received on the Land Use Planning Harmonisation Discussion Paper, and the officer recommendation in response to the feedback received. A full discussion of the feedback received, officer responses to issues raised and reasons for the policy recommendations is included in the Consultation Report that forms part of the planning proposal for the consolidated LEP.

Suggested policy	Total responses on this matter	In support	Not in support	Unclear	Officer recommendation
<b>Dual occupancies</b>					
<i>Permit dual occupancies in R2 zones, except in identified prohibition areas, including land in the former Hornsby and The Hills council areas.</i>	301	Option 1: 20% Option 2: 12%	65%	3%	It is recommended to continue to prohibit dual occupancies in low density areas (R2 zones) where they are currently restricted under existing local planning controls, due to the development constraints that exist in these areas. This includes land that was formerly part of Hornsby and The Hills council areas.  It is also recommended to extend prohibition areas to additional low density areas where significant development constraints exist. This includes parts of Carlingford, Dundas, Dundas Valley and Oatlands and heritage conservation areas. This is based on a detailed constraints analysis.
<i>Permit dual occupancies in R3 &amp; R4 zones.</i>	15	80%	20%	-	It is recommended to allow dual occupancies on all land in the R3 and R4 zones to increase the range of housing types allowed in these areas.
<i>Minimum lot size of 600sqm.</i>	170	85%	12%	2%	It is recommended to only allow dual occupancy development on sites with an area of at least 600sqm to ensure good design and amenity outcomes.
<i>Restrict dual occupancy development to attached forms only.</i>	160	37%	59%	6%	It is recommended to retain the restriction on detached forms of dual occupancy to ensure good design and amenity outcomes.
<i>Allow subdivision of dual occupancy development.</i>	170	92%	7%	1%	It is recommended to allow the subdivision of dual occupancies, on sites where they are permitted under the local environmental plan.
<i>Restrict form and subdivision of dual occupancies in heritage conservation areas.</i>	156	48%	27%	25%	It is recommended to prohibit dual occupancy development in low density heritage conservation areas, to maintain the special character of these areas. The exception is the South Parramatta Conservation Area, where the current precinct specific controls will be retained.
<i>Limit subdivision of dual occupancies in heritage conservation areas.</i>	160	44%	31%	25%	
<i>15m minimum site frontage requirement.</i>	164	71%	15%	15%	It is recommended to include a requirement in the local environmental plan that the primary street frontage of a site needs to be at least 15 metres wide in order to build a dual occupancy to ensure good design outcomes.
<i>Other design controls for dual occupancies.</i>	Approx. 158	Mixed feedback was received on different design controls.			Feedback will be considered as part of drafting of the consolidated Development Control Plan

Suggested policy	Total responses on this matter	In support	Not in support	Unclear	Officer recommendation
Low density residential zones					
Apply a consistent 9m height limit to R2 zoned land.	37	73%	24%	3%	It is recommended to adopt a uniform maximum height control of 9 metres across the R2 zone and apply an FSR of 0.5:1 to areas that do not currently have one. This will bring consistency and certainty to the scale of development expected in low density residential areas.
Apply a consistent FSR of 0.5:1 to R2 zoned land.	33	73%	24%	3%	
Apply a minimum subdivision lot size of 700sqm to R2 zoned land in former The Hills LGA.	35	51%	46%	3%	It is recommended to adopt a minimum subdivision lot size of 550sqm across the LGA, except in certain low density areas in the former The Hills council area, where it is recommended to retain the current 700sqm MLS requirement. These controls will assist with tree retention and achieving better design and amenity outcomes, such as by allowing for adequate setbacks, landscaping and deep soil zones.
Apply minimum subdivision lot size of 550sqm all other residential zones.	36	47%	50%	3%	
Prohibit places of public worship in the R2 zone.	37	68%	24%	8%	It is recommended to prohibit places of public worship and indoor recreation facilities in all R2 Low Density Residential zones due to concerns over amenity impacts of these uses in low density residential areas. Existing lawful places of public worship will be protected by rezoning them to a Special Activities zone. Places of public worship will still be permitted in all other zones excluding open space, environmental and infrastructure zones.
Prohibit indoor recreation facilities in the R2 zone.	45	80%	18%	2%	
Design controls for detached housing in the R2 zones.	Approx. 32	Mixed feedback was received on different design controls.			Feedback will be considered as part of drafting of the consolidated Development Control Plan.
Issue: Medium and high density residential zones					
Apply a consistent 9m height limit to R3 zoned land.	20	70%	30%	-	It is recommended to reduce the maximum building height applying to R3 zoned land to 9m, where existing controls are currently higher than this. This will help provide better design outcomes and help to maintain the medium density scale of development in the R3 zone.
Apply a FSR of 0.6:1 across all R3 zoned land (0.75:1 in Newington).	16	50%	38%	12%	It is recommended to reduce the floor space ratio applying to R3 zoned land at Silverwater from 0.75:1 to 0.6:1 and to apply an FSR of 0.6:1 to other R3 zoned land where an FSR is not currently applied. This will apply a consistent FSR across R3 zoned land. Newington will retain its existing FSR of 0.75:1, reflecting its existing higher density form of development.
Not apply a minimum site area requirement for medium density housing, except a 600sqm requirement for manor houses.	14	50%	36%	14%	It is recommended to introduce a minimum lot size control of 600sqm for manor houses to assist with achieving good design outcomes for this new class of development. Minimum lot size controls are not considered as an effective control for other forms of medium density housing.

Suggested policy	Total responses on this matter	In support	Not in support	Unclear	Officer recommendation
Rezoning of approximately 68 properties in North Rocks from R3 to R2.	4	50%	50%	-	It is recommended to proceed with the rezoning of the subject sites from R3 Medium Density Residential to R2 Low Density Residential, as outlined in the Discussion Paper. These sites are not considered suitable for medium density housing forms.
Retain existing height and FSR controls for R4 zoned land.	15	53%	40%	7%	It is recommended to progress the proposed height and FSR options for R4 zoned land as outlined in the Discussion Paper; being to retain existing height and FSR controls where these exist and apply new FSR controls, matched to current height limits, to sites that do not currently have one applied. This will provide more certainty as to the scale of development expected on a site.
Apply an FSR control, matched to existing height limit, to R4 zoned sites that don't currently have one.	15	60%	20%	20%	
Not apply a minimum site area requirement to residential flat buildings.	15	40%	47%	13%	It is recommended to not apply a minimum lot size control to residential flat buildings as other site factors are considered more critical for achieving good design outcomes.
Prohibit residential flat buildings in the R3 zone.	20	65%	35%	-	It is recommended to prohibit apartments in the R3 zone to support more diverse forms of housing, such as townhouses, villas and terraces.
Allow indoor recreation facilities in the R3 zone.	14	64%	36%	-	It is recommended to allow indoor recreation facilities in the R3 and R4 zones to provide opportunity for these facilities to locate close to concentrations of homes.
Allow indoor recreation facilities in the R4 zone.	15	73%	20%	7%	
Design controls for medium and high density housing.	15	Mixed feedback was received on different design controls.			Feedback will be considered as part of drafting of the consolidated Development Control Plan.
Local and neighbourhood centres					
Only allow shop top housing above shops and business premises in B1 and B2 zones.	19	53%	42%	5%	It is recommended to allow residential flat buildings in the B1 and B2 zones, but only where space is provided at the ground floor for business, community and other non-residential uses. This will allow a greater range of ground floor activities to be provided than if only shop top housing was allowed.
Prohibit tourist and visitor accommodation in B1 zones.	14	79%	14%	7%	It is recommended tourist and visitor accommodation is prohibited in the B1 zone, with the exception of small bed and breakfasts, to protect surrounding low density neighbourhoods from potential amenity impacts.



Suggested policy	Total responses on this matter	In support	Not in support	Unclear	Officer recommendation
<b>Industrial zones</b>					
<i>Prohibit childcare centres.</i>	25	56%	40%	4%	It is recommended to prohibit childcare centres in all industrial zones as these are not considered suitable locations for these uses.
<i>Prohibit tourist and visitor accommodation.</i>	17	41%	41%	18%	It is recommended to prohibit tourist and visitor accommodation in the IN1 zone as these are not considered suitable locations for these uses.
<i>Allow food and drink premises.</i>	16	62%	19%	19%	It is recommended to allow food and drink premises in the IN1 zone to provide services for workers.
<i>Prohibit function centres and registered clubs.</i>	15	27%	53%	20%	It is recommended to prohibit function centres in the IN1 zone, but to permit registered clubs to provide services for workers.
<b>Open space zones</b>					
<i>Prohibit child care centres (except on specific sites).</i>	24	63%	30%	7%	It is recommended to prohibit new centre-based child care facilities in the RE1 zone as they result in a loss of public access to open space.
<i>Allow markets and certain food and drink outlets.</i>	24	46%	54%	-	It is recommended to permit markets, restaurants, cafes, and take away food and drink premises in the RE1 zone as these uses, when suitably designed, enhance the use and enjoyment of open spaces by the public.
<b>Advertising signage</b>					
<i>Prohibit general advertising signage.</i>	21	90%	5%	5%	It is recommended to prohibit advertising structures across all zones due to their visual impact. It is recommended to permit advertising on bus shelters owned or managed by council. Business identification signage will still be permitted.
<b>Temporary uses of land</b>					
<i>Permit temporary uses of land for a maximum of 52 days in a 12 month period.</i>	19	63%	37%	-	It is recommended to adopt a 52 day time limit for temporary uses of land to allow more community events to be held and support tourism, cultural activities and economic growth in the LGA.
<i>Identify markets and other temporary events on land owned or managed by Council as 'exempt development'.</i>	20	75%	20%	5%	It is recommended to identify temporary events on land owned or managed by Council as 'exempt development', but limit the exemption period to 28 days on sites outside the Parramatta City Centre.
<b>Car and bicycle parking</b>					
<i>Apply consistent car parking rates to residential development.</i>	68	45.5%	48.5%	6%	Feedback will be considered as part of drafting of the consolidated Development Control Plan.

Suggested policy	Total responses on this matter	In support	Not in support	Unclear	Officer recommendation
<i>Apply consistent car parking rates to non-residential development.</i>	39	56%	33%	10%	Feedback will be considered as part of drafting of the consolidated Development Control Plan.
<i>Apply reduced car parking rates near public transport.</i>	46	30%	61%	9%	Feedback will be considered as part of drafting of the consolidated Development Control Plan.
<i>Suggested design requirements for car parking areas.</i>	34	39.5%	46%	14.5%	Feedback will be considered as part of drafting of the consolidated Development Control Plan.
<i>Apply consistent cycle parking rates.</i>	39	41.3%	22.7%	36%	Feedback will be considered as part of drafting of the consolidated Development Control Plan.
<b>Environmental sustainability</b>					
<i>Consistently zone public bushland reserves E2 Environmental Conservation</i>	39	82%	10%	8%	It is recommended to consistently zone all public bushland reserves E2 Environmental Conservation to provide stronger protection to these sites. Some minor changes to the sites to be rezoned are proposed, such as rezoning additional bushland sites in Epping and not rezoning some land in Beecroft following advice from the Office of Environment and Heritage.
<i>Map important vegetation on private land in the LEP.</i>	31	61%	29%	10%	It is recommended to map significant vegetation on privately owned land in the LEP to ensure development appropriately considers potential impact on biodiversity. No changes to the suggested sites identified in the Discussion Paper are proposed at this stage.
<i>Consistently zone natural waterway corridors W1 Natural Waterways.</i>	31	90%	6%	3%	It is recommended to consistently zone waterway corridors through public land to W1 Natural Waterways to provide stronger protection to these sites. No changes to sites identified for rezoning in the Discussion Paper are recommended.
<i>Map all natural waterway corridors through private land in the LEP.</i>	31	77%	19%	3%	It is recommended to map natural waterway corridors in the LEP so the potential impacts of development on waterways are properly considered. It is proposed to add an additional waterway, Pendle Creek, to the LEP waterways and riparian land map.
<i>Apply Parramatta DCP tree and vegetation protection controls across LGA.</i>	44	48%	43%	9%	These matters relate to DCP controls, the feedback received will be considered as part of the preparation of the consolidated DCP. Officer responses to the issues raised will be provided when the draft consolidated DCP is reported back to Council.
<i>Require a 10m buffer zone to bushland.</i>	35	71%	23%	6%	
<i>Require a 10m buffer zone to waterways.</i>	34	76%	21%	3%	

Suggested policy	Total responses on this matter	In support	Not in support	Unclear	Officer recommendation
Updated stormwater management controls.	24	71%	17%	12%	
Restrict sensitive uses on flood prone land.	36	72%	22%	6%	
Updated energy and water efficiency targets.	27	81%	11%	7%	
Require solar panels on large scale retail and industrial development.	24	74%	22%	7%	
Require dual piping in high density residential and large scale non-residential development.	23	83%	13%	4%	
Design and heritage controls					
Adopt a precinct-based approach to design competition requirements.	16	75%	12.5%	12.5%	It is recommended to adopt design excellence provisions in the LEP that take a precinct-based approach.
Recognise the Design Excellence Advisory Panel (DEAP) through the LEP.	17	65%	18%	18%	It is not recommended to include specific provisions in the LEP relating to DEAP. This will continue to operate as a separate process applying across the LGA.
Extend the DCP Aboriginal Heritage Sensitivity Map to all parts of the LGA.	19	84%	16%	-	It is recommended to undertake further work to extend the Aboriginal Heritage Sensitivity Map to all parts of the LGA. This work will be undertaken as part of the preparation of the draft consolidated DCP.
Rationalising land use zones					
Wentworth Point - Move Provisions from SREP 24 into LEP.	2	100%	-	-	It is recommended to rationalise LEP land use zones as outlined in the Discussion Paper to reduce complexity and apply more appropriate zonings to these sites. Some of these zones only apply to a small number of sites and/or do not reflect current uses.
Removal of the R1 General Residential Zone.	18	55%	17%	28%	
Removal of the RU3 Forestry Zone.	18	61%	17%	23%	
Removal of the E3 Environmental Conservation Zone.	20	70%	10%	20%	
Removal of the E4 Environmental Living zone.	20	55%	15%	30%	

## Attachment 4

