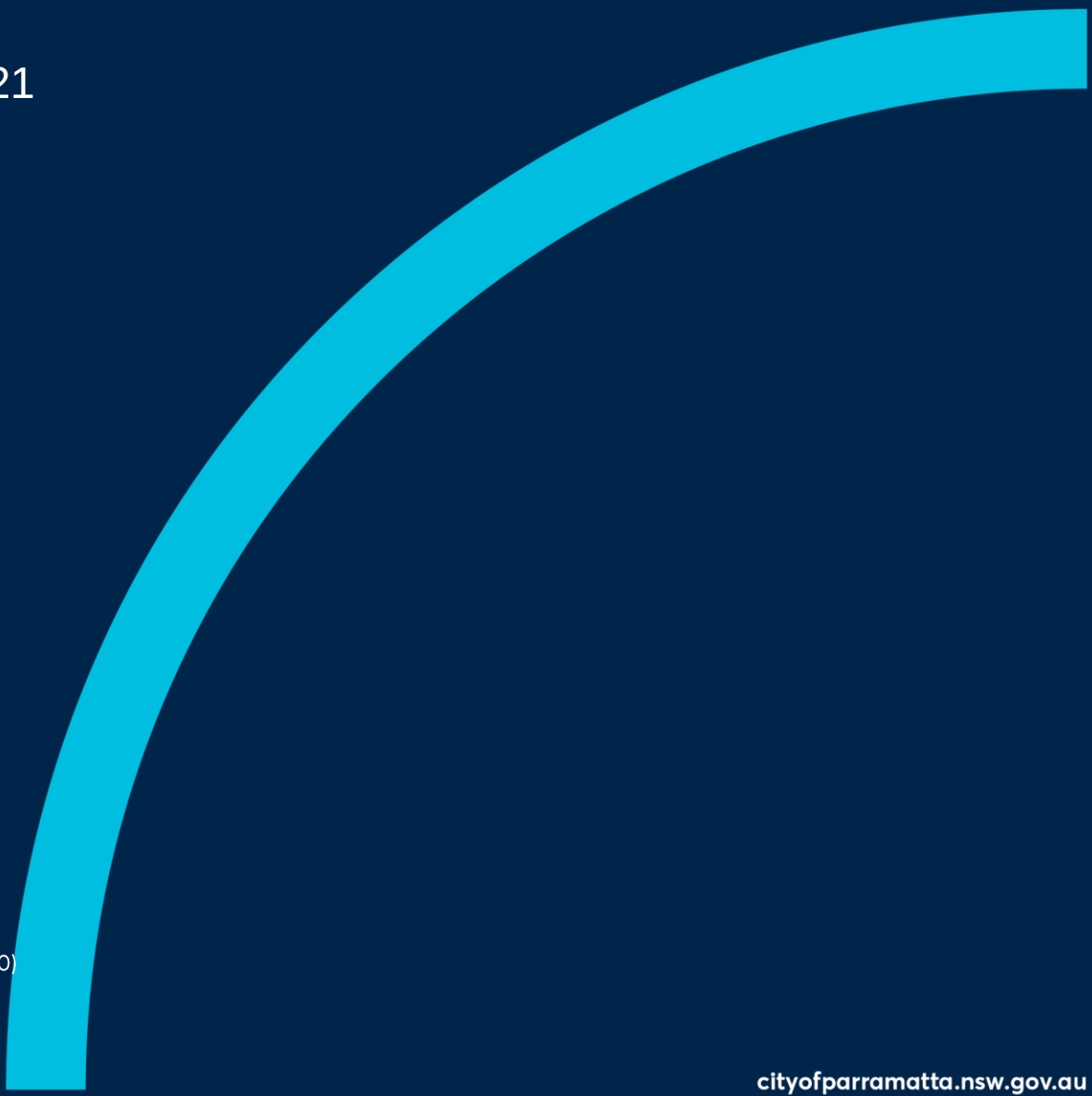
CITY OF PARRAMATTA

Planning Proposal

Consolidated Parramatta Local Environmental Plan

August 2021



(Doc. Ref. D08089380)

cityofparramatta.nsw.gov.au

Planning Proposal versions:

No.	Author	Version
1.	City of Parramatta Council	Pre-Gateway report to Local Planning Panel and Council
2.	City of Parramatta Council	Version incorporating amendments adopted by Council at its meeting on 11 November 2019 and other minor technical changes.
3.	City of Parramatta Council	May 2020 - Incorporates amendments required by Gateway determination issued on 16 April 2020.
4.	City of Parramatta Council	August 2020 – Addresses comments raised by NSW RFS as part of pre-exhibition Government agency consultation.
5.	City of Parramatta	June 2021 - Seeking LPP endorsement for forwarding to Council to endorse for finalisation July 2021 – Seeking Council endorsement for forwarding to DPIE for finalisation
6	City of Parramatta Council	August 2021 – Finalisation for forwarding to DPIE

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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)
- *Parramatta (former The Hills) Local Environmental Plan 2012* (only applies to land in the City of Parramatta LGA, following finalisation of a separate planning proposal to split The Hills 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.

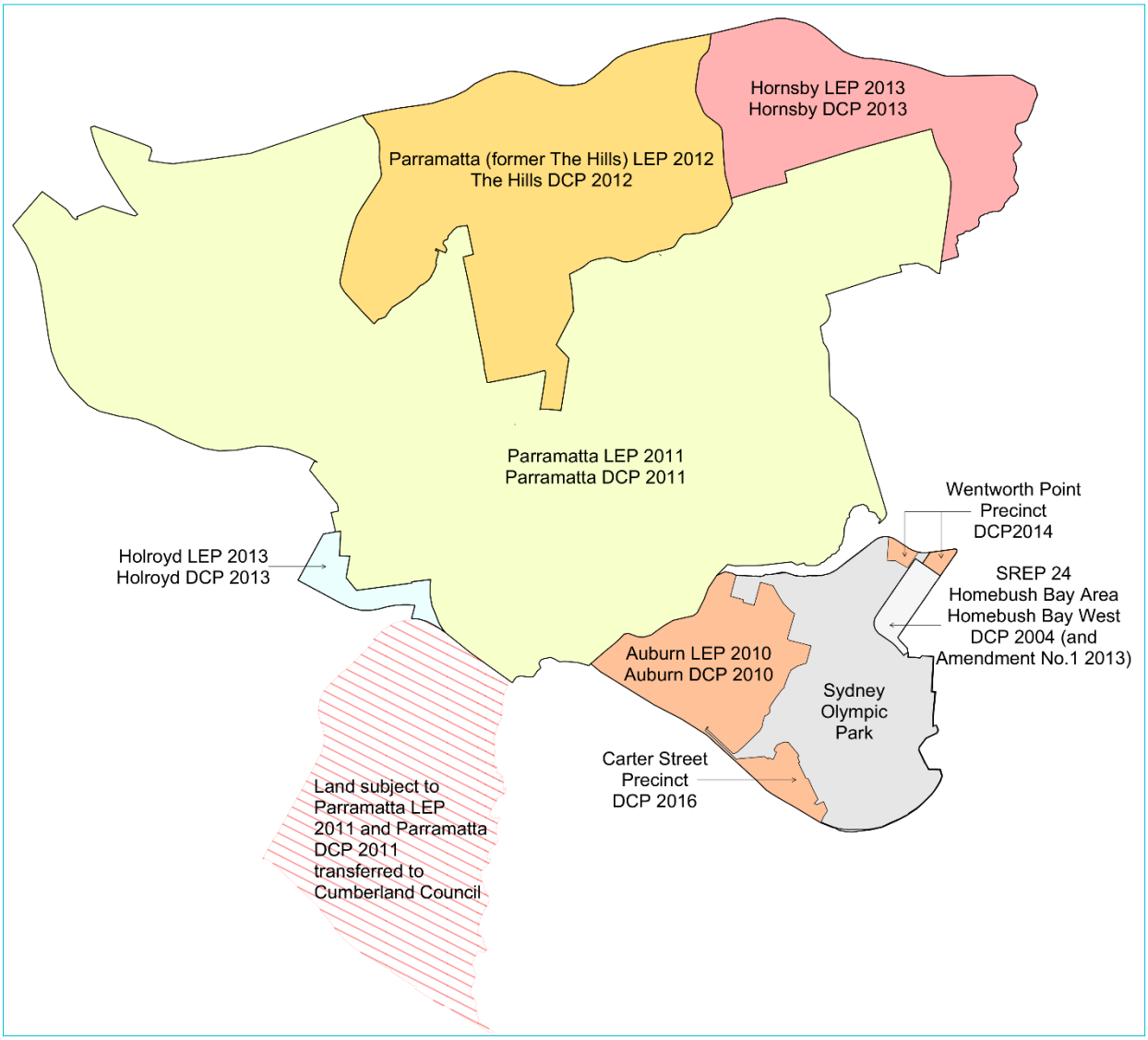


Figure 1 – Land use plans applying in the City of Parramatta LGA

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.

The exhibited planning proposal reflected site specific LEP amendments made as at 3 July 2020.

This version of the Planning Proposal incorporates the following LEP amendments that have been made since 3 July 2020:

1. Parramatta LEP 2011
    a. Amendment No. 52: additions to clause 6.18 Development requiring the preparation of a development control plan.
    b. Amendment No. 30:
        i. Modification to clause 7.6 Airspace operations,
        ii. Additions to clause 7.14 Car parking for certain land in Parramatta City Centre,
        iii. Addition of clause 7.19 Development on land at 87 Church St and 6 Great Western Highway,

c. Amendment No. 51: Modifications to clause 7.9 Development on land at 189 Macquarie Street Parramatta,

d. Amendment No. 55:
    i. Modification to clause 7.14 Car parking for certain land in Parramatta City Centre,
    ii. Addition of clause 7.20 Development on land at 55 Arid Street Parramatta,

e. Amendment No. 48:
    i. Modification to clause 7.6 Airspace operations,
    ii. Modification to clause 7.14 Car parking for certain land in Parramatta City Centre,
    iii. Addition of clause 7.21 Development on land at 142-154 Macquarie Street Parramatta,

f. Amendment No. 58: Modification to clause 7.19 Development on land at 87 Church Street and 6 Great Western Highway Parramatta,

g. Amendment No. 47:
    i. FSR Maps – Area 11,
    ii. Modification of Clause 7.2 Floor space ratio,
    iii. Modification of Clause 7.14 Car parking for certain land in Parramatta City Centre,

h. Amendment No. 57:
    i. Key Sites Map,
    ii. Addition of clause 7.22 Development on land at 33-43 Marion Street Parramatta,
    iii. Addition of clause 7.23 Car parking on land at 33-43 Marion Street Parramatta,
    iv. Schedule 5 – omit item I731 (37 Marion St Parramatta),

i. Amendment No. 54:
    i. Special Provisions Area Map – add Area 16 and Area 17,
    ii. Modification to Clause 7.6 Airspace operations,
    iii. Modification to Clause 7.14 Car parking for certain land in Parramatta City Centre,
    iv. Addition to clause 7.14,
    v. Addition of clause 7.24 Development on land 5 Aird Street and 12 Hassall Street Parramatta,
    vi. Addition of clause 7.25 Development on land at 20 Macquarie Street Parramatta.

j. Amendment No. 53:
    i. Incease HOB from part 36/12m to part 105/12m,
    ii. Incease FSR from 4:1 to 10:1
    iii. Min commercial provision
    iv. Additonal commercial space to be exempt from FSR

v. Max car parking rates

k. Amendment No. 58:

i. Section 3.22(1)(c) - Amend 7.19(1) so it is consistent with the key sites maps.

l. Amendment No. 62:

i. Reconfiguring the boundary between the RE1 Public Recreation Zone and B4 Mixed Use zone on the site;

ii. Rezoning part of the site zoned RE1 Public Recreation to RE2 Private Recreation to resolve a zoning inconsistency; and

iii. Adjusting the mapped floor space ratio (FSR) controls to reflect the zoning changes above in a manner that does not increase the development potential of the site.

2. Standard Instrument (Local Environmental Plans Amendment (Definitions) Order 2020:

a. Amended definition of home business inserted,

b. Amended definition of home industry inserted,

c. Liquor Amendment (Night-time Economy) Act 2020: addition of clause 5.20 – standards for playing and performing music.

3. Standard Instrument (Local Environmental Plans) Amendment (Secondary Dwellings) Order 2020:

a. Amendment of clause 5.4 (9) Secondary dwellings on land other than in a rural zone.

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 draft LEP provisions in response to the exhibition of the planning proposal documentation is provided at Appendix 1.

Note. The draft proposed LEP clauses will be subject to legal drafting by Parliamentary Counsel before the consolidated LEP is finalised and may alter under this process.

Clause	Explanation of proposed provisions
Part 1 - Preliminary	
Compulsory clauses	Incorporate Standard Instrument LEP clauses 1.1 – 1.9.
Aims of the Plan	Aims of the Plan (clause 1.2) from *Parramatta LEP 2011* to be incorporated, with updates as follows: • Update LGA references to City of Parramatta. • Objective 2(f), include reference to protection and enhancement of the urban tree canopy. • Objective 2(m), update reference to role of Parramatta City Centre, to be consistent with Central City District Plan.
Savings provision relating to development applications	It is proposed to include a savings provision in the consolidated LEP to ensure that any development applications which were submitted prior to the commencement of the new Plan will be decided in accordance with the current LEPs in force. Such a provision exists in all current LEPs applying within the City of Parramatta LGA.
Suspension of covenants, agreements and instruments	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.
Part 2 – Permitted or prohibited development	
Compulsory clauses	Incorporate Standard Instrument LEP clauses 2.1 – 2.7.

Clause	Explanation of proposed provisions
Land use zones	It is proposed to adopt the following zones in the consolidated LEP: 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 Recreation Zones • RE1 Public Recreation • RE2 Private Recreation Environment Protection Zones • E2 Environmental Conservation Waterway Zones • W1 Natural Waterways • W2 Recreational Waterways
Temporary use of land	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.
Land Use Table	Refer to Section 2.2 below.
Part 3 – Exempt and complying development	
Compulsory clauses	Incorporate clauses 3.1 – 3.3 as per Standard Instrument LEP. 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 Biodiversity Map as an environmentally sensitive area. This is consistent with the provisions of *Holroyd LEP 2013*. Development proposed to be identified as exempt or complying development under the consolidated LEP (Schedules 2 and 3) is outlined below.

Clause	Explanation of proposed provisions
Part 4 – Principal development standards	
Minimum subdivision lot size	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: • ensure that new subdivisions reflect characteristic lot sizes and patterns of the area. • prevent fragmentation or isolation of land. • ensure that lots are of a sufficient size to provide a high level of amenity for new development and neighbouring land uses. • 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. 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. It is proposed to adopt the current *Parramatta LEP 2011* 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. Consistent with the *Parramatta LEP 2011* 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.
Minimum subdivision lot size for community title schemes	It is proposed to adopt the optional Standard Instrument clause 4.1AA requiring subdivision under the *Community Land Development Act 1989* to meet the MLS shown on the Lot Size Map. The intended objectives of this clause are to: • ensure that land to which this clause applies is not fragmented by inappropriate subdivisions that would create additional dwelling entitlements. • 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. This clause is intended to apply to Community Title subdivision in the R2 Low Density Residential zone. 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).

Clause	Explanation of proposed provisions
Minimum subdivision lot sizes for strata plan schemes in certain zones	The intended objectives of this clause are to: • to ensure that land to which this clause applies is not fragmented by inappropriate subdivisions that would create additional dwelling entitlements, • 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. This clause is intended to apply to residential accommodation or tourist and 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). 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).
Exceptions to minimum lot sizes for certain residential development	The intended objective of this clause is to encourage housing diversity without adversely impacting on residential amenity. 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. 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.
Particular dual occupancy subdivisions	It is proposed to include a clause consistent with clause 6.15 of *Parramatta LEP 2011* in part 4 of the consolidated LEP. This clause prohibits the Torrens Title subdivision of dual occupancy development in the South Parramatta Conservation Area.
Minimum lot sizes for dual occupancies and manor houses	The intended objectives of this clause are to: • 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 • to minimise any likely adverse impacts of the development on the amenity of adjoining properties. It is proposed under this clause to prescribe a minimum lot size requirement of 600sqm for dual occupancy development 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. It is proposed under this clause to prescribe a minimum lot size requirement of 600sqm for manor house development in R3 Medium Density and R4 High

Clause	Explanation of proposed provisions
	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.
Rural subdivision	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.
Height of buildings	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: • nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan. • ensure the height of buildings is compatible with that of existing and desired future surrounding development and the overall streetscape. • minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development. • require the height of future buildings to have regard to heritage sites and their settings. • ensure the preservation of historic views. • reinforce and respect the existing character and scale of low density residential areas. • 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. It is proposed to incorporate the following existing site-specific height provisions into this clause in the consolidated LEP: • Subclause 4.3(2A) of *Parramatta LEP 2011* relating to certain land in Granville (referred to as "Area 1" and shown on the Height of Buildings Map). • Various provisions relating to certain land in the Telopea Precinct set out in clause 6.16 of *Parramatta LEP 2011* (land shown on the Height of Buildings Map). • Newington Community Title Development is proposed to retain the existing 9m height limit to land which it applies. Some changes are proposed to the maximum building heights applying to certain land – refer to Section 2.3 below.
Floor space ratio	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: • regulate density of development and generation of vehicular and pedestrian traffic. • ensure development is compatible with the bulk, scale and character of existing and desired future surrounding development. • provide a transition in built form and land use intensity within the area covered by this Plan. • require the bulk and scale of future buildings to have regard to heritage sites and their settings. • reinforce and respect the existing character and scale of low density residential areas.

Clause	Explanation of proposed provisions
	It is proposed to incorporate the following existing site-specific FSR provisions into this clause in the consolidated LEP: • Subclause 4.4(2A) of *Parramatta LEP 2011* relating to certain land in Granville (referred to as "Area 1" and shown on the FSR Map). • Subclause 4.4(2C) of *Hornsby LEP 2013* 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. • Subclause 4.4(2C) of *Auburn LEP 2010* 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. • The provisions of clause 6.10A of *Parramatta LEP 2011* relating to land at 24-26 Railway Parade, Westmead. It is proposed to update the site reference to "Area 4" in the consolidated LEP and map the land on the FSR Map (refer to Part 4). • Various provisions relating to certain land in the Telopea Precinct set out in clause 6.17 of *Parramatta LEP 2011* (land shown on the FSR Map). • The provisions of clause 6.19 of *Parramatta LEP 2011* relating to certain land in Granville (currently identified as "C" on the Key Sites Map). It is proposed to update the site reference to "Area 5" and map it on the FSR Map identified as "Area 5" (refer to Part 4). • The provisions of clause 6.20 of *Parramatta LEP 2011* relating to land at 38, 40 and 42 East Street, Granville. It is proposed to identify the site on the Floor Space Ratio Map as "Area 6" in the consolidated LEP and map the land on the FSR Map (refer to Part 4). • The FSR applying to R3 zoned land within the suburb of Newington will remain unchanged at 0.75:1. Some changes are proposed to the maximum FSR applying to certain land – refer to Section 2.3 below.
Calculation of floor space ratio and site area	It is proposed to adopt the optional Standard Instrument clause 4.5 in the consolidated LEP.
Exceptions to development standards	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. It is proposed to include the following additional exclusions from the application of this clause: • 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 *Parramatta LEP 2011*) by more than 5%. • Requirements to ensure the availability of essential public utility infrastructure (as referred to in clause 6.5 of *Auburn LEP 2010* and clause 8.2 of *Parramatta LEP 2011*). • Requirements for certain development to contribute to the provision of designated State public infrastructure (as referred to in clause 6.8 of *Auburn LEP 2010* and clause 8.1 of *Parramatta LEP 2011*).

<table>
<tr><th>Clause</th><th>Explanation of proposed provisions</th></tr>
<tr><td></td><td>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 Parramatta LEP 2011 and Hornsby LEP 2013 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.</td></tr>
<tr><td colspan="2">Part 5 – Miscellaneous provisions</td></tr>
<tr><td>Relevant acquisition authority</td><td>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:
<table>
<tr><th>Type of land shown on Map</th><th>Authority of the State</th></tr>
<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 2.5 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 National Parks and Wildlife Act 1974</td></tr>
<tr><td>Zone R2 Low Density Residential marked “Local road widening”</td><td>Council</td></tr>
<tr><td>Zone B1 Neighbourhood Centre marked “Local road widening”</td><td>Council</td></tr>
<tr><td>Zone B2 Local Centre marked “Local road widening”</td><td>Council</td></tr>
<tr><td>Zone B3 Commercial Core and marked “Local road widening”</td><td>Council</td></tr>
<tr><td>Zone B4 Mixed Use marked “Local road widening”</td><td>Council</td></tr>
<tr><td>Zone B6 Enterprise Corridor marked “Local road widening”</td><td>Council</td></tr>
<tr><td>Zone SP2 Infrastructure and marked “Public Transport Corridor”</td><td>Roads and Maritime Services</td></tr>
<tr><td>Zone E2 Environmental Conservation and marked “Local environmental conservation”</td><td>Council</td></tr>
</table></td></tr>
<tr><td>Development on land intended to be acquired for public purposes</td><td>The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.

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</td></tr>
</table>

<table>
<tr><th>Clause</th><th>Explanation of proposed provisions</th></tr>
<tr><td></td><td>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:
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</td></tr>
<tr><td>Classification and reclassification of public land</td><td>Incorporate compulsory Standard Instrument LEP clause 5.2.</td></tr>
<tr><td>Development near zone boundaries</td><td>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.</td></tr>
<tr><td>Controls relating to miscellaneous permissible uses</td><td>Incorporate compulsory Standard Instrument LEP clause 5.4. It is proposed to adopt the following maximum sizes for each use:
Bed and breakfast accommodation: 3 bedrooms.
Home businesses: 50sqm of floor area.
Home industries: 50sqm of floor area.
Industrial retail outlets: 5% of gross floor area of the associated industry or 400sqm, whichever is the lesser.
Farm stay accommodation: 3 bedrooms.
Kiosks: 10sqm.
Neighbourhood shops: 80sqm.
Neighbourhood supermarkets: 1,000sqm.
Roadside stalls: 8sqm.
Secondary dwellings: 60sqm or 5% of the total floor area of the principal dwelling, whichever is the greater.
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.</td></tr>
</table>

Clause	Explanation of proposed provisions
Architectural roof features	It is proposed to adopt the optional Standard Instrument LEP clause 5.3 relating to architectural roof features. The following objectives are proposed: • 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.
Development below mean high water mark	This clause is relevant to the City of Parramatta LGA and is therefore compulsory to be included in the consolidated LEP, as per *Standard Instrument LEP* clause 5.7.
Conversion of fire alarms	Incorporate compulsory Standard Instrument LEP clause 5.8.
Heritage conservation	Incorporate compulsory Standard Instrument LEP clause 5.10. Proposed updates to listed heritage items and conservation areas (Schedule 5) are outlined below.
Bush fire hazard reduction	Incorporate compulsory Standard Instrument LEP clause 5.11.
Infrastructure development and use of existing buildings of the Crown	Incorporate compulsory Standard Instrument LEP clause 5.12.
Eco-tourist facilities	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
Siding Spring Observatory	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.
Defence communications facility	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.
Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones	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.
Artificial waterbodies in environmentally sensitive areas of operation of irrigation corporations	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.
Intensive livestock agriculture	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.
Pond-based, tank-based and	Incorporate compulsory Standard Instrument LEP clause 5.19.

Clause	Explanation of proposed provisions
oyster aquaculture	
Part 6 – Additional local provisions	
Acid sulfate soils	It is proposed to include a clause consistent with clause 6.1 of *Parramatta LEP 2011*. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
Earthworks	The intended objectives of this clause are 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. • allow earthworks of a minor nature without requiring separate development consent. It is proposed to include provisions consistent with clause 6.2 of *Parramatta LEP 2011*, with updates as follows: • Subclause (3), make clear matters for consideration also apply to development involving ancillary earthworks. • Subclause (3)(a), include reference to consideration of the likely disruption of, or any detrimental effect on flooding. • Add a subclause (h), requiring consideration of any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
Flood planning	It is proposed to include provisions consistent with clause 6.3 of *Parramatta LEP 2011*. The intended objectives of this clause are: • minimise the flood risk to life and property associated with the use of the land, • allow development on land that is compatible with the flood hazard and flood function of that land considering projected changes as a result of climate change, • maintain the existing flood behaviour and flood function, • avoid significant adverse impacts including cumulative impacts on flood behaviour and the environment, • enable safe and appropriate uses of the land, and • enable safe evacuation from the land.
Biodiversity protection	The intended objective of this clause is to maintain terrestrial and aquatic biodiversity, including: • protecting native fauna and flora, • protecting the ecological processes necessary for their continued existence, including habitat connectivity, • encouraging the conservation and recovery of native fauna and flora and their habitats. It is intended the clause will apply to land identified as "Biodiversity" on a Biodiversity Map. The clause will include the following heads of consideration: • whether proposed development is likely to have:

Clause	Explanation of proposed provisions
	– any adverse impact on the habitat of any threatened species, populations, ecological community, or regionally significant species of flora, fauna or habitat, – any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, – any adverse impact on the importance of the vegetation and habitat elements on the land to the survival of native fauna, – any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, – any adverse impact on the condition and role of the vegetation as a habitat corridor, and • any appropriate measures proposed to avoid, minimise or mitigate the adverse impacts of the development. The clause will also include a requirement that development consent must not be granted unless the consent authority is satisfied that: • the development is designed, sited and will be managed to avoid any adverse environmental impact, or • if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or • if that impact cannot be minimised—the development will be managed to mitigate that impact.
Protection of riparian land and waterways	The intended objectives of the clause are to maintain the hydrological functions of riparian land, waterways and aquifers, including protecting the following: • water quality within waterways, • natural water flows, • the stability of the bed and banks of waterways, • groundwater systems, • aquatic and riparian habitats, • ecological processes within waterways and riparian areas. It is intended the clause will apply to land identified as "Waterways and Riparian Land" on a Waterways and Riparian Land Map. It is proposed to adopt heads of consideration consistent with clause 6.6(3) of *Holroyd LEP 2013*, with the following updates: • Use term "waterway" instead of "watercourse". • Insert additional head of consideration from *Parramatta LEP 2011* relating to development impacts on the flows, capacity and quality of groundwater systems. It is also proposed to include provisions consistent with clause 6.5(4) of *Parramatta LEP 2011*.
Stormwater management	The intended objectives of this clause are: • minimise the impacts of urban stormwater on properties, native vegetation and receiving waters, • avoid any adverse impacts on soils and land stability, • protect the environmental and social values of water identified for urban waterways in the Sydney Harbour and Parramatta River and Lane Cove River catchments.

Clause	Explanation of proposed provisions
	It is proposed to include provisions consistent with clause 6.7 of *Holroyd LEP 2013* with the following updates: • Add consideration of impacts of stormwater runoff on water-based recreation areas to head of consideration 2(c).
Foreshore building line	The intended objectives of this clause are to: • maintain and improve the health of the Parramatta River and its tributaries as natural, cultural and recreational assets, • ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area, • ensure that development considers the prevailing character of the river environment. It is intended the clause will apply to land identified as below the foreshore building line on a Foreshore Building Line Map. It is proposed to adopt provisions consistent with clauses 6.7(2) and (3) of *Parramatta LEP 2011*, with the addition of the provision from clause 6.4(4)(h) of *Auburn LEP 2010* requiring consideration of potential future sea level rise or change in flooding patterns.
Essential services	It is proposed to include provisions consistent with clause 6.5 of *Auburn LEP 2010*. 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.
Development on landslide risk land	It is proposed to adopt provisions consistent with clause 6.6 of *Parramatta LEP 2011*. The intended objective of this clause is to ensure that proposed development on land identified as 'landslide risk land' on a Landslide Risk Map is commensurate with the underling geotechnical conditions and to restrict development on unsuitable land.
Restricted premises	It is proposed to adopt provisions consistent with clause 6.8 of *Parramatta LEP 2011*. The objective of the clause is to avoid land use conflicts between restricted premises and sensitive land uses to avoid land use conflicts. It is proposed to make the provisions clearer by updating the clause as follows: • 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. • 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.
Location of sex services premises	It is proposed to adopt provisions consistent with clause 6.9 of *Parramatta LEP 2011*, with the addition of the following objective, consistent with other LEPs: • 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.

Clause	Explanation of proposed provisions
Dual occupancies on land in Zones R2, R3 and R4	It is proposed to adopt provisions consistent with clause 6.11 of *Parramatta LEP 2011*, which: • 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. Land proposed to be included on the Dual Occupancy Prohibition Map is outlined in Part 4 – Mapping. • 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 *Parramatta DCP 2011* controls. On all other sites in the R2, R3 or R4 zone where dual occupancy development is allowed, only attached forms will be permitted.
Ground floor development in Zones B1 and B2	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. 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. It is intended the clause will apply land in the B1 Neighbourhood Centre zone and B2 Local Centre zone. 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.
Design excellence	It is intended that the provisions of clauses 6.12 and 6.13 of Parramatta LEP 2011 will be merged into a single clause. 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 *Parramatta LEP 2011* will be included on this map. 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. 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 considered: • whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved, • whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain, • whether the proposed development detrimentally impacts on view corridors, • the requirements of the *Parramatta Development Control Plan*, • how the proposed development addresses the following matters:

Clause	Explanation of proposed provisions
	– the suitability of the land for development, – the existing and proposed uses and use mix, – any heritage and archaeological issues and streetscape constraints or opportunities, – 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, – the bulk, massing and modulation of buildings, – street frontage heights, – 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, – the achievement of the principles of ecologically sustainable development, including the protection and enhancement of urban tree canopy and green infrastructure, – pedestrian, cycle, vehicular and service access and, circulation and requirements, including the permeability of any pedestrian network, – the impact on, and any proposed improvements to, the public domain, – the impact of any special character area, – achieving appropriate interfaces at ground level between the building and the public domain, – excellence and integration of landscape design, It is proposed to include provisions relating to requirements for architectural design competitions consistent with clause 6.12(5)-(7) of *Parramatta LEP 2011*, which require such competitions for proposed development: • Higher than 55 metres, or • With a capital value of more than $100,000,000, or • Where the applicant has chosen to have such a competition. 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.
Development on certain land at Westmead	It is proposed to include provisions consistent with clause 6.10 of *Parramatta LEP 2011*. 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).
Development on certain land at Granville	It is proposed to include provisions consistent with clause 6.14 of *Parramatta LEP 2011*. 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).

Clause	Explanation of proposed provisions
Underground power lines at Carlingford	It is proposed to include provisions consistent with clause 7.8 of *Parramatta (former The Hills) LEP 2012*. 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 *Parramatta (former The Hills) LEP 2012* Key Sites Map).
Development requiring the preparation of a development control plan	It is proposed to include provisions consistent with clause 6.18 of *Parramatta LEP 2011*. 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 *Parramatta LEP 2011* Key Sites Map).
Arrangements for designated State public infrastructure	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. It is proposed that this clause will replace, and be consistent with, clause 6.8 of *Auburn LEP 2010* (applying to the Carter Street Precinct) and clauses 8.1 and 8.1A of *Parramatta LEP 2011* (applying to the Telopea Precinct and certain land at Granville, respectively). The proposed provisions will apply to the following development: • 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. • Certain land at Granville: As per Telopea Precinct, plus development for commercial premises and mixed use development that results in an increase in floor space for commercial premises and mixed use development. • Other locations added through site-specific LEP amendments made before the finalisation of the consolidated LEP. Development to which the clause applies will not be able to the 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. 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). 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: • State and regional roads, • bus interchanges and bus lanes, • land required for regional open space, • social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes), or land required for such purposes, • light rail infrastructure.

Clause	Explanation of proposed provisions
	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 *Auburn LEP 2010* (Carter Street Precinct) and *Parramatta LEP 2011* (Telopea Precinct and certain land at Granville) and other locations that may be added through site-specific LEP amendments.
Other site-specific provisions	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.
Part 7 – Additional Local Provisions – Parramatta City Centre	It is intended to incorporate all of the provisions within Part 7 of *Parramatta LEP 2011* relating to Parramatta City Centre. 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. It is noted that other amendments to the provisions of *Parramatta LEP 2011* (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.
Schedule 1 – Additional permitted uses	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: • Transfer the provisions of clause 6.10 of *Auburn LEP 2010* relating to land at Wentworth Point Maritime Precinct into Schedule 1 and remove this site from the Key Sites Map. • 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. • 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 *Hornsby LEP 2013*. 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. • Any additional items added through site-specific LEP amendments made before the finalisation of this planning proposal will be carried over into the consolidated LEP. 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.

Clause	Explanation of proposed provisions
	To facilitate consolidation of the schedule it is proposed to reorder and update item numbers.
Schedule 2 – Exempt development	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: • 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. • Must be carried out with Council's prior written consent on land owned by, or under the care or control of, Council. • 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. • Must operate only between 7.00 am and midnight. • 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. • Must maintain emergency vehicle access to and around the premises. • Must not restrict pedestrian access to shops, public facilities or the foreshore unless alternative access is provided. • 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). • 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. • 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 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.) **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 It is also proposed to identify advertising on bus shelters as exempt development under Schedule 2 of the consolidated LEP, as follows: • The display of commercial advertisements on bus shelters owned or managed by Council.
Schedule 3 – Complying development	It is not proposed to identify any development as complying development under Schedule 3 of the consolidated LEP.

Clause	Explanation of proposed provisions
Schedule 4 – Classification and reclassification of public land	It is not intended to classify or reclassify any public land through this planning proposal.
Schedule 5 – Environmental heritage	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. To facilitate consolidation of the schedule it is proposed to reorder and update item numbers and conservation area references. The following updates to the Schedule are proposed: • It is not proposed to carry over the Cheltenham Conservation Area designation into the consolidated LEP from *Hornsby LEP 2013* as, within the City of Parramatta LGA, this designation only applied to land covered by the M2 Motorway or bushland. • Correction to item I648 under *Parramatta LEP 2011* 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. • Correction of Address of item I747 'Horse trough' under *Parramatta LEP 2011* from 'Victoria Road (adjacent to 353a Church Street)' to 'Victoria Road (adjacent to Prince Alfred Park)'. • Appropriately update Schedule 5 numbering of Heritage Items to align with Heritage Council numbering requirements.
Schedule 6 – Pond-based and tank-based aquaculture	To be included in the consolidated LEP, in accordance with the Standard Instrument LEP.
Dictionary	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
R2 Low Density Residential	The intended objectives of this zone are to: • Provide for the housing needs of the community within a low density residential environment. • Enable other land uses that provide facilities or services to meet the day-to-day needs of residents. • Maintain the existing low density residential character of the area. • Protect and enhance tree canopy, existing vegetation and other natural features. • 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. • Allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit, with consent, school-based child care. • Prohibit environmental facilities and recreation facilities (indoors). • Remove health consulting rooms and hospitals from Item 3 of the Land Use Table and rely instead on the provisions of the *Infrastructure SEPP*.
R3 Medium Density Residential	The intended objectives of this zone are to: • Provide for the housing needs of the community within a medium density residential environment. • Provide a variety of housing types within a medium density residential environment. • Enable other land uses that provide facilities or services to meet the day to day needs of residents. • 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. • Allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit, with consent, school-based child care. • Prohibit environmental facilities.
R4 High Density Residential	The intended objectives of this zone are to: • Provide for the housing needs of the community within a high density residential environment. • Provide a variety of housing types within a high density residential environment. • Enable other land uses that provide facilities or services to meet the day to day needs of residents. • Provide opportunity for high density residential development close to major transport nodes, services, employment opportunities and open space. • 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.

Zone	Explanation of proposed provisions
	It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Prohibit environmental facilities.
B1 Neighbourhood Centre	The intended objectives of this zone are 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. • Ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood. • 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. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Remove home occupations from Item 2 'Permitted without consent'. • 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 & drink premises, garden centres, hardware & building supplies, kiosks, markets, plant nurseries, roadside stalls, shops, garden centres, hardware and building supplies, home occupations, plant nurseries, and • Permit residential flat buildings*. • Prohibit hostels. • 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. *A provision is proposed to be included in the consolidated LEP requiring non-residential uses to be provided at ground floor level.
B2 Local Centre	The intended objectives of this zone are 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. • Encourage employment opportunities in accessible locations. • Maximise public transport patronage and encourage walking and cycling. • Encourage the construction of mixed use buildings that integrate suitable commercial, residential and other developments and that provide active ground level uses. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Remove home occupations from Item 2 'Permitted without consent'. • Permit, with consent, amusement centres and residential flat buildings*. • Prohibit environmental facilities and hostels. *A provision is proposed to be included in the consolidated LEP requiring non-residential uses to be provided at ground floor level.

Zone	Explanation of proposed provisions
B3 Commercial Core	The B3 zone is only applied to land under *Parramatta LEP 2011*. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current *Parramatta LEP 2011* Land Use Table for this zone.
B4 Mixed Use	The B4 zone is only applied to land under *Parramatta LEP 2011*. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current *Parramatta LEP 2011* Land Use Table for this zone.
B5 Business Development	The intended objectives of this zone are 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. • Maintain the economic strength of nearby centres by limiting retailing activity. • Enable land uses that provide facilities or services to meet the day to day needs of workers in the area. • Encourage a range of tourism, recreation, function and entertainment uses in proximity to the Rosehill Racecourse, the Parramatta River and the Western Sydney University. • Provide for automotive businesses, trades and services to reinforce the existing functions of land within the zone. • 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. It is proposed to adopt provisions consistent with Items 2,3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit, with consent, funeral homes, industrial retail outlets, industrial training facilities and all light industries. • Prohibit home industries, environmental facilities and markets.
B6 Enterprise Corridor	The intended objectives of this zone are: • 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. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit, with consent, amusement centres, entertainment facilities, function centres, home industries and industrial retail outlets. • Prohibit environmental facilities.
B7 Business Park	The B7 zone is only applied to land under *Auburn LEP 2010*. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current *Auburn LEP 2010* Land Use Table for this zone.
IN1 General Industrial	The intended objectives of this zone are to: • Provide a wide range of industrial and warehouse land uses. • Encourage employment opportunities. • Minimise any adverse effect of industry on other land uses.

Zone	Explanation of proposed provisions
	• Support and protect industrial land for industrial uses. • Facilitate a range of non-industrial land uses that serve the needs of workers and visitors. • Minimise adverse effects on the natural environment. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit, with consent, community facilities, helipads, heliports, and registered clubs. • Prohibit correctional centres, early education and care facilities, environmental facilities, and respite day care centres.
IN2 Light Industrial	The IN2 zone is only applied to land under *Parramatta LEP 2011*. It is proposed to carry over Items 1, 2, 3 and 4 from the current *Parramatta LEP 2011* Land Use Table for this zone, with the following changes: • 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.
IN3 Heavy Industrial	The IN3 zone is only applied to land under *Parramatta LEP 2011*. It is proposed to carry over Items 1, 2, 3 and 4 from the current *Parramatta LEP 2011* Land Use Table for this zone, with the following changes: • Prohibit artisan food and drink premises. • Replace 'centre-based child care facilities' with the group term 'early education and care facilities' in Item 4 'Prohibited'.
SP1 Special Activities	The SP1 zone is only applied to land under *Parramatta LEP 2011*. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current *Parramatta LEP 2011* Land Use Table for this zone.
SP2 Infrastructure	The intended objectives of this zone are to: • Provide for infrastructure and related uses. • Prevent development that is not compatible with or that may detract from the provision of infrastructure. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit building and business identification signs.
RE1 Public Recreation	The intended objectives of this zone are to: • Enable land to be used for public open space or recreational purposes. • Provide a range of recreational settings and activities and compatible land uses. • Protect and enhance the natural environment for recreational purposes. • Conserve, enhance and promote the natural assets and cultural heritage significance of parks and open spaces. • Create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Permit, with consent, building identification signs and business identification signs.

Zone	Explanation of proposed provisions
	• Prohibit charter and tourism boating facilities and water recycling facilities.
RE2 Private Recreation	The intended objectives of this zone are to: • Enable land to be used for private open space or recreational purposes. • Provide a range of recreational settings and activities and compatible land uses. • Protect and enhance the natural environment for recreational purposes. • 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. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*, with the following changes: • Prohibit water recycling facilities.
E2 Environmental Conservation	The intended objectives of this zone are to: • Protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. • Prevent development that could destroy, damage or otherwise have an adverse effect on those values. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*. No changes are proposed.
W1 Natural Waterways	The intended objectives of this zone are to: • Protect the ecological and scenic values of natural waterways. • Prevent development that would have an adverse effect on the natural values of waterways in this zone. • Provide for sustainable fishing industries and recreational fishing. • Provide for cultural and scientific study of natural waterways. • Enable works associated with the rehabilitation of land towards its natural state. It is proposed to adopt provisions consistent with Items 2, 3 and 4 of the Land Use Table for this zone under *Parramatta LEP 2011*. No changes are proposed.
W2 Recreational Waterways	The W2 zone is only applied to land under *Parramatta LEP 2011*. It is proposed to carry over, unchanged, Items 1, 2, 3 and 4 from the current *Parramatta LEP 2011* Land Use Table for this zone. Note: the application of this zone to land in the LGA will be reviewed following finalisation of the *draft Environment SEPP* by the NSW Government, which is proposing an alternate W3 Working Waterways zone for the Parramatta River.

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
Land Application Map	A new map reflects the current boundary of the City of Parramatta LGA (refer to Appendix 4). The consolidated LEP will not apply to land within Sydney Olympic Park (subject to State Environmental Planning Policy (State Significant Precincts) 2005). Certain land at Wentworth Point is currently subject to *Sydney Regional Environmental Plan No.24 – Homebush Bay Area* (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. 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.
Land Zoning Map	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: • Rezoning of public bushland reserves with ecological value to E2 Environmental Conservation where these currently have an alternate zoning. • Rezoning of natural waterway corridors on public land to W1 Natural Waterways, where these currently have an alternate zoning. • 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. • 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. • 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. • 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. • 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.

LEP Map	Explanation of proposed mapping
	• Rezoning of properties at 4 Speers Road and 1-8 Jean Street, North Rocks from R3 Medium Density Residential to R2 Low Density Residential. • 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. • Rezoning of land in Northmead bounded by Fletcher Street, Campbell Street and Murray Street from R3 Medium Density Residential to R2 Low Density Residential. • Rezoning of properties at 34 to 62 Felton Road, Carlingford from R3 Medium Density Residential to R2 Low Density Residential. • Rezoning of the following places of public worship, which adjoin R2 zoned land, from SP1 Special Activities to R2 Low Density Residential: – 471 Kissing Point Road, Ermington – 3 Hammers Road, Northmead – 154 Marsden Road, Dundas Valley – 8 Blakeford Avenue, Ermington – 10-12 Lawson Street, Ermington – 40 Eleanor Street, Rosehill – 24 George Street, Epping – 271 Old Windsor Road, Old Toongabbie – 203 Marsden Road, Carlingford – 22 to 24 Lord Avenue, Dundas Valley – 35 Orchard Street, Epping and 161 Carlingford Road, Epping – 11 to 13 Crown Street, Harris Park – 139 Kissing Point Road, Dundas – 84 Kleins Road, Northmead – 4 Thomas Street, and (part of) 5 to 7 Lombard Street, Northmead – 621 Victoria Road, Ermington – 10 Lamonerie Street, Toongabbie – 15A Cowells Lane, Ermington – 18-22 Barney Street, and 13 to 17 Ferris Street, North Parramatta – 8 Warra Street, Wentworthville – 2 George Street, Epping – 77 Hammers Road, Northmead – 32 Rickard Street, Carlingford – 337 Kissing Point Road, Ermington – 6A Yarrabee Road, Winston Hills – 98 Evans Road, Dundas Valley – 73 Cox Crescent, Dundas Valley – 40-44 Buckleys Road, Winston Hills – 655 Victoria Road and (part of) 15 Hughes Avenue, Ermington – 46-48 Sorrell Street, North Parramatta – 40 Kissing Point Road, Oatlands – 59 Carlingford Road, Epping – 59 Evans Road, Dundas Valley – 46 Binalong Road, Pendle Hill – 214 and 216 Pennant Hills Road, Oatlands

LEP Map	Explanation of proposed mapping
	• 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. • 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. • Rezoning of 24A O'Connell St, Parramatta from RE1 Public Recreation to part RE1 Public Recreation, part W1 Natural Waterway and part W2 Recreational Waterways. • Rezoning classified roads to SP2 Classified Road where these currently have an alternate zoning. • Update map labels applying to the SP2 zone to ensure consistent terminology is used for different infrastructure types. The following changes are proposed: **Current infrastructure labels** → **Proposed infrastructure labels** Strategic Bus Corridor → Public Transport Corridor Railway Corridor → Railway Infrastructure Facility Railway → Railway Infrastructure Facility Further details of proposed changes to the Land Zoning Map are outlined in Part 4.

Lot Size Map	Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA.
	• 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 *Parramatta (former The Hills) LEP 2012*. It is proposed to retain the 700sqm MLS applying to this land, and
	  ○ Newington Community Title Development. It is proposed to retain the current situation where no minimum lot size applies
	• Various updates to the MLS applying to specific sites, associated with proposed zoning changes.
	• Remove existing MLS controls from public streets and roads, consistent with the approach taken under *Parramatta LEP 2011*.
	Maps illustrating the proposed changes to the Lot Size Map are outlined in Part 4.

Height of Buildings Map	Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA. 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: • Increase the height limit applying to R2 zoned land under *Hornsby LEP 2013* from 8.5 metres to 9 metres. • Increase the height limit applying to R3 zoned land under *Auburn LEP 2010* and *Parramatta (former The Hills) LEP 2012* from 9 metres to 11 metres, except for Newington Community Title Development. It is proposed to retain the existing 9m height limit to this land • Reduce the height limit applying to R3 zoned land under *Hornsby LEP 2013* from 12 metres to 11 metres.

LEP Map	Explanation of proposed mapping
	• Reduce the height limit applying to R4 zoned land west of Church Street, Parramatta and under *Holroyd LEP 2013* from 15 metres to 14 metres. • Apply a height limit of 9 metres to land at 482-500 North Rocks Road, Carlingford. • Remove existing height of building control from public streets and roads, consistent with the approach taken under *Parramatta LEP 2011*. • Various updates to the height limit applying to specific sites, associated with proposed zoning changes. Further details of proposed changes to the Height of Buildings Map are outlined in Part 4.
Floor Space Ratio Map	Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA. 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: • Apply a FSR of 0.5:1 to R2 zoned land under *Hornsby LEP 2013*, *Parramatta (former The Hills) LEP 2012*, consistent with R2 zoned land in other parts of the LGA. • Apply a FSR of 0.6:1 to R3 zoned land under *Hornsby LEP 2013* and *Parramatta (former The Hills) LEP 2012*, consistent with R3 zoned land under *Parramatta LEP 2011*. 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. • 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. • Apply an FSR to various sites, matched to the existing height control, to R4 zoned sites currently subject to *Hornsby LEP 2013* and *Parramatta (former The Hills) LEP 2012*, where no FSR control is currently applied. • Various updates to the FSR applying to specific sites, associated with proposed zoning changes. • Remove existing FSR controls from public streets and roads, consistent with the approach taken under *Parramatta LEP 2011*. Further details of proposed changes to the Floor Space Ratio Map are outlined in Part 4.
Land Reservation Acquisition Map	Existing LEP map sets will be consolidated, in so far as they apply to land within the City of Parramatta LGA. The following sites are proposed to be removed from the map as they have already been acquired or dedicated to Council: • 2R Morton St and 1 Baludarri Drive, Parramatta (Lot 3 DP 1215559 & Lot 301 DP 1241775) • 24A O'Connell St, Parramatta (Lot 4 DP 1132683) • 17 Mountain St, Epping (Lot 1 DP 230415) • 3B Carter St, Lidcombe (Lot 20 DP 1249532) 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.

LEP Map	Explanation of proposed mapping
	This includes applying a label of 'Public Transport Corridor' to all land currently labelled on the LRA map as 'Strategic Bus Corridor'. Further details of proposed changes to the Land Reservation Acquisition Map are outlined in Part 4.
Heritage Map	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: • Not retaining the "Item – Landscape" category shown on *Hornsby LEP 2013* and *Auburn LEP 2010* 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. • Removal of the Beecroft - Cheltenham Conservation Area designation. Further details of proposed changes to the Heritage Map are outlined in Part 4. 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.
Acid Sulfate Soils Map	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.
Additional Permitted Uses Map	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.
Dual Occupancy Prohibition Map	It is proposed to retain the Dual Occupancy Prohibition Map in the consolidated LEP. Existing prohibition areas identified in *Parramatta LEP 2011* 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.
Foreshore Building Line Map	*Parramatta LEP 2011* and *Auburn LEP 2010* 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 *Auburn LEP 2010*. Further details of the proposed changes to the Foreshore Building Line Map are outlined in Part 4.
Natural Resources Maps	It is proposed to create consolidated maps that identify environmentally sensitive land in the City of Parramatta LGA, as follows: Biodiversity: Incorporate significant vegetation identified on the following LEP maps (in so far as they relate to land in the LGA): • *Holroyd LEP 2013*: Biodiversity Map; *Hornsby LEP 2013*: Terrestrial Biodiversity Map • *Parramatta LEP 2011*: Natural Resources – Biodiversity Map

LEP Map	Explanation of proposed mapping	
		• *Parramatta (former The Hills) LEP 2012*: Terrestrial Biodiversity Map It is proposed to map additional vegetation that is identified on the NSW Government's *Native Vegetation of the Sydney Metropolitan Area* mapping, as outlined in Part 4 and as reflected in the proposed mapping at Appendix 5A.
	Riparian land and waterways:	Incorporate riparian land and waterways identified on the following LEP maps (in so far as they relate to land in the LGA): • *Holroyd LEP 2013*: Riparian Lands and Watercourses Map • *Parramatta LEP 2011*: Natural Resources – Riparian Land and Waterways Map It is proposed to map additional riparian land and waterways on the map, as outlined in Part 4 and as reflected in the proposed mapping at Appendix 5A.
	Land subject to landslide risk:	Incorporate landslide risk land identified on the following LEP maps (in so far as they relate to land in the LGA): • *Parramatta LEP 2011*: Natural Resources – Landslide Risk Map No additions are proposed through this planning proposal.
	Further details of the proposed additions to the Natural Resources Maps are outlined in Part 4 and reflected in the Proposed Mapping at Appendix 5A.	
Key Sites Map	It is proposed to include a Key Sites Map in the consolidated LEP to identify land subject to the following provisions: • Development on certain land at Westmead (land currently subject to clause 6.10 of *Parramatta LEP 2011*). Refer to Part 4. • Development on certain land at Granville (land currently subject to clause 6.14 of *Parramatta LEP 2011*). Refer to Part 4. • Underground power lines at Carlingford (land currently identified as "Area A" on *Parramatta (former The Hills) LEP 2012* Key Sites Map). • Development requiring the preparation of a development control plan – Telopea Precinct and certain land at Granville (land currently identified as "Telopea Precinct" or as "C" on the *Parramatta LEP 2011* Key Sites Map). • Arrangements for designated State public infrastructure (land currently identified as "Telopea Precinct" and "A" on the *Parramatta LEP 2011* Intensive Urban Development Area Map; and land currently identified as "Carter Street Priority Precinct" on the *Auburn LEP 2010* Priority Precinct Map). • Design Excellence Parramatta City Centre (land currently subject to clause 7.10(5)(c) of *Parramatta LEP 2011* and shown on that LEP's Key Sites Map). • Land subject to new site-specific provisions added through LEP amendments made before the finalisation of this planning proposal.	
Additional Local Provisions Map	Additional Local Provisions Map from *Parramatta LEP 2011* to be incorporated into consolidated LEP. No changes are proposed through this planning proposal. Map relates solely to the Parramatta City Centre.	

LEP Map	Explanation of proposed mapping
Special Provisions Area Map	Special Provisions Area Map from *Parramatta LEP 2011* to be incorporated into consolidated LEP. No changes are proposed through this planning proposal. Map relates solely to the Parramatta City Centre.
Sun Access Protection Map	Sun Access Protection Map from *Parramatta LEP 2011* to be incorporated into consolidated LEP. No changes are proposed through this planning proposal. Map relates solely to the Parramatta City Centre.
Design Excellence Map	It is proposed to incorporate the current *Parramatta LEP 2011* 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 *Parramatta LEP 2011* design excellence provisions (clauses 6.12 or 6.13), are proposed to be added to the map: • Granville (various sites) • Parramatta North Urban Renewal Area • Telopea Precinct • 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.

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.

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 the *Consultation Report on the Land Use Harmonisation Discussion Paper*.

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 as assessment of this planning proposal against the GSRP and District Plan:

GSRP Objective	District Plan Priority/Action	Comment
A city supported by infrastructure **O1:** Infrastructure supports the three cities **O2:** Infrastructure aligns with forecast growth – growth infrastructure compact **O3:** Infrastructure adapts to meet future need **O4:** Infrastructure use is optimised	**PP C1: Planning for a city supported by infrastructure** • **A1:** Prioritise infrastructure investments to support the vision of *A Metropolis of Three Cities* • **A2:** Sequence growth across the three cities to promote north-south and east-west connections • **A3**: Align forecast growth with infrastructure • **A4:** Sequence infrastructure provision using a place based approach • **A5**: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • **A6**: 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	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.
O5: Benefits of growth realized by collaboration of governments, community and business	**PP C2: Working through collaboration** • **A7:** Identify prioritise and delivery collaboration areas	Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.
A city for people **O6:** Services and infrastructure meet communities' changing needs	**PP C3: Provide services and social infrastructure to meet people's changing needs** • **A8:** Deliver social infrastructure that reflects the need of the community now and in the future	Centre-based childcare facilities 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
	• **A9:** Optimise the use of available public land for social infrastructure	Industrial and RE1 Public Recreation. 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 *Community Infrastructure Strategy* (CIS), which outlines priorities for future social infrastructure to meet the community's needs. 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 *Objective 31: Public open space is accessible, protected and enhanced.* 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. <u>Indoor recreation facilities</u> Indoor recreation facilities are already prohibited in R2 zoned land in the LGA under *Holroyd LEP 2013, Hornsby LEP 2013* and *Parramatta (former 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 low density R2 zones as indoor recreation facilities should ideally be located close to public transport and population centres.
O7: Communities are healthy, resilient and socially connected **O8:** Greater Sydney's communities are culturally	**PP C4: Working through collaboration** • **A10:** Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient	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

GSRP Objective	District Plan Priority/Action	Comment
rich with diverse neighbourhoods **O9**: Greater Sydney celebrates the arts and supports creative industries and innovation	and socially connected communities. • **A11:** Incorporate cultural and linguistic diversity in strategic planning and engagement. • **A12:** Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. • **A13:** Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils. • **A14:** Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden. • **A15:** Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	land by extending the current 28 day 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. 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.
Housing the city **O10:** Greater housing supply **O11:** Housing is more diverse and affordable	**PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport** • **A16**: Prepare local or district housing strategies that address housing targets and housing strategy requirements outlined in Objective 10 of the GSRP. • **A17**: Prepare Affordable Rental housing Target Schemes	This planning proposal includes several provisions relevant to housing supply and choice in the City of Parramatta LGA, in particular: – Expanding dual occupancy prohibition areas. – Rezoning of certain sites in North Rocks, Northmead and Carlingford, from R3 Medium Density Residential to R2 Low Density Residential. – Reduction in floor space ratio applying to R3 zoned land at Silverwater from 0.75:1 to 0.6:1. – Applying a maximum building height of 11 metres to R3 zoned land in the former The Hills and Hornsby Council areas. – Prohibition of residential flat buildings on R3 zoned land across the LGA. – Increasing the minimum subdivision lot size applying to residential zoned land in the former Hornsby and Holroyd Council areas. These provisions are not expected to have a significant impact on housing supply or diversity across the LGA, particularly in the context of the

GSRP Objective	District Plan Priority/Action	Comment
		multiple precinct and site-specific strategic planning processes currently underway across the LGA. Council has prepared a Local Housing Strategy, which demonstrates how housing supply and choice will be delivered in the LGA in appropriate locations to implement the District Plan housing targets and objectives. 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. Further commentary on this issue is provided in section 3.2.4 relating to compliance with Ministerial Direction 3.1 – Residential Zones.
A city of great places **O12:** Great places that bring people together **O13**: Environmental heritage is identified, conserved and enhanced	**PP C6: Creating and renewing great places and local centres, and respecting the District's heritage** • **A18**: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places. • **A19**: Identify, conserve and enhance environmental heritage. • **A20**: Use place-based planning to support the role of centres as a focus for connected neighbourhoods. • **A21**: In Collaboration Areas, Planned Precincts and planning for centres [abridged] • **A22**: Use flexible and innovative approaches to revitalise high streets in decline.	This planning proposal does not seek to rezone any business zoned 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. 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. This is consistent with the intent of the District Plan as it provides for additional opportunities for investment and business activities within these zones. Existing LEP schedules of heritage items and conservation areas will be

GSRP Objective	District Plan Priority/Action	Comment
		retained and incorporated in the consolidated LEP, with only minor administrative changes proposed.
A well-connected city **O19:** Greater Parramatta is stronger and better connected	**PP C7: Growing a stronger and more competitive Greater Parramatta** • **A23:** Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy. • **A24:** Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead. • **A25:** Support the emergency services transport, including helicopter access. • **A26:** Prioritise infrastructure investment. • **A27:** Manage car parking and identify smart traffic management strategies. • **A28:** Investigate opportunities for renewal of Westmead East as a mixed use precinct.	Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.
Jobs and skills for the city **O15:** The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	**PP C8: Delivering a more connected and competitive GPOP Economic Corridor** • **A28**: Investigate opportunities for renewal of Westmead East as a mixed use precinct. • **A29**: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GPOP Economic Corridor. • **A30**: Prioritise transport investments that enhance access to the GPOP between centres within GPOP.	Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.
O14: Integrated land use and transport creates walkable and 30 minute cities **O16:** Freight and logistics network is competitive and efficient	**PP C9: Delivering integrated land use and transport planning and a 30-minute city** • **A32**: Integrate land use and transport plans to deliver a 30-muinute city. • **A33**: Investigate, plan and protect future transport and infrastructure corridors. • **A34**: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network. • **A35**: Optimise the efficiency and effectiveness of the freight handling and logistics network. • **A36**: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train	Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check.

GSRP Objective	District Plan Priority/Action	Comment
	link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections.	
O22: Investment and business activity in centres	**PP C10: Growing investment, business opportunities and jobs in strategic centres** • **A37:** Provide access to jobs, goods and services in centres [abridged] • **A38:** Create new centres in accordance with the principles for Greater Sydney's centres. • **A39:** Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional floorspace.	Not directly relevant to this planning proposal. Being implemented through separate activity as outlined in the LEP Health Check. This planning proposal will not impact the ongoing growth of commercial space in Strategic Centres and the Parramatta City Centre.
O23: Industrial and urban services land is planned, retained and managed	**PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land** • **A49**: 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. • **A51**: Facilitate the contemporary adaption of industrial and warehouse buildings through increased floor to ceiling heights. • **A52**: Manage the interfaces of industrial areas, trade gateways and intermodal facilities by land use activities (a-e) and transport operations (f-g) [abridged]	This planning proposal does not include any changes that would result in the reduction of the amount of industrial and urban services land. 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. These land uses are considered incompatible with industrial areas and/or have the potential to further reduce the amount land available for industrial purposes. 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 Local Strategic Planning Statement.
O24: Economic sectors are targeted for success	**PP C12: Supporting growth of targeted industry sectors** • **A53**: Facilitate health and education precincts. • **A54**: Provide a regulatory environment that enables economic opportunities created by changing technologies. • **A55**: Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.	Refer to commentary above relating to proposed provisions for events and temporary use of land. 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: – Permitting bed and breakfast accommodation in all residential zones and business zones across the LGA. Other types of tourist and visitor accommodation, such as

GSRP Objective	District Plan Priority/Action	Comment
	• **A56**: Protect and support agricultural production and mineral resources by preventing inappropriate dispersed urban activities. • **A57**: Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experience and ensure connections to transport at key tourist attractions. • **A58**: Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation. • **A59**: When preparing plans for tourism and visitation consider (a-g).	hotel and motel accommodation and services apartments, are not proposed to be allowed in 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. – 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. Other aspects of this planning priority will be implemented through separate activity, as outlined in the LEP Health Check.
A city in its landscape **O25:** The coast and waterways are protected and healthier	**PP C13: Protecting and improving the health and enjoyment of the District's Waterways** • **A60**: Protect environmentally sensitive areas of waterways. • **A61**: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport. • **A62**: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes. • **A63**: Work towards reinstating more natural conditions in highly modified urban waterways.	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. 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.

GSRP Objective	District Plan Priority/Action	Comment
O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced **O28:** Scenic and cultural landscapes are protected	**PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes** • **A65:** Protect and enhance biodiversity by (a-c) [abridged] • **A66:** Identify and protect scenic and cultural landscapes. • **A67:** Enhance and protect views of scenic and cultural landscapes from the public realm.	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 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. 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).
O30: Urban tree canopy cover is increased **O32:** The Green grid links Parks, open spaces, bushland and walking and cycling paths	**PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections** • **A68**: Expand urban tree canopy in the public realm. • **A69**: progressively refine the detailed design and delivery of (a-c) [abridged] • **A70**: Create Greater Sydney green Grid connections to the Western Sydney Parklands.	This planning proposal includes provisions for: – 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 retention. – Inclusion of heads of consideration relating to protection and enhancement of urban tree canopy in the proposed design excellence clause. The need to protect urban tree canopy cover has also informed proposals relating to dual occupancy prohibition areas and minimum lot size requirements (refer to Appendix 6). Other aspects of this planning priority will be implemented through separate activity, as outlined in the LEP Health Check. Alongside this planning proposal, Council is also preparing a

GSRP Objective	District Plan Priority/Action	Comment
		consolidated development control plan for the LGA. This process will include a review of the tree protection controls applying to the land in the LGA, to give effect to *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.*
O31: Public open space is accessible, protected and enhanced	**PP C17: Delivering high quality open space** • **A71**: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]	This planning proposal includes provisions relating to land uses permitted in RE1 Public Recreation zones. It is proposed to prohibit child care centres on RE1 zoned land. Refer to comments above relating to *Objective 6: Services and infrastructure meet communities' changing needs.* 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 *Parramatta LEP 2011* and *Parramatta (former The Hills) LEP 2012. Auburn LEP 2010* 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. 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. 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. Other changes to the Land Use Table are outlined in Appendix 3, and are considered to be of minor significance.
An efficient city **O33:** A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change **O34:** Energy and water flows are captured, used and re-used **O35:** More waste is re-used and recycled to	**PP C19: Reducing carbon emissions and managing energy, water and waste efficiently** • **A75**: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050. • **A76**: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency.	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. The LEP Health Check outlines other actions council is taking to implement this planning priority.

GSRP Objective	District Plan Priority/Action	Comment
support the development of a circular economy	• **A77**: Protect existing and identify new locations for waste recycling and management. • **A78**: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements. • **A79**: 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.	
O36: People and places adapt to climate change and future shocks and stresses **O37:** Exposure to natural and urban hazards is reduced **O38:** Heatwaves and extreme heat are managed	**PP C20: Adapting to the impacts of urban and natural hazards and climate change** • **A81**: Support initiatives that respond to the impacts of climate change. • **A82**: 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. • **A83**: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat. • **A84**: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley. • **A85**: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD.	This planning proposal includes provisions for: – Consistently protecting public bushland reserves and mapping additional sites with biodiversity significance. – An additional objective for the R2 zone relating to protecting and enhancing tree canopy. – Inclusion of heads of consideration relating to urban heat in the proposed design excellence clause. 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. The LEP Health Check outlines other actions council is taking to implement this planning priority.

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?

The following local strategic planning documents are relevant to the planning proposal.

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	• **1.1:** Invest in services and facilities for our growing community. • **1.2:** Advocate for affordable and diverse housing choices.	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

CSP Objective	Associated CSP Strategies	Comment
	• **1.3**: Support people to live active and healthy lives. • **1.4:** Ensure everyone has access to education and learning opportunities. • **1.5**: Empower communities to be strong and resilient by building individual and community capability. • **1.6**: Engage and consult the community in decision-making. • **1.7:** Deliver effective, responsible and ethical leadership and decision-making, reflective of community needs and aspirations.	balanced with the need to manage the impacts of development to avoid negative impacts on communities. 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. The community has informed this planning proposal through consultation on the Land Use Planning Harmonisation Discussion Paper and follow up exhibition on the planning proposal itself in late 2020.
Accessible – We can all get to where we want to go	• **2.1:** Design our City so that it is usable by people of all ages and abilities. • **2.2:** Improve public transport to and from Parramatta CBD, our local centres, neighbourhoods and the greater Sydney region. • **2.3:** Make our City more enjoyable and safe for walking and cycling. • **2.4:** Provide and upgrade roads and improve safety for all road users. • **2.5:** Manage traffic congestion and access to parking.	This planning proposal does not propose increases in development densities in the LGA. The proposals relating to dual occupancy prohibition areas have been informed by consideration of access to transport and street patterns. Refer to Appendix 6. Matters relating to car and bicycle parking rates will be further considered in the preparation of a consolidated development control plan for the LGA.
Green – We care for and enjoy our environment	• **3.1:** Protect and enhance our natural environment. • **3.2:** Improve our River and waterways. • **3.3:** Keep our City clean. • **3.4:** Provide green spaces for recreation, relaxation and enjoyment. • **3.5:** Prepare for and lessen the impacts of extreme weather events. • **3.6:** Promote energy and water efficiency, renewable energy sources, and reduced emissions and waste.	This planning proposal includes several provisions to protect the natural environment, including: – Consistently zoning all bushland corridors E2 Environment Conservation. – Consistently rezoning waterways W1 Natural Waterways. – Mapping important vegetation and creek corridors in the LEP to ensure impacts of development are thoroughly considered. 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.
Welcoming – We celebrate culture and diversity – past, present and future	• **4.1:** Acknowledge the Darug peoples as the traditional custodians of this land and make Parramatta a leading City of Reconciliation.	This planning proposal includes provisions relating to events and temporary use of land that will support arts and cultural events in the LGA. Existing LEP schedules of heritage

CSP Objective	Associated CSP Strategies	Comment
	• **4.2:** Promote the growth of arts and culture and champion the role that culture plays in city-building. • **4.3:** Respect, protect and celebrate our shared living histories of Parramatta and embrace our heritage. • **4.4:** Recognise that Parramatta has always been a gathering place and our diversity is our strength.	items and conservation areas will be retained and incorporated in the consolidated LEP, with only minor administrative changes proposed. As part of the preparation of the consolidated development control plan for the LGA, Council is undertaking work to extend the Aboriginal Archaeology Sensitivity Map.
Thriving – We benefit from having a thriving CBD and local centres	• **5.1:** Accelerate local jobs growth and support people in finding employment. • **5.2:** Attract public and private investment to our City and support the growth and prosperity of local businesses. • **5.3:** Plan and deliver a vibrant, attractive and safe CBD and local centres. • **5.4:** Ensure major centres have a thriving day and night time economy.	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. 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 is proposed.
Innovative – We collaborate and champion new ideas to create a better future	• **6.1:** Engage in strategic planning and implement innovative solutions to manage the growth of our City. • **6.2:** Support collaboration and partnerships to deliver key outcomes for our City. • **6.3:** Embrace technology, creativity and innovation to solve complex problems and improve our City. • **6.4:** Attract leading research, education and training facilities to Parramatta. • **6.5:** Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community.	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.

Parramatta Local Strategic Planning Statement: City Plan 2036

The Parramatta Local Strategic Planning Statement: City Plan 2036 (the LSPS) came into effect on 31 March 2020. It sets out a 20-year land use planning vision for the City of Parramatta. The LSPS aligns with relevant District Plan priorities and Council's Community Strategic Plan. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character. Further, the LSPS aims to protect the City's environmental assets and improve the health and liveability of the City.

The planning priorities outlined in the LSPS are supported by policy directions and actions to guide future changes to the City's land use planning controls. This planning proposal is consistent with the LSPS as it has good alignment with Council's Community Strategic Plan and the relevant directions, objectives and priorities of the District Plan (as outlined above).

The LSPS identifies the Land Use Planning Harmonisation project (which this planning proposal forms a

key part of) as a priority for Council as it will improve development assessment processes and provide consistency in the planning framework across the new LGA. Although mainly technical and administrative in nature, this planning proposal will help implement several specific actions identified in the LSPS, as outlined in the table below:

LSPS Action	Comment
A28 – Develop provisions requiring fine grain shopfront uses and presentation at street level in Local Centres.	This planning proposal seeks to introduce provisions that will require ground floors of buildings in B1 and B2 zones to provide non-residential uses. This will assist with providing active uses at street level.
A30 – Finalise the review of dual occupancy and medium density residential zone provisions for Government's consideration as part of the LEP Harmonisation Project.	This planning proposal includes several provisions relating to dual occupancy development and medium density residential zones, including: – Expanding dual occupancy prohibition areas. – Minimum lot size provisions for manor houses and dual occupancies. – Rezoning of certain R3 zoned sites. – Rationalisation of height and floor space ratio controls for R3 zoned. Existing controls will not be changed in respect to Newington, which has been developed under a Community Titles scheme that ensures character and environmental impacts are managed.
A60 – Investigate planning provisions which enable temporary uses and events as exempt development that does not require development approval.	This planning proposal seeks to identify markets and other temporary events on land owned or managed by Council as exempt development, removing the need for a development application. The days allowable for temporary use of land is also proposed to increase to 52 days.
A76 – Review the case for permissibility of childcare facilities in the IN1 and IN2 Industrial zones as part of the LEP Harmonisation project.	This planning proposal seeks to prohibit childcare facilities within the IN1 and IN2 industrial zones and the RE1 Public Recreation zone. Justification for this is included in Section 3.2.1 of this Planning Proposal, as well as the Consultation Report at Appendix 5.
A77 – Review the new retail definitions for suitable implementation into the LEP's business and industrial zones as part of the LEP Harmonisation project.	This planning proposal seeks to consolidate and rationalise LEP Land Use Tables, as outlined in Section 2.2. New retail definitions, including artisan food and drink premises, were considered as part of this process to ensure suitable uses are permitted in business and industrial zones.
A79 – Consider reviewing permitted land uses within Local Urban Service Hubs and other employment lands to ensure they are contemporary and meet the changing needs of industry.	As above, this planning proposal includes a review of land use tables applying to business and industrial zones to provide consistency across zones and to prohibit uses considered incompatible with employment lands and to ensure employment lands are protected.
A88 – Review planning and development requirements to: • maintain existing biodiversity and increase vegetation and habitat opportunities; • identify and encourage biodiversity corridors to improve habitat protection and connectivity within and beyond the local government area; • increase tree canopy; and	This planning proposal includes several provisions that will assist with implementation of this action, including application of an E2 Environmental Conservation zone to public bushland sites, increases to minimum subdivision lot size, and an additional objective for the R2 zone relating to protecting and enhancing tree canopy. Further information is outlined in the commentary against Objectives O25 – O31 of the Sydney Region Plan in section 3.2.1 of this planning proposal.

• clarify deep soil and setback needs including contiguous open spaces.	

Parramatta Local Housing Strategy (2020)

Council's Local Housing Strategy (2020) (or LHS) was endorsed by Council on 13 July 2020 after the Harmonisation Planning Proposal documentation was finalised for exhibition purposes. Key objectives of the LHS include the following:

- Housing delivery that complements the economic significance of the city
- Housing affordability and place-based outcomes that meet the needs of residents
- Additional housing is sequenced with existing transport and capacity improvements
- Community infrastructure is adequately funded and delivered with new housing
- Local mechanisms improve built form environmental performance and reduce urban heat impacts

The approval of the Harmonisation Planning Proposal is identified throughout several actions within the LHS, required to implement the LSPS and meet its key objectives including:

> **Action P13:** Extension of Dual Occupancy Prohibition Areas in the LEP where there is a need to preserve future opportunity in the Parramatta to Epping and Parramatta to Norwest future mass transit corridors
> **Action S16:** Expand the Dual Occupancy Prohibition Area to limit change in areas outside of growth precincts to manage the provision of open space

In this regard, the Harmonisation PP is consistent with the assumptions in the LHS's capacity analysis and ensures housing growth occurs in locations that leverages from existing connectivity and future transport infrastructure.

A copy of the LHS as endorsed by Council in July 2020 can be accessed via https://www.cityofparramatta.nsw.gov.au/local-housing-strategy.

Parramatta Employment Lands Strategy (2016) and ELS Review and Update (2020)

Council's Employment Lands Strategy Review and Update (2020) which complements Council's Employment Lands Strategy (2016) was endorsed by Council on 13 July 2020 after the Harmonisation Planning Proposal documentation was finalised for exhibition purposes.

This planning proposal is consistent with the ELS (2016) and ELS Review and Update (2020) as it does not seek to reduce the amount of industrial zoned land within the LGA. The methodology has been to rollover the existing industrial zones as follows:

- IN1 – General Industrial
- IN2 – Light Industrial
- IN3 – Heavy Industrial
- B5 – Business Development
- B6 – Enterprise Corridor
- B7 – Business Park

It is also consistent with the ELS (2016) and ELS Review and Update (2020) because the existing height and floor space ratio controls for these zones are proposed to be retained in the consolidated LEP being recommended for finalisation.

Furthermore, the land use tables applying to the industrial zones are being harmonised to achieve consistency in policies applying to these locations across the LGA. 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 as these land uses are considered incompatible with industrial areas and/or have the potential to further reduce the amount land available for industrial purposes, ensuring consistency with the ELS (2016) and ELS Review and Update

(2020).

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.	**Not relevant.** 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.	**Consistent.** 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 Biodiversity 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.	**Not relevant** 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.	**Consistent.** 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.	**Not relevant** to this planning proposal.
SEPP 44 – Koala Habitat Protection	This SEPP does not apply to land within the City of Parramatta LGA.	**Not relevant** 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.	**Not relevant** to this planning proposal.

SEPP	Summary	Application and Consistency
SEPP 55 - Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land. 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.	**Consistent.** This planning proposal is not proposing the 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.	**Consistent.** This planning proposal seeks to prohibit general advertising structures in all zones in the LGA, consistent with the current approaches under both *Parramatta LEP 2011* and *Parramatta (former The Hills) LEP 2012*, 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 *Harmonising our land use planning framework Discussion Paper* 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.	**Consistent.** 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.	**Not relevant** to this planning proposal. The SEPP does not contain any provisions required to be addressed as part of this planning proposal.

SEPP	Summary	Application and Consistency
SEPP (Aboriginal Land) 2019	This SEPP does not apply to land within the City of Parramatta LGA.	**Not relevant** to this planning proposal.
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.	**Not inconsistent.** 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.	**Not relevant** to this planning proposal.
SEPP (Coastal Management) 2018	Gives effect to the objectives of the *Coastal Management Act 2016* 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).	**Consistent.** 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.	**Not relevant** 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.	**Not inconsistent.** 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 an 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.	**Consistent.** 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.	**Not relevant** 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.	**Not relevant** 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..	**Not relevant** 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.	**Not inconsistent.** 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.	**Not relevant** to this planning proposal.
SEPP (State and Regional Development) 2011	Identifies development and infrastructure that is of State or regional significance.	**Not relevant** 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.	**Justifiably inconsistent.** 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.	**Not relevant** to this planning proposal.
SEPP (Sydney Region Growth Centres) 2006	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. 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.	**Not relevant** to this planning proposal. This planning proposal does not include an extensive review of zoning or density within the proposed Greater Parramatta Growth Area.
SEPP (Three Ports) 2013	This SEPP applies to land at Port Kembla and Port Botany.	**Not relevant** 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.	**Not inconsistent.** 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.
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. .	**Consistent.** The SEPP does not contain any provisions required to be addressed in the preparation of an environmental planning instrument. 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.
SEPP (Western Sydney Employment Area) 2009	This SEPP does not apply to land within the City of Parramatta LGA.	**Not relevant** to this planning proposal.
SEPP (Western Sydney Parklands) 2009	This SEPP does not apply to land within the City of Parramatta LGA.	**Not relevant** 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	**Not inconsistent.** 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: – Earthworks in close proximity to waterways and drinking water catchments – Flood planning – Protection of waterways and riparian corridors

SEPP	Summary	Application and Consistency
	preparation of environmental planning instruments. The SEPP applies to land in the City of Parramatta LGA.	– Stormwater management – Development along certain foreshore areas 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.
Sydney Region Environmental Plan 24 – Homebush Bay Area	Together with the Homesbush Bay West DCP, SREP 24 provides the land use planning framework for land at Wentworth Point.	**Not relevant** to this planning proposal. 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.

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
- Regional planning
- Local plan making
- Metropolitan planning

The following directions are considered relevant to this planning proposal:

Relevant Direction	Application and Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones **The objectives of this Direction are to:** **(a) encourage employment growth in suitable locations,** **(b) protect employment land in business and industrial zones, and** **(c) support the viability of identified centres.** **A planning proposal must:** **(a) give effect to the objectives of this direction,**	**Consistent.** 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. 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. 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

Relevant Direction	Application and Consistency
(b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (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.	consistency across the LGA. It is also proposed to prohibit artisan food and drink industries in the IN3 zone. These land uses are considered incompatible with industrial areas and/or have the potential to further reduce the amount land available for industrial purposes. 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.
1.2 Rural Zones The objective of this Direction is to protect the agricultural production value of rural land. A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (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).	**Consistent and of minor significance.** A small parcel of land off Murray Farm Road, Carlingford is currently zoned RU3 Forestry. 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. 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). Given the above, the application of the SP1 Special Activities zone is considered more appropriate and reflective of the current use.
1.3 Mining, Petroleum Production and Extractive Industries 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.	**Not applicable.** This planning proposal does not apply to any land that is subject to the provisions of this Direction.
1.4 Oyster Aquaculture The objectives of this Direction are: (a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, (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.	**Not applicable.** This planning proposal does not apply to any land that is subject to the provisions of this Direction.

Relevant Direction	Application and Consistency
1.5 Rural Lands The objectives of this Direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic development of rural lands for rural and related purposes.	**Not applicable.** This planning proposal does not apply to any land that is subject to the provisions of this Direction.
2. Environment and Heritage	
2.1 Environment Protection Zones The objective of this Direction is to protect and conserve environmentally sensitive areas. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. 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).	**Justifiably inconsistent.** 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 Biodiversity 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. 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. 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.
2.2 Coastal Management The objective of this Direction is to protect and manage coastal areas of NSW. This planning direction sets out a range of requirements for planning proposals affecting land in the coastal zone, including: • Coastal wetlands and littoral rainforests • Coastal vulnerability areas • Coastal environment areas	**Consistent.** 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 *Coastal Management SEPP* (refer to section 3.2.3 above). 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: – Protection of waterways and riparian corridors – Development along certain foreshore areas This planning proposal does not include any provisions that would otherwise increase densities on land subject to this Direction.
2.3 - Heritage Conservation The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. A planning proposal must contain provisions that facilitate the conservation of items of heritage significance, including Places,	**Consistent.** 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.

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.
2.4 Recreation Vehicle Areas The objective of this Direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	**Not applicable.** This planning proposal does not apply to any land that is subject to the provisions of this Direction.
2.5 Application of E2 and E3 Zones and Environmental overlays in Far North Coast LEPs 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.	**Not applicable.** This planning proposal does not apply to any land that is subject to the provisions of this Direction.
3. Housing, Infrastructure and Urban Development	
Direction 3.1 - Residential Zones The objectives of this Direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or	**Justifiably inconsistent.** Council has endorsed a Local Housing Strategy (LHS) and Local Strategic Planning Statement (LSPS) which identify actions for providing a diversity of housing types and sizes in the LGA to meet community needs and housing targets. The 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. In order to achieve harmonisation of these provisions across the LGA, this process will result in some changes to permitted residential densities on certain sites. Further discussion of key issues follows. A quantitative analysis of the anticipated impacts of the proposed amendments has been prepared and is included at Appendix 9. <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	
other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. **Any inconsistencies with the Direction need to be justified through a housing strategy or relevant study, or be of minor significance.**	**Proposed prohibition area location**	**Impact on permitted residential density**
	Existing prohibition areas identified under *Parramatta LEP 2011*	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 *Hornsby LEP 2013*. This planning proposal will result in a net increase of approximately 90 lots being available for dual occupancy development in this part of the LGA.
	R2 zoned land in the former The Hills Council area (and land proposed to be rezoned to R2), with the exception of certain land fronting Pennant Hills Road and Windsor Road.	While dual occupancy development is currently permitted in this area under *Parramatta (former The Hills) LEP 2012*, subdivision of dual occupancies is not. Between May 2016 and May 2020, only 15 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. As such, it is considered that applying a prohibition is not inconsistent with existing policy and will not significantly impact supply in the LGA. The proposal is also justified on the basis of the multiple constraints to dual occupancy development that exist across this area. This matter is considered further in Appendix 6.
	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, Eastwood, Epping, and Oatlands.	Dual occupancy development is currently permitted in these locations under *Parramatta LEP 2011*. It is estimated applying a prohibition will impact approximately 2,600 sites (over 600sqm and not strata titled) in these areas, reducing the supply of available sites in the LGA by approximately 10%. While this is inconsistent with the Direction, it is considered justified on the basis of the multiple constraints to dual occupancy development that exist across these suburbs. This matter is considered further in Appendix 6 and Appendix 9.
	R2 zoned lots outside the above locations with a	This reflects the existing policy of *Parramatta LEP 2011* and *Parramatta (former*

Relevant Direction	Application and Consistency
	site area less than 600sqm. — *The Hills) LEP 2012*, which limit dual occupancy development in the R2 zone to sites of 600sqm or more. This is achieved through proposed clause 4.1D. While the proposals would reduce the permissible residential density on some sites, it is important to ensure that dual occupancy development occurs in the right locations. 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. Prohibition areas have been defined using suburb or other logical boundaries, such as major roads and topography, to harmonise controls across contiguous areas and avoid creating isolated pockets of land where different rules apply. 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 *Affordable Rental Housing SEPP*. 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. 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 in total (154 from R2 zoned land) 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 8,245 R2 zoned sites over 600sqm and not strata titled) to provide approximately 53 years of dual occupancy housing, far in excess of the 20 year timeframe of the draft LHS. Further, the draft LHS shows that Council is achieving its dwelling targets. 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. <u>Applying a consistent minimum lot size of 600sqm for dual occupancy development</u> 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. A relatively small number of sites (approx. 48) will be impacted in the former Holroyd Council area, where a MLS of 500sqm currently applies to R2 zoned land under *Holroyd DCP 2013*. This impact is considered of minor significance. While a MLS of 450sqm applies to land under *Auburn DCP 2010*, 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

Relevant Direction	Application and Consistency
	development is likely to be higher forms of residential accommodation permitted under the R3 Medium Density Residential zone Proposed clause 4.1D, will limit unintended increases in density occurring in low density residential environments. Rezoning of certain land from R3 Medium Density Residential to R2 Low Density Residential This planning proposal includes the rezoning of certain properties in North Rocks, Northmead and Carlingford 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. Current provisions applying to these sites require a minimum lot size (MLS) 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 acted as a significant barrier to the delivery of medium density housing in these locations, which have maintained a low density character dominated by single detached housing, despite being zoned for medium density housing since at least 2005. The proposed rezoning of these sites is therefore consistent with the effect of the existing MLS policy applying to these sites. When the *Low Rise Medium Density Housing Code* is implemented in the LGA, it will allow manor houses (a type of residential flat building) on lots as small as 600sqm through complying development, overriding any local controls. This form of small lot housing is not considered appropriate in these locations as many sites are long and narrow, irregularly shaped and/or arranged in a subdivision pattern which would make it difficult to achieve well designed medium density housing without significant consolidation. A low density residential zoning is considered more appropriate, in the keeping with the existing built form. Given the lack of delivery of medium density housing in these locations, the proposed rezonings would not significantly impact housing supply and diversity in the LGA. Council's draft LHS and draft LSPS place a greater reliance on delivering housing diversity within 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. None of the subject sites are located in an identified growth area or 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 – contained in the *Dual Occupancy Constraints Analysis* (December 2019) - areas also identified much of this land as having several constraints to intensification. The proposed rezonings would retain approximately 1,580 sites (over 400sqm and not built out or having a heritage constraint) for medium density housing, with an estimated capacity of 5,203 homes based on the methodology used in the draft LHS (or a net contribution of 3,603 homes taking into account existing dwellings on sites).

Relevant Direction	Application and Consistency
	Based on historical take-up rates of approximately 70 dwellings (gross) per year from R3 zones, there would remain sufficient sites to provide approximately 75 years of supply, far in excess of the 20 year timeframe of the draft LHS. Even if take-up rates were to double as a result of the introduction of manor house provisions into the LGA, there would still remain in excess of 37 years of supply. This would be in addition to any new medium density housing areas delivered as part of new growth areas and Housing Diversity Precincts. Part 4 of this Planning Proposal provides further justification for the downzoning of individual sites. Appendix 9 provides further quantitative analysis of the proposals. Prohibiting residential flat buildings in the R3 Medium Density Residential zone Currently, only *Hornsby LEP 2013* 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. Extending the prohibition of RFBs to R3 zoned land in the former Hornsby Council area would impact approximately 50 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 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 a development application was recently approved for an RFB at 21 Derby Street, Epping). It is also proposed to reduce the height limit applying to the R3 zoned land in Epping to 11 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. Reducing the floor space ratio control applying to R3 zoned land at Silverwater from 0.75:1 to 0.6:1. This proposed change will impact approximately 212 properties, excluding those that have already been developed or have an active approval for medium density housing. This change, along with proposals to apply an 11 metre height limit to the R3 zone, will bring consistency across R3 zoned land in the LGA. An FSR of 0.6:1 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 maximum height of 11 metres to R3 zoned land in the former Auburn (excluding Newington), Hornsby and The Hills council areas. The proposed change will bring consistency to the controls applying to the majority of R3 zoned land across the LGA. The intent of this change is to achieve better design outcomes on medium density housing sites, and not to alter the permissible development capacity of sites. An 11 metre height limit will support greater diversity in roof designs, better floor to ceiling heights in attic spaces and will enable developments to better respond to site conditions such as sloping topography. Newington is considered a

Relevant Direction	Application and Consistency
	special case which is subject to design controls under the Community Title Community Management Statement that applies. Within the former Hornsby Council area, the proposed change will reduce heights by 1 metre and will impact approximately 50 sites which have not yet been built out. No FSR currently applies to these sites, though it is proposed to apply an FSR of 0.6:1, consistent with R3 zoned land in the former Parramatta Council area. 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. 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. Any potential overshadowing impacts associated with increasing the height limit in some locations are expected to be minor and can be managed through application of DCP controls. <u>Increasing the minimum subdivision lot size applying to residential zoned land in the former Hornsby and Holroyd Council areas.</u> The proposed change will apply a minimum subdivision lot size control in these areas consistent with the *Parramatta LEP 2011* controls. Increasing the MLS requirement will assist with tree retention on sites and achieving better design outcomes from low density residential development. Approximately 263 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). Approximately 3 properties in the former Holroyd Council area will be impacted by the change, which is considered of minor significance. <u>Application of floor space ratio controls to residential zoned land where none currently are applied.</u> 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. <u>Rezoning of sites currently zoned R1 General Residential</u> 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.

Relevant Direction	Application and Consistency
3.2 Caravan Parks and Manufactured Home Estates The objectives of this Direction are: (a) to provide for a variety of housing types, and (b) to provide opportunities for caravan parks and manufactured home estates. The Direction includes the requirement that planning proposals must retain provisions that permit development for the purposes of caravan parks.	**Justifiably inconsistent and of minor significance.** 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 *Hornsby LEP 2013.* 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. 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.
Direction 3.3 Home Occupations The objective of this Direction is to encourage the carrying out of low-impact small businesses in dwelling houses. Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	**Revoked 9 November 2020.**
Direction 3.4 - Integrating Land Use and Transport 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. 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: (a) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and (b) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).	**Consistent.** The proposed changes to the locations where dual occupancy development is permitted has been informed by a constraints analysis – contained in the *Dual Occupancy Constraints Analysis* (December 2019) - which included consideration of access to public transport. 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. Proposed changes to the zones of some sites are considered of minor significance as they reflect the existing constraints and built outcomes on these sites.
3.5 Development Near Regulated Airports and Defence Airfields The objectives of this Direction are: (a) to ensure the effective and safe operation of regulated airports and defence airfields; (b) to ensure that their operation is not compromised by development that constitutes an obstruction,	Sydney Metro Airports advises that the 15km airspace associated with Bankstown Airport overlies all areas in the LGA, except for land in the former The Hills LGA. The regulations associated with this airspace protection is stipulated within the Australian Government Civil Aviation Safety Authority's Manual of Standards Part 139 - Aerodromes, Chapter 7 - Obstacle Limitation Surfaces. This airspace is also protected within the National Airports Safeguarding Framework - Guideline F Managing the Risk of Intrusions into the Protection Airspace of Airports. Clause 7.6 of the proposed written instrument contains existing

Relevant Direction	Application and Consistency
hazard or potential hazard to aircraft flying in the vicinity; and (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.	provisions in respect to areas within the Parramatta CBD requiring, prior to the grant of development consent, obtaining of approval under the Airports Act 1966. 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.
3.6 Shooting Ranges The objectives of this Direction are: (a) to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, (b) to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, (c) to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	**Not applicable.** This planning proposal does not apply to any land that is subject to the provisions of this Direction.
3.7 Reduction in non-hosted short term rental accommodation period The objectives of this Direction are to: (a) mitigate significant impacts of short-term rental accommodation where non-hosted short term rental accommodation period are to be reduced, and (b) ensure the impacts of short-term rental accommodation and views of the community are considered.	**Not applicable.** This planning Direction only applies to land in Byron Shire Council.
4. Hazard and Risk	
Direction 4.1 - Acid Sulfate Soils 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.	**Consistent.** 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.
4.2 Mine Subsidence and Unstable Land 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.	**Consistent.** 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.
Direction 4.3 - Flood Prone Land The objectives of this Direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the	**Consistent.** Provisions relating to flood planning are generally consistent across LEPs and will be incorporated into the consolidated LEP. Proposed changes to the zoning and development standards applying to certain sites are considered of minor significance and will not increase the amount of housing on flood prone land.

Relevant Direction	Application and Consistency
principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of a local environmental plan that apply to flood prone land are commensurate with flood behaviour and include consideration of the potential flood impacts on and off the subject land.	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. 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.
Direction 4.4 Planning for Bushfire Protection The objectives of this Direction are: (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 (b) to encourage sound management of bush fire prone areas.	**Consistent.** Some areas of the LGA include bush fire prone land. This planning proposal has had regard to *Planning for Bush Fire Protection* , does not propose to introduce controls that would place inappropriate development in hazardous areas and does not prohibit bushfire hazard reduction in an *Asset Protection Zone.* The planning proposal was referred to the NSW Rural Fire Service (RFS) following receipt of the Gateway determination. The RFS commented that: – Council should ensure that proposed biodiversity sites do not prevent bush fire hazard reduction activities under the *Rural Fires Act 1997.* – It is recommended that Council investigate and expand the dual occupancy prohibition areas to include all land that abuts bush fire prone areas. – No objections were raised to the other changes outlined in the planning proposal. A copy of the submission from the NSW RFS is included at Appendix 7. With regard to the comments made by the RFS, Council notes: <u>Biodiversity sites</u> It is not expected that the proposed biodiversity provisions will prevent authorised bush fire hazard reduction activities from taking place. Mapping of biodiversity on the LEP Biodiversity Map provides a trigger for additional considerations to be taken into account as part of the assessment of development applications that may affect the environmental significance of this land. This reflects obligations under biodiversity legislation. The consolidated LEP will include the compulsory Standard Instrument LEP provision relating to bush fire hazard reduction. This provision enables bush fire hazard reduction work authorised by the *Rural Fires Act 1997* to be carried out without development consent. <u>Dual occupancy prohibition areas</u> With regard to proposed dual occupancy prohibition areas, these have been informed based on a consideration of a range of environmental constraints. This included consideration of available bush fire prone land mapping. Dual occupancies were not automatically ruled out on bush fire prone land because it may be possible to design development to accommodate this constraint. Council's updated mapping indicates that the extent of bush fire prone land on properties varies. On some sites only a small portion of the rear yard is classified as bush fire prone. Properties adjoining bushland reserves also have direct

Relevant Direction	Application and Consistency
	access to a public road. Therefore, it may be possible for dual occupancy development on lots containing bush fire prone land to be sited and designed to accommodate required asset protection zones and other necessary measures (noting that this planning proposal also seeks to limit dual occupancy development on most sites to attached forms). Furthermore, Section 4.14 of the EP&A Act 1979 specifies that development consent cannot be granted to development on bush fire prone land unless it conforms to the specifications and requirements of Planning for Bush Fire Protection. Similar provisions also apply to complying development under the Low Rise Housing Diversity Code. On this basis it is not considered necessary to apply a general exclusion to dual occupancies on all bush fire prone land.
5. Regional Planning	
5.1 Implementation of Regional Strategies The objective of this Direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	**Not applicable.** This Direction does not apply to any land in the LGA.
5.2 Sydney Drinking Water Catchment The objective of this Direction is to protect water quality in the Sydney drinking water catchment.	**Not applicable.** This Direction does not apply to any land in the LGA.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast This Direction aims to protect agricultural land in northern NSW.	**Not applicable.** This Direction does not apply to any land in the LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast This Direction relates to managing commercial and retail development along the Pacific Highway.	**Not applicable.** This Direction does not apply to any land in the LGA.
5.9 North West Rail Link Corridor Strategy 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.
5.10 Implementation of Regional Plans 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.
5.11 Development of Aboriginal Land Council land The objective of this Direction is to provide for the consideration of development delivery plans prepared under *State Environmental Planning*	**Not applicable.** This Direction does not apply to any land in the LGA.

Relevant Direction	Application and Consistency
Policy (Aboriginal Land) 2019 when planning proposals are prepared by a planning proposal authority.	
6. Local Plan Making	
6.1 - Approval and Referral Requirements 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.
6.2 Reserving Land for Public Purposes 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 (where Council is the acquisition authority) 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 are not identified for acquisition within *Auburn LEP 2010* or *Auburn Development Contributions Plan 2007*. On their own they are not considered to have sufficient strategic justification to be acquired for public open space. These sites adjoin Hume Reserve but are isolated from it by a drainage channel. This change is therefore considered to be of minor significance.
6.3 - Site Specific Provisions The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls.	**Consistent.** 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.
7. Metropolitan Planning	
7.1 - Implementation of A Plan for Growing Sydney The objective of this Direction is to give legal effect to the planning principles; directions; and priorities of A Plan for Growing Sydney.	**Revoked 9 November 2020** 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.
7.2 Implementation of Greater Macarthur Land Release Investigation	**Not applicable.** This Direction does not apply to any land in the LGA.

Relevant Direction	Application and Consistency
This Direction only applies to Campbelltown City Council and Wollondilly Shire Council.	
7.3 – Parramatta Road Corridor Urban Transformation Strategy The objectives of this Direction are to: (a) facilitate development within the Parramatta Road Corridor that is consistent with the *Parramatta Road Corridor Urban Transformation Strategy* (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit, (b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and (c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.	**Consistent.** 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. Work to implement the *Parramatta Road Corridor Urban Transformation Strategy* is being progressed separately to this planning proposal.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan This Direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.	**Not applicable.** This Direction does not apply to any land in the LGA.
7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan The objective of this Direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the *Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan* dated July 2017 (the interim Plan).	**Consistent.** 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 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 *Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan* through various precinct planning processes is being progressed separately to this planning proposal.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan This Direction applies to Wollondilly Shire Council.	**Not applicable.** This Direction does not apply to any land in the LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor This Direction applies to Campbelltown City Council.	**Not applicable.** This Direction does not apply to any land in the LGA.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	**Not applicable.** This Direction does not apply to any land in the LGA.

Relevant Direction	Application and Consistency
This Direction applies to Liverpool, Penrith, Blue Mountains, Blacktown, Camden, Campbelltown, Fairfield and Wollondilly Shire Councils.	
7.9 Implementation of Bayside West Precincts 2036 Plan This Direction applies to land within the Bayside LGA.	Not applicable. This Direction does not apply to any land in the LGA.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct This Direction applies to land within the Cooks Cove Precinct in the Bayside LGA.	Not applicable. This Direction does not apply to any land in the LGA.
7.11 Implementation of St Leonards and Crows Nest 2036 Plan This direction applies to land within the St Leonards and Crows Nest Precinct in the North Sydney, Lane Cove, and Willoughby local government areas.	Not applicable. This Direction does not apply to any land in the LGA.
7.12 Implementation of Greater Macarthur 2040 This direction applies to Camden Council, Campbelltown City Council, and Wollondilly Shire Council.	Not applicable. This Direction does not apply to any land in the LGA.
7.13 Implementation of the Pyrmont Peninsula Place Strategy This direction applies to land subject to the Pyrmont Peninsula Place Strategy in the City of Sydney local government area	Not applicable. 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.

While some of the proposed changes to height controls applying to R2 and R3 zoned land could result in marginally taller buildings in certain locations, the potential environmental impacts are considered to be minor and able to be managed through DCP provisions.

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.

Refer to Section 3.2.4 for a discussion relating to changes to provisions applying to residential zones.

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.*

The Gateway Determination issued on 16 April 2020 (refer to Appendix 8A) required Council to consult the following public authorities:

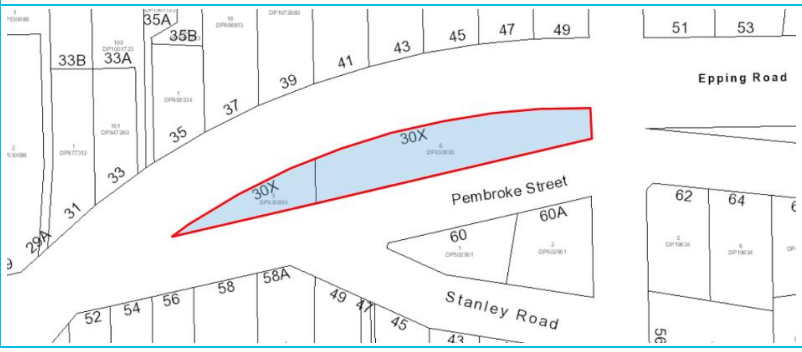
- Greater Sydney Commission;
- NSW Rural Fire Service;
- Environment, Energy and Science (EES);
- Transport for NSW; and
- Department of Premier and Cabinet – NSW Heritage.

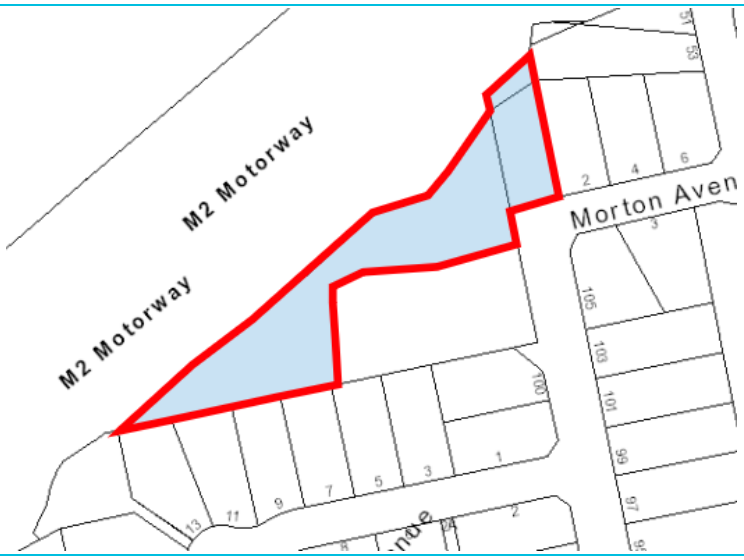
Council has considered feedback received from various public authorities in the preparation of this planning proposal as outlined in the Consultation Report included at Appendix 5. Copies of the submissions received from public authorities is included at Appendix 7.

Part 4 - Mapping

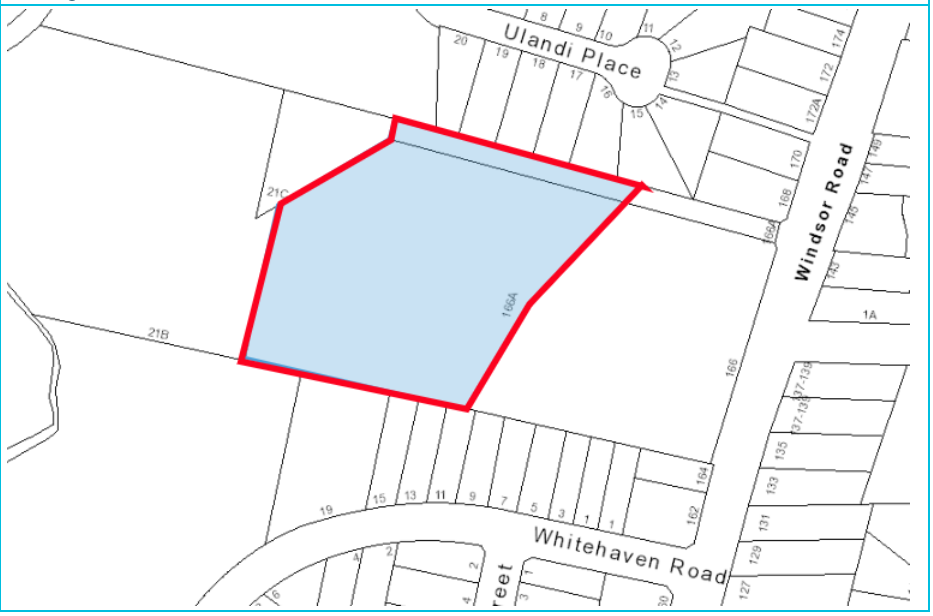
This section provides further detail on mapping changes associated with this planning proposal.

Item 1	
Various public bushland sites currently subject to *Hornsby LEP 2013, Parramatta (former The Hills) LEP 2012* and *Parramatta LEP 2011* – 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 *Parramatta LEP 2011.*
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 *Environment Protection Zones.* 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 *Hornsby LEP 2013* - Amend the Land Zoning Map	
Legal description of affected properties	Lot 5 DP 430830, Lot 6 DP 430830
Proposed provision and associated amendments	Retention of land zoning currently SP2 Classified Road.
Explanation	The site contains Coastal Enriched Sandstone Moist Forest. 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	

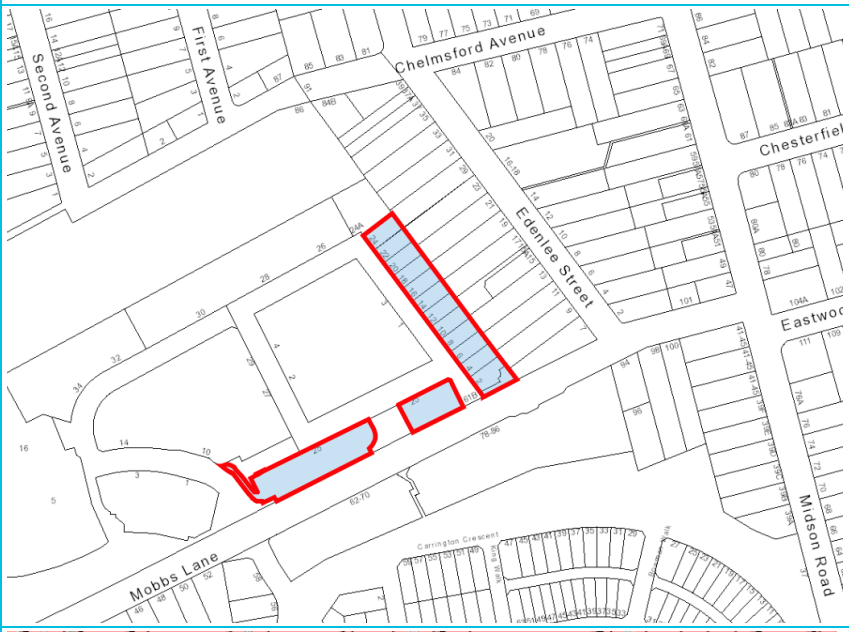
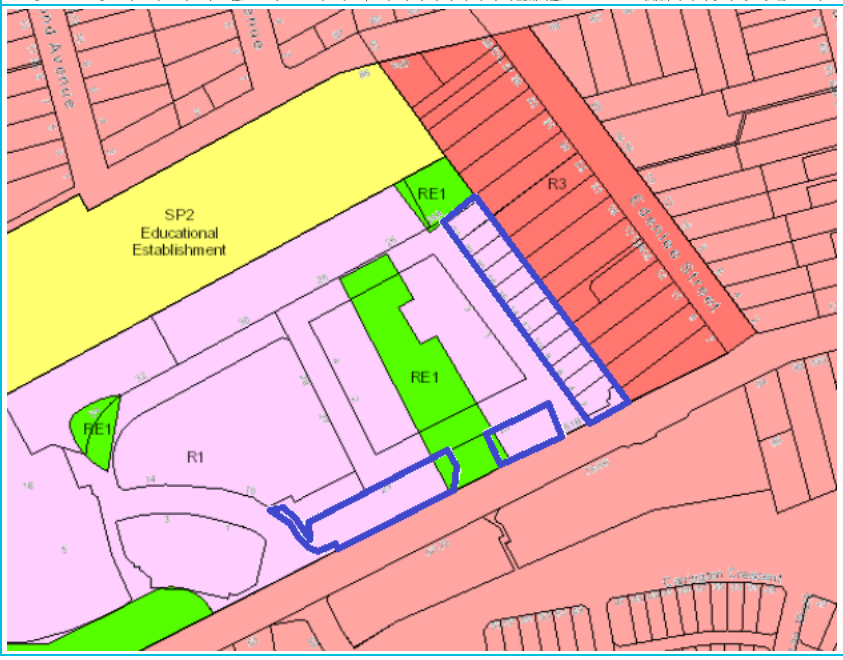
Bushland off Murray Farm Road, Carlingford currently subject to *Parramatta (former The Hills) LEP 2012* - Amend the Land Zoning Map and Height of Buildings Map	
Legal description of affected properties	Lot 4 DP 877235
Proposed provision and associated amendments	Rezoning from E4 Environmental Living to E2 Environmental Conservation. 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 *Parramatta LEP 2011*.
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	

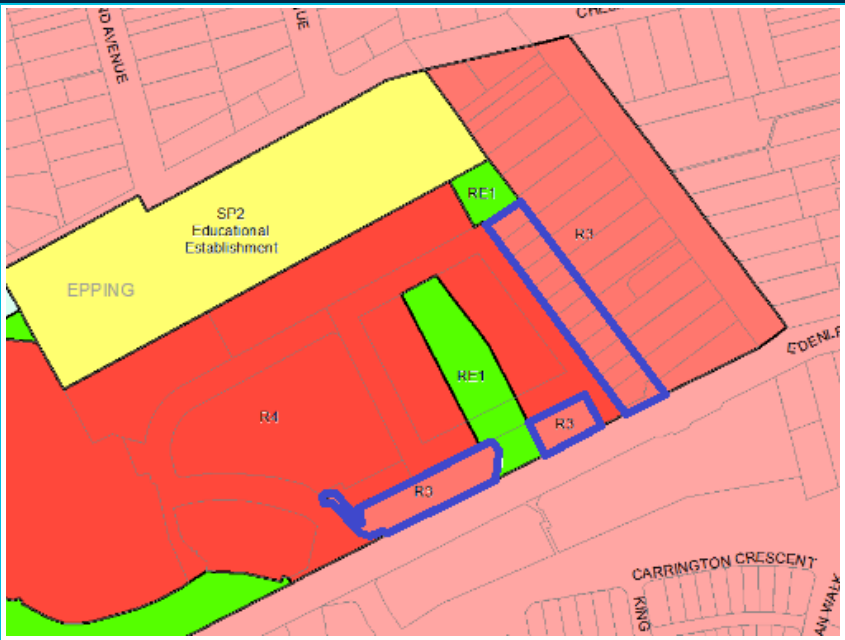
Item 4
166A Windsor Road, Northmead currently subject to *Parramatta LEP 2011* – Amend the Land Zoning Map, Floor Space Ratio Map and Height of Buildings Map
Legal description of affected properties — Lot 939 DP 117657, Lot 940 DP 117657 (part)
Proposed provision and associated amendments — Rezoning of the former Moxham Quarry site land from E3 Environmental Management to E2 Environmental Conservation. 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 *Parramatta LEP 2011*.
Explanation — 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. The E2 zone will only be applied to part of the site which is currently zoned E3 on Lot 940 DP 117657. No changes are proposed to the heritage

Item 4	
	listing of this site.
Site boundary 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.	

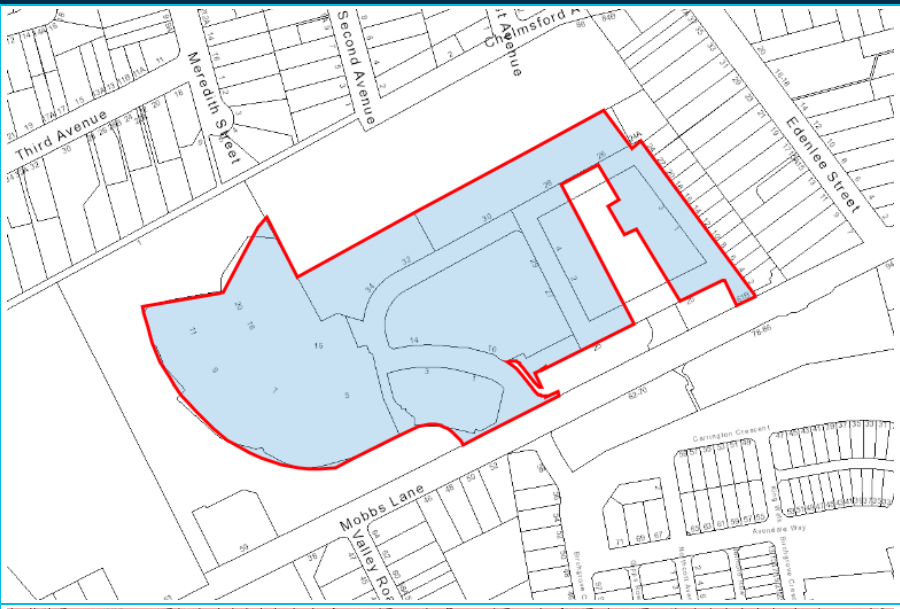
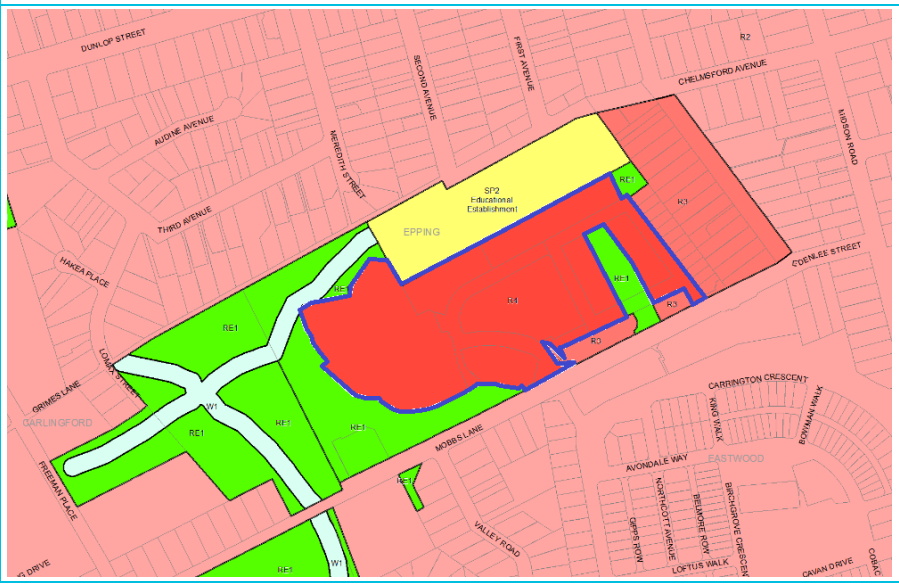
Item 5	
Various waterway sites currently subject to *Parramatta (former The Hills) LEP 2012* and *Hornsby LEP 2013* – Amend the Land Zoning Map and Lot Size Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Rezoning of various natural waterway corridors on public land from RE1 Public Recreation to W1 Natural Waterways. 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.*
Explanation	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. Additional natural waterway corridors located on privately owned land will be mapped separately in the LEP (refer to Item 49, below).
Proposed mapping	Refer to Appendix 8.

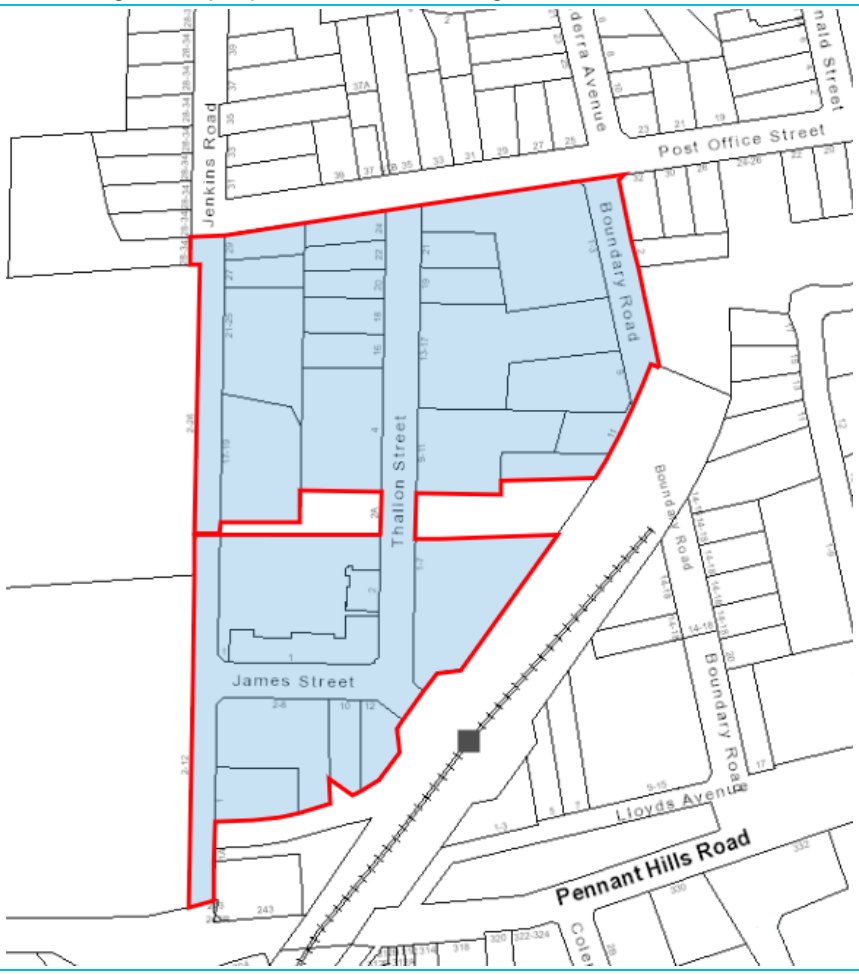
Item 6	
Land at 2-24 Ferntree Place and 25 Seven Street, Epping, currently subject to *Parramatta LEP 2011* - Amend the Land Zoning Map, Floor Space Ratio Map, Height of Buildings Map and Lot Size Map	
Legal description of affected properties	SP87215, Lot 1 DP 286422, Lot 2 DP 286422, Lot 3 DP 286422, 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
Proposed provision and associated amendments	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: **Current provisions** **Proposed provisions**

Item 6			
	HOB	Part nil, part 9.0 metres	9.0 metres
	FSR	0.89:1	0.6:1
	MLS	Part 550sqm, part nil	550sqm
Explanation	Redevelopment of these sites is complete, having been built-out with medium density consistent with R3 zoning. 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. An FSR of 0.6:1 will be applied to the land, consistent with R3 zoned land across the LGA. The HOB of 9 metres is consistent with the current control that has been applied to medium density housing in the precinct.		
Site boundary			
Current mapping			

Item 6	
Proposed mapping	

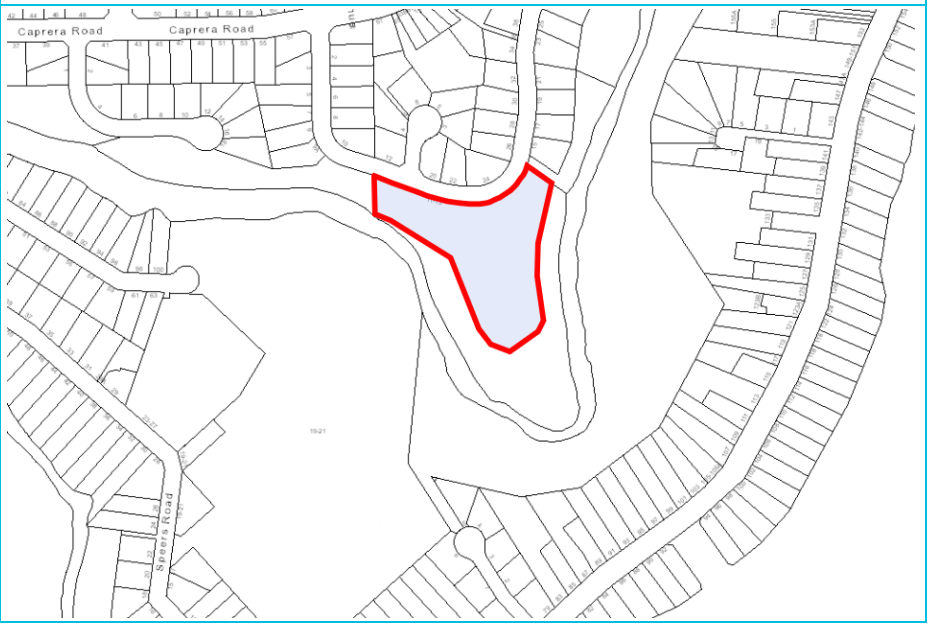
Item 7	
Land at 27 - 29 Seven Street, 5-20 Epping Park Drive and 1 Ferntree Place, Epping, currently subject to *Parramatta LEP 2011* – Amend the Land Zoning Map	
Legal description of affected properties	SP 88625, SP 90290, SP 86297, Lot 1 DP 270729, and part Lot 13 DP 270729
Proposed provision and associated amendments	Rezoning of land currently zoned R1 General Residential within the Epping Park Precinct to R4 High Density Residential. 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.
Explanation	Redevelopment of these sites is complete, having been built out with residential flat buildings consistent with R4 zoning. 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. No changes are proposed to the existing FSR, HOB or MLS controls applying to the site.

Item 7	
Site boundary	
Current mapping	
Proposed mapping	

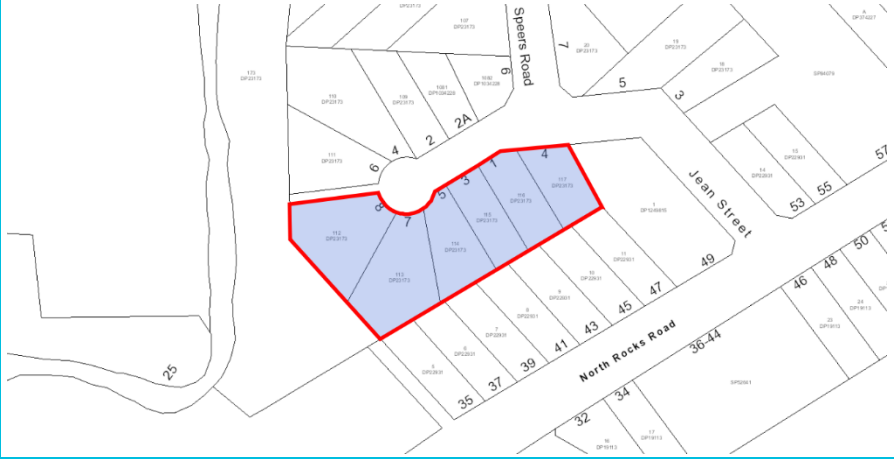
Item 8	
Certain land within Carlingford Town Centre bounded by Post Office Street, Boundary Street, railway line, and Jenkins Road, currently zoned R1 General Residential and subject to *Parramatta (former The Hills) LEP 2012* – Amend the Land Zoning Map and Lot Size Map	
Legal description of affected 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: **Current provisions** / **Proposed provisions** *MLS* 800sqm / 550sqm
Explanation	Redevelopment of the site is complete with predominantly residential flat buildings, consistent with an R4 zoning. 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. No changes are proposed to the existing FSR and HOB controls.
Site boundary	

Item 9	
North Rocks Rural Fire Brigade 102 Murray Farm Road, Carlingford, currently subject to *Parramatta (former The Hills) LEP 2012* - Amend the Land Zoning Map and Lot Size Map	
Legal description of affected properties	Lot 25 DP 848644
Proposed provision and associated amendments	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: **Current provisions** / **Proposed provisions** *HOB* Nil / 9.0 metres *FSR* Nil / 0.5:1 *MLS* 40ha / 700sqm
Explanation	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. 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.
Site boundary	

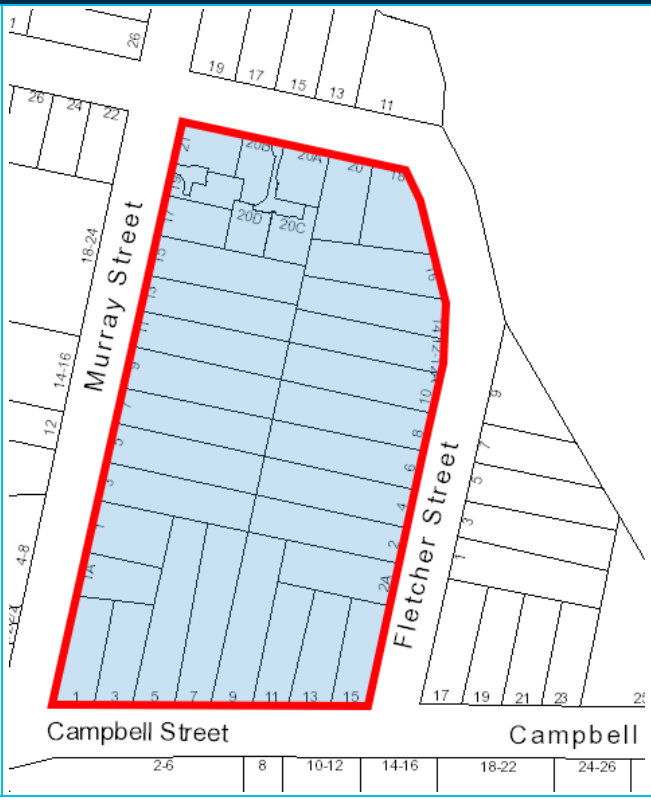
Item 10	
11-13 Pye Avenue, Northmead, currently subject to *Parramatta (former The Hills) LEP 2012* – Amend the Land Zoning Map, Floor Space Ratio Map and Lot Size Map	
Legal description of affected properties	SP 64724
Proposed provision and associated amendments	Rezoning of the site from E4 Environmental Living Zone to R2 Low Density Residential. The following associated changes to development standards applying to this site are proposed: **Current provisions** / **Proposed provisions** *FSR* Nil / 0.3:1 *HOB* 9.0 metres / 9.0 metres (unchanged) *MLS* 2000 metres / 700sqm

Item 10	
Explanation	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. 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. An FSR of 0.3:1 is proposed to match the current built form on the site.
Site boundary	

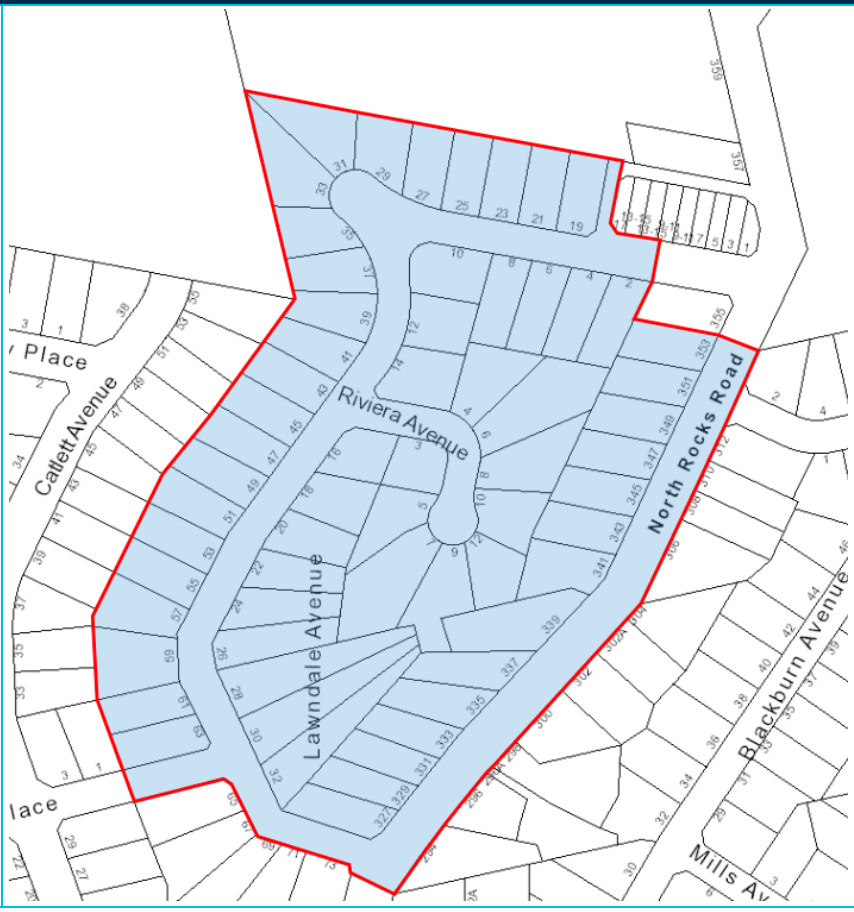
Item 11A			
Land at 4 Speers Road, North Rocks and 1, 3, 5 7 and 8 Jean Street, North Rocks, currently subject to *Parramatta (former The Hills) LEP 2012* – Amend the Land Zoning Map and Floor Space Ratio Map			
Legal description of affected properties	Lot 117 DP 23173, Lot 116 DP 23173, Lot 115 DP 23173, Lot 114 DP 23173, Lot 113 DP 23173, Lot 112 DP 23173		
Proposed provision and associated amendments	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:		
		Current provisions	**Proposed provisions**
	FSR	Nil	0.5:1
	HOB	9.0 metres	9.0 metres (unchanged)
	MLS	700sqm	700sqm (unchanged)
Explanation	This proposal will impact 6 properties and is considered of minor significance. 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.		

Item 11A	
Site boundary	

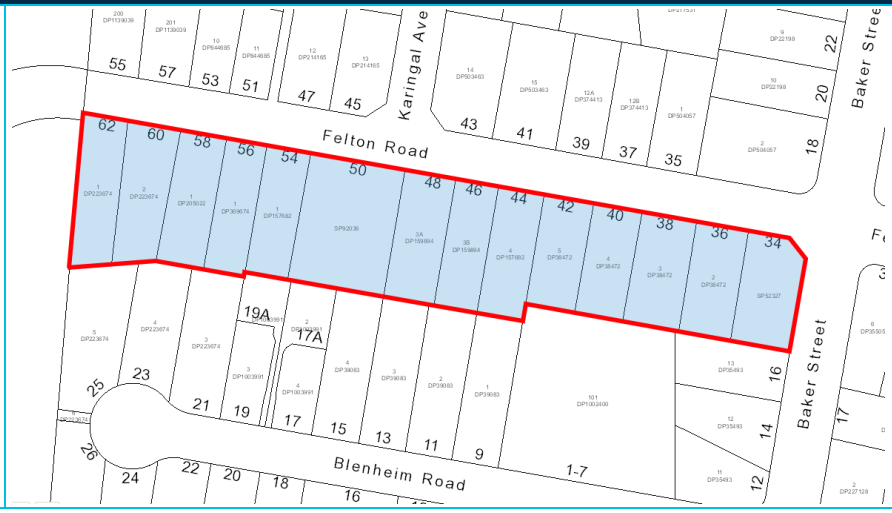
Item 11B			
Land in Northmead bounded by Fletcher Street, Campbell Street and Murray Street currently subject to *Parramatta (former The Hills) LEP 2012* - Amend the Land Zoning Map and Floor Space Ratio Map			
Legal description of affected properties	Lots 1 & 2 in DP 209086, Lots 3-5 in DP 21506, SP 43136, Lots 4-10, 13-15, 19-22 Sec 5 in DP 6436, Lots A, B, C, D in DP 415121, Lots 1-3 in DP 394620, Lot B DP 169330, Lots 1-8 in DP 285744		
Proposed provision and associated amendments	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:		
		Current provisions	**Proposed provisions**
	FSR	Nil	0.5:1
	HOB	9.0 metres	9.0 metres (unchanged)
	MLS	700sqm	700sqm (unchanged)
Explanation	This proposal will impact 35 properties and is considered of minor significance. This block immediately adjoins R2 zoned land to the east and north and has retained a low density residential character, despite its current zoning, with only one site being developed for multi-dwelling housing. The block is characterised by deep and narrow lots which would make it difficult to achieve well-designed medium density housing without lot consolidation. Small-lot manor house development permitted under the *Low Rise Medium Density Housing Code* is not considered appropriate in this location, given the lot dimensions. There is already a supply of land for apartment-style accommodation in the vicinity of this block (R4 and B2 zoned land to the west and south), while R3 zoned land will be retained to the north along Windsor Road. Rezoning of this block to R2 will enable a mix of housing types to be provided in this area. The proposed FSR and HOB controls are consistent with those proposed for the adjoining R2 zoned land.		

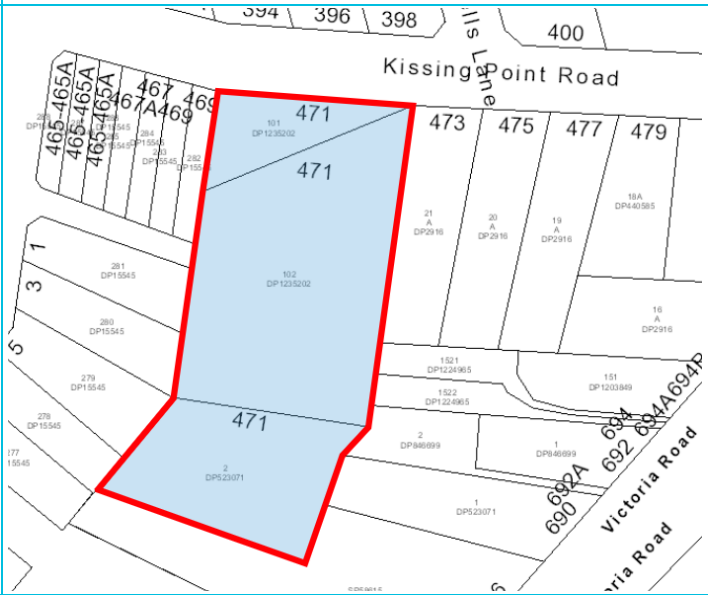
Item 11B	
Site boundary	

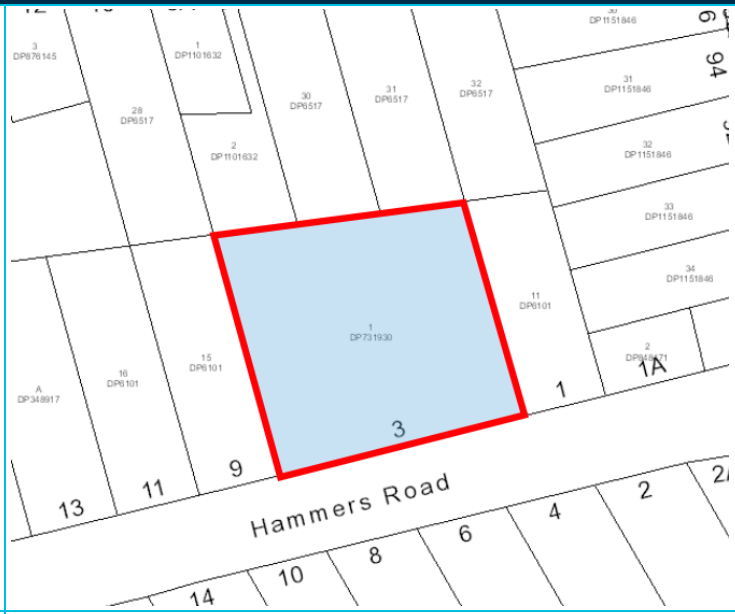
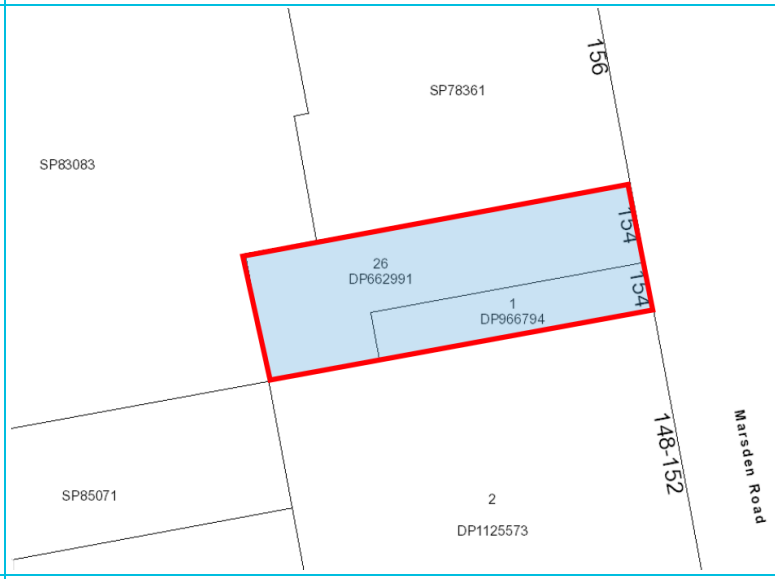
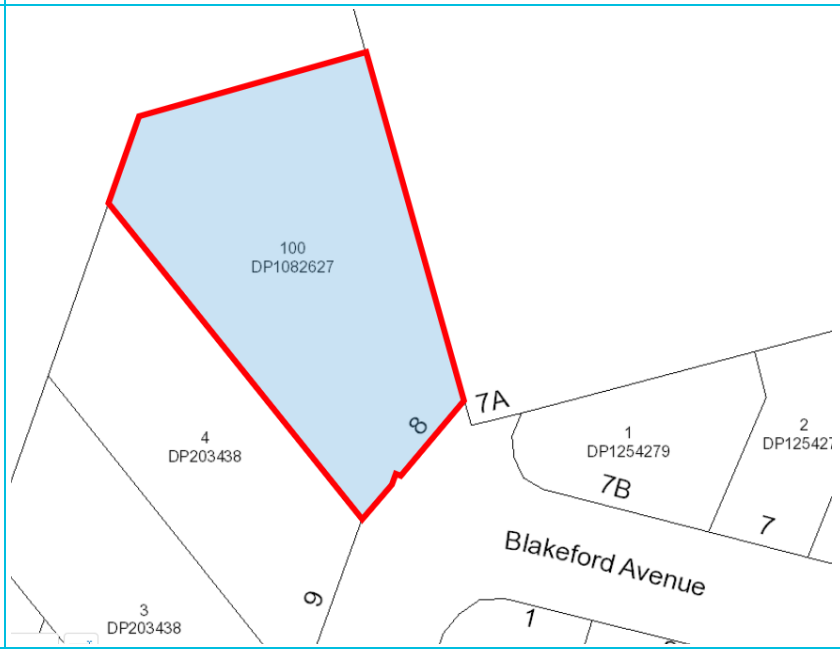
Item 12A	
Certain land in North Rocks, fronting Lawndale Avenue, Riviera Avenue and North Rocks Road, currently subject to *Parramatta (former The Hills) LEP 2012* - Amend the Land Zoning Map and Floor Space Ratio Map	
Legal description of affected properties	Lots 3 DP 29291, Lots 5 to 34 in DP 29291, 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	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 and apply an FSR. 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 / 9.0 metres (unchanged) *MLS*: 700sqm / 700sqm (unchanged)
Explanation	This proposal will impact 62 properties and is considered of minor significance. 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 *Low Rise Medium Density Housing Code* on the character of the area. The proposed FSR and HOB controls are consistent with adjoining R2 zoned land.

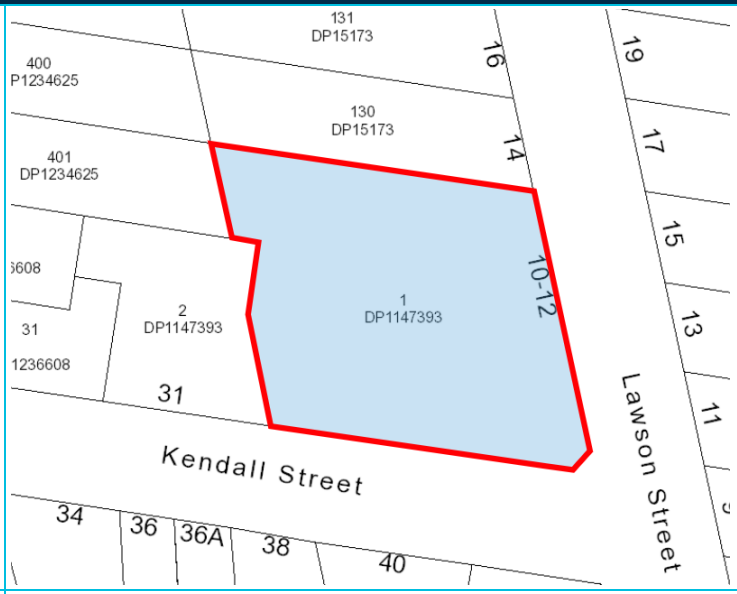
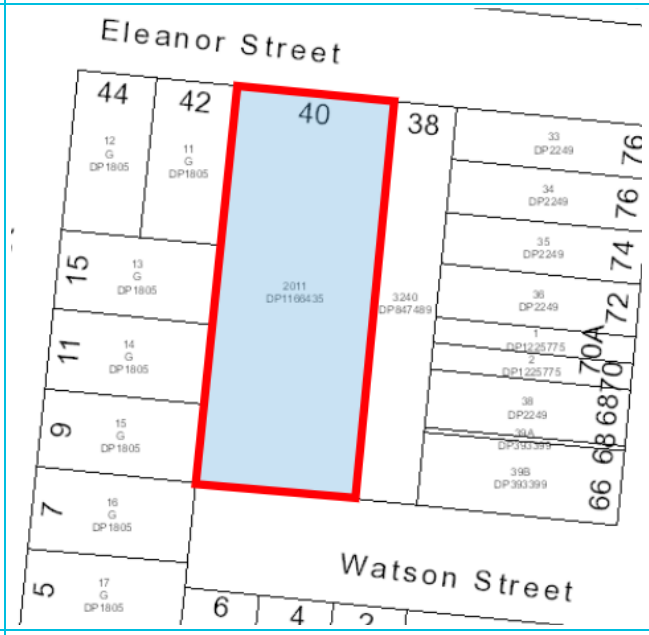
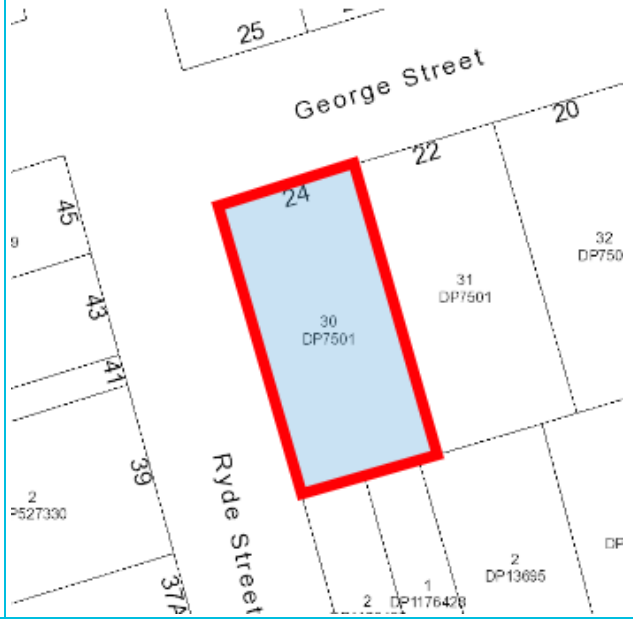
Item 12A	
Site boundary	

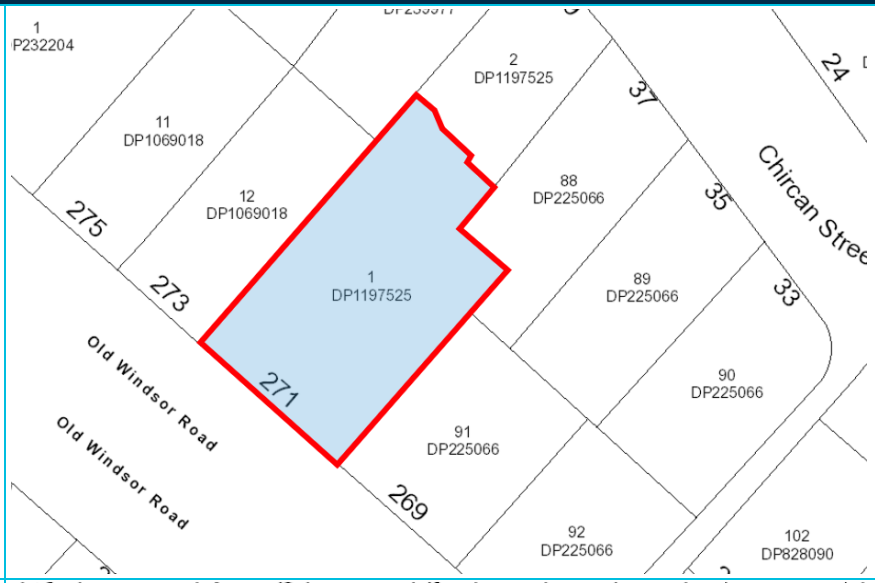
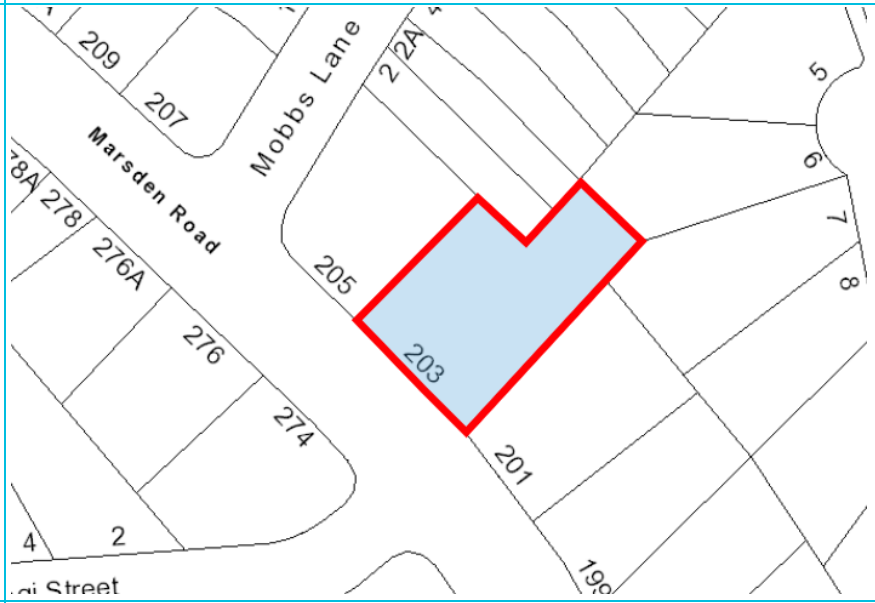
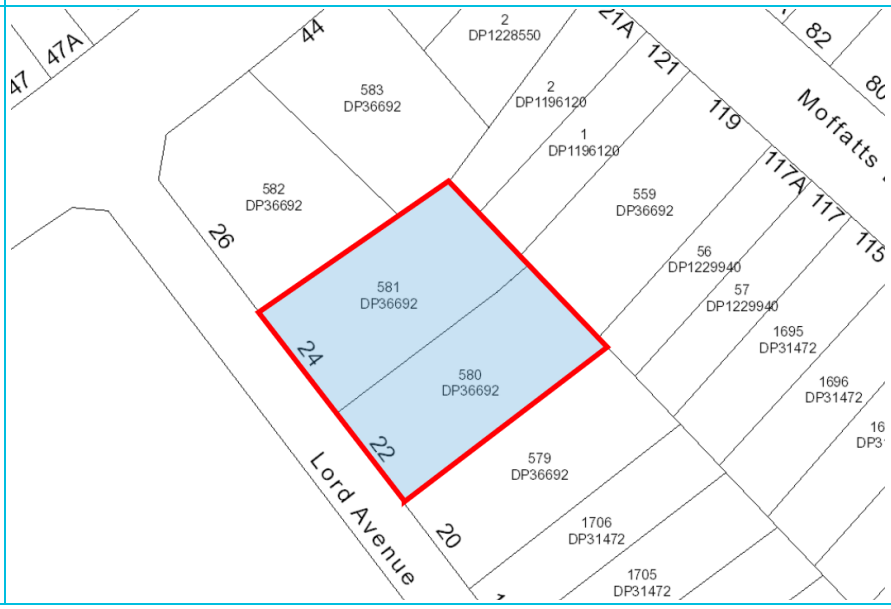
Item 12B			
Land at 34 to 62 Felton Road, Carlingford currently subject to *Parramatta (former The Hills) LEP 2012* - Amend the Land Zoning Map and Floor Space Ratio Map			
Legal description of affected properties	SP 52327, Lots 1 & 4 in DP 157682, Lots 2-5 DP 38472, Lots 3A & 3B in DP 159894, SP 92036, Lot 1 DP 369674, Lot 1 DP 205022, Lots 1 & 2 in DP 223674.		
Proposed provision and associated amendments	Rezoning of this land from R3 Medium Density Residential to R2 Low Density Residential and apply a FSR. 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	9.0 metres (unchanged)
	MLS	700sqm	700sqm (unchanged)
Explanation	This proposal will impact 12 properties and is considered of minor significance. This land retains a low density residential character, despite its current zoning, with only one site having been built out for multi-dwelling housing. An R2 zoning will be consistent with the zoning and character of land on the north side of Felton Road, bringing consistency to the controls on both sides of this street. A supply of land for medium density housing will be retained to the south and west of these properties. The proposed FSR and HOB controls are consistent with those proposed for the adjoining R2 zoned land.		

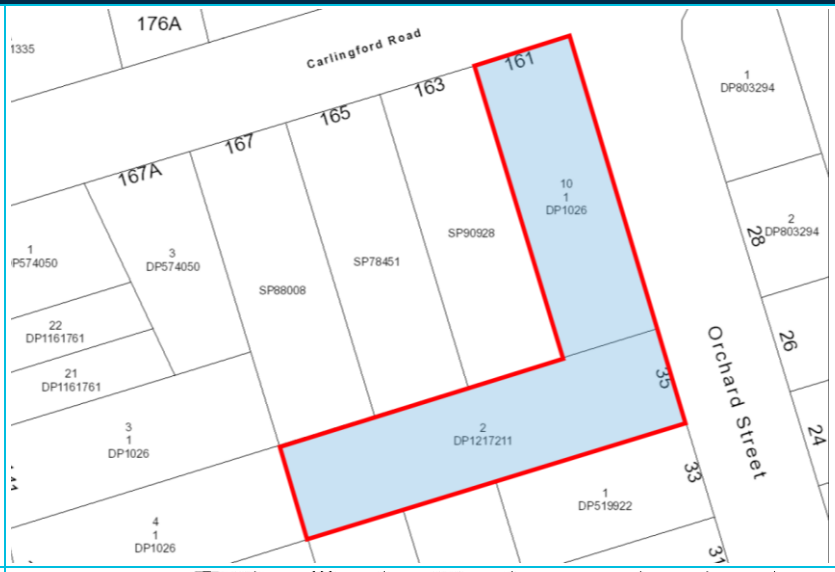
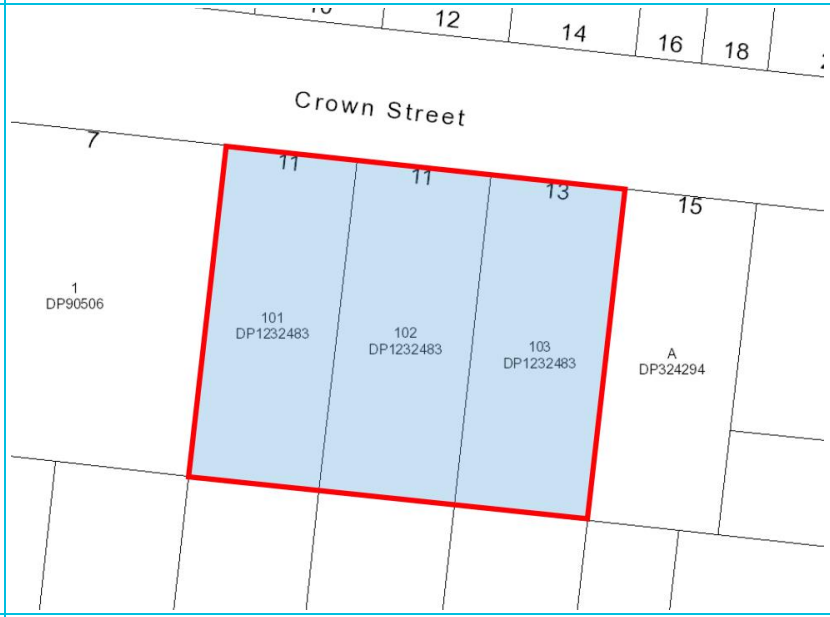
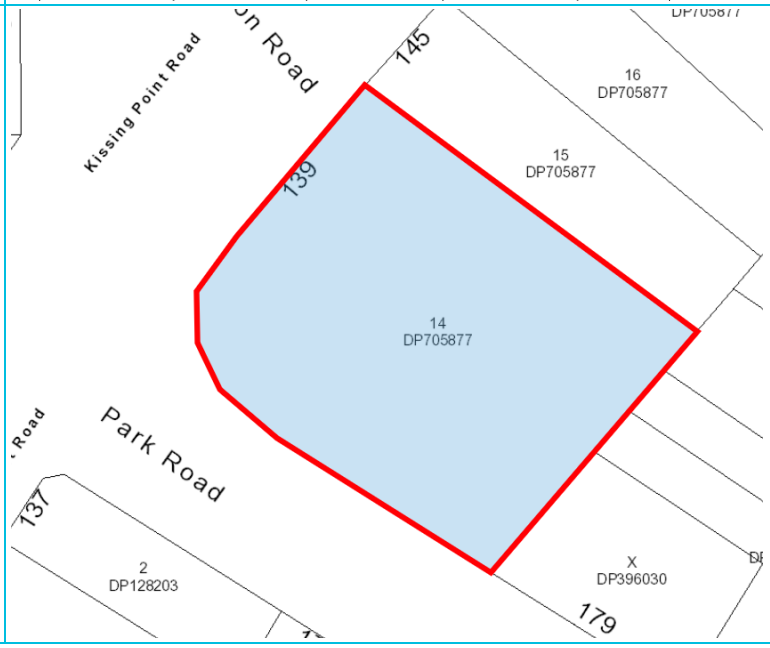
Item 12B	
Site boundary	

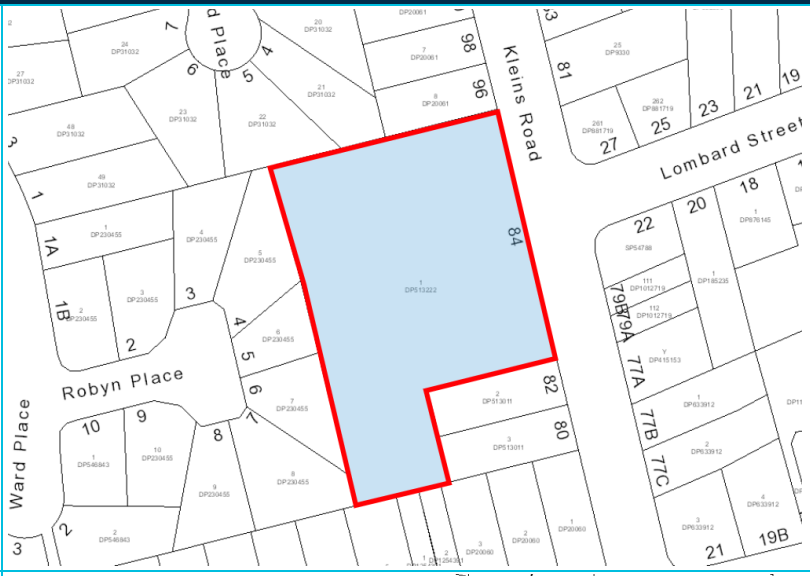
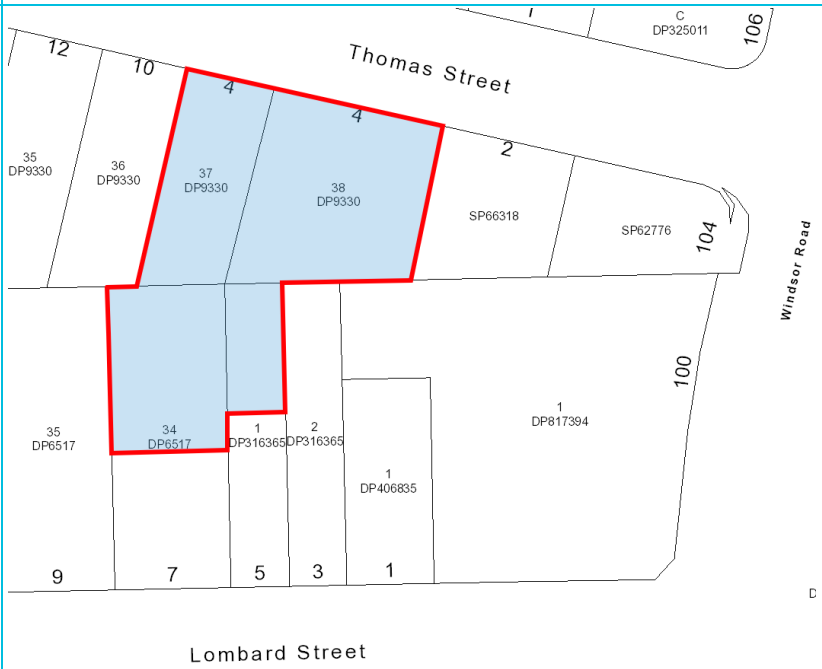
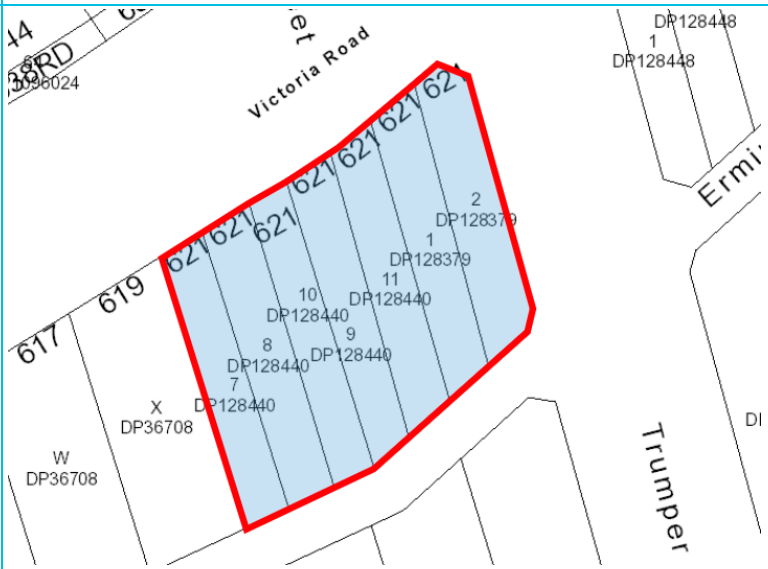
Item 13	
Various places of public worship sites on land currently subject to *Parramatta LEP 2011* – Amend the Land Zoning Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	Rezoning of various sites from SP1 Special Activities: Places of Public Worship to R2 Low Density Residential, consistent with the adjoining land.
Explanation	This will bring consistency to the zoning of places of pubic worship (PoPW) located within, or adjoining, low density residential areas. It will also provide greater flexibility over the future use of the size, by enabling a site to revert to an alternate use compatible with the R2 zone, such as a dwelling house, without the need for a site-specific planning proposal (residential uses are generally not permitted in the SP1 zone). It is intended to prohibit PoPW in the R2 zone due to concerns with amenity impacts on low density residential neighbourhoods. Existing lawful PoPW will be able to continue to operate under Existing Use Rights provisions. PoPW will be permitted in all other zones in the LGA, except open space, environmental protection and waterway zones.
471 Kissing Point Road, Ermington (Lot 2 DP 523071, Lots 101 and 102 in DP 1235202)	

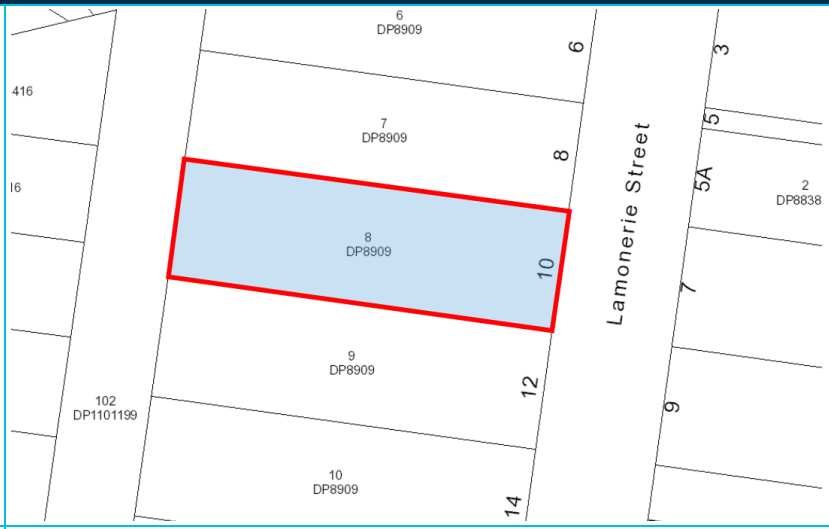
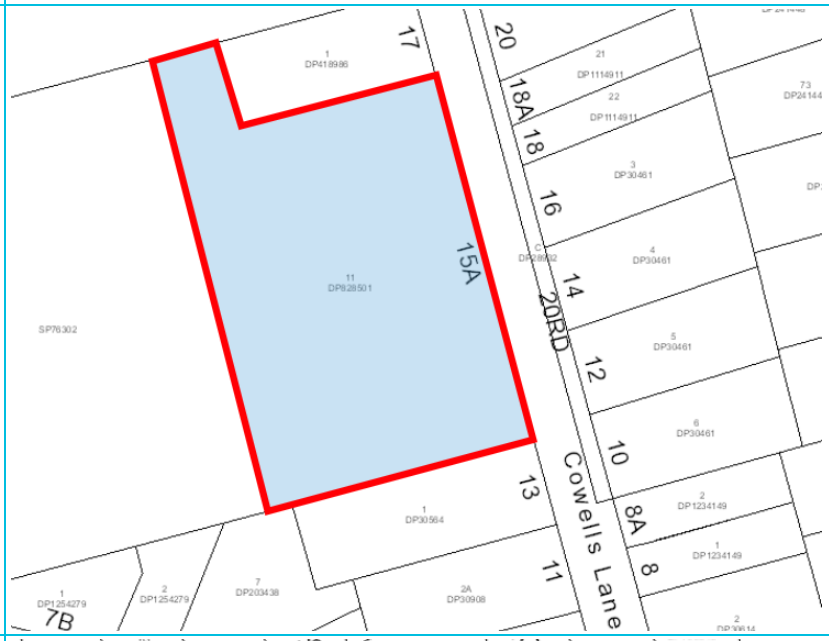
Item 13	
3 Hammers Road, Northmead (Lot 1 DP 731930)	
154 Marsden Road, Dundas Valley (Lot 1 DP 966794, Lot 26 DP 662991)	
8 Blakeford Avenue, Ermington (Lot 100 DP 1082627)	

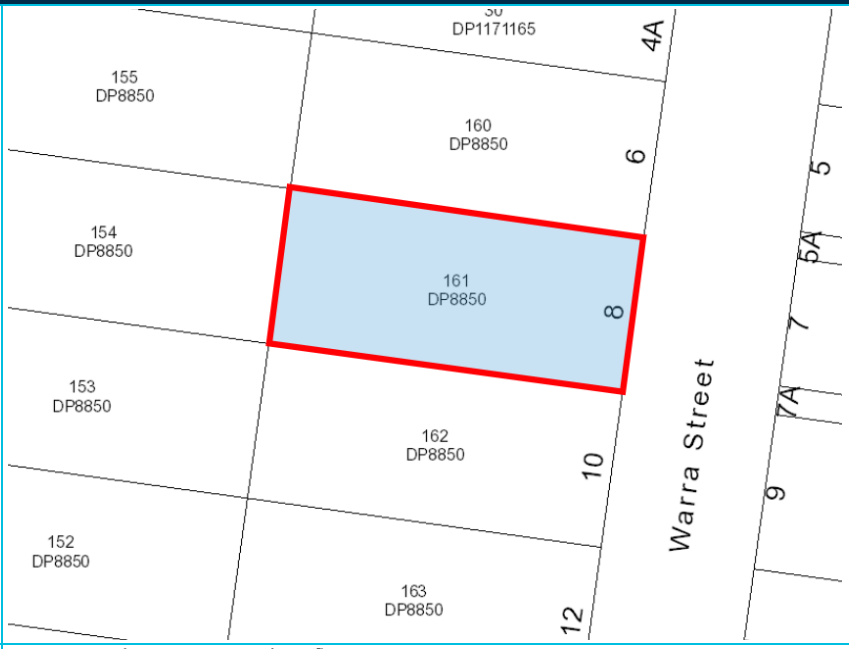
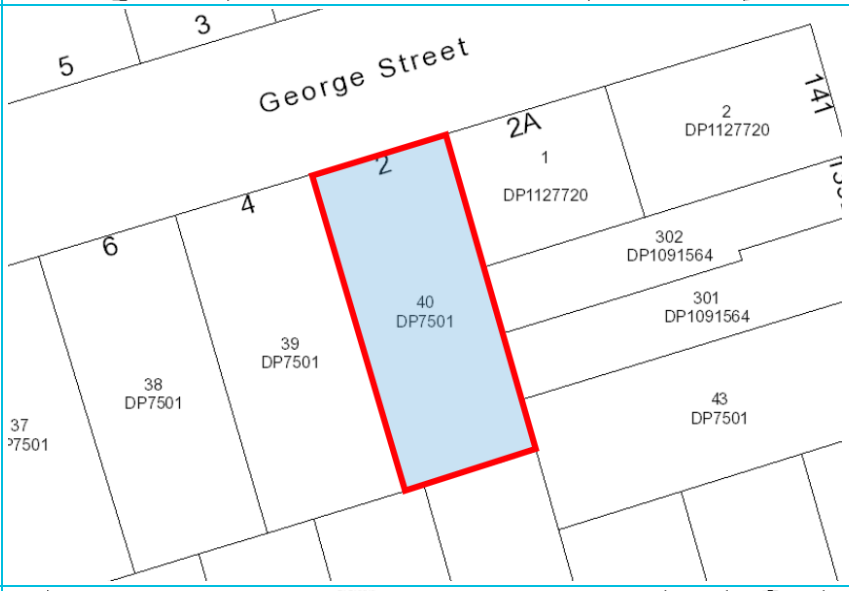
Item 13	
10-12 Lawson Street, Ermington (Lot 1 DP 1147393)	
40 Eleanor Street, Rosehill (Lot 2011 DP 1166435)	
24 George Street, Epping (Lot 30 DP 7501)	

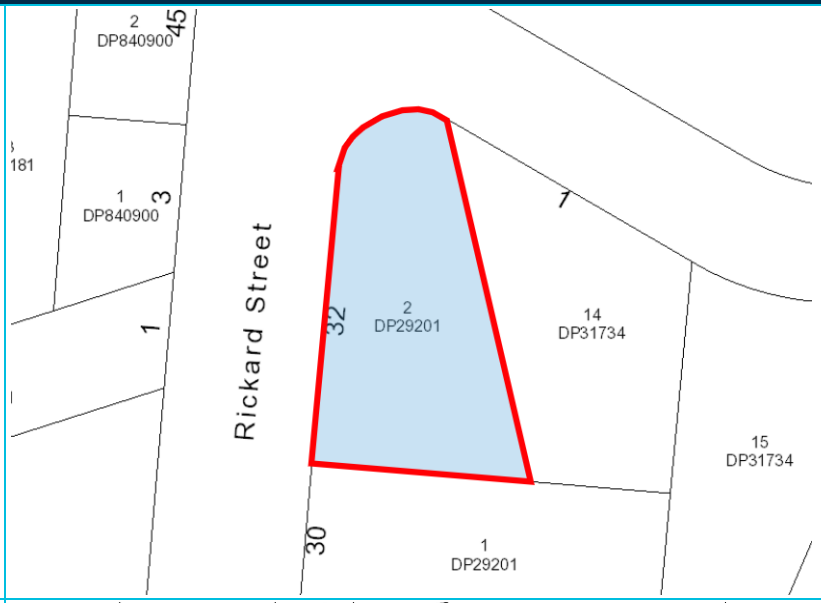
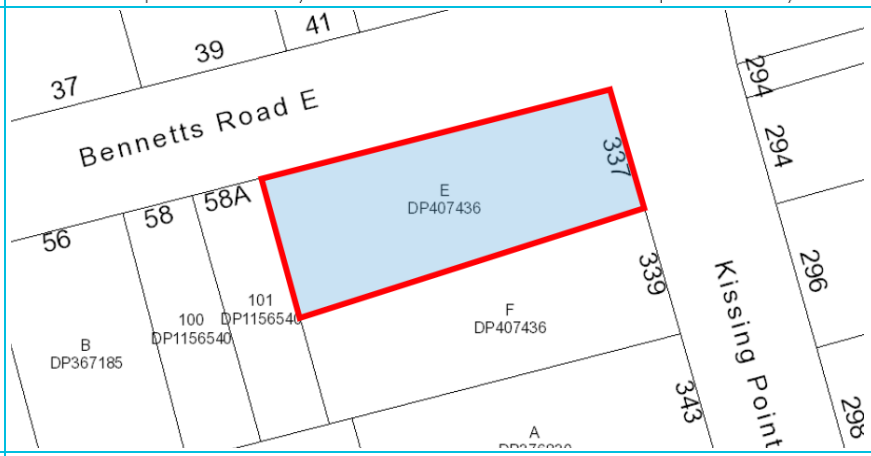
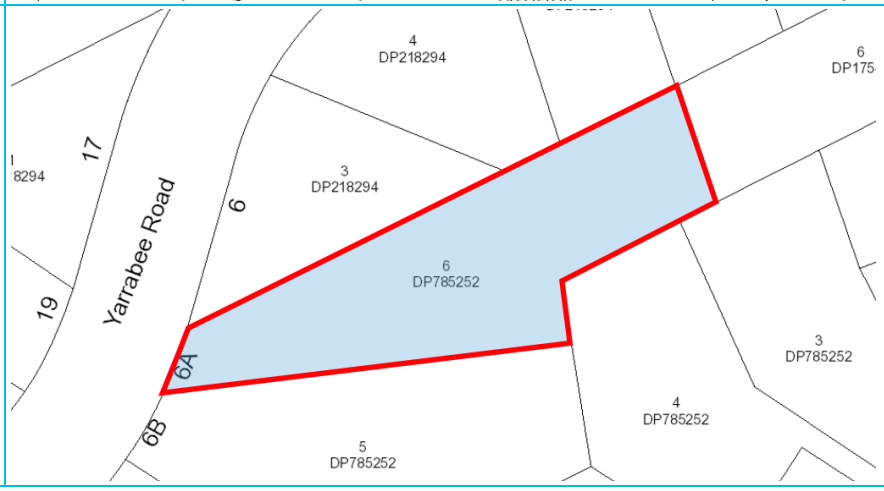
Item 13	
271 Old Windsor Road, Old Toongabbie (Lot 1 DP 1197525)	
203 Marsden Road, Carlingford (Lot 3 DP 585674)	
22 to 24 Lord Avenue, Dundas Valley (Lots 580 & 581 DP 36692)	

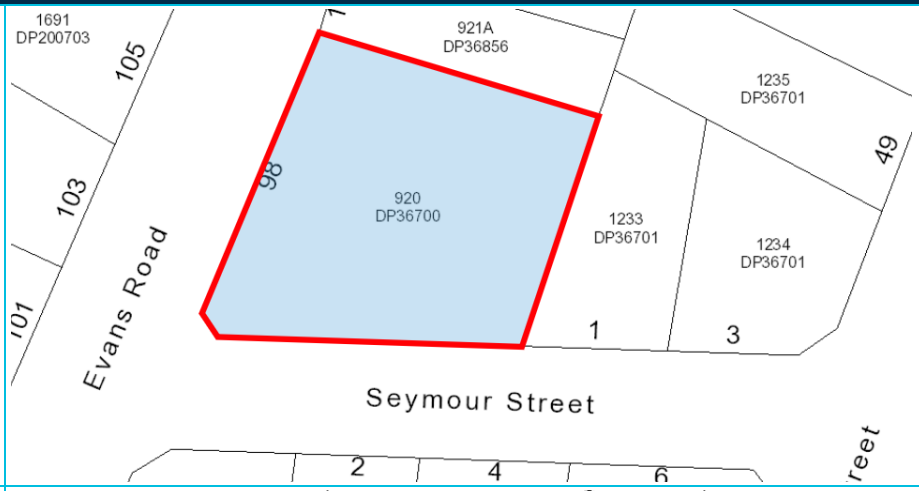
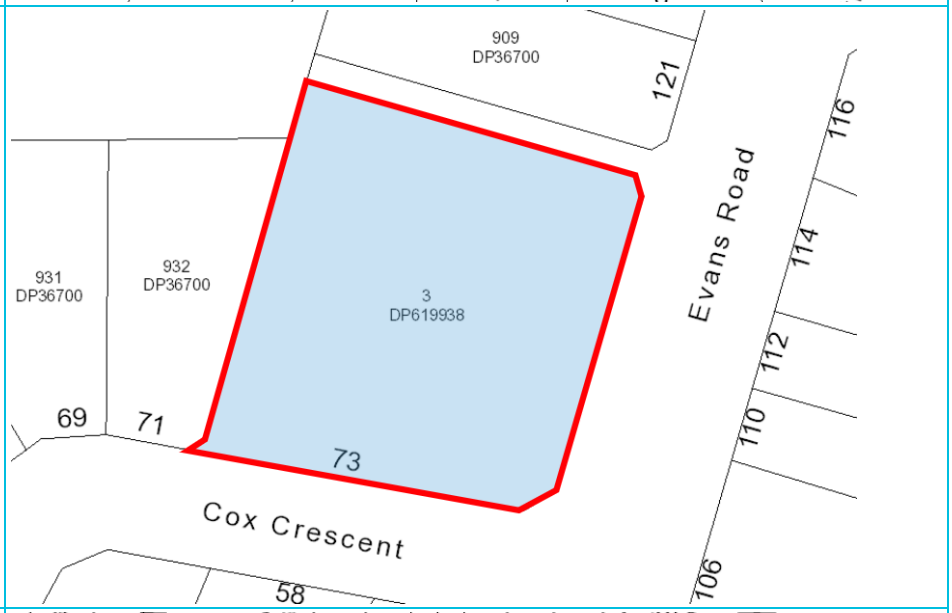
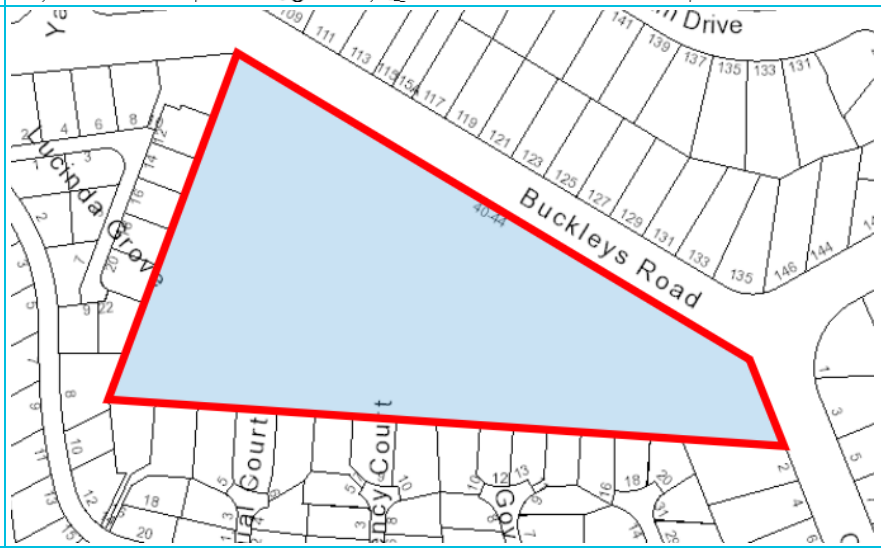
Item 13	
35 Orchard Street, Epping and 161 Carlingford Road, Epping (Lot 2 DP 1217211 & Lot 10 Sec 1 DP 1026)	
11 to 13 Crown Street, Harris Park (Lots 101, 102 & 103 in DP 1232483)	
139 Kissing Point Road, Dundas (Lot 14 DP 705877)	

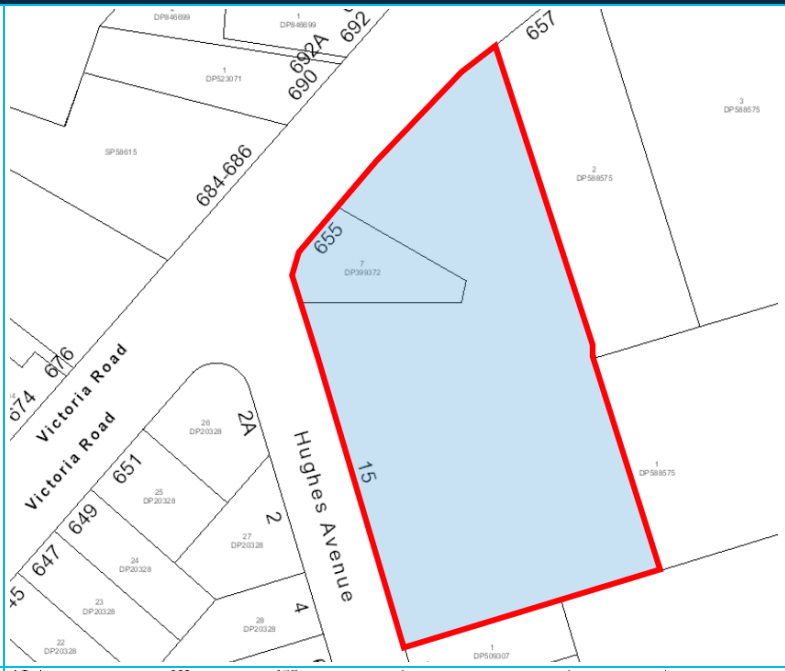
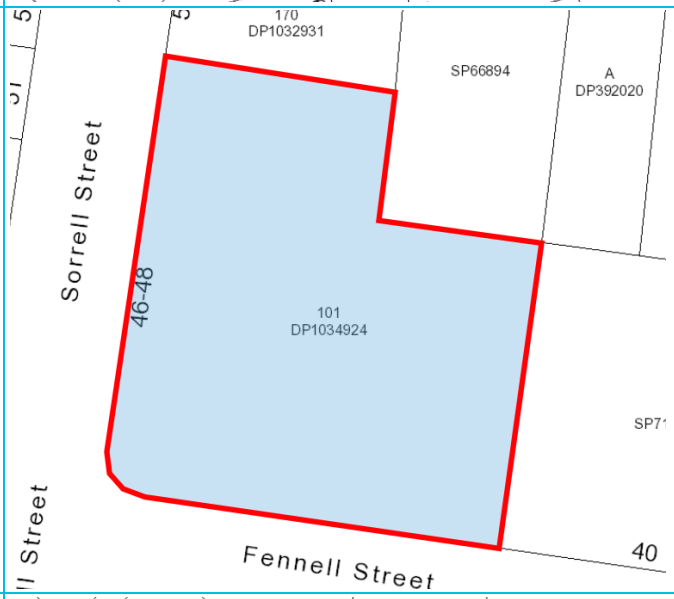
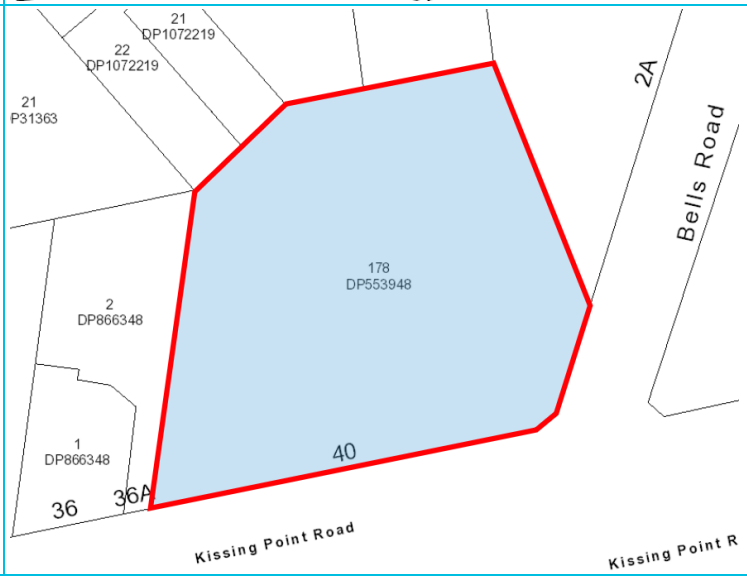
Item 13	
84 Kleins Road, Northmead (Lot 1 DP 513222)	
4 Thomas Street, and (part of) 5 to 7 Lombard Street, Northmead (Lots 37 & 38 in DP 9330, and (part of) Lot 34 DP 6517 & Lot 1 DP 316365)	
621 Victoria Road, Ermington (Lots 1 & 2 in DP 128379, Lots 7-11 in DP 128440)	

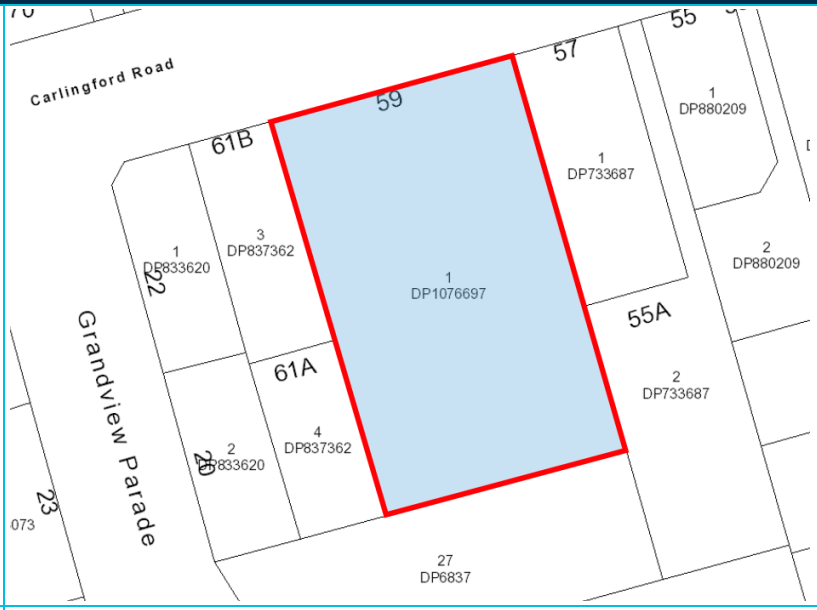
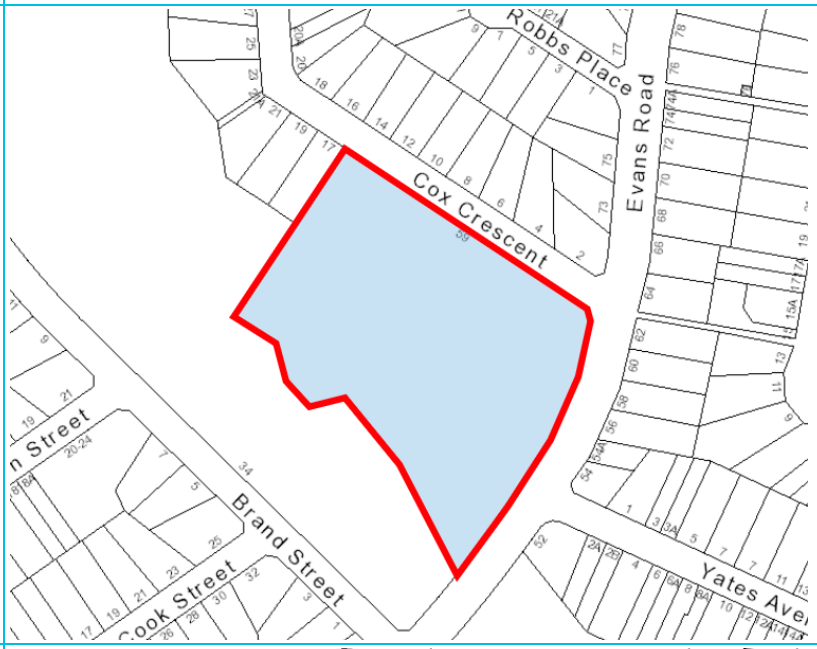
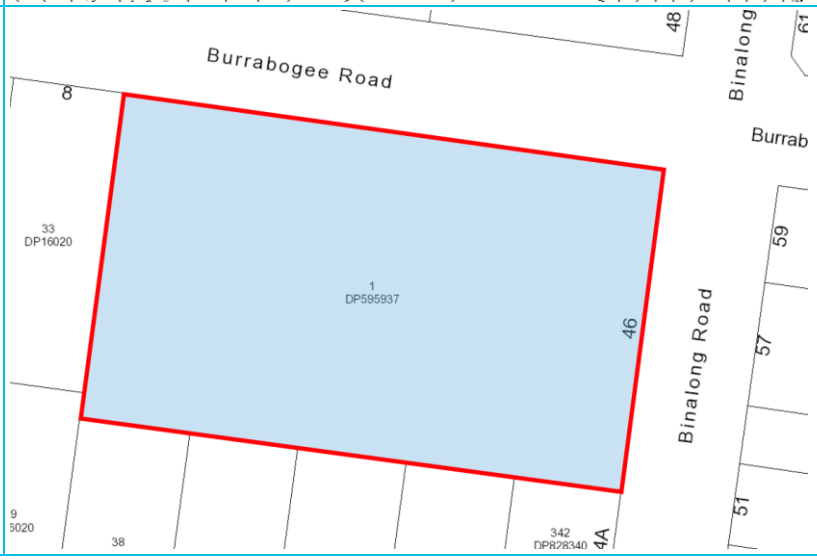
Item 13	
10 Lamonerie Street, Toongabbie (Lot 8 DP 8909)	
15A Cowells Lane, Ermington (Lot 11 DP 828501)	
18-22 Barney Street, and 13 to 17 Ferris Street, North Parramatta (Lot 1 DP 862226, Lot 26 DP 770566, Lot 27 DP 707006, Lot 30 DP 744757))	

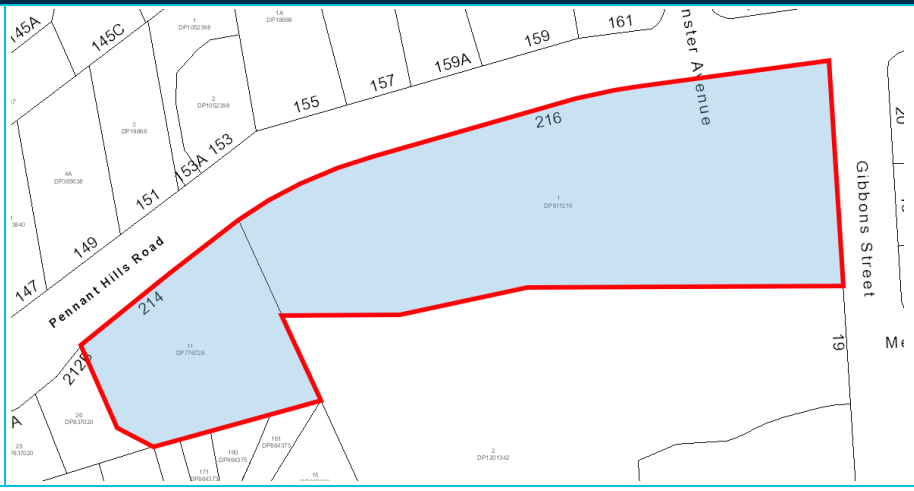
Item 13	
8 Warra Street, Wentworthville (Lot 161 DP 8850)	
2 George Street, Epping (Lot 40 DP 7501)	
77 Hammers Road, Northmead (Lot 1 DP 718811)	

Item 13	
32 Rickard Street, Carlingford (Lot 2 DP 29201)	
337 Kissing Point Road, Ermington (Lot E DP 407436)	
6A Yarrabee Road, Winston Hills (Lot 6 DP 785252)	

Item 13	
98 Evans Road, Dundas Valley (Lot 920 DP 36700)	
73 Cox Crescent, Dundas Valley (Lot 3 DP 619938)	
40-44 Buckleys Road, Winston Hills (Lot 19A DP 349789)	

Item 13	
655 Victoria Road and (part of) 15 Hughes Avenue, Ermington (Lot 7 DP 399372 & (part of) Lot 1 DP 588575)	
46-48 Sorrell Street, North Parramatta (Lot 101 DP 1034924)	
40 Kissing Point Road, Oatlands (Lot 178 DP 553948)	

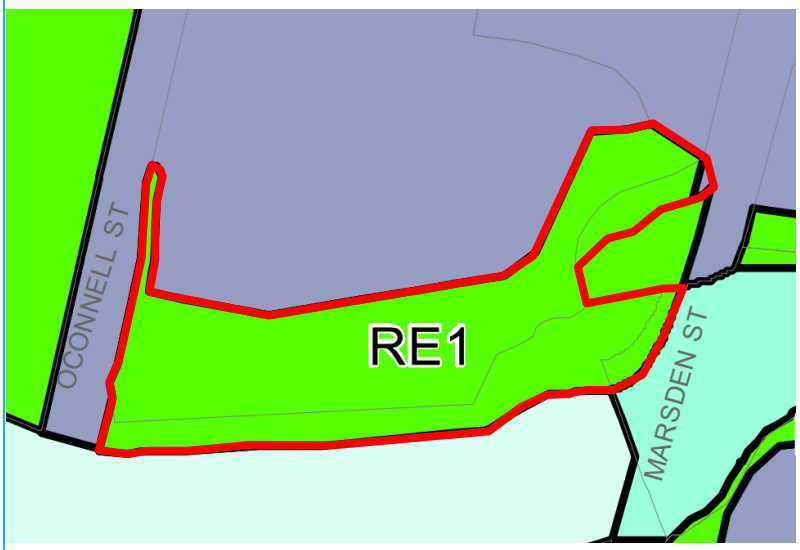
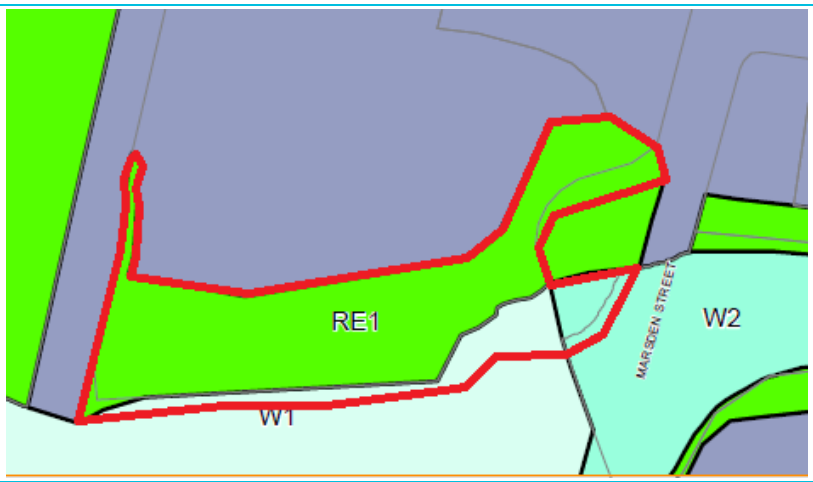
Item 13	
59 Carlingford Road, Epping (Lot 1 DP 1076697)	
59 Evans Road, Dundas Valley (Lot 839 DP 36700)	
46 Binalong Road, Pendle Hill (Lot 1 DP 595937)	

Item 13	
214 and 216 Pennant Hills Road, Oatlands (Lot 11 DP 776728 & Lot 1 DP 611214)	

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 *Parramatta LEP 2011* and *Parramatta (former The Hills) LEP 2012*. It is proposed to apply consistent zoning and development standards across the site reflecting its current use.		
Site boundary			

Item 15	
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	
Legal description of affected properties	Lots 10 and 11 in DP 979426
Proposed provision and associated amendments	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: **Current provisions** / **Proposed provisions** *FSR*: Nil / 1:1 *HOB*: Nil / 14 metres *MLS*: Nil / 1500sqm
Explanation	The two sites remain under private ownership and are not identified for acquisition within *Auburn LEP 2010* or *Auburn Development Contributions Plan 2007*. On their own they do not have sufficient strategic justification to be acquired for public open space. The sites adjoin Hume Reserve but are isolated from it by a drainage channel. It is proposed to apply the adjoining B6 zone and associated development standards to these sites.
Site boundary	

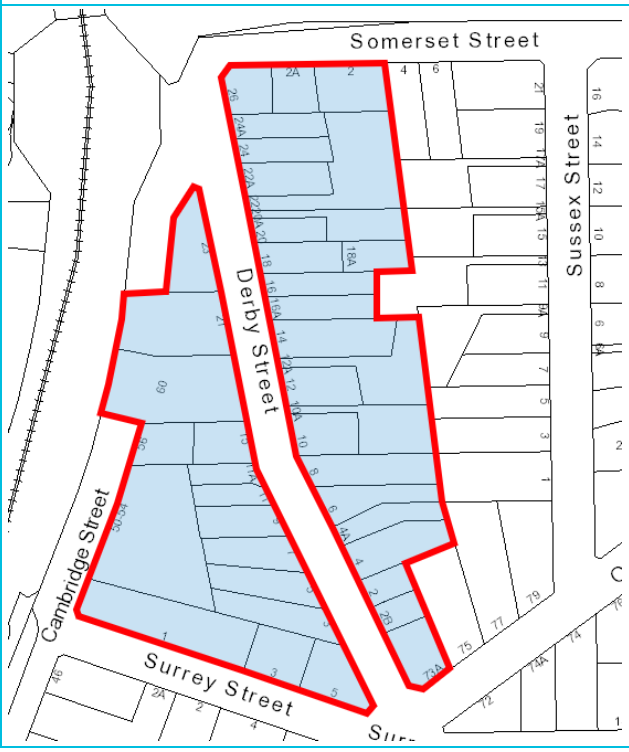
Item 16	
CBD Foreshore Reserve land at 24A O'Connell Street, Parramatta, currently subject to *Parramatta LEP 2011* - Amend the Land Zoning Map, Floor Space Ratio Map and Land Reservation Acquisition Map	
Legal description of affected properties	Lot 4 DP 1132683
Proposed provision and associated amendments	Remove site from the Land Reservation Acquisition Map and rezone from RE1 Public Recreation to part RE1 Public Recreation, part W1 Natural Waterways and part W2 Recreational Waterways. The following associated changes to development standards applying to this site are proposed: **Current provisions** / **Proposed provisions** *FSR*: Part nil, part 0.4:1 / Nil *HOB*: Nil / Nil (unchanged) *MLS*: Nil / Nil (unchanged)

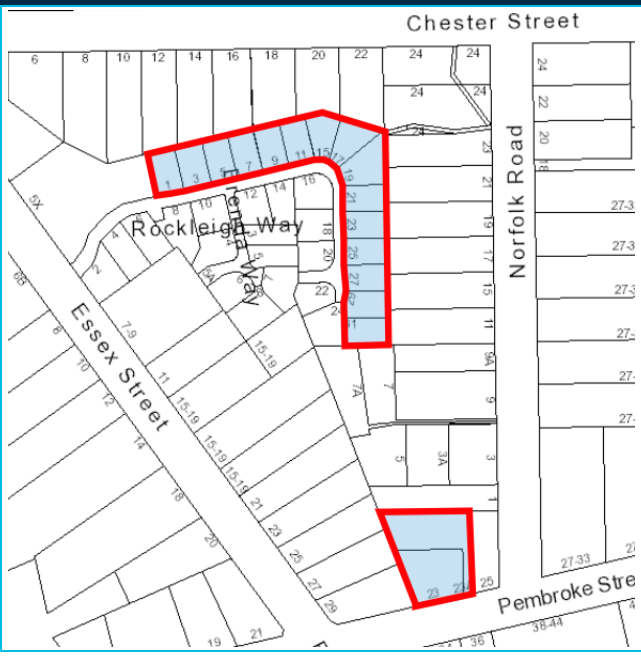
Item 16	
Explanation	Changes are required to reflect the current ownership (crown land) and use of the site for public access and recreation. Associated amendments are also required to the FSR Map to remove the current 0.4:1 provision. This is consistent with the approach taken for RE1, W1 and W2 zones under *Parramatta LEP 2011*.
Site boundary	
Existing mapping	
Proposed mapping	

Item 17	
Classified Roads – Certain land currently subject to *Parramatta (former The Hills) LEP 2012* - 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, Dunrossil Avenue (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 MLS controls will be removed consistent with the approach to classified roads under *Parramatta LEP 2011*.
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 *Infrastructure* 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 *Hornsby LEP 2013* or *Parramatta (former 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 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 *Hornsby LEP 2013* – 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	11 metres

Item 19	
Explanation	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. <u>Height of Building</u> The proposed height will facilitate better design outcomes on medium density housing sites and will bring greater consistency to the controls applying to R3 zoned land across the LGA. <u>Floor Space Ratio</u> 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 *Parramatta LEP 2011*. Such an FSR will improve amenity and design outcomes, by allowing more space on-site for setbacks, landscaping and open space.
Site boundary	

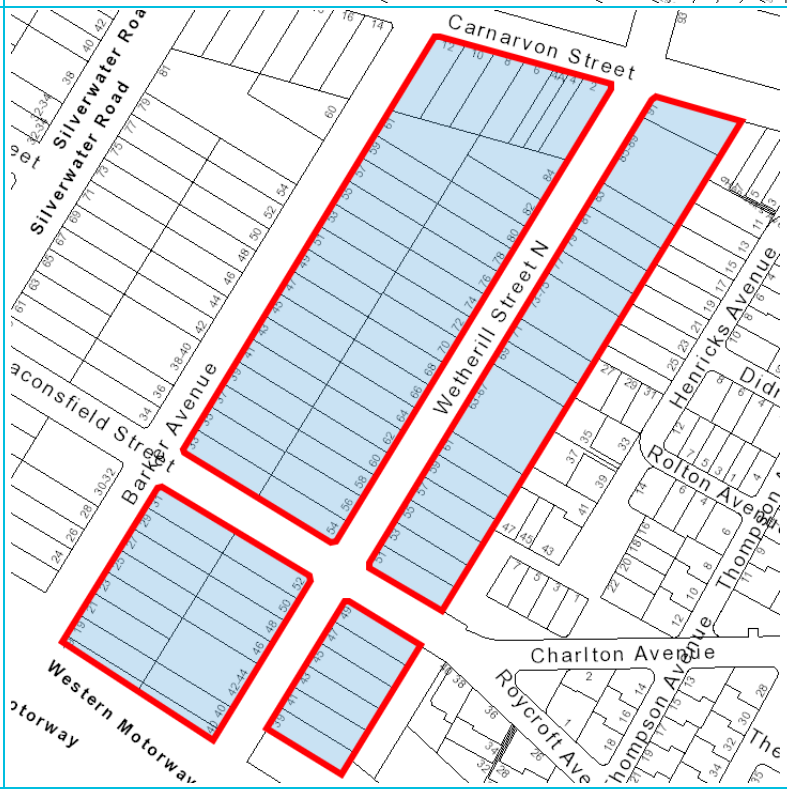
Item 19	
Note: As part of the Epping Planning Review, Council is progressing a separate site-specific planning proposal (the '*East Epping Planning Proposal*') which includes the rezoning of land at 23 and 23A Pembroke Street, Epping from R3 Medium Density Residential to R4 High Density Residential and associated changes to height and FSR controls for these sites. Once the East Epping Planning Proposal is finalised, the site-specific changes it proposes will be carried over into the consolidated LEP and the Harmonisation Planning Proposal will be updated accordingly.	

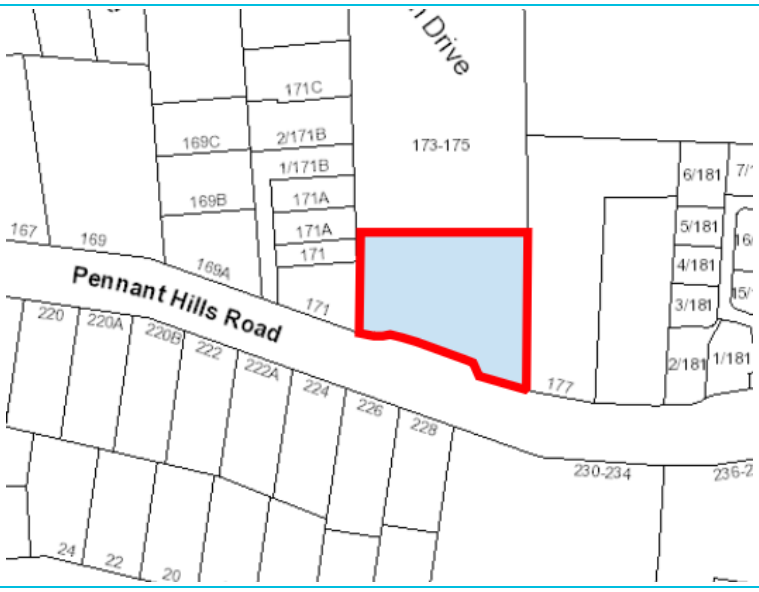
Item 20	
2-22 Maida Road, Epping, currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 96830, SP 98821, SP 35970, Lot 8 DP 9693, SP 91812
Proposed provision and associated amendments	Apply a floor space ratio control of 0.8:1 as currently no FSR is applied.
Explanation	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). The proposed FSR is consistent with the existing height limit of 12 metres and will facilitate RFB development consistent with adjoining sites. An additional permitted use provision is also proposed to be applied to this site (refer item 45).
Site boundary	

Item 21
Land zoned R3 Medium Density Residential currently subject to *Parramatta (former The Hills) LEP 2012* – Amend the Floor Space Ratio Map and Height of Buildings Map

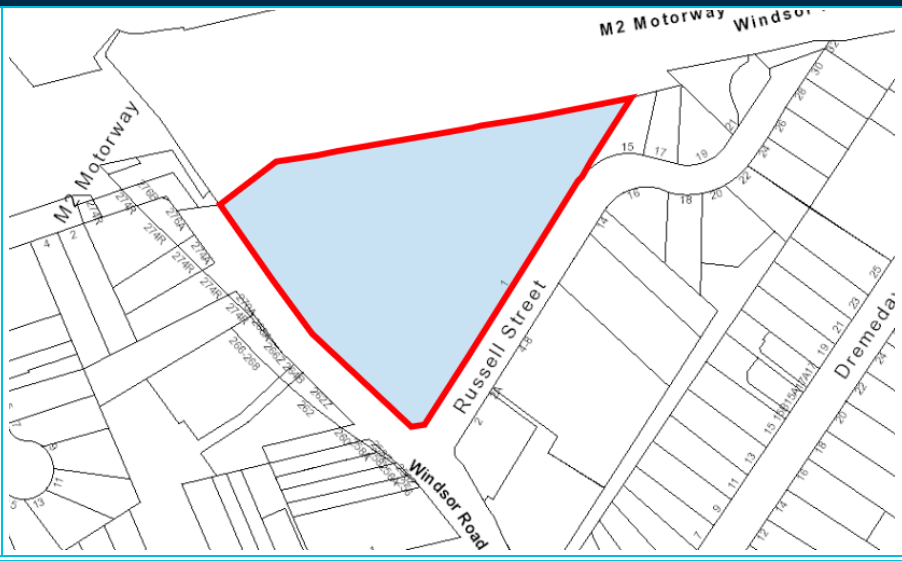
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Apply a floor space ratio and increase the maximum height of buildings control and on certain R3 zoned land as follows: **Current provisions** / **Proposed provisions** *FSR*: Nil / 0.6:1 *HOB*: 9 metres / 11 metres
Explanation	Height of Building The proposed height will facilitate better design outcomes on medium density housing sites and will bring greater consistency to the controls applying to R3 zoned land across the LGA. Floor Space Ratio It is proposed to introduce a general FSR control of 0.6:1 across R3 zoned land in the LGA, consistent with the *Parramatta LEP 2011*. 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.

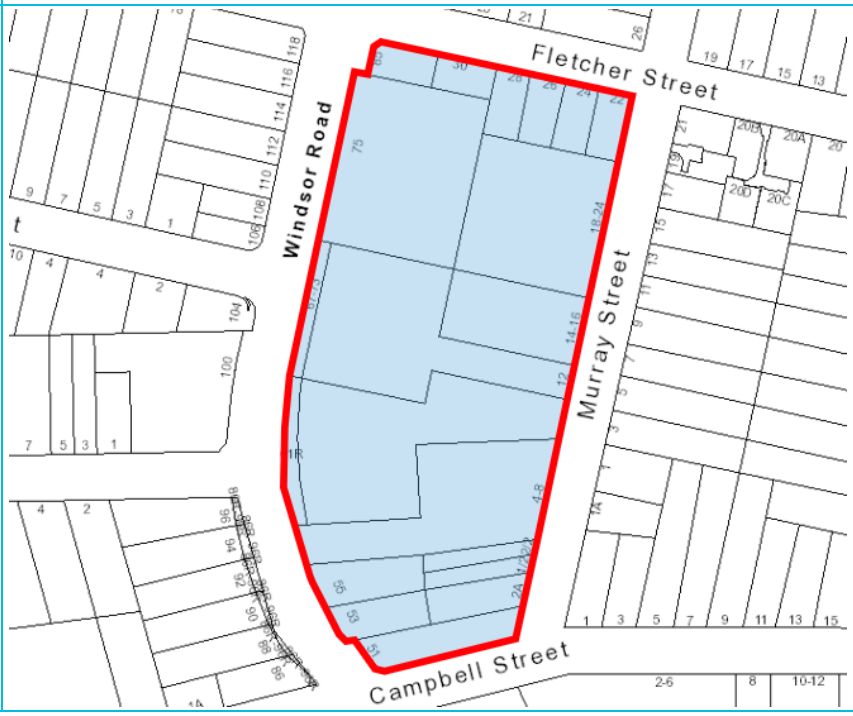
Item 22	
Certain land in Silverwater zoned R3 Medium Density Residential and currently subject to *Auburn LEP 2010* – Amend the Floor Space Ratio Map and Height of Buildings Map	
Legal description of affected properties	SP 82076, SP 83614, Lots 1 and 2 in DP 538244, Lots 4, 5, 17, 18, 23, 24, 28 to 43, 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	Reduce the floor space ratio and increase the maximum height of buildings control on certain R3 zoned land as follows: **Current provisions** / **Proposed provisions** *FSR*: 0.75:1 / 0.6:1 *HOB*: 9 metres / 11 metres
Explanation	Height of Building The proposed height will facilitate better design outcomes on medium density housing sites and will bring greater consistency to the controls applying to R3 zoned land across the LGA.

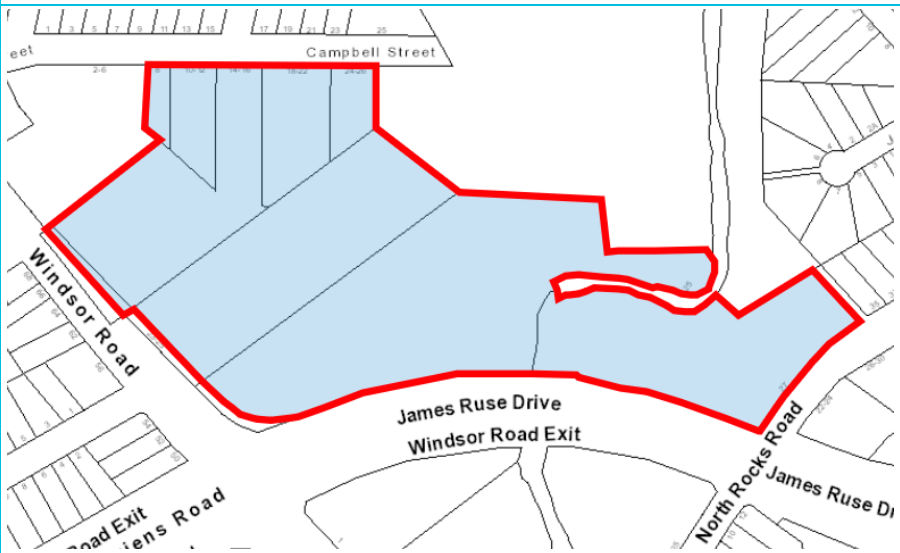
Item 22	
	<u>Floor Space Ratio</u> This proposed change will impact approximately 220 properties, excluding those that have already been developed for medium density housing. This change will bring consistency across R3 zoned land in the LGA. The proposed FSR will improve amenity and design outcomes of development in the area, including allowing more space on-site for setbacks, landscaping and open space.
Site boundary	
	

Item 23	
173-175 Pennant Hills Road, Carlingford, currently subject to *Parramatta (former 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	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	

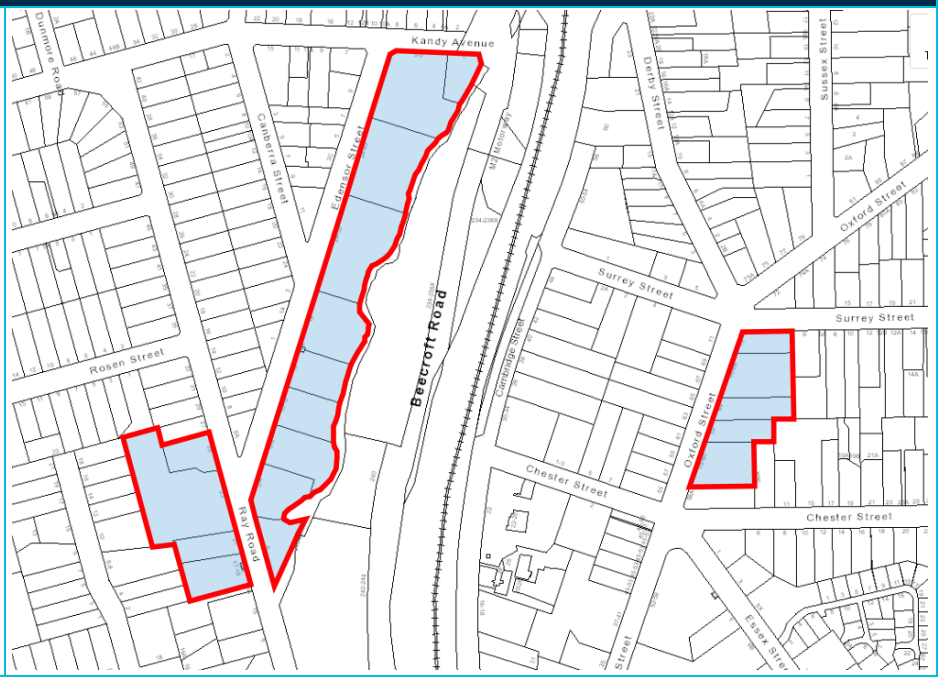
Item 24	
1 Russell Street, Baulkham Hills, currently subject to *Parramatta (former The Hills) LEP 2012* – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 86046
Proposed provision and associated amendments	Apply a floor space ratio control of 1:1 as currently no FSR is applied.
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.

Item 24	
Site boundary	

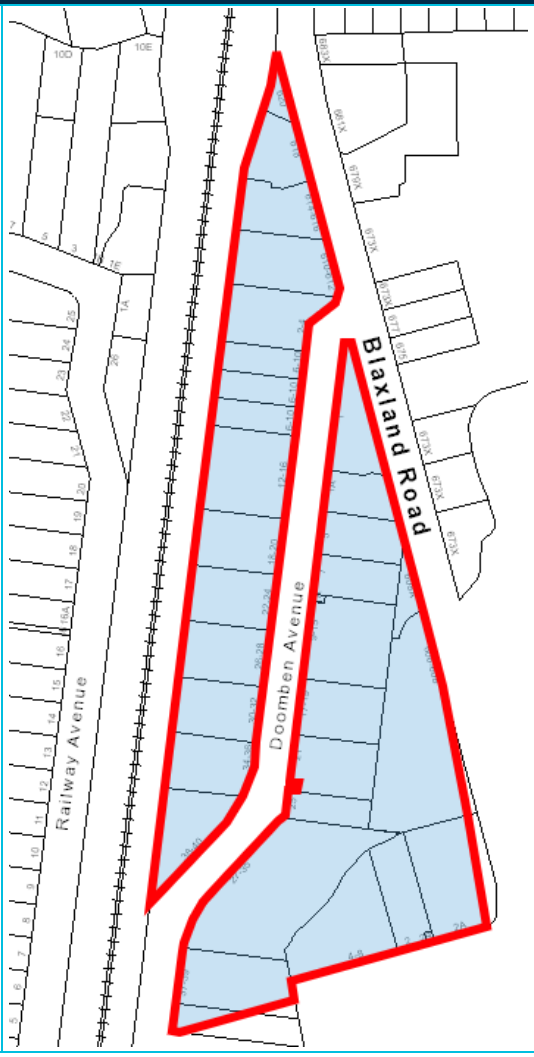
Item 25	
Land at 22-30 Fletcher Street, 2-24 Murray Street, and 51-85 Windsor Road, Northmead, currently subject to *Parramatta (former The Hills) LEP 2012* – Amend the Floor Space Ratio Map	
Legal description of affected properties	Lots 1 to 4 in DP 370953, Lots 100 and 101 DP 855042, SP 88302, SP 90760, 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	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 26	
Land at 8-26 Campbell Street, 23-25 Windsor Road, Northmead and 27 North Rocks Road, North Rocks, currently subject to *Parramatta (former The Hills) LEP 2012* – 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	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 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	

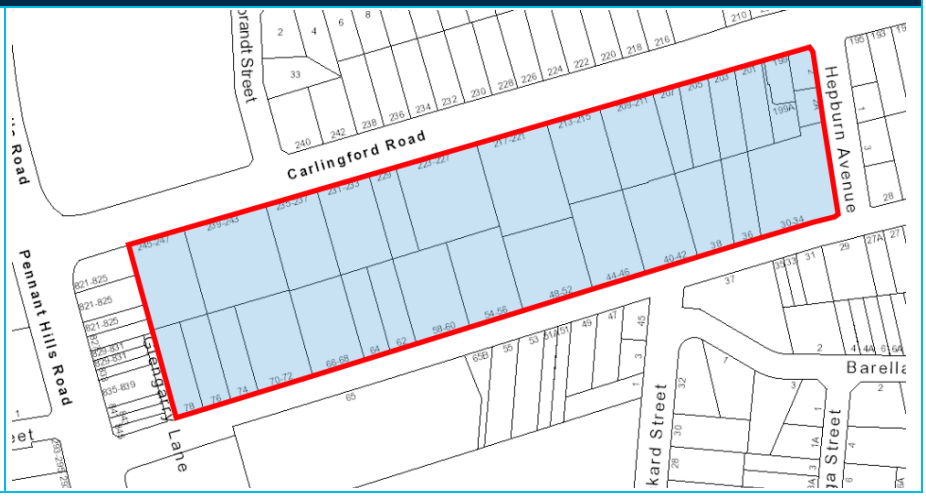
Item 27	
Land at 17-25 Ray Road, 6 Ray Road, 2-40 Edensor Street, 1-5 Kandy Avenue and 58-70 Oxford Street, Epping, currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 6031, SP 5778, SP 5771, SP 6142, SP 5747, SP 14182, SP 9988, SP 13510, 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.

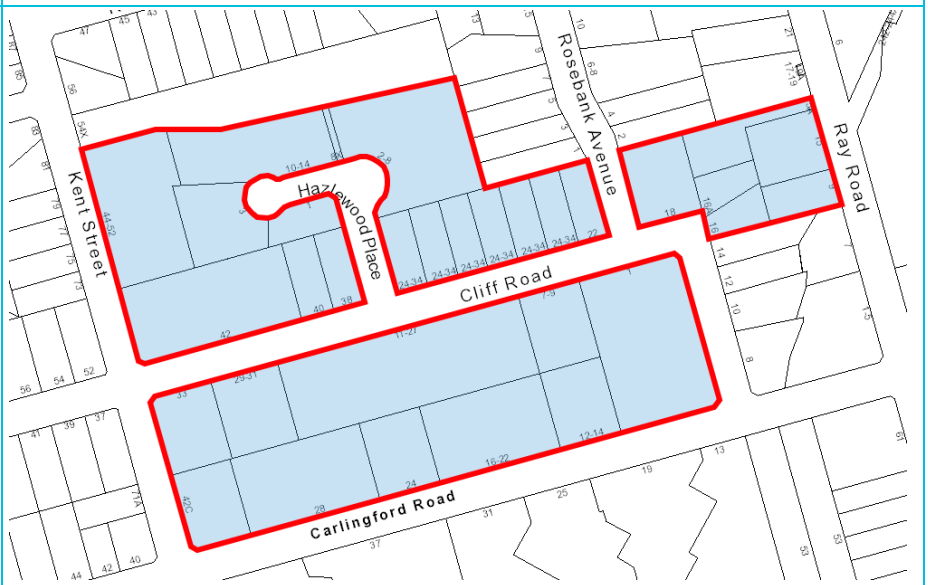
Item 27	
Site boundary	

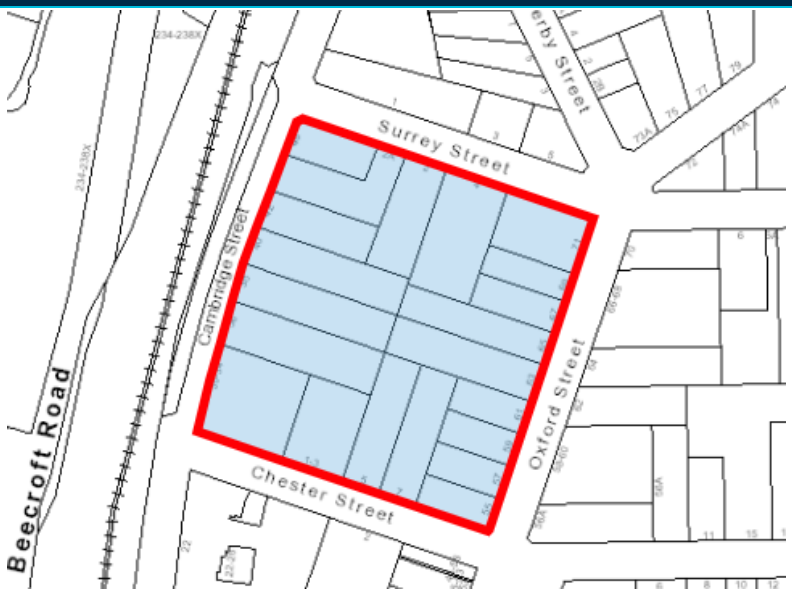
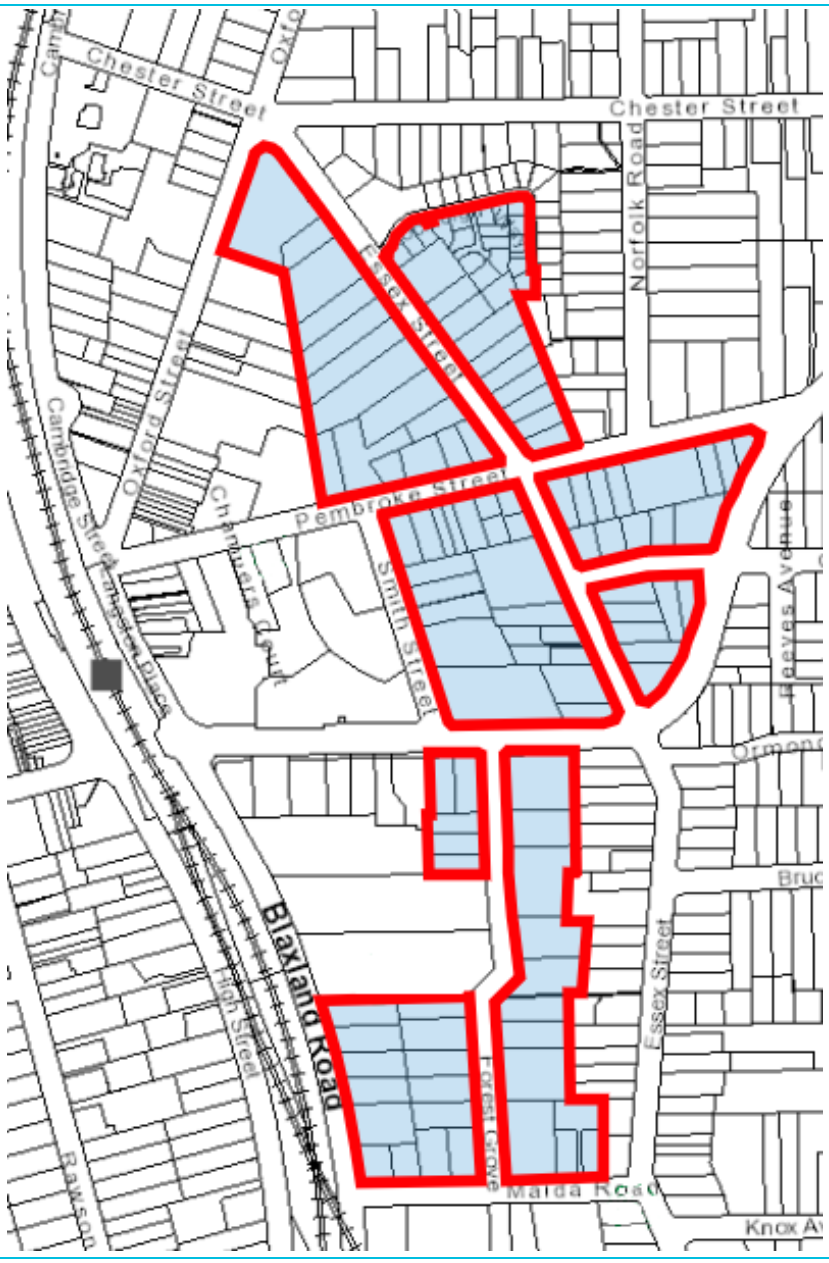
Item 28	
Certain land in Eastwood bounded by Blaxland Road. Ball Avenue, and the railway line, zoned R4 High Density Residential and currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 94290, SP 19034, SP 31935, SP 19052, SP 19676, Lots 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	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.

Item 28	
Site boundary	

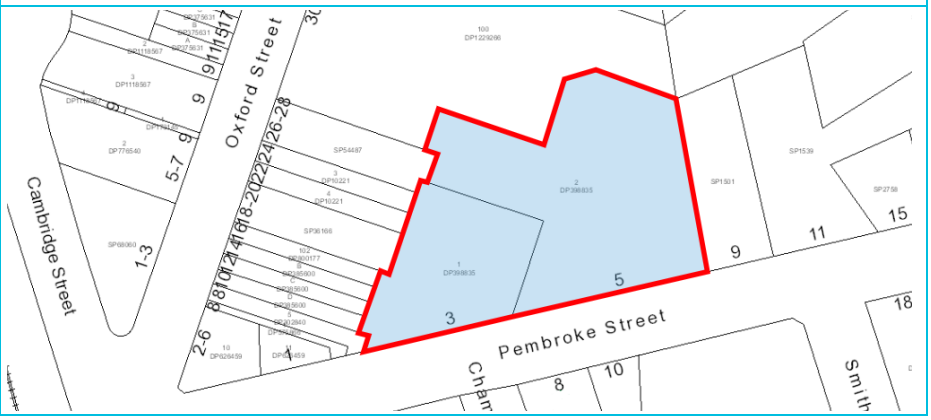
Item 29	
Land at 2-2A Hepburn Avenue, 199-247 Carlingford Road and 30-78 Keeler Street, Carlingford, currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	Lots 1 and 2 in DP 845101, Lots and 2 in DP 879689, Lot 2 DP 30015, Lot 3 DP 419712, 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	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.

Item 29	
Site boundary	

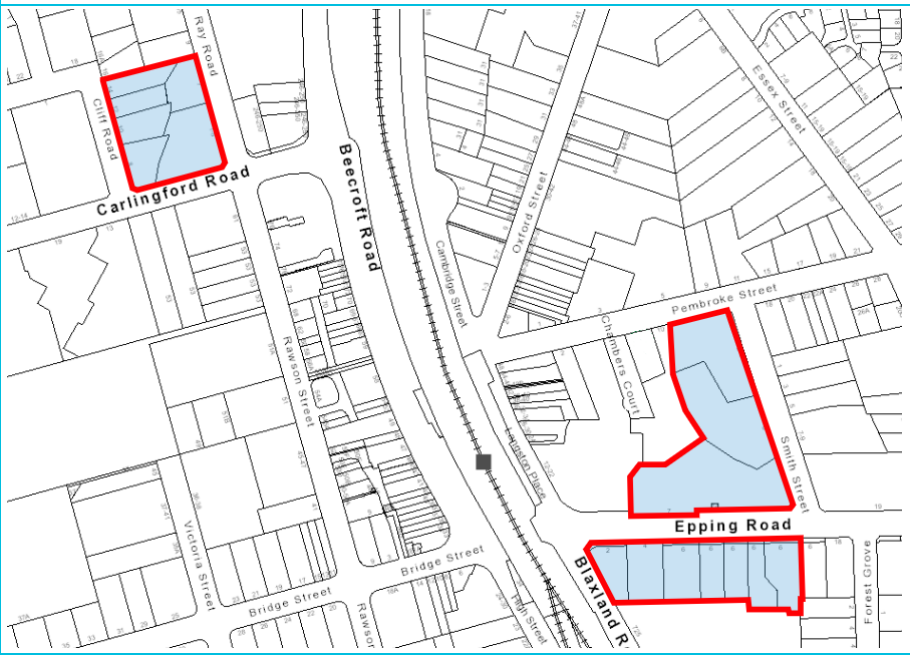
Item 30	
Certain land in Epping zoned R4 High Density Residential and currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	Apply a floor space ratio control of 1.4:1 to the sites identified below, as currently no FSR is applied.
Explanation	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.
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)	

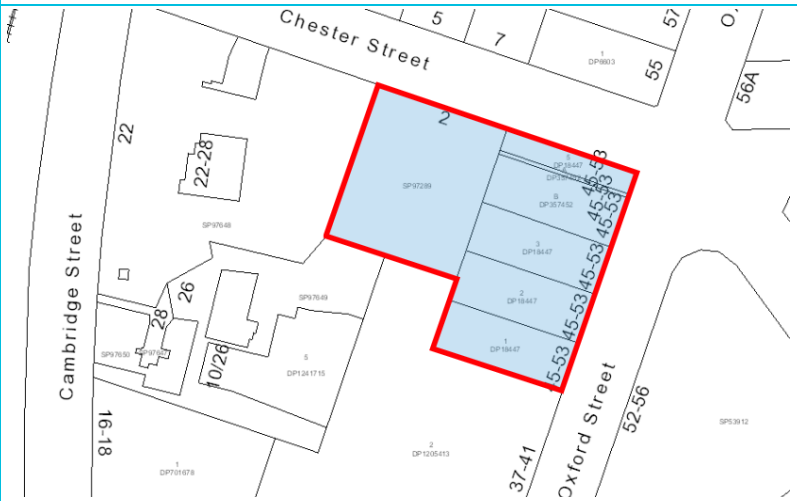
Item 30	
Certain land bounded by Surrey Street, Oxford Street, Chester Street and Cambridge Street, Epping. (SP 3929, SP 2732, SP 13008, SP 1653, SP 3120, SP 16761, SP 32903, SP 32904, Lot 1 DP 6603, SP 3921, SP 1292, SP 6615, SP 13833, SP 5361, SP 3922, SP 1185, SP 1342, SP 6506, SP 3009, SP 3436, SP 974)	
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 (the *'East Epping Planning Proposal'*) which includes the rezoning of land on the southern side of Rockleigh Way from R4 High Density Residential to R3 Medum Density Residential and associated changes to height and FSR controls. Changes to the height and FSR controls applying to existing R4 zoned land at 21-29 Essex Street are also proposed. Once the East Epping Planning Proposal is finalised, the site-specific changes it proposes will be carried over into the consolidated LEP and the Harmonisation Planning	

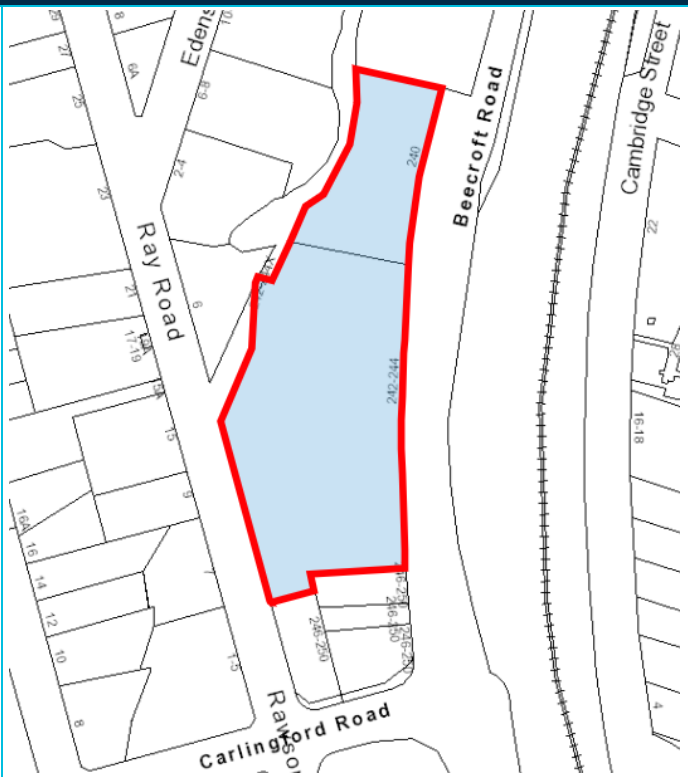
Item 30	
Proposal will be updated accordingly.	
Legal description: SP 53912, Lot 1 DP 590705, Lot 1 DP 1248612, Lot 25 Sec 4 DP 758390, SP 3488, SP 1409, SP 1277, SP 4301, SP 4946, SP 68655, SP 70722, SP20927, SP 3211, SP 2758, SP 1539, SP 1501, Lots 1 to 6 in DP 10511, Lots 2 to 19 in DP 285338, Lot 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 *Hornsby LEP 2013* – 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	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	

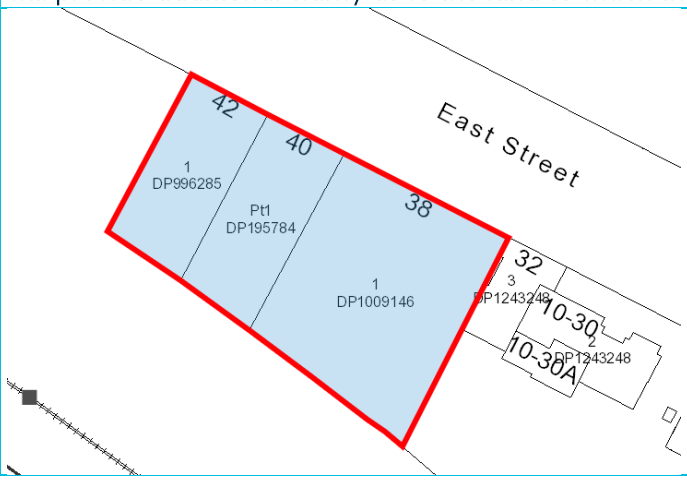
Item 32	
Certain land in Epping fronting Cliff Road, Ray Road, Smith Street, and Epping Road, zoned R4 High Density Residential and currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	SP 42884, SP 43219, Lots 1 and 2 in DP 858026, Lot Y 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.

Item 32	
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	

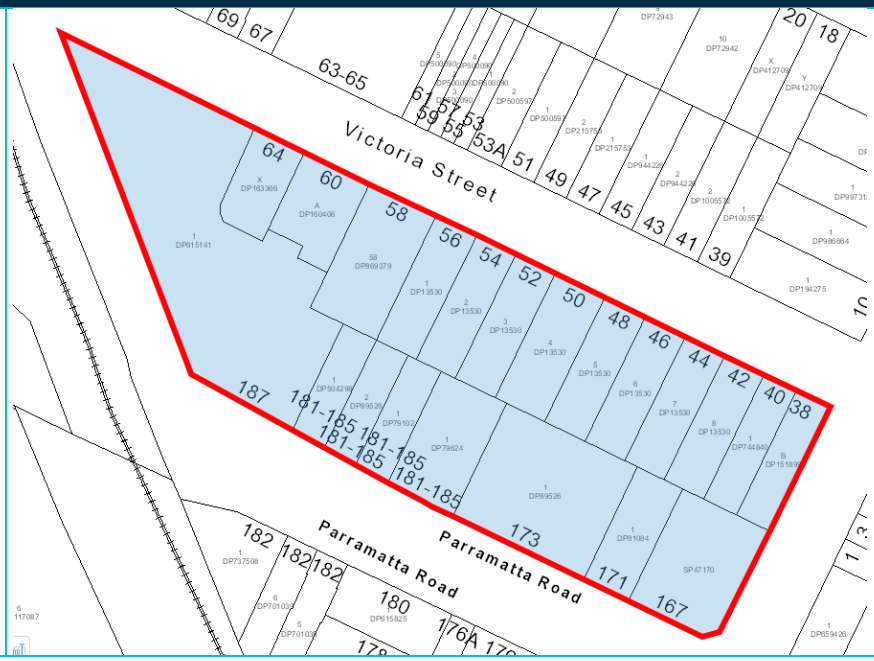
Item 33	
Certain land in Epping zoned R4 High Density Residential and currently subject to *Hornsby LEP 2013* – Amend the Floor Space Ratio Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	Apply a floor space ratio control of 3.8:1 to the sites identified below, as currently no FSR is applied.
Explanation	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.
2-4 Chester Street and 45-53 Oxford Street, Epping. (SP 97289, Lots 1 to 3, 5 in DP 18447, Lot A DP 357452, Lot B DP 357452)	

Item 33	
240 - 244 Beecroft Road, Epping. (Lot 220 DP 1251471, Lot 221 DP 1251471)	

Item 34A	
24 - 26 Railway Parade, Westmead currently subject to clause 6.10A of *Parramatta LEP 2011* – Amend the Floor Space Ratio Map	
Legal description of affected properties	Lot 1 DP 952720, Lot 1 DP 972068, Lot 10 DP 605684
Proposed provision and associated amendments	Identify land as "Area 4" on the Floor Space Ratio Map.
Explanation	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.
Site boundary	

Item 34B	
Land at 38, 40 and 42 East Street, Granville currently subject to clause 6.20 of *Parramatta LEP 2011* – Amend the Floor Space Ratio Map.	
Legal description of affected properties	Lot 1 DP 996285, Lot 1 DP 195784, Lot 1 DP 1009146
Proposed provision and associated amendments	Identify the site as "Area 6" on the Floor Space Ratio Map.
Explanation	It is proposed to incorporate the current site-specific provisions of clause 6.20 of *Parramatta LEP 2011* into clause 4.4 of the consolidated LEP. This land is not currently mapped in the instrument. The proposed amendment will provide additional clarity as to the land to which the provisions apply.
Site boundary	

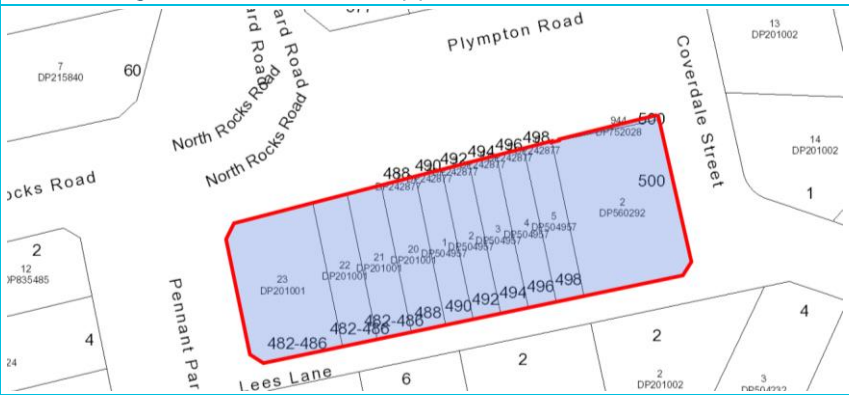
Item 34C	
Certain land at Granville currently subject to clause 6.19 of *Parramatta LEP 2011* – Amend the Floor Space Ratio Map and the Key Sites Map.	
Legal description of affected properties	Lot 1 DP81084, Lot 2 DP89526, SP47170, Lot 1 DP13530, Lot B DP151899, Lot X DP163366, Lot 1 DP89526, Lot 6 DP13530, Lot 4 DP13530, Lot 1 DP79102, Lot 7 DP13530, Lot 3 DP13530, Lot 8 DP13530, Lot 1 DP79624, Lot 1 DP504298, Lot 2 DP13530, Lot 58 DP869379, Lot A DP160406, Lot 5 DP13530, Lot 1 DP744840, Lot 1 DP615141
Proposed provision and associated amendments	Identify the land as "Area 5" on the Floor Space Ratio Map. Change the Key Sites Map designation from 'C' to 'Granville Precinct' (refer to clause 6.18 of Parramatta LEP 2011).
Explanation	It is proposed to incorporate the current site-specific provisions of clause 6.19 of *Parramatta LEP 2011* into clause 4.4 of the consolidated LEP. The land to which the site-specific FSR provisions applies is currently identified on the Key Sites Map as "C". Incorporating the provisions into clause 4.4 and mapping the site on the FSR Map will provide a consistent approach to site-specific FSR provisions.

Item 34C	
Site boundary	

Item 35	
R2 Low Density Residential currently subject to *Hornsby LEP 2013* – 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 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 *Holroyd LEP 2013* – 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,

Item 36	
	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, 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	

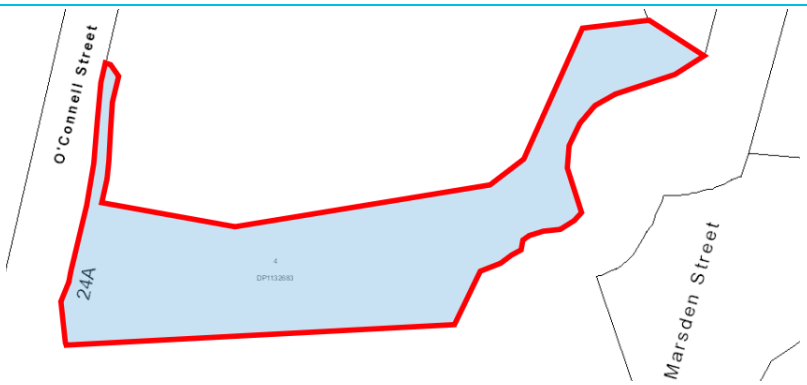
Item 37	
Land at 482-500 North Rocks Road, Carlingford, currently subject to *Hornsby LEP 2013* – Amend the Height of Buildings Map	
Legal description of affected properties	Lots 20 to 23 in DP 201001, Lots 1 to 6 in DP 242877, Lots 1 to 5 in DP 504957, Lot 2 DP 560292, Lot 944 DP 752028
Proposed provision 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 38A	
Certain residential zoned land currently subject to *Auburn LEP 2010*, *Holroyd LEP 2013* and *Hornsby LEP 2013* – 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. Note: Newington is not subject to the introduction of a minimum lot size control as it is subject to specific controls under the Community Title Management Scheme which achieves the amenity and environmental outcomes intended by the control.
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.

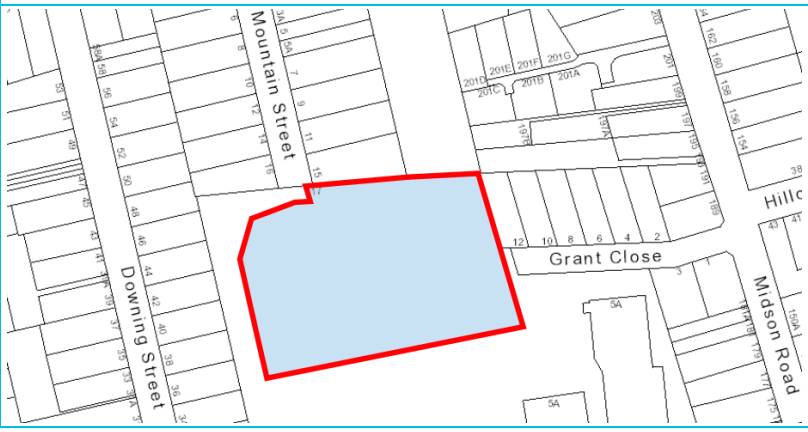
Item 38B	
Land zoned R3 Medium Density Residential and R4 High Density Residential and currently subject to *Parramatta (former The Hills) LEP 2012* – Amend the Lot Size Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Amend 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.

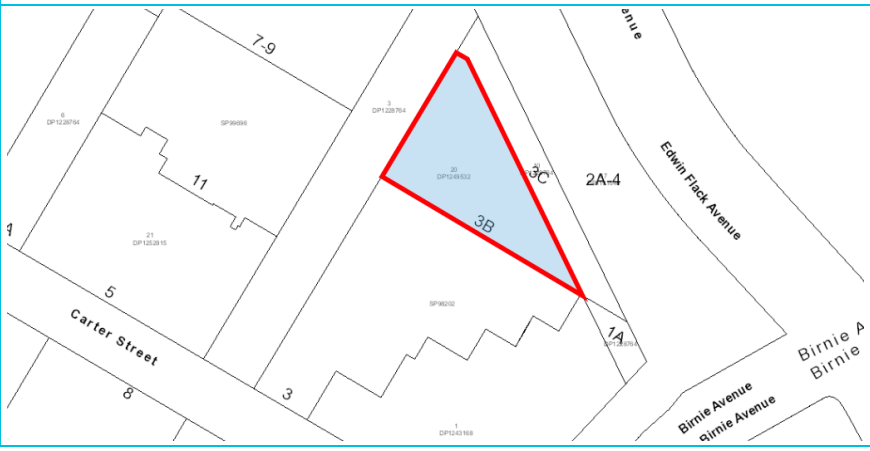
Item 39	
2R Morton Street and 1 Baludarri Drive, Parramatta, currently subject to *Parramatta LEP 2011* – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 3 DP 1215559 and Lot 301 DP 1241775
Proposed provision and associated amendments	Remove site from the Land 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 – part of Rangihou Reserve.

Item 39	
Site boundary	

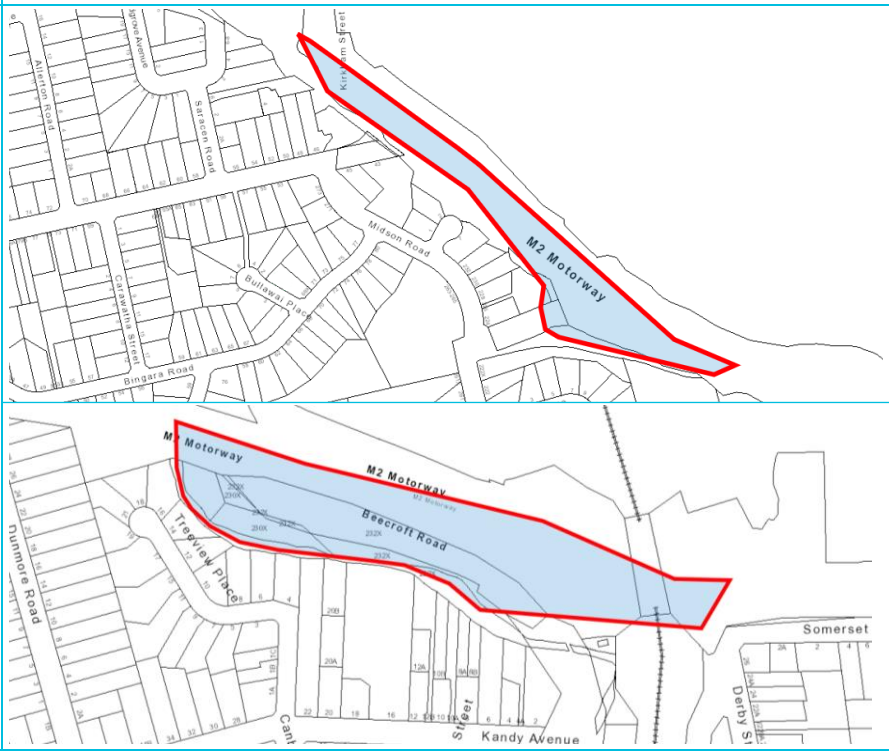
Item 40	
24A O'Connell St, Parramatta being crown land used for public access and recreation, currently subject to *Parramatta LEP 2011* – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 4 DP 1132683
Proposed provision and associated amendments	Remove site from 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 41	
17 Mountain St, Epping, currently subject to *Hornsby LEP 2013* – 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.

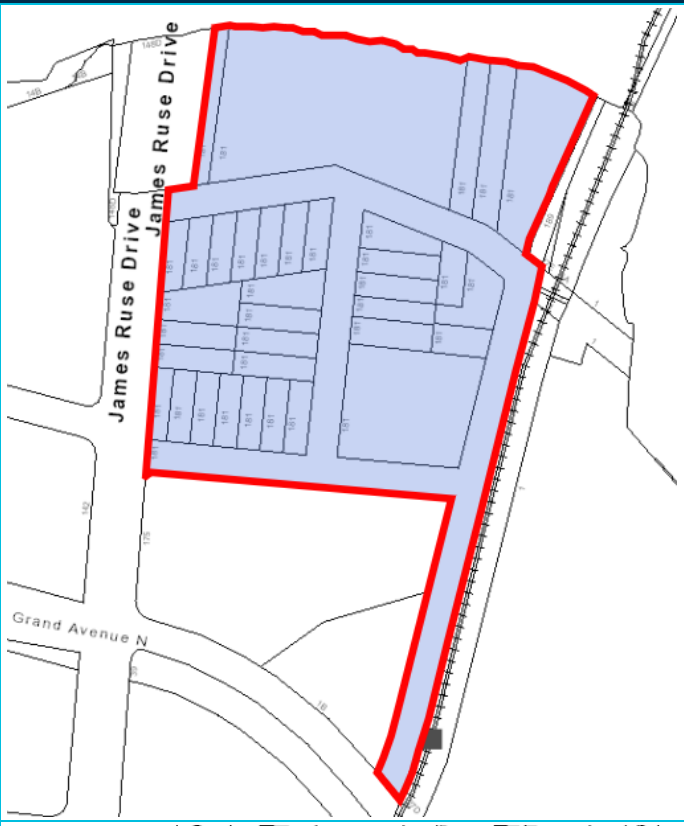
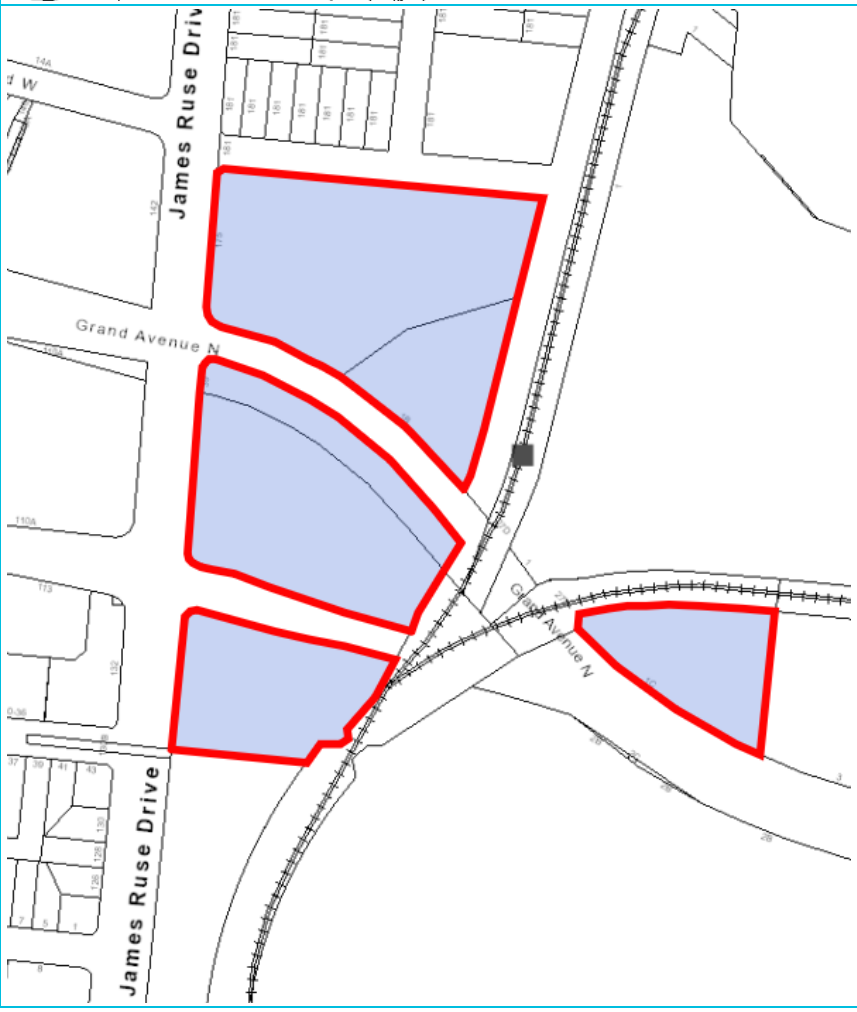
Item 41	
Explanation	The site is no longer required to be shown on the LRA map as it is now under public ownership.
Site boundary	

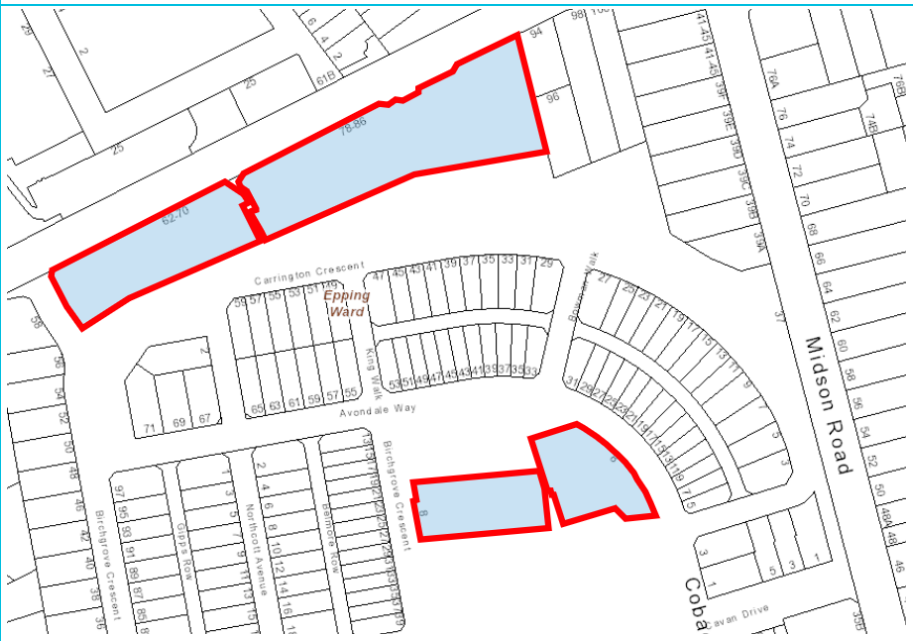
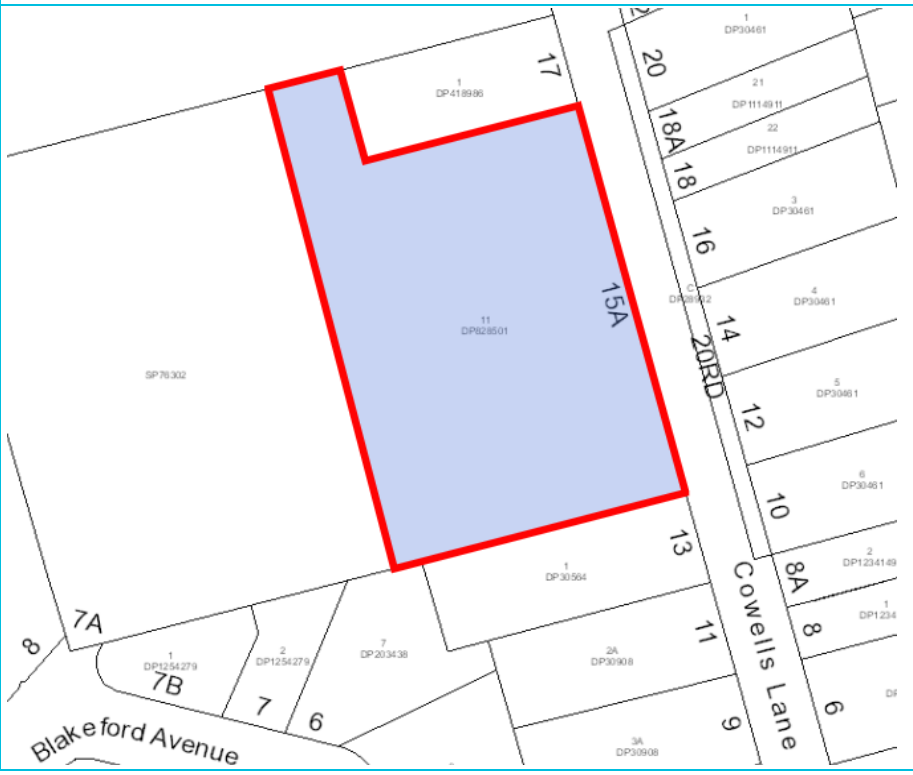
Item 42	
3B Carter St, Lidcombe currently subject to *Auburn LEP 2010* – Amend the Land Reservation Acquisition Map	
Legal description of affected properties	Lot 20 DP 1249532
Proposed provision and associated amendments	Remove site from the Land Reservation Acquisition (LRA) Map.
Explanation	The site is no longer required to be shown on the LRA map as it is now under public ownership.
Site boundary	

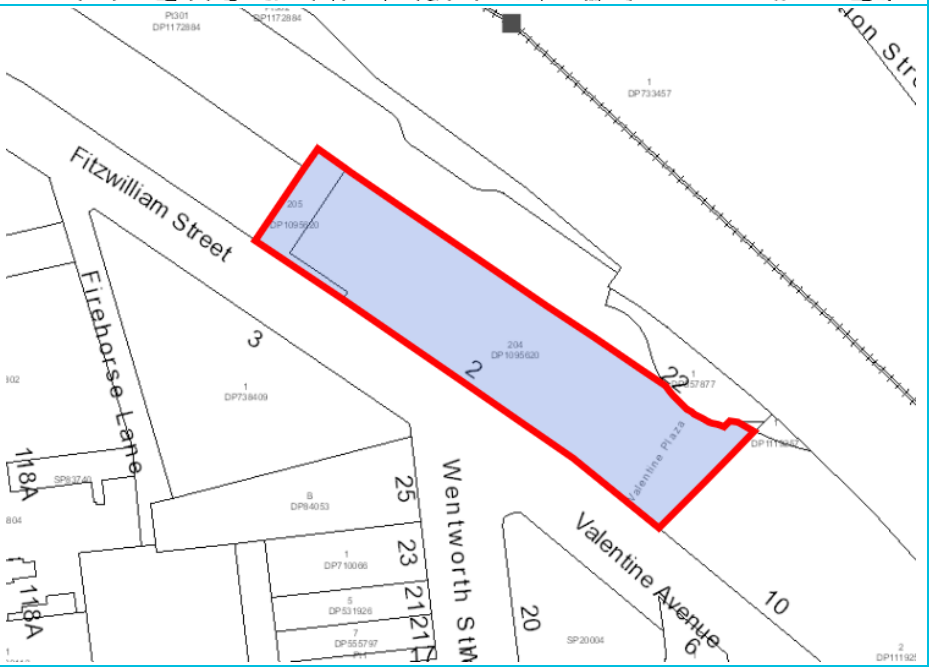
Item 43	
Beecroft - Cheltenham Conservation Area, currently subject to *Hornsby LEP 2013* – Amend the Heritage Map	
Legal description of affected properties	Lot 13 DP 236565, Lot 173 DP 1150941, Lots 174 to 176 in DP 1150943, Lot 176 DP 1150945, Lot 177 DP 1150946, Lot 4 DP 844151, Lots 10 to 13 and 17 to 19 in DP 1024853, Lot 1012 DP 1191769, Lot 60 DP 844129
Proposed provision and	Remove the conservation area designation from the Heritage Map.

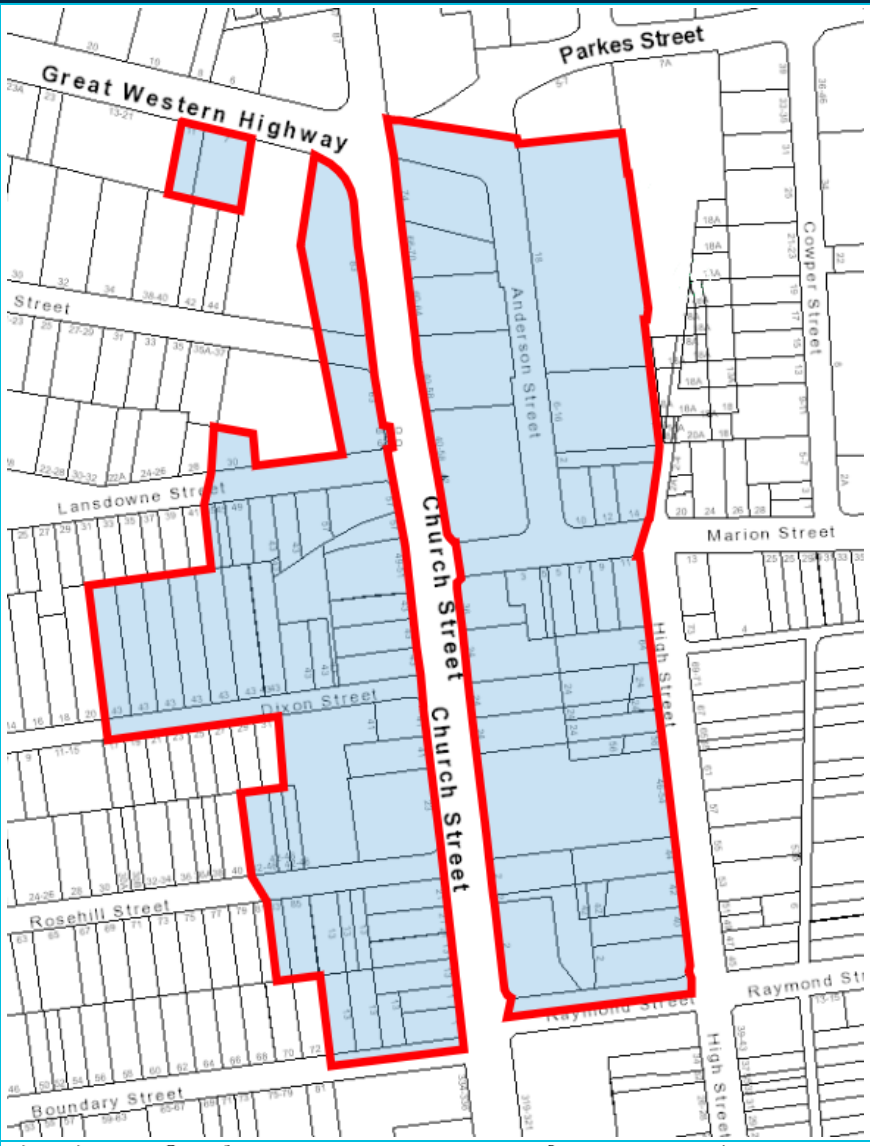
Item 43	
associated amendments	
Explanation	Land in the heritage conservation area is currently labelled as "C2" on the *Hornsby LEP 2013* Heritage Map. The proposed change is considered minor as the Beecroft - Cheltenham Conservation Area within the City of Parramatta LGA covers land that is predominantly 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	

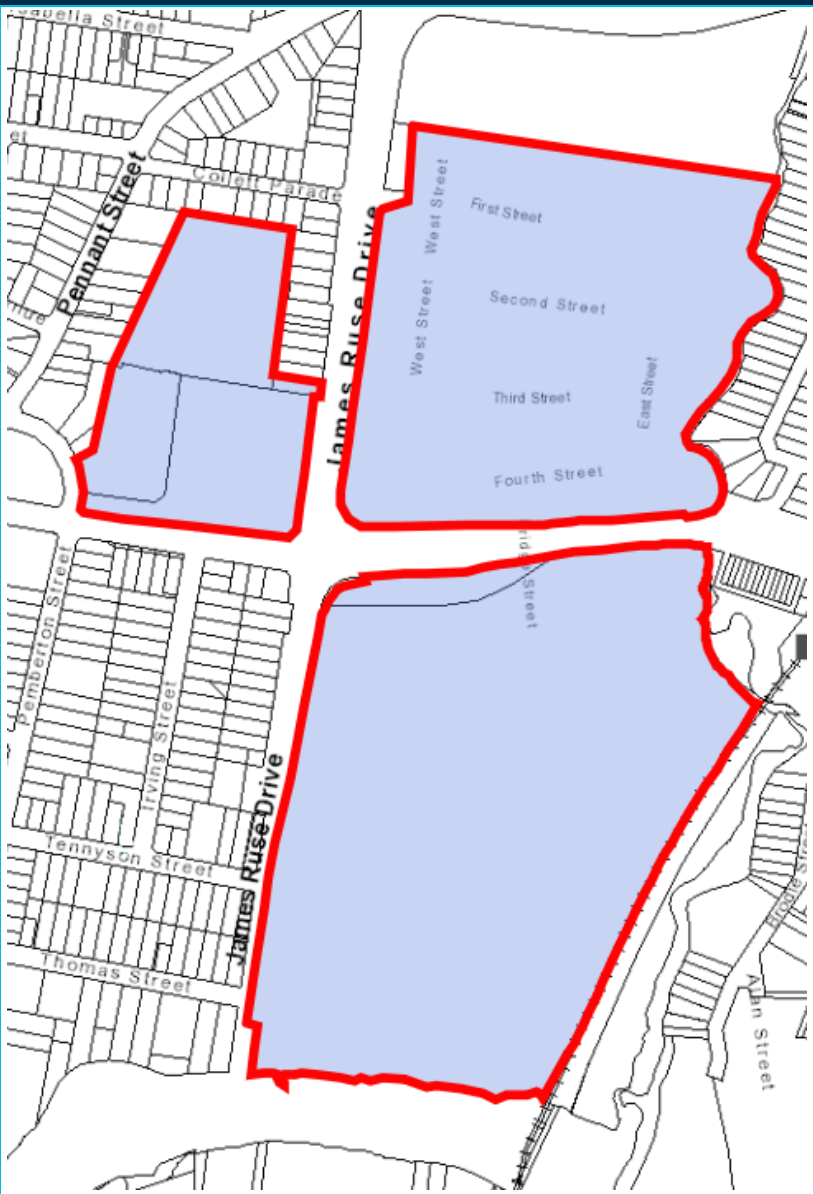
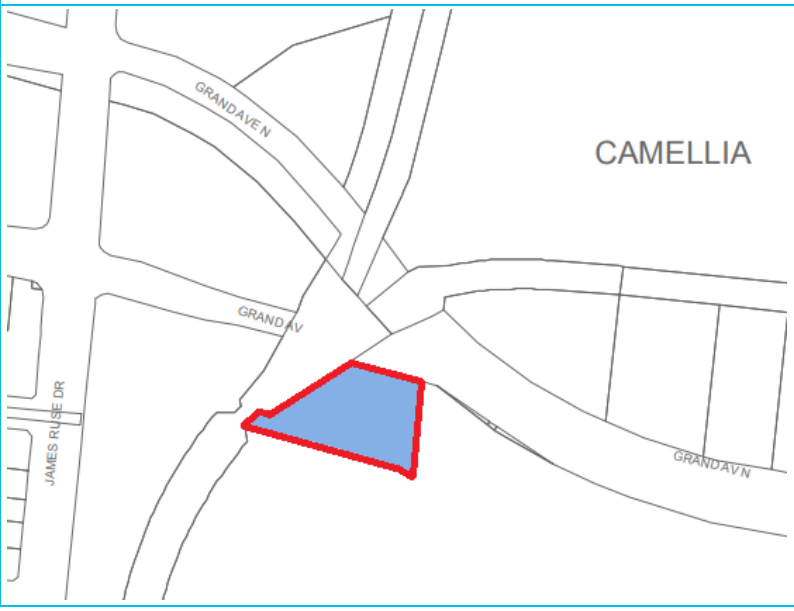
Item 44	
Various sites across the LGA– Amend the Additional Permitted Uses Map	
Legal description of affected properties	See below.
Proposed provision and associated amendments	It is proposed to update the map set to include all sites listed in *Schedule 1* of the consolidated LEP.
Explanation	Not all sites listed in *Schedule 1* of LEPs applying in the LGA are currently mapped. An administrative amendment is proposed to ensure all sites identified in *Schedule 1* of the consolidated LEP are mapped on the *Additional Permitted Uses Map* to provide clarity as to the land to which the provisions apply, particularly in instances where lots are amalgamated/subdivided or there are changes to street addresses. The consolidated map will include the following sites:

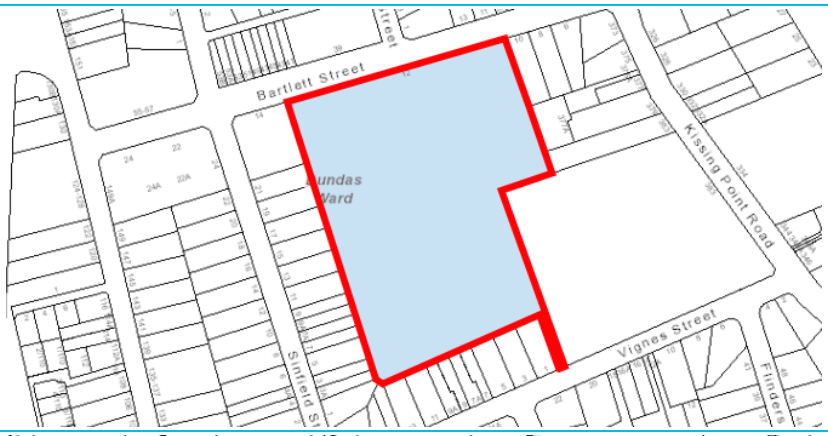
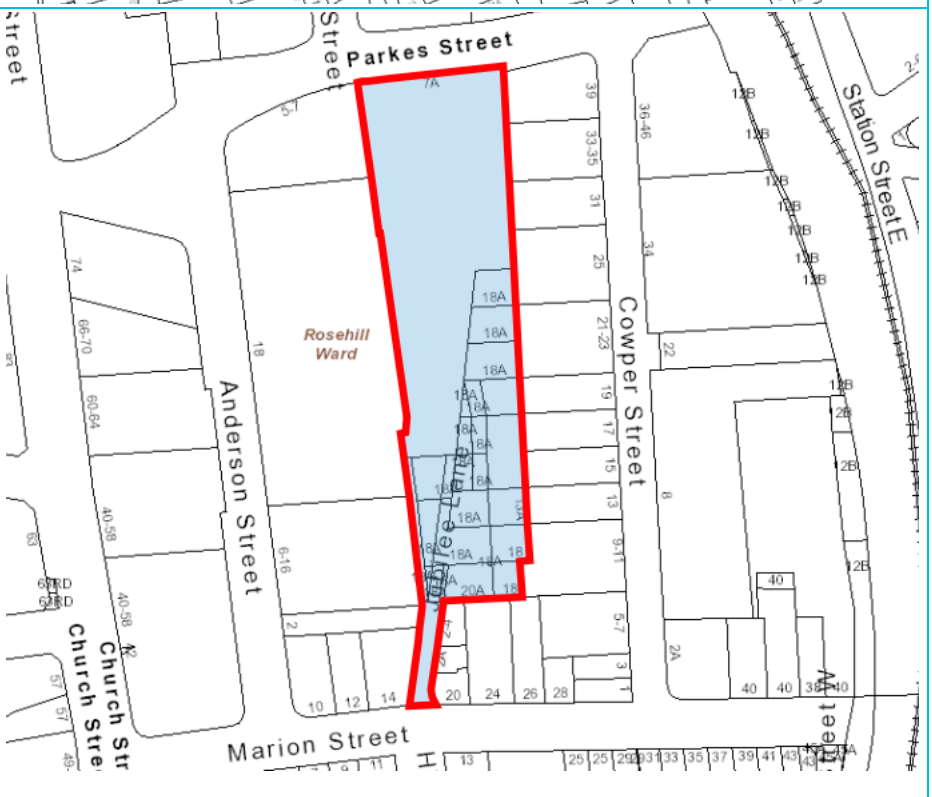
Item 44	
Land at 181 James Ruse Drive, Camellia (Lots 1–4, DP 128720, Lots 2–17 and 25, DP 6856, Lot 1, DP 724228, Lots 1–6, DP 2737, Lots 7A and 9A, DP 418035, Lot 1, DP 499552, Lot 10, DP 610228, Lot 2, DP 512655, Lot 2, DP 549496, Lot 1, DP 927064 and Lot 1, DP 668318). *Proposed map designation:* APU1 *Associated APU provision to be retained*: Development for the purposes of shops is permitted with development consent.	
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	

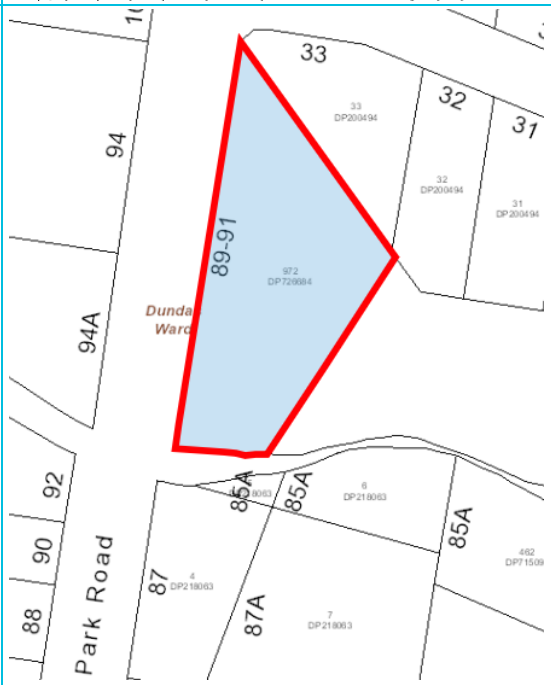
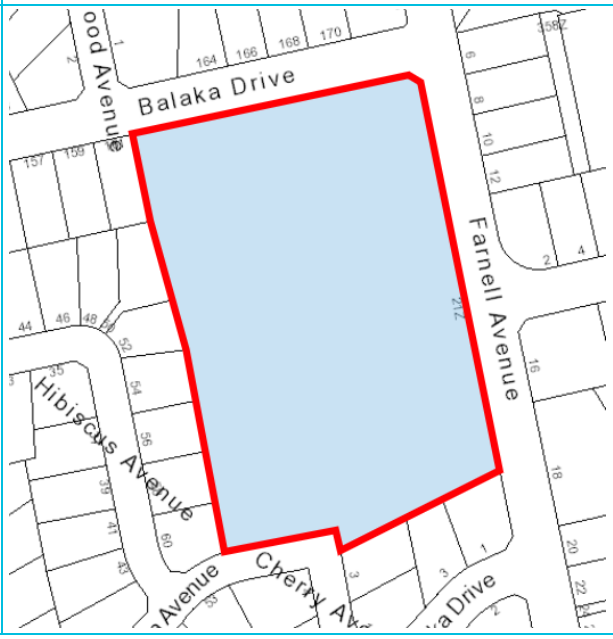
Item 44	
Associated APU provision to be retained: Development for the purposes of shops is permitted with development consent.	
62 – 70 Mobbs Lane, 78 - 86 Mobbs Lane, 8 Birchgrove Crescent and 8 Avondale Way, Eastwood (SP 92261, SP 92262, SP 90470, SP 90494). *Proposed map designation:* APU3 *Associated APU provision to be retained*: Development for the purposes of multi dwelling housing and residential flat buildings is permitted with development consent.	
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.	

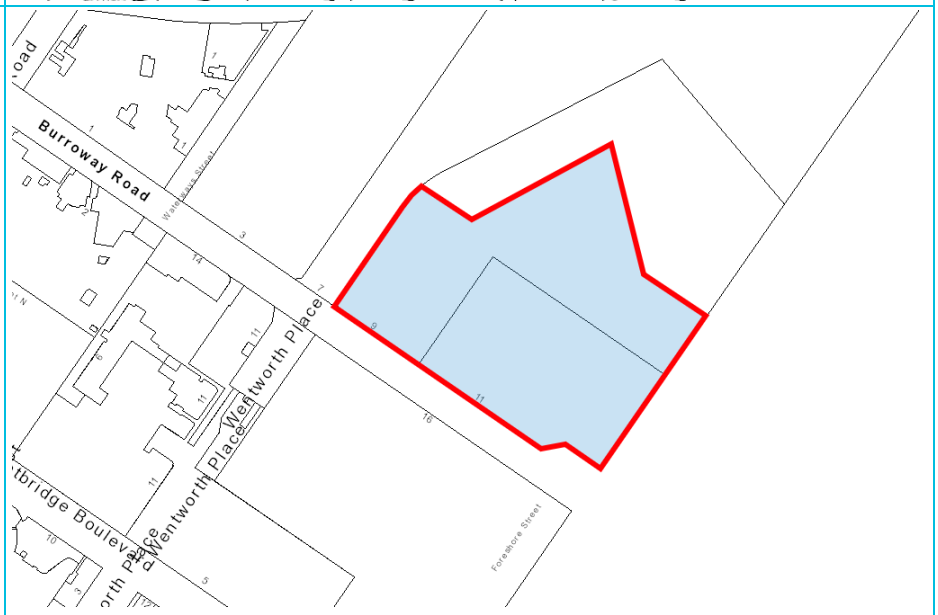
Item 44	
Certain land at North Parramatta currently zoned R2 Low Density Residential bounded by Albert Street, O'Connell Street, Ross Street and Villiers Street, North Parramatta. Land identified in *item 7* of *Schedule 1* of *Parramatta LEP 2011*. *Proposed map designation*: APU5 *Associated APU provision to be retained*: Development for the purposes of restaurants or cafes and office premises is permitted with consent.	
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*.	

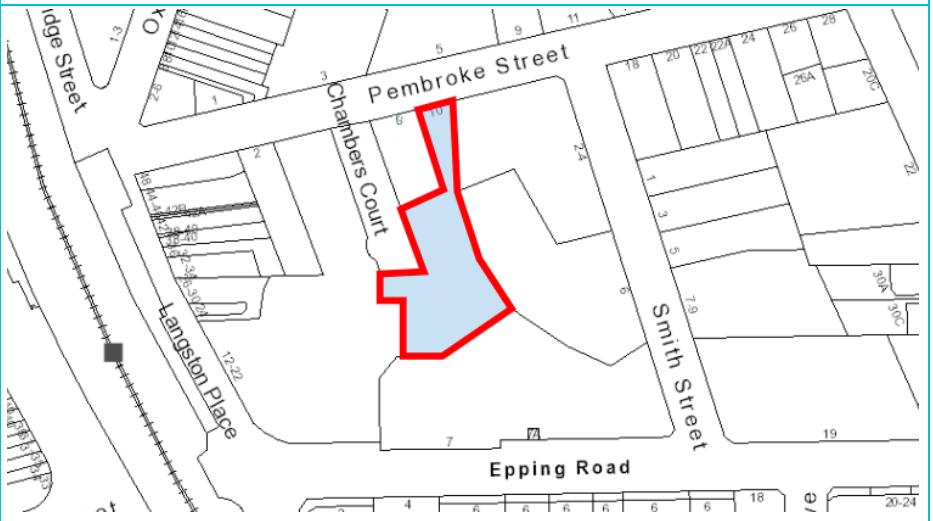
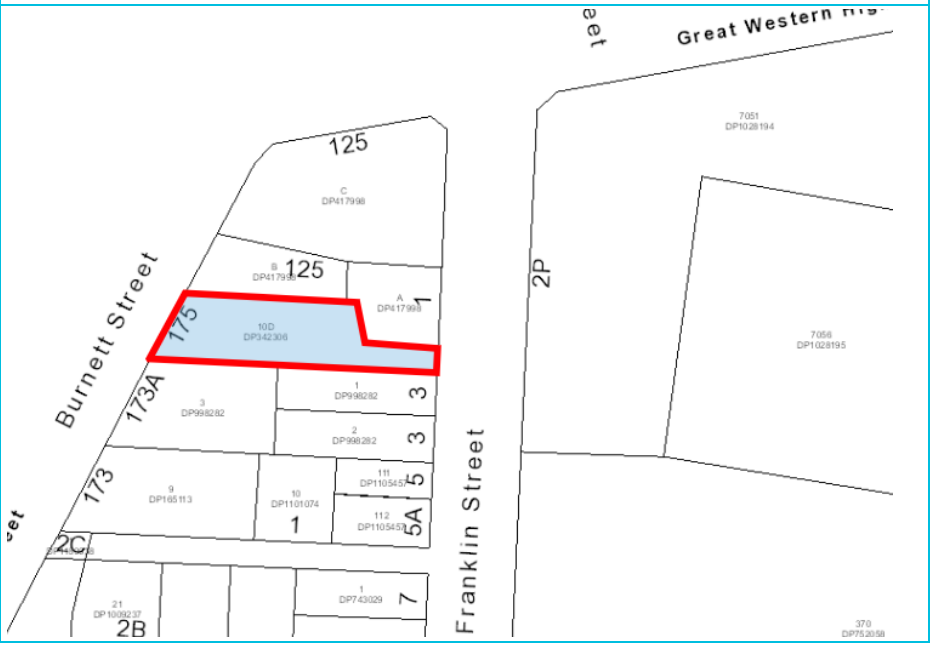
Item 44	
Certain land at Church Street, Parramatta. (Currently mapped as 'Item 2' on the Additional Permitted Use map of *Parramatta LEP 2011).* *Proposed map designation:* APU7 *Associated APU provision to be retained*: Development for the purpose of retail premises is permitted with consent.	
Certain 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.	

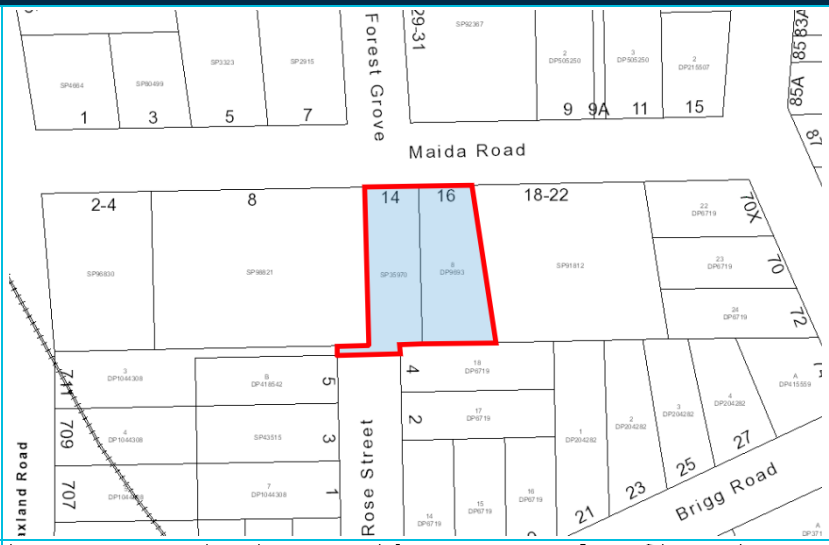
Item 44	
Certain land at Parramatta being; • 70 Pemberton Street, Parramatta (Lot 102 DP 1150350), • 178 James Ruse Drive, Parramatta (Lot 19 DP 226903), • 171 Victoria Road, Parramatta (Lots 100 and 101 in DP 816829), • 260 Victoria Road, Parramatta (Lot 101 DP 1150350), • 260A Victoria Road, Parramatta (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 44	
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 44	
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.	

Item 44	
Land at 111–113 Victoria Road, Parramatta (Lot 4, DP 8641). *Proposed map designation:* APU13 *Associated APU provision to be retained*: Development for the purposes of commercial premises is permitted with consent.	
Certain land at Wentworth Point (Lot 204 DP 1216628 and part of Lot 203 DP 1216628). (Currently mapped as 'Wentworth Point Maritime Precinct' on the Key Sites Map of the *Auburn LEP 2010*). *Proposed map designation:* APU14 *Proposed APU provision:* Development for boat building and repair facilities, boat launching ramps, boat sheds, or marinas is permissible with consent.	
Land at 16 Masons Drive, North Parramatta (Lot 3 DP 857976). (Currently mapped as 'Item 23' on the Additional Permitted Use map of *Parramatta (former The Hills) LEP 2012*). *Proposed map designation*: APU15 *Associated APU provision to be retained*: Development for the purposes of the use of Yurora House for hotel or motel	

Item 44	
accommodation is 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 44	
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.	
Land at 108 Silverwater Road, Silverwater (Lot 100, DP 1199035). (Currently mapped as '5' on the Additional Permitted Use Map of *Auburn LEP 2010).* *Proposed map designation:* APU19 *Associated APU provision to be retained:* Development for the purpose of office premises is permitted with development consent if carried out in an existing building, and the gross floor area of that building is not less than 2,000m^2.	

Item 45	
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	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 *Parramatta LEP 2011.* 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.
Site boundary	Refer to Appendix 8.

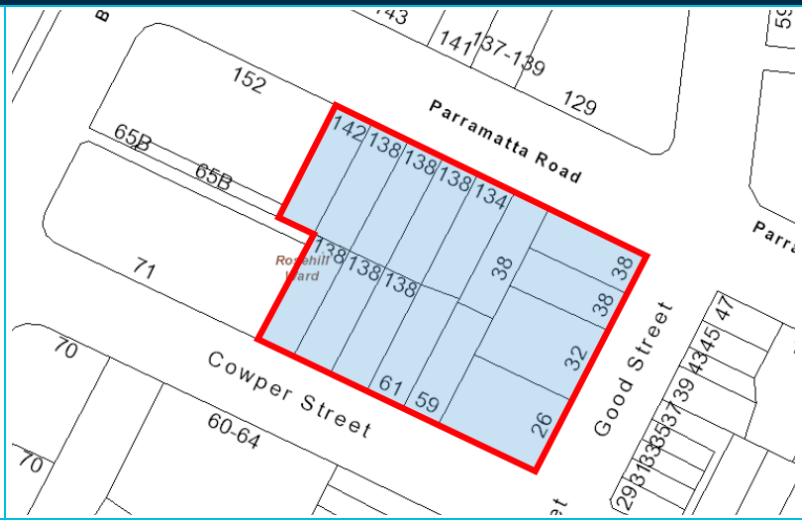
Item 46	
Certain land at Wentworth Point, currently subject to *Auburn LEP 2010* – Amend the Foreshore Building Line Map	
Legal description of affected properties	Lots 202 to 204 in DP 1216628, Lot 3 DP 859608.
Proposed provision and associated amendments	Map a Foreshore Building Line (FBL) and identify land below the FBL, to foreshore areas.
Explanation	This will ensure all foreshore land is consistently identified in the consolidated LEP. *Auburn LEP 2010* 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 *Wentworth Point Precinct DCP*, 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 *Auburn LEP 2010*.
Proposed mapping	Refer to Appendix 8.

Item 47	
Certain vegetation on land across the LGA – Amend the Natural Resources - Biodiversity Map	
Legal description of affected properties	As identified on map in Appendix 8.
Proposed provision and associated amendments	Map additional vegetation as 'Biodiversity' on a Biodiversity Map.
Explanation	Vegetation that is proposed to be added to the Biodiversity Map is consistent with the NSW Government's *Native Vegetation of the Sydney Metropolitan Area mapping*. 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.
Proposed mapping	Refer to Appendix 8.

Item 48	
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 a Waterways and Riparian Land Map.
Explanation	Natural waterways corridors have been identified and will be mapped on the Waterways and Riparian Land Map consistent with the corridor widths recommended in the NSW Department of Industry *Guidelines for controlled activities on waterfront land – Riparian corridors*. 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.
Proposed mapping	Refer to Appendix 8.

Item 49	
Certain land at Westmead currently subject to clause 6.10 of *Parramatta LEP 2011* – Amend the Key Sites Map	
Legal description of affected properties	Lots 1-3 in DP 155266, Lots 2-4, & 6 in 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.
Site boundary	

Item 50	
Certain land at Granville currently subject to clause 6.14 of *Parramatta LEP 2011* – Amend the Key Sites Map	
Legal description of affected properties	Lot 1 DP 604204, Lot 1 DP 721626, Lot 1 DP 76041, Lot 1 Sec A DP 979437, Lot 12 DP 575064, Lot 2 Sec A DP 979437, Lots 1 to 6 in DP 1075357, Lots 50 and 51 in 1248262, Lot 7 Sec A DP 979437.
Proposed provision and associated amendments	Identify the site as "Area B" on the Key Sites.
Explanation	It is proposed to retain the current site-specific provision of clause 6.14 of *Parramatta LEP 2011* in the consolidated LEP. The land to which the clause applies is not currently mapped in the instrument. The proposed amendment will provide additional clarity as to the land to which the provisions apply.

Item 50	
Proposed mapping	

Part 5 – Community Consultation

The planning proposal (as revised to comply with the Gateway Determination) was made publicly available for community consultation. This followed preliminary consultation with the community on a Land Use Planning Harmonisation Discussion Paper, between January and March 2019 (refer to Appendix 5)

Consultation was 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 included:

- Exhibition period of at least 28 days: 31 August to 12 October 2020.
- Notification in a newspaper/s that circulate in the City of Parramatta LGA (if possible).
- 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), targeted notification of residents and landowners was undertaken as follows:
  - Written notification to landowners and occupants affected by a proposed change of zoning, height, FSR, minimum lot size, changes to areas of dual occupancy prohibition, or where land is to be designated as 'Biodiversity' or 'Waterways and Riparian Land' on the Waterways and Riparian Land Maps.
  - Written notification to anyone who submitted feedback on the Land Use Planning Harmonisation Discussion Paper (where contact details were provided).

Part 6 – Project timeline

The table below outlines the anticipated timeframe for the completion of the planning proposal. The anticipated project timeline will be further refined at each major milestone throughout the planning proposal's process.

A copy of the Gateway Determination and Alteration Gateway Determination can be found at Appendix 8A and 8B.

Milestone	Anticipated timeframe
Commencement date (date of Gateway Determination)	April 2020
Timeframe for the completion of required technical information	April to May 2020
Timeframe for government agency consultation (pre exhibition if required by Gateway Determination)	June 2020
Commencement and completion dates for public exhibition period (including further government agency consultation)	August - October 2020
Date of issue of the Alteration Gateway determination by DPIE extending the timeframe for the completion of the planning proposal	20 October 2020
Timeframe for consideration of submissions	October 2020 to May 2021
Timeframe for consideration of planning proposal post exhibition and associated report to Council	May to July 2021
Date of submission to the Department to finalise the LEP	September 2021
Date the local plan-making authority will make the plan (if authorised)	November 2021
Anticipated date the local plan-making authority will forward to the PCO for publication	November 2021

Appendix 1 Proposed Draft Parramatta LEP 2021

[Provided under separate cover - D08089388]

Appendix 2 – Comparison of LEP written instruments

[Provided under separate cover - D08089396]

Appendix 3 – Comparison of LEP Land Use Tables

[Provided under separate cover - D08089400]

Appendix 4 – Proposed Land Application Map

[Provided under separate cover - D08089402]

Appendix 5A – Proposed Mapping

[Provided under separate cover - D08089410]

Appendix 5B – Consolidated set of statutory maps

[Provided under separate cover – D08089420]

Appendix 6 – Quantitative analysis of proposed amendments to residential zones

[Provided under separate cover - D08089430]

Appendix 7 – Summary of Changes to the Planning Proposal documentation

[Provided under separate cover - D08089431]

Appendix 8A – Gateway Determination

[Provided under separate cover - D08089459]

Appendix 8B – Alteration Gateway Determination

[Provided under separate cover - D08089472]