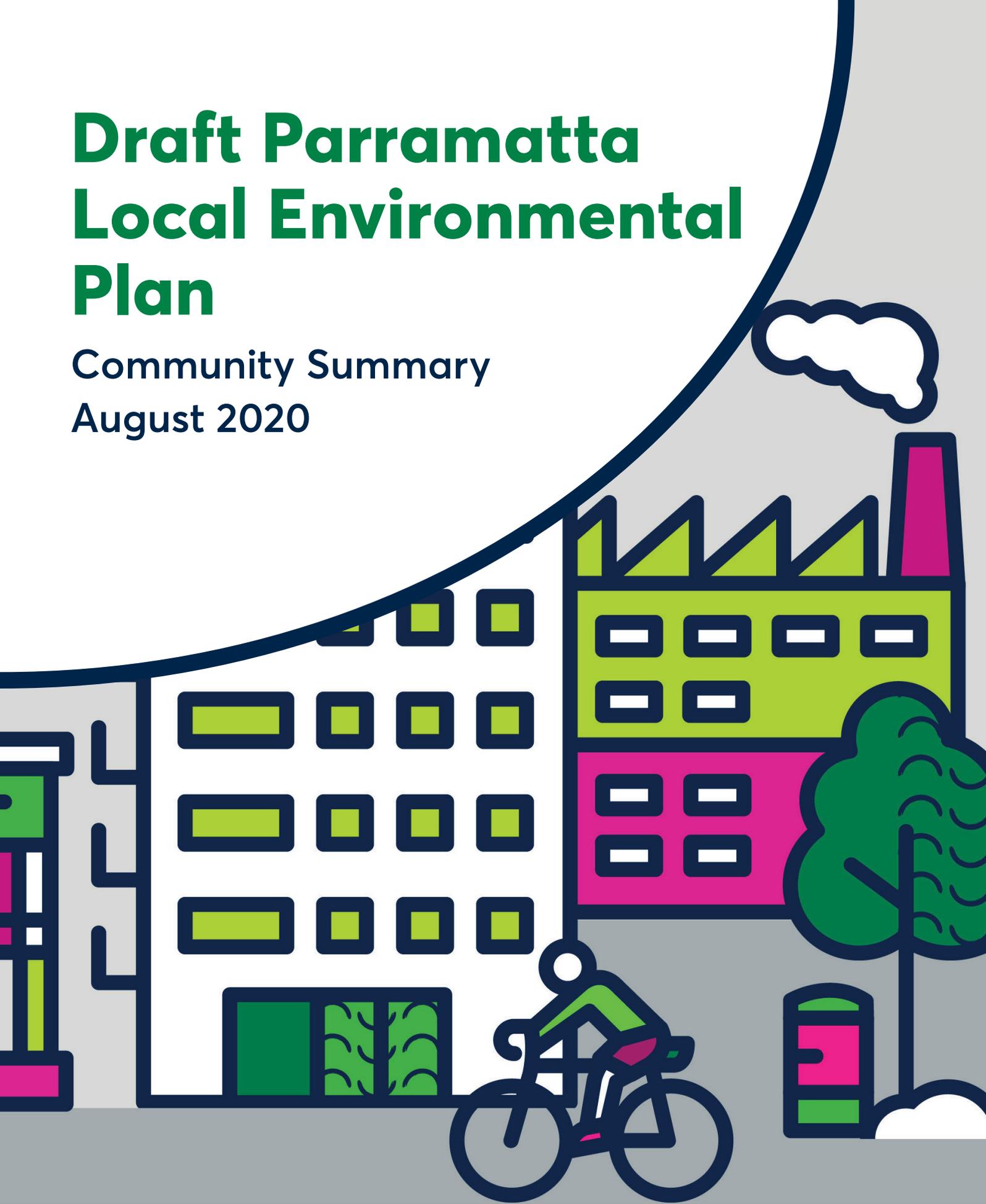


Draft Parramatta Local Environmental Plan

Community Summary
August 2020



**CITY OF
PARRAMATTA**



City of Parramatta Council has reviewed the multiple land use plans that currently apply to different parts of the City of Parramatta Local Government Area (LGA) and has prepared a draft new Local Environmental Plan (LEP) that will apply to the whole LGA.

The draft LEP will replace the existing LEPs that apply within the LGA and will be the primary legal planning document for guiding development and land use decisions made by Council. Having a single LEP for the whole Council area will create a clearer and more consistent set of planning controls. This work is required as the City of Parramatta Council area is currently operating under five separate sets of planning controls, as a result of changes to Council boundaries in May 2016.

This document summarises the key changes proposed to planning controls. More information on the proposals, including maps of the proposed changes, is available on Council's website at www.cityofparramatta.nsw.gov.au/planningharmonisation

Summary of proposed changes

The primary focus of the new LEP is harmonisation (or consolidation) of the existing planning controls that apply across the City of Parramatta. It does not propose major changes to zoning or increases to density controls. However, in order to create a single LEP, some changes are proposed to the planning controls in certain areas. These include:

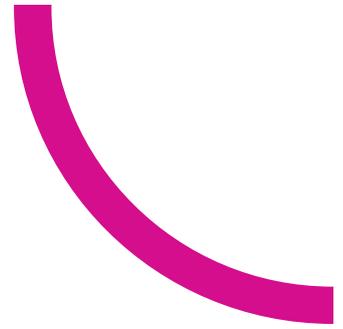
- changes to the types of development that are allowed in certain areas.
- changes to bring a consistent approach to height and floor space ratio controls applying to residential zones; and
- a limited number of changes to the zoning of some sites to address inconsistencies and anomalies across current land use plans.

Generally, where current controls for a certain zone or land use are consistent across the Council area, these have been carried over in the draft LEP and will continue to apply. Controls specific to a particular site or location have also been carried over into the draft LEP and will continue to apply. A summary of the key changes proposed is provided on the following pages.

1. Key changes relating to dual occupancy development

A dual occupancy (sometimes referred to as a duplex) is defined as 2 dwellings built on the same lot of land. They can come in several forms, including detached (with no shared wall) or attached (either by a side wall, one in front of the other or one above the other). The rules for dual occupancies, including where they are allowed to be built, currently differ across the Council area. Proposals include:

Issue	Proposal	Extent of change	Reason
<p><i>Dual occupancies in low density residential areas (R2 Low Density Residential zoned land)</i></p>	<p>It is proposed to prohibit dual occupancies in low density residential areas to be identified on a Dual Occupancy Prohibition Area Map.</p> <p>This is a continuation of the policy approach taken in <i>Parramatta LEP 2011</i>.</p> <p>The proposed Dual Occupancy Prohibition Map is included as part of the exhibition material and is available on Council's website.</p>	<p>Broadly, proposed prohibition includes:</p> <ul style="list-style-type: none"> • Existing dual occupancy prohibition areas identified in Parramatta LEP 2011; • Additional R2 zoned land in the former Parramatta Council area, including parts of Carlingford, Dundas, Dundas Valley, Eastwood, Epping and Oatlands; • R2 zoned land in the former Hornsby Council area. (Dual occupancies are already prohibited in this area); • R2 zoned land in the former The Hills Council area, including land proposed to be rezoned to R2; • Land in heritage conservation areas (except in the South Parramatta Conservation Area); and • Outside the above locations, any R2 zoned sites less than 600sqm. 	<p>Dual occupancy development is not considered appropriate in these locations.</p> <p>The proposed dual occupancy prohibition areas have been informed by a detailed analysis of constraints that has identified areas where dual occupancy development could have ongoing and cumulative negative impacts on local amenity and character.</p> <p>The analysis is available as part of the exhibition material.</p>



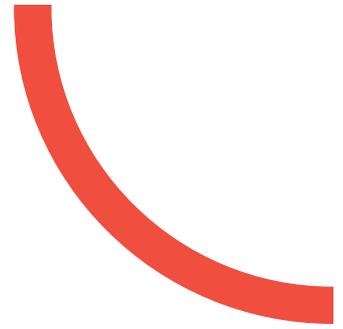
Issue	Proposal	Extent of change	Reason
<i>Dual occupancies in medium and high density residential areas</i>	It is proposed to permit dual occupancies across the R3 Medium Density Residential zone and R4 High Density Residential zone across the council area.	Dual occupancies are currently not allowed in the R3 or R4 zone under <i>Hornsby LEP 2013</i> . They are currently not permitted in the R4 zone under <i>Auburn LEP 2010</i> or <i>Holroyd LEP 2013</i> .	Will increase the range of housing types permitted in these areas, which are meant for medium and higher density housing.
<i>Minimum lot size (MLS) required for a dual occupancy development</i>	It is proposed to introduce a consistent minimum lot size requirement of 600sqm to build a dual occupancy on R2, R3 or R4 zoned sites.	This change would be consistent with <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> requirements for attached dual occupancies. Smaller MLS controls currently apply to land in the former Holroyd and Auburn council areas.	This is considered the minimum site area required to achieve a good level of amenity, landscaping, private open space and appropriate setbacks.
<i>Restrictions on the form dual occupancies can take</i>	It is proposed to limit dual occupancy development to attached forms, except on sites with a heritage item or sites with more than one street frontage (where detached forms will be allowed).	Maintains the approach taken under <i>Parramatta LEP 2011</i> and will apply it to all other parts of the Council area where dual occupancies are allowed.	The intent of this control is to achieve better design and amenity outcomes from dual occupancy development, including ensuring both homes face a public street and have a street address.
<i>Subdivision of dual occupancies</i>	It is proposed to permit dual occupancies to be subdivided in areas where this form of housing is allowed. Special provisions will apply to existing dual occupancies built in areas where they will no longer be permitted.	Applies current controls under Parramatta and Holroyd LEPs to other areas where dual occupancies will be allowed. Currently, <i>The Hills LEP 2012</i> does not permit subdivision of dual occupancies. <i>Auburn LEP 2010</i> does not allow Torrens Title subdivision.	Prohibiting subdivision acts as a barrier to delivery of dwellings.

Further information on proposed LEP provisions relating to dual occupancies is provided in **Part 2 of the Planning Proposal**.

2. Key changes proposed to height, floor space ratio and minimum lot size controls

Most sites will retain their existing development controls. However, some changes to height and density controls are proposed to residential zones to bring consistency across the Council area. In some cases, these proposed changes will result in a reduction in the amount of development that is allowed on a site. Proposals include:

Issue	Proposal	Extent of change	Reason
Low density housing areas	Increase height limit from 8.5 metres to 9 metres on R2 Low Density Residential zoned land formerly part of the Hornsby Council area, to be consistent with R2 zoned land in the rest of the City of Parramatta.	Only <i>Hornsby LEP 2013</i> applies a height limit of 8.5 metres to R2 zoned land. All other LEPs allow buildings up to 9 metres.	Will provide a consistent approach to all R2 zoned land in the Council area. The additional 50cm will not have a significant impact on the appearance of buildings and will enable better design outcomes.
	Apply a floor space ratio (FSR) of 0.5:1 to R2 zoned land formerly part of The Hills and Hornsby council areas, to be consistent with R2 zoned land in the rest of the City of Parramatta.	<i>Hornsby LEP 2013</i> and <i>The Hills LEP 2012</i> do not apply a FSR control to R2 zoned land.	Will provide a consistent approach across all R2 zoned land in the Council area. Applying a FSR control will help maintain the low density character of these neighbourhoods.
Medium density housing areas	Apply a height limit of 11 metres to land zoned R3 Medium Density Residential.	Extends the approach taken under <i>Parramatta LEP 2011</i> to land in the former Auburn and The Hills Council areas (where a height limit of 9 metres currently applies) and Hornsby Council area (where a 12 metres height limit currently applies).	Provides a consistent approach to medium density areas. Will support better design outcomes allowing development to better respond to site conditions.
	Apply a floor space ratio (FSR) of 0.6:1 to the R3 zone (with the exception of Newington, which will retain its current FSR of 0.75:1).	Extends the approach taken under <i>Parramatta LEP 2011</i> to land in the former Hornsby and The Hills Council areas (where no FSR is currently applied) and land in Silverwater (where a FSR of 0.75:1 currently applies). Any existing site specific FSR controls below 0.6:1 will not be changed as these controls reflect the unique constraints of those sites.	Will bring consistency to controls applying to R3 zoned land and provide greater certainty as to desired building outcomes. Reducing the FSR in Silverwater will help achieve better designed development with more open space and landscaping. The suburb of Newington is built out and retains a distinct density and subdivision pattern compared to other R3 zoned areas.



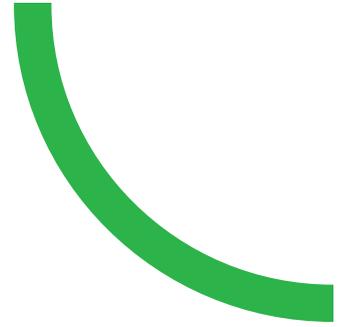
Issue	Proposal	Extent of change	Reason
<i>High density residential areas</i>	Retain existing floor space ratio (FSR) controls applying to R4 High Density Residential zoned land. Where no FSR currently applies, it is proposed to apply a FSR matched to the current height limit.	Applies a FSR to R4 zoned sites in the former The Hills and Hornsby Council areas where one is not currently applied.	Applying a FSR control to sites where none currently exists, matched to the height control, will provide greater certainty to landowners and the community in relation to expected development outcomes on these sites.
	A small change is proposed to reduce the height limit applying to R4 zoned land south of Boundary Road and Railway Streets, Granville from 15 metres to 14 metres.	Applies to specific land in Granville (former Holroyd Council area)	Proposed change to height will bring consistency to the controls applying to R4 zoned land in this area.
<i>Subdivision controls</i>	It is proposed to apply a consistent minimum subdivision lot size of 550sqm to residential zones and 670sqm for battle-axe lots. Except on R2 zoned land in the former The Hills Council area, which will retain the current 700sqm requirement to reflect its established large lot character.	Extends the approach taken under <i>Parramatta LEP 2011</i> to R2 zoned land formerly part of the Hornsby and Holroyd Council areas, where lower requirements currently apply.	Will limit how many and how small lots can be as a result of the subdivision of a larger site. Will preserve low density character and support retention of trees and better design outcomes.
<i>Minimum lot size for medium and high density housing</i>	Remove minimum lot size requirements for multi-dwelling housing and residential flat buildings. With the exception of manor houses, where a 600sqm minimum lot size is proposed to be applied.	Only <i>The Hills LEP 2012</i> applies minimum lot size requirements to develop multi-dwelling housing (currently 1,800sqm) and residential flat buildings (currently 4,000sqm). Requirement for manor houses to be introduced as the result of introduction of <i>Low Rise Housing Diversity Code</i> , which permits manor houses in R3 and R4 zones.	Other site factors, such as width of sites, are more critical determinants of good design outcomes for this type of development, particularly given the number of homes proposed will vary from scheme to scheme depending on site conditions. As manor houses can only be 3 or 4 dwellings, a minimum site area control is considered a suitable control to manage this form of housing.

Further information on proposed changes to development controls for residential zones are outlined in **Part 2 of the Planning Proposal**.

3. Key changes proposed to zoning controls

Most sites will retain their current zoning. However, a small number of changes are proposed at selected locations to apply a more appropriate zoning and phase out some zones that are no longer considered appropriate in the new Council area. The proposed zoning changes are not intended to increase the amount of development allowed in an area. Proposals include:

Issue	Proposal	Extent of change	Reason
Changes to specific sites	It is proposed to rezone certain land in North Rocks, Northmead and Carlingford from R3 Medium Density Residential to R2 Low Density Residential.	This proposal will impact approximately 115 properties in the former The Hills Council area. Maps of proposed sites that will be rezoned are available as part of the exhibition material.	Addresses environmental constraints in these locations, which are not conducive to well-designed medium density housing. Retains existing low density character of these areas.
	It is proposed to consistently zone existing lawful places of public worship (PoPW) in low density residential areas R2 Low Density Residential.	<i>Parramatta LEP 2011</i> zones PoPW in low density residential areas SP1 Special Activates, whereas elsewhere they have an R2 zone, consistent with the adjoining land.	Existing PoPW will be able to continue to operate under Existing Use Rights law and will still be permitted in all other zones (excluding open space, environmental and infrastructure). Applying a R2 zone will provide greater flexibility for these sites to revert to an alternate use compatible with low density areas, such as a dwelling house, should a PoPW stop operating. Residential uses are generally not permitted in the SP1 zone.
Zones proposed to be phased out	It is proposed to not retain the R1 General Residential Zone. Existing sites with this zone will be rezoned to a combination of R4 and R3 to reflect existing built form or approved development at these locations.	This zone applies to a limited number of sites in the former Parramatta and The Hills Council areas.	Will provide more certainty as to the desired mix of housing forms and density on these sites. The proposals will not increase allowed densities in these locations.
	It is proposed to not retain the RU3 Forestry Zone. This site will be rezoned to SP1 Special Activities.	This zone only applies to one site under the provisions of <i>The Hills LEP 2012</i> . The site is used by the North Rocks Rural Fire Service.	The RU3 zone is not considered appropriate given the urban context of the City of Parramatta.
	It is proposed to not retain the E3 Environmental Management Zone. This site will be rezoned to E2 Environmental Conservation.	This zone only applies to one site under the provisions of <i>Parramatta LEP 2011</i> .	The E2 zone is considered more appropriate for this site, which contains important bushland.



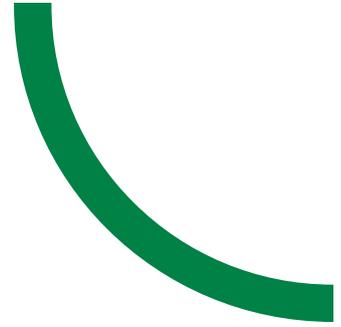
Issue	Proposal	Extent of change	Reason
<i>Zones proposed to be phased out</i>	It is proposed to not retain the E4 Environmental Living Zone. Sites will be rezoned to more appropriate zones, reflecting their current characteristics.	This zone only applies to two sites under the provisions of <i>The Hills LEP 2012</i> .	It is considered that the application of the E4 zone to these sites is not appropriate given their current characteristics. The proposed zones reflect the current uses of these sites.
<i>Bushland</i>	It is proposed to consistently zone public bushland reserves in the Council area E2 Environmental Conservation, to recognise their ecological significance.	Extends the approach taken under <i>Parramatta LEP 2011</i> to all public bushland reserves in the City of Parramatta.	The E2 zone is considered the most appropriate as it provides the highest level of protection for important public bushland reserves and is consistent with Council's obligations under biodiversity conservation legislation.
	Significant vegetation on privately owned land will be identified on a Biodiversity Map to ensure the impacts of development are appropriately considered and managed.	All LEPs, except <i>Auburn LEP 2010</i> , include a Biodiversity Map, however only <i>Parramatta LEP 2011</i> and <i>Hornsby LEP 2013</i> identify sites within the LGA and there are additional sites that should be mapped.	Provides clarity on sites where additional considerations are needed to address potential environmental impacts on biodiversity, consistent with biodiversity conservation legislation.
<i>Natural waterways</i>	It is proposed to consistently zone all natural waterways corridors on public land W1 Natural Waterways. Natural creek corridors on private land will be identified in the LEP on a Riparian Land and Waterways Map.	Extends the approach taken under the <i>Parramatta LEP 2011</i> and <i>Auburn LEP 2010</i> to waterways across the City of Parramatta.	The W1 zone provides better protection of ecology and water quality while allowing for compatible recreational uses. Mapping riparian corridors will ensure potential environmental impacts of development are appropriately considered and managed.

Maps of proposed changes to zoning are included in the exhibition material. Further information on proposed changes to the zoning of some sites is outlined in **Part 2 and Part 4 of the Planning Proposal**.

4. Key changes proposed to land uses permitted in particular zones

There are inconsistencies across existing LEPs relating to the types of development that are allowed in a particular zone. These need to be harmonised to create a common set of land use tables for the whole LGA. Key proposals include:

Issue	Proposal	Extent of change	Reason
<i>R2 Low Density Residential zone</i>	Prohibit indoor recreation facilities.	Only <i>Parramatta LEP 2011</i> currently allows this type of development in the R2 zone.	It is considered that this land use is not appropriate within low density residential areas due to concerns over amenity impacts.
	Prohibit places of public worship (PoPW).	Only <i>Parramatta LEP 2011</i> currently prohibits this land use in the R2 zone. This approach will be extended to all low density residential areas in the City of Parramatta.	It is proposed to prohibit new PoPW in R2 zones due to concerns with the impact of this development on the amenity of low density neighbourhoods.
	Permit neighbourhood shops (limited in size to 80sqm).	This is the approach under <i>Parramatta LEP 2011</i> , which will be extended to the rest of the R2 zoned land in the LGA.	These will be limited in size and will service the day-to-day convenience needs of residents.
<i>R3 Medium Density Residential zone</i>	Permit indoor recreation facilities.	Only <i>The Hills LEP 2012</i> prohibits this use in the R3 zone. All other LEPs permit this type of development.	Allows for provision of recreation facilities close to concentrations of housing and transport.
	Prohibit residential flat buildings (RFBs) with more than 4 apartments.	Only <i>Hornsby LEP 2013</i> permits RFBs in the R3 zone. All other LEPs prohibit this type of development.	Will help distinguish the R3 and R4 zones and support housing diversity.
<i>R4 High Density Residential zone</i>	Permit indoor recreation facilities.	Extends the approach taken by majority of LEPs to R4 zoned land in the former Holroyd and The Hills Council areas.	Allows for provision of recreation facilities close to population centres and transport.
<i>B1 Neighbourhood Centre zone</i>	Permit residential flat buildings (RFBs), but require non-residential uses to be provided on the ground floor.	RFBs are currently allowed in the B1 zone under <i>Auburn LEP 2010</i> and <i>Hornsby LEP 2013</i> but no requirement exists to provide ground floor non-residential uses. Only 'shop-top housing' is permitted under other LEPs.	Will allow for a broader range of non-residential uses to be provided at ground floor than otherwise permitted under the 'shop top housing' definition, including medical centres and community facilities.
	Prohibit tourist and visitor accommodation, except bed and breakfast accommodation which will be limited to 3 bedrooms.	Currently <i>Auburn LEP 2010</i> allows a broad range of tourist and visitor accommodation in the B1 zone. <i>Parramatta LEP 2011</i> only permits bed and breakfast accommodation.	Will limit the potential for amenity and traffic impacts on surrounding low density neighbourhoods.



Issue	Proposal	Extent of change	Reason
<i>B1 Neighbourhood Centre zone</i>	Permit office premises.	Extends the approach taken by <i>Auburn LEP 2010</i> and <i>Parramatta LEP 2011</i> to the rest of the LGA.	Will allow space for small businesses within this zone.
	Prohibit pubs.	Only <i>Auburn LEP 2010</i> permits pubs in the B1 zone.	Will limit the potential for amenity and traffic impacts on surrounding low density neighbourhoods.
<i>B2 Local Centre zone</i>	Permit residential flat buildings (RFBs), but require non-residential uses to be provided on the ground floor.	RFBs are currently permitted in the B2 zone under <i>Auburn LEP 2010</i> and <i>The Hills LEP 2012</i> but no requirement exists to provide ground floor non-residential uses. Only 'shop-top housing' is permitted under other LEPs.	Will allow for a broader range of non-residential uses to be provided at ground floor than if only 'shop-top housing' was permitted, such as medical centres and recreation facilities.
<i>IN1 General Industrial zone</i>	Prohibit child care centres.	Extends the approach taken by <i>Auburn LEP 2010</i> to other IN1 zoned land in the LGA.	Responds to concerns that these areas provide a poor quality environment for these uses and could lead to land use conflicts in the future.
	Prohibit tourist and visitor accommodation.	Extends the approach taken by <i>Auburn LEP 2010</i> and <i>Parramatta LEP 2011</i> to all IN1 zoned land in the LGA.	IN1 zoned areas tend to be located away from town centres and major tourist attractors. This type of development could reduce land available for industrial uses.
	Prohibit function centres.	Extends the approach taken by <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to all IN1 zoned land in the LGA.	IN1 zoned areas not tend to service the daily needs of the workers and could reduce land available for industrial uses.
	Permit registered clubs.	Extends the approach taken by <i>The Hills LEP 2012</i> to all IN1 zoned land in the LGA.	This type of development can service workers and support a range of activities and land uses which are permitted in the IN1 zone, including indoor/outdoor recreation facilities and pubs.
	Permit food and drink premises.	Extends the approach taken by <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to all IN1 zoned land in the LGA.	Will provide small scale services to workers.

Issue	Proposal	Extent of change	Reason
<i>RE1 Public Recreation zone</i> (includes public parks)	Prohibit child care centres, except on specific identified sites.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE1 zoned land in the LGA.	Responds to concerns over loss of public access to open space.
	Permit restaurants, cafes, take-away food and drink premises, and markets.	Extends the approach taken by <i>Parramatta LEP 2011</i> and <i>The Hills LEP 2012</i> to all RE1 zoned land in the LGA.	These uses enhance the use and enjoyment of open spaces by the public.
<i>RE2 Private Recreation zone</i> (such as golf courses)	Permit restaurants, cafes, take-away food and drink premises, and markets.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE2 zoned land in the LGA.	These uses can complement recreational and leisure activities and further enhance the use and enjoyment of private recreation land.
	Permit entertainment facilities, function centres and registered clubs and all types of tourist and visitor accommodation.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE2 zoned land in the LGA.	
	Permit centre based child care facilities.	Extends the approach taken by <i>Parramatta LEP 2011</i> to all RE2 zoned land in the LGA.	Compatible with a range of activities and land uses which are permitted in this zone.
<i>Advertising signage</i>	It is proposed to prohibit general advertising structures (such as billboards) across the City of Parramatta. The exception will be advertising signage on bus shelters owned or managed by Council, which will be allowed.	Prohibition would apply across all zones. However, business or premises identification signage and signage on Council owned or managed bus shelters would continue to be permitted in appropriate locations.	Responds to concerns over visual impacts of billboards and standalone advertising structures. Allowing some signage on Council owned or managed bus shelters supports the provision and renewal of shelters by Council.
<i>Temporary events</i>	It is proposed to identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP. A limit of 52 days in a 12-month period will apply.	Only <i>Holroyd LEP 2013</i> and <i>The Hills LEP 2012</i> permit temporary events for to 52 days. Proposal will extend this approach to the rest of the Council area.	Removing the need for a development application will streamline the approval process for event organisers and community groups. A longer time limit for using a site for temporary events will facilitate tourism and economic growth in the LGA.

More details of proposed changes to permitted land uses is provided in Part 2 of the Planning Proposal. A full comparison of the differences between LEPs in the land uses permitted in each zone is included in **Appendix 3 of the Planning Proposal**.

How do I find out what proposals affect my property?

The exhibition material includes maps identifying changes to key development controls that may affect your land. You can view these maps at www.cityofparramatta.nsw.gov.au/planningharmonisation

Have your Say

For more information and to have your say visit www.cityofparramatta.nsw.gov.au/planningharmonisation

Online Submissions:

Submissions can be submitted online by visiting www.cityofparramatta.nsw.gov.au/planningharmonisation

Email Submissions:

Subject: Submission on draft Parramatta Local Environmental Plan (F2020/02092)
Email to: planningharmonisation@cityofparramatta.nsw.gov.au.
Submission should include your name and the address of the affected property.

Postal Submissions:

City of Parramatta Council
Attention: Land Use Planning Harmonisation (Ref: F2020/02092)
Subject: Submission on draft Parramatta Local Environmental Plan
PO Box 32, Parramatta NSW 2124
Submission should include your name and the address of the affected property.

Please refer to www.cityofparramatta.nsw.gov.au/planningharmonisation to check when submissions close.

Contact Us

You can contact the Land Use Planning Harmonisation team on **1300 617 058** or via email at planningharmonisation@cityofparramatta.nsw.gov.au if you have any questions.

Council is committed to making sure everyone can access the information they need in a format that is right for them.

Contact the National Relay Service at relayservice.gov.au and provide them with the City of Parramatta contact number: **1300 617 058**.