



Harmonising our land use planning framework

Community Summary January 2019



**CITY OF
PARRAMATTA**

Harmonising our land use plans

Council is reviewing the multiple land use plans that currently apply to different parts of the City of Parramatta Local Government Area (LGA) with the aim of creating a single local environmental plan (LEP) and development control plan (DCP) that will apply to the whole LGA.

Why is Council doing this?

In May 2016, the new City of Parramatta LGA was formed from parts of the former council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills. As a result, different land use plans and controls (five LEPs and nine DCPs) apply to different parts of the LGA. This has created an inconsistent and complex policy framework with different rules applying in different areas.

The harmonisation process will create a clear and more consistent set of planning controls.

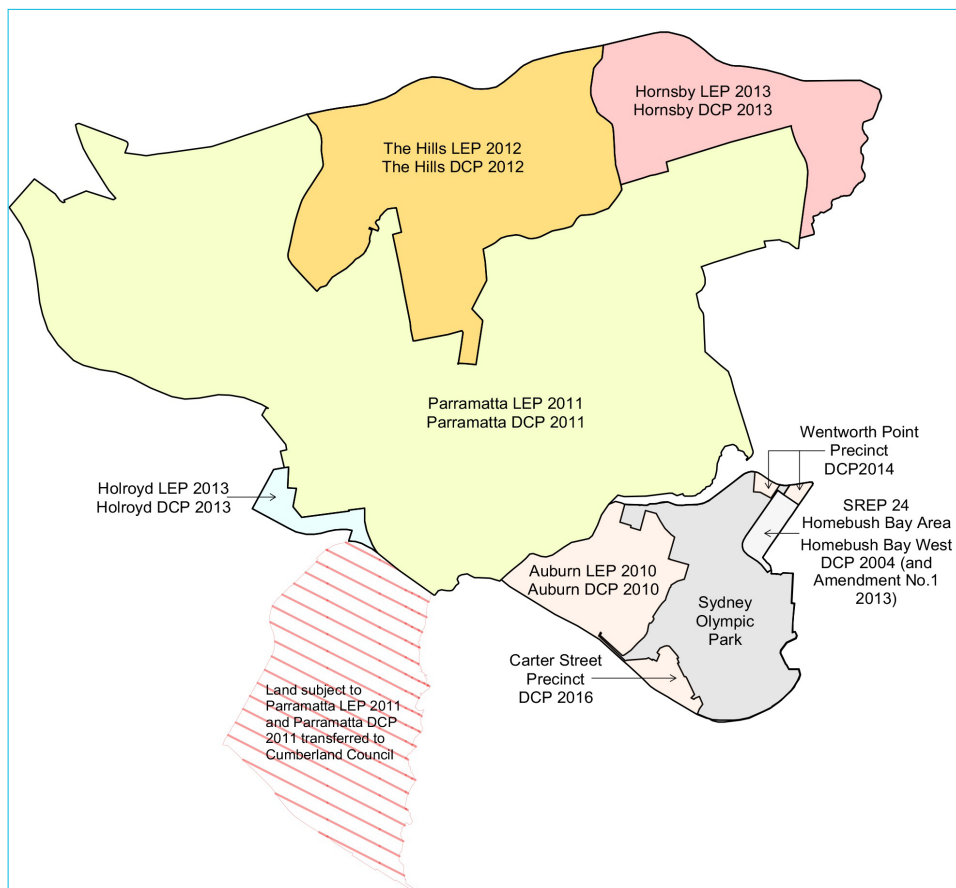
About the Discussion Paper

As a key part of the review process, Council has prepared the *Land Use Planning Harmonisation Discussion Paper*. It identifies the differences between existing LEPs and DCPs that currently apply in the LGA and suggests options for how local planning controls could be harmonised.

What the Discussion Paper does not cover

The focus of harmonisation is on creating a consistent set of planning controls for the whole LGA. The Discussion Paper is not proposing to increase densities in any areas of the LGA.

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



Land use plans applying in the City of Parramatta LGA

Summary of key suggestions

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

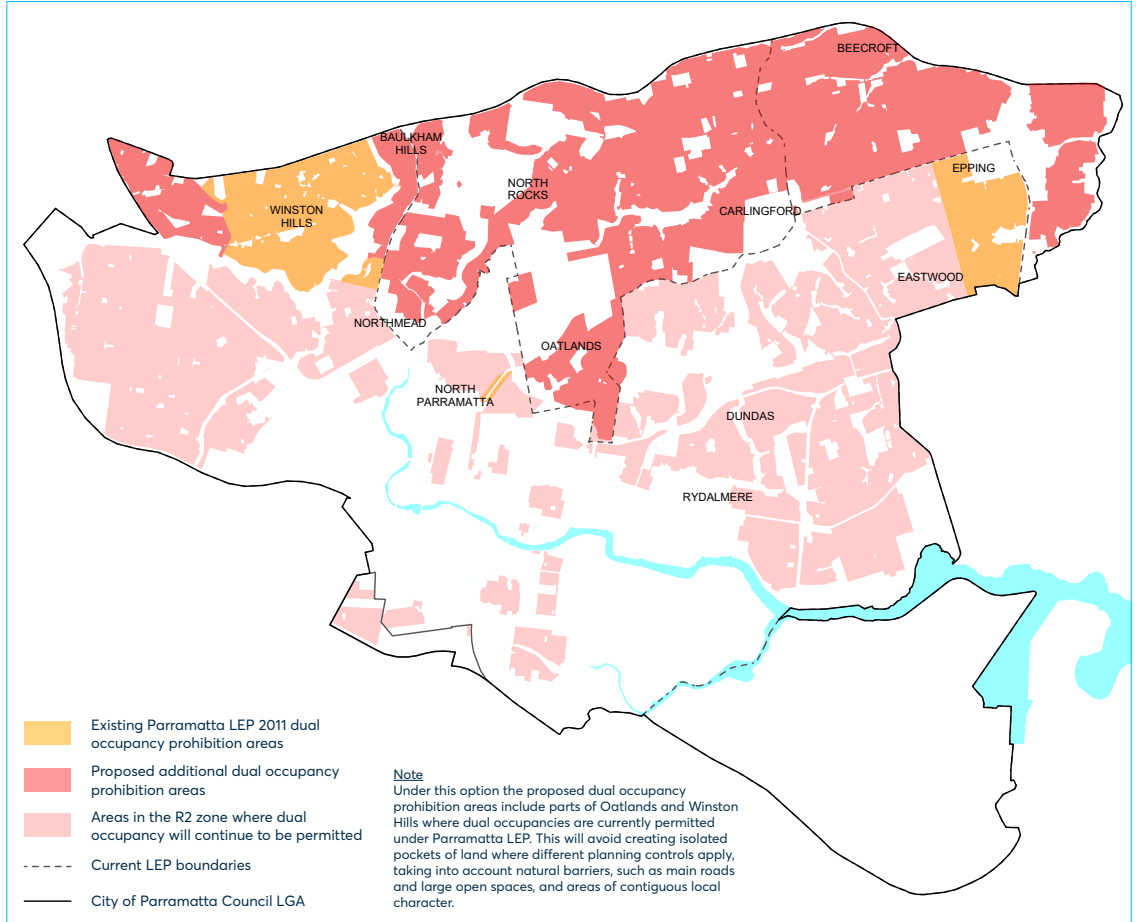
Dual occupancies

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

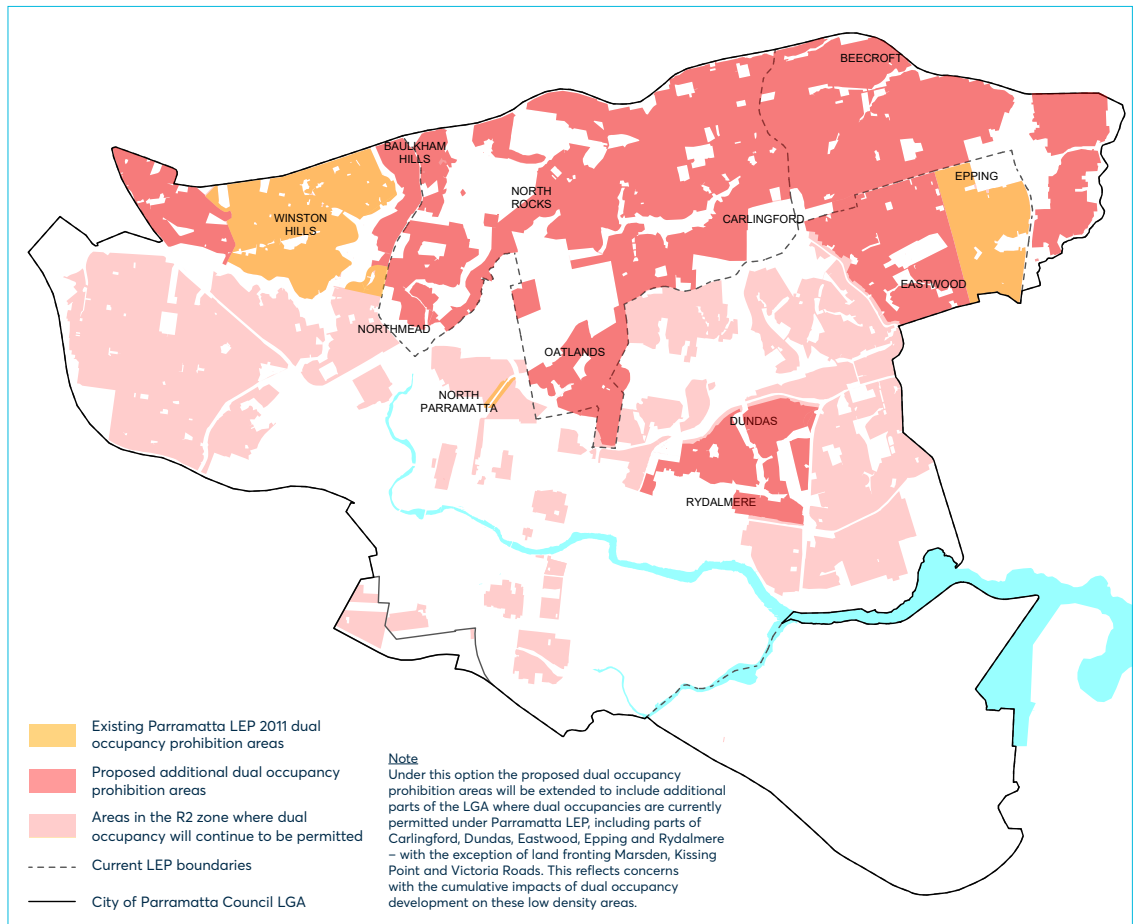
<i>Where in the R2 Low Density Residential zone to permit dual occupancies</i>	<p>Permit dual occupancies in parts of the R2 Low Density Residential zone, but prohibit them in certain areas.</p> <p>Suggested prohibition areas include locations where they are currently prohibited under Parramatta LEP, plus on R2 zoned land transferred from the former Hornsby and The Hills LGAs. Some parts of Oatlands and Winston Hills where dual occupancies are currently permitted are also suggested to be included in the prohibition areas to create consistent and logical boundaries.</p> <ul style="list-style-type: none">➤ <u>Alternative option 1</u>: Prohibit dual occupancies in more locations, such as on R2 zoned land in parts of Carlingford, Dundas, Eastwood, Epping and Rydalmere (with the exception of land fronting Marsden, Kissing Point and Victoria Roads).➤ <u>Alternative option 2</u>: Have fewer prohibition areas and permit dual occupancies in more locations, such as on R2 zoned land in parts of the former Hornsby or The Hills LGAs to provide more opportunity for dual occupancy development across the entire LGA.
<i>Permitting dual occupancies in R3 and R4 zones</i>	<p>Permit dual occupancies in all R3 Medium Density Residential and R4 High Density Residential zones across the LGA, to provide opportunity for housing diversity in these locations.</p>
<i>Minimum lot size requirement</i>	<p>Requiring a minimum lot size of 600sqm to build a dual occupancy, to ensure good design outcomes are achieved.</p>
<i>Restrictions on the type of dual occupancies</i>	<p>Limit dual occupancy development to attached forms, except on heritage items and sites with more than one street frontage, as per the current Parramatta LEP approach.</p> <ul style="list-style-type: none">➤ <u>Alternative option</u>: Allow detached forms of dual occupancy development on all sites. This would require a larger minimum lot size.
<i>Permitting subdivision of dual occupancies</i>	<p>Where dual occupancies are permitted, allow them to be subdivided.</p> <ul style="list-style-type: none">➤ <u>Alternative option</u>: Subdivision could be prohibited, as it currently is in certain parts of the LGA. However, this has been shown to act as a barrier to the development of dual occupancies.
<i>Restrictions on dual occupancies in heritage conservation areas</i>	<p>Permit dual occupancies in heritage conservation areas, but limit them to forms where one dwelling is behind the other to protect the character of these areas. Subdivision would also be limited to Strata Title or Community Title to maintain historic subdivision patterns.</p>
<i>Residential design controls</i>	<p>Apply the following minimum DCP controls:</p> <ul style="list-style-type: none">– Minimum site width of 15 metres– 100sqm of private open space per dwelling– 40% of site to be landscaped (including 30% of site to be deep soil)– Minimum 1 car parking space per dwelling

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

Suggested dual occupancy prohibition areas



Alternative Option 1 - Additional dual occupancy prohibition areas



Harmonising the list of land uses permitted in each zone

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

<i>Child care centres</i>	<p>Prohibit child care centres in industrial zones (IN1 and IN2 zones) due to concerns that these areas provide a poor quality environment for these uses.</p> <p>Prohibit child care centres on public open space (RE1 zones) due to concerns over loss of open space.</p> <ul style="list-style-type: none"> ➤ <u>Alternative option:</u> Permit child-care centres in these zones (or on specific sites in these zones) to offer opportunity for increased provision of child care places in the LGA. State Government controls would be relied on to control design quality.
<i>Indoor recreation facilities</i>	<p>Prohibit recreation facilities such as 24 hour gyms in R2 Low Density Residential zone due to concerns over amenity impacts (these uses will be permitted in medium and high density residential zones and commercial zones).</p> <ul style="list-style-type: none"> ➤ <u>Alternative option:</u> Permit in R2 zones to facilitate provision of a range of recreation facilities. Potential negative impacts would be managed through DCP controls.
<i>Places of public worship</i>	<p>Prohibit places of public worship in the R2 Low Density Residential zone, consistent with the Parramatta LEP, due to concerns over amenity impacts of these uses in residential areas. Existing places of public worship would be protected through the use of a SP1 Special Activities zone.</p>
<i>Residential flat buildings</i>	<p>Prohibit residential flat buildings (RFBs) in the R3 Medium Density zone, B1 Neighbourhood Centre zone and B2 Local Centre zone.</p> <ul style="list-style-type: none"> ➤ <u>Alternative option:</u> Permit RFBs in B1 and B2 zones, but require non-residential uses on the ground floor to provide active street frontages.
<i>Commercial uses on public open space</i>	<p>Permit restaurants, cafes, take-away food and drink premises, and markets on public open space (RE1 zones) to enhance the use and enjoyment of open spaces by the public.</p> <ul style="list-style-type: none"> ➤ <u>Alternative option:</u> Only permit these uses on specific sites to limit the loss of open space.
<i>Non-industrial uses in industrial areas</i>	<p>Prohibit tourist and visitor accommodation, function centres and registered clubs in the IN1 General Industrial zone, but permit food and drink premises to provide small scale services to workers.</p> <ul style="list-style-type: none"> ➤ <u>Alternative option:</u> Permit tourist and visitor accommodation on specific sites, such as in the North Rocks Employment Precinct where it is currently permitted.
<i>Advertising signage</i>	<p>Prohibit general advertising structures (such as billboards) across all zones as they are considered to have negative visual impacts. This would not restrict business or premises identification signage.</p>
<i>Temporary events</i>	<p>Identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP. This will reduce red-tape for event organisers and community groups. A limit of up to 52 days in a 12 month period will apply.</p>

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

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

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

<i>R2 Low Density Residential zones</i>	<p>Increase height limit from 8.5 metres to 9 metres on R2 zoned land formerly part of the Hornsby LGA, to be consistent with the rest of the LGA.</p> <p>Apply an FSR of 0.5:1 to R2 zoned land formerly part of The Hills and Hornsby LGAs, to be consistent with the rest of the LGA.</p>
<i>R3 Medium Density Residential zones</i>	<p>Reduce height limits to a maximum of 9 metres in the R3 zone, consistent with The Hills and Auburn LEPs. Site-specific height controls justified through precinct planning will remain in place.</p> <p>Apply a consistent FSR of 0.6:1 to the R3 zone (with the exception of Newington, which will retain its current FSR of 0.75:1).</p>
<i>R4 High Density Residential zones (and other zones)</i>	<p>Retain existing height and FSR controls applying to sites in the R4 zone (and other zones).</p> <p>Apply an FSR to R4 zoned land formerly part of The Hills and Hornsby LGAs where one is not currently applied. FSR will be matched to current height control (refer to Appendix D of the Discussion Paper).</p>
<i>Minimum lot size controls</i>	<p>Apply a consistent minimum subdivision lot size of 550sqm to residential zones, except on R2 zoned land in the former The Hills LGA area, where this will remain at 700sqm to reflect its established large lot character.</p> <p>It is suggested to remove The Hills LEP minimum lot size requirements to develop multi-dwelling housing (1,800sqm) and RFBs (4,000sqm) as other site factors, such as width of sites, are more critical determinants of good design outcomes. This will also ensure consistency with other parts of the LGA.</p> <p>The exception is for manor houses, where it is suggested to include a minimum lot size requirement of 600sqm in the LEP to control this form of development.</p>
<i>DCP design requirements</i>	<p>Create a uniform set of design controls for residential development, covering matters such as setbacks, landscaping and private open space standards.</p>

Further information on suggested changes to development controls for residential development is provided in Sections 2-4 of the Discussion Paper.

Car and bicycle parking

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

<i>Car parking controls</i>	<p>Create a uniform set of car parking rates for the LGA, including applying a minimum rate of 1 space per dwelling for single houses and dual occupancies.</p> <p>Lower requirements will be applied to medium and high density housing, and business and office uses within proximity to public transport.</p> <p>Where precinct-specific car parking controls exist or are proposed through a separate precinct planning process, such as the Parramatta CBD and Epping Town Centre, these will continue to apply.</p>
<i>Requirements for the design of car parking areas</i>	<p>Adopt clear and consistent controls to minimise the visual impact of garages and parking areas, including:</p> <ul style="list-style-type: none">– Garages are to be a maximum of 6.3 metres wide, or 50% of the width of the street elevation of the building, whichever is the lesser.– Garages and carports are to be recessed a minimum of 300mm behind the front façade of the building.– Minimise the number of driveways in multi-dwelling housing - no more than one driveway/kerb crossing per two dwellings, or alternatively two crossings every 18 metres.– A 1m landscaped strip is to be provided along the side boundary of driveways

<i>Bicycle parking</i>	Create a consistent set of controls to apply across the LGA, outside of the Parramatta CBD. For apartments, a rate of 1 bicycle space per dwelling plus 1 space per 10 dwellings for visitors is suggested.
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Further information on suggested parking controls is provided in Section 6 of the Discussion Paper.

Environmental sustainability

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

<i>Biodiversity</i>	<p>Rezone public bushland reserves on land transferred from The Hills and Hornsby LGAs from RE1 Public Recreation to E2 Environmental Conservation, consistent with the rest of the LGA to recognise their ecological significance.</p> <p>Map significant vegetation on privately owned land on the LEP Biodiversity Map to ensure the impacts of development are appropriately considered and managed.</p> <p>Adopt a DCP requirement for 10 metre buffer zones to be maintained to E2 zoned sites or vegetation mapped on the LEP Biodiversity Map.</p>
<i>Tree protection controls</i>	<p>Extend the Parramatta and Hornsby DCP controls across the entire LGA, protecting trees over 5 metres, plus any tree, irrespective of size, on public land or that is part of a heritage item, heritage conservation area, Aboriginal object or place.</p>
<i>Natural waterways</i>	<p>Consistently zone all natural waterway corridors on public land W1 Natural Waterways.</p> <p>Map all natural creek corridors on private land on the LEP Riparian Lands and Waterways Map to ensure impacts of development are appropriately considered and managed.</p> <p>Adopt a DCP requirement for 10 metres vegetated buffer zones to creeks.</p> <p>Update DCP stormwater management controls to include a requirement for development to reduce site run-off by 10% and, when stormwater treatment measures are required on-site, for contracts to be put in place for the maintenance of the stormwater treatment technology.</p>
<i>Flooding</i>	<p>Create a consistent and clear set of controls to manage flood risk across the LGA. It is suggested to restrict uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing anywhere within flood prone areas.</p> <ul style="list-style-type: none"> ➤ <u>Alternative option</u>: Allow child care centres and schools in some flood risk areas to increase opportunity for the provision of needed social infrastructure. Such development would need to meet stricter and additional design measures. However this would not totally eliminate risk to occupants and it may be difficult to achieve safe and reliable evacuation from a site during a major flood event.
<i>Energy and water efficiency targets</i>	<p>Update DCP energy and water efficiency targets to reflect current industry standards and assist in achieving Council's sustainability objectives.</p> <p>Include DCP requirements for installing solar panels on large scale retail and industrial development and for installing dual piping for recycled water use in large scale residential and non-residential development.</p>

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

Design and heritage controls

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

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

Further information on the above is provided in Section 8 of the Discussion Paper.

Harmonising zoning

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

<i>Wentworth Point</i>	Council will work with the Department of Planning and Environment to transfer the existing development controls for Wentworth Point (including zoning, height and FSR) into the LEP and repeal <i>Sydney Regional Environmental Plan 24</i> . Refer to Section 9 of the Discussion Paper for more information.
<i>Zones that will not be retained</i>	It is suggested to not adopt the R1 General Residential, RU3 Forestry, E3 Environmental Management and E4 Environmental Living zones in the consolidated LEP. These zones are not considered necessary in the context of the new LGA and apply to a very limited number of sites. These sites would be rezoned to more appropriate uses. Refer to Section 9 of the Discussion Paper for more information.
<i>Changes to specific sites</i>	A limited number of other site-specific changes have been identified as a result of the suggestions for harmonising LEP policies and controls. These are summarised in Appendix D of the Discussion Paper. Suggestions include rezoning of certain sites in North Rocks from R3 Medium Density Residential to R2 Low Density Residential to address concerns with the impact of small lot medium density housing (such as manor houses) on the established character of these areas, which is low density in nature.

Have your say

How to provide feedback

The Discussion Paper is being exhibited from Monday 21 January 2019 to Monday 4 March 2019. You can make a submission during this time in on of the following ways:

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

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

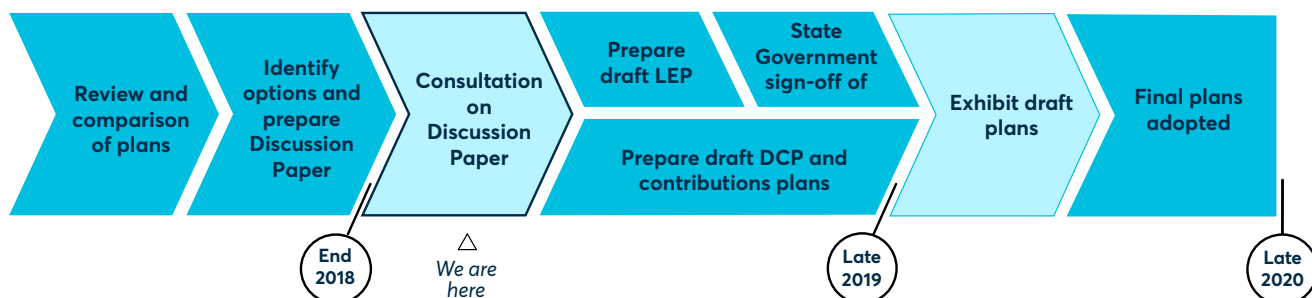
Please note, any personal information you provide in your submission (e.g. your name and contact details) will be used by Council to properly consider your submission and communicate with you further about this matter if required. The provision of this information is voluntary. Any personal information collected can be accessed by you and may also be available to third parties in accordance with Council's Access to Information Policy.

What are the steps in the process?

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

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

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



Contact us

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

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

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