

Land Use Planning Harmonisation Discussion Paper



Following Council boundary changes in May 2016, different planning controls apply to different parts of the Parramatta Council Local Government Area (LGA). Council is working to create a single consolidated set of controls that will apply to the whole LGA. This process could result in changes to the current planning controls applying to certain areas, such as what types of development are allowed and changes to car parking and tree protection controls.

In January 2019, Council asked the community what should be included in a consolidated set of planning controls. Council's Land Use Discussion Paper (exhibited from 21 January to 4 March 2019) outlined suggestions for the planning policies and controls that will form the basis of a new LGA-wide Local Environment Plan (LEP) and Development Control Plan (DCP).

Here's what you told us:

Across the many topics raised in the Discussion Paper, the majority of community feedback was on dual occupancy development, and in particular the issue of where in low density areas dual occupancies should be permitted.

A breakdown of submissions by topic is outlined below. Some submissions provided feedback on more than one issue.



Dual occupancy prohibition areas
(301 submissions, 68% of submissions)

Other dual occupancy issues
(201 submissions, 43% of submissions)



Car and bicycle parking
(66 submissions, 14% of submissions)



Low density residential zones
(65 submissions, 14% of submissions)



Environmental sustainability
(62 submissions, 13% of submissions)



Medium density and high density residential zones
(47 submissions, 10% of submissions)



Non-residential zones
(34 submissions, 7% of submissions)



Design and heritage controls
(26 submissions, 6% of submissions)



Rationalising land use
(23 submissions, 5% of submissions)

Feedback on prohibiting dual occupancies in certain parts of the Council area

301 submissions were received specifically in relation to where dual occupancy development should be allowed. Of these:



20%

(59 out of 301 submissions) Preferred Option 1 to prohibit dual occupancies in low density neighbourhoods in the former Hornsby Council and The Hills Council areas, plus some additional parts of Otlands and Winston Hills.



12%

(36 out of 301 submissions) Preferred Alternative Option 1 to have larger prohibition areas, to prohibit dual occupancies in areas identified in Option 1 plus in parts of Carlingford, Dundas, Eastwood, Epping and Rydalmere.

A small number of submissions recommended prohibition areas be extended to other parts of the LGA including Ermington, Dundas Valley, Otlands and Melrose Park.



65%

(196 out of 301 submissions) Preferred Alternative Option 2 to have fewer prohibition areas. Most of those who supported this option wanted to see dual occupancies allowed in Epping and Carlingford, particularly in areas that were part of the former Hornsby Council area, where dual occupancies are currently prohibited.



3%

(10 out of 301 submissions) Did not indicate a clear preference for a particular option.

The top five reasons people gave for supporting or not supporting dual occupancies

Amongst those who supported prohibiting dual occupancies:

- 1 Dual occupancies were **incompatible with the character** of low density areas.
- 2 Dual occupancies would create **traffic and parking congestion**, particularly in narrow streets.
- 3 Dual occupancies would contribute to **overdevelopment** in the council area and put a strain on infrastructure.
- 4 Concern about **loss of trees and gardens**
- 5 Low density areas had **poor access to public transport**.

Amongst those in support of dual occupancy development:

- 1 The suggested prohibition areas are **unfair and inconsistently applied**.
- 2 Dual occupancies will contribute to **housing choice and affordability** in the council area.
- 3 Prohibition will **reduce property value**.
- 4 There is already **medium density** housing nearby.
- 5 Sites **close to transport and services** should be allowed to have dual occupancies.

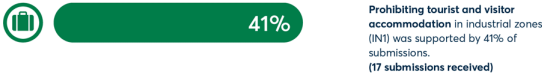
Some submissions made suggestions for how dual occupancy prohibition areas could be defined, such as based on proximity to transport and services, topography, street-widths and opportunities for housing renewal.

Feedback received on other issues

There was mixed feedback on some DCP controls suggested in the Discussion Paper, including those relating to housing design, car and bicycle parking, and tree protection.

There was overall support for most LEP-related policy suggestions, including minimum lot size provisions for dual occupancies and prohibiting places of public worship and indoor recreation facilities within the R2 Low Density Residential zone.

There was not a majority of support for the following policy suggestions:



Who participated?

Numerous channels were activated to reach as many community members as possible, to notify them of the opportunity to have their say on Land Use Harmonisation and direct them to Council's engagement portal or to email the project team to provide feedback.

Communications and engagement activities included, letters and emails to landowners, LGA wide newspaper advertising in four English and three community language newspapers, circulating a media release, activating various social media networks (Facebook, LinkedIn, Twitter) and creating email campaigns for distribution to various databases. Council's corporate website was also utilised. Council officers also distributed flyers and postcards and managed a number of community drop in sessions.

1.6 MILLION people on average saw the opportunity to provide feedback – multiple channels used to promote the project including letters, advertising, social media, community drop-in sessions

535 formal submissions were received (464 unique submissions)

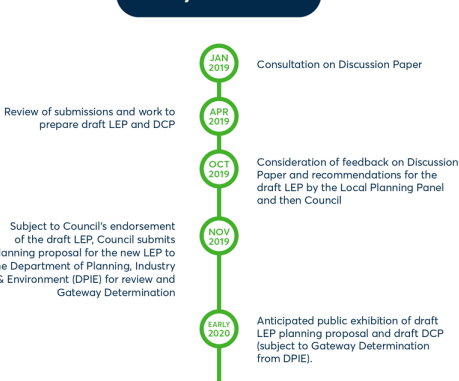
317 via Council's engagement portal and 218 email and letter submissions

- Individual residents: 472 submissions
- Resident groups: 5 submissions
- Landowners (not resident in the LGA): 35 submissions
- Government agencies: 11 submissions
- Neighbouring councils: 2 submissions
- Other: 12 submissions
- Businesses: 7 submissions
- General public not resident in LGA: 3 submissions

250 community drop-in sessions attendees

112 telephone and email enquiries answered

Project Timeline:



Want more detail?

A Consultation Report has been prepared to provide a full overview of the feedback received and officer responses to issues raised.

This is available from Council's website at www.cityofparramatta.nsw.gov.au/planningharmonisation.



We will continue to keep you updated as this project progresses via Council's engagement portal

