

**Draft**

# **Parramatta Development Control Plan 20XX Community Summary**

For exhibition: March 2023

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# 1. Executive Summary

The City of Parramatta Council is exhibiting the Draft 'Harmonisation' Parramatta Development Control Plan (Draft DCP). The community is invited to provide feedback on the Draft DCP from 13 March 2023 to 1 May 2023.

The Draft DCP was endorsed by Council on 28 November 2022 and is the final component of the Land Use Planning Harmonisation Framework. The Draft DCP consolidates, or 'harmonises', the following DCPs that continued to apply across the City of Parramatta following the council boundary changes in May 2016:

- Parramatta DCP 2011
- Auburn DCP 2010
- The Hills DCP 2012
- Holroyd DCP 2013
- Hornsby DCP 2013

The purpose of the Draft DCP is to consolidate existing policy from these five former Council DCPs and deliver one set of planning objectives and controls for development in the LGA. The Draft DCP includes controls that address built form, urban design, environmental management, traffic and transport, heritage, and other planning matters.

Some specific policy areas which extend beyond the project scope have been introduced or refined to meet current industry benchmarks and state-level policy changes. These changes ensure that the Draft DCP controls are robust, sophisticated, and fit for purpose for the Parramatta LGA.

Council is also exhibiting administrative 'non-policy' changes to the stand-alone DCPs for Wentworth Point and Homebush Bay West which did not form part of the Draft DCP. These include updating references to the former Auburn City Council and other non-policy changes to reflect the land transferred into the new City of Parramatta. Following the public exhibition, the stand-alone DCPs will then be forwarded to the DPE to finalise the proposed changes.

Submissions are to be received by 5pm on 1 May 2023 and can be made via:

- Email: [planningharmonisation@cityofparramatta.nsw.gov.au](mailto:planningharmonisation@cityofparramatta.nsw.gov.au) (with "Harmonisation DCP" in the subject header);
- Online submission e-form: <https://participate.cityofparramatta.nsw.gov.au/harmonisation-dcp>; or
- Mail: City of Parramatta Council, Attention: Harmonisation Planning Team (quoting reference F2022/01197), PO Box 32, Parramatta NSW 2124

This Community Summary document has been prepared to provide landowners, residents and other stakeholders with the key information relating to the:

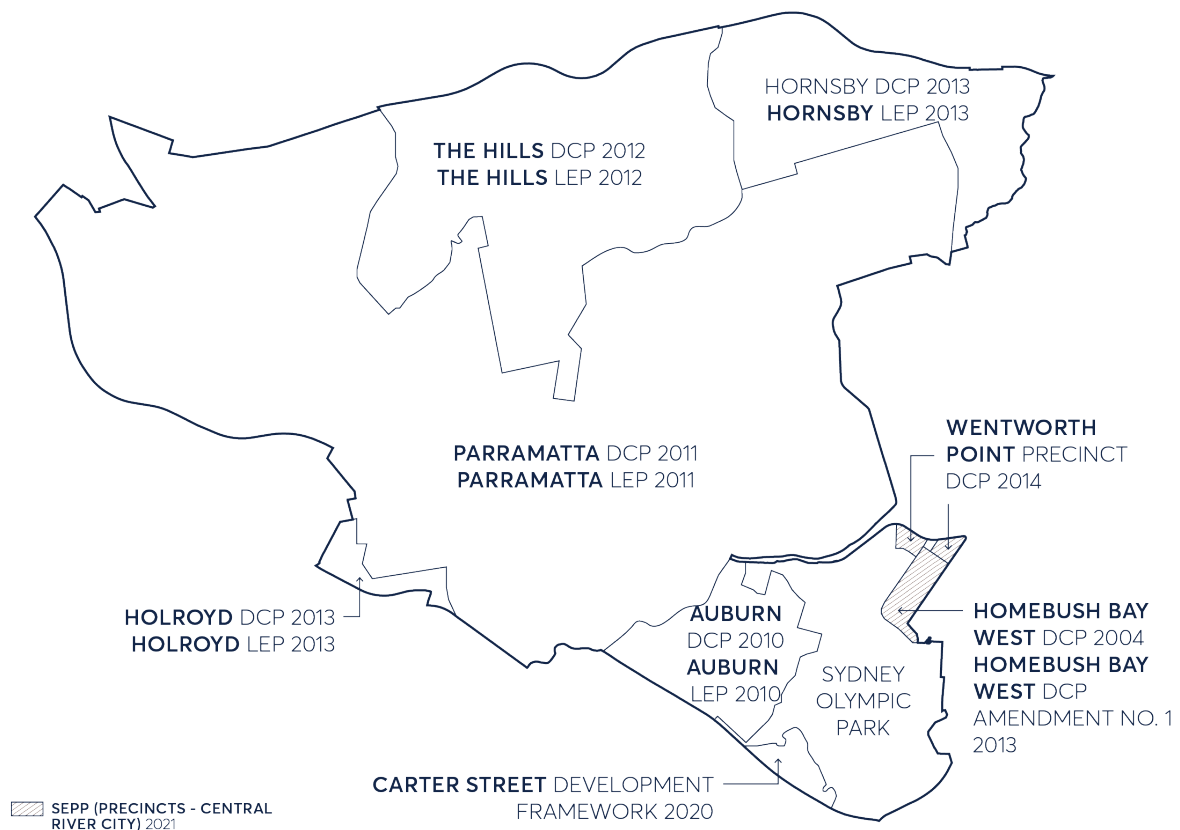
- Land Use Planning Harmonisation Framework more broadly and how the Draft 'Harmonisation' Parramatta Development Control Plan (Draft DCP) fits into this project
- Draft DCP and its key features and how it was prepared.
- Next steps and Draft DCP timeline.

## 2. Land Use Planning Harmonisation Framework

Following Council boundary changes in May 2016, the City of Parramatta inherited parts of the former council areas of Auburn, Holroyd, Hornsby, Parramatta, and The Hills. This resulted in different rules applying to different parts of the LGA, with five Local Environmental Plans (LEPs) and nine Development Control Plans (DCPs) in effect. The Land Use Planning Harmonisation project resolves differences between these plans to create a new consolidated set of rules within one LEP and DCP. The 'Harmonisation' Parramatta LEP and DCP will deliver a clear and more consistent set of planning controls for the new City of Parramatta.

The Land Use Planning Harmonisation Framework aims to consolidate the following inherited plans:

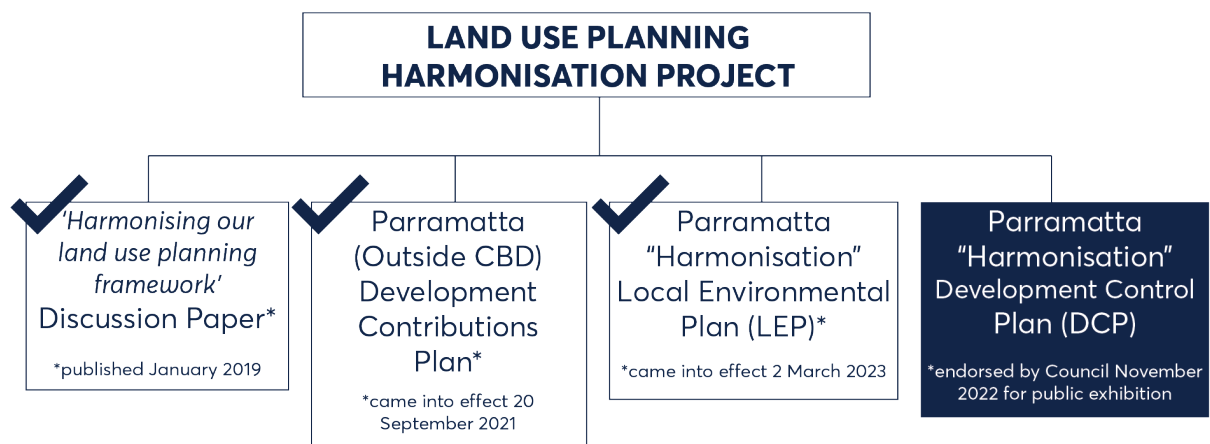
- Five (5) Local Environmental Plans (LEP)
- Nine (9) Development Contribution Plans, and
- Five (5) Development Control Plans (DCP) (excluding the four stand-alone DCPs managed by the State Government as shown in Figure 1).



**Figure 1** – Map showing the LEPs and DCPs resulting from the council boundary changes in May 2016 that currently apply to the City of Parramatta.

For more information on the Land Use Planning Harmonisation project, please refer to Council’s Participate Parramatta engagement portal at: <https://participate.cityofparramatta.nsw.gov.au/land-use-planning-harmonisation>.

Significant work has been completed to implement the roll out of Land Use Planning Harmonisation Framework. Figure 2 below shows the status and progress of the various elements:



**Figure 2** – Land Use Planning Harmonisation Framework

## 2.1. Land Use Planning Harmonisation Discussion Paper

Council prepared the *Land Use Planning Harmonisation Discussion Paper* (Discussion Paper) as the first stage of the harmonisation review process. The Discussion Paper identified the differences between the existing LEPs and DCPs that currently apply in the City and suggested options for how local planning controls could be consolidated (or ‘harmonised’).

The Discussion Paper informed the policy direction for the draft Harmonisation LEP and DCP with the focus on creating a consistent set of planning controls for the whole LGA.

## 2.2. Draft Harmonisation Local Environmental Plan

The draft Parramatta Local Environmental Plan (LEP) controls, as proposed in the Harmonisation Planning Proposal, were submitted to the Department of Planning and Environment (DPE) for finalisation in September 2021.

The Harmonisation Planning Proposal was finalised in early March 2023. This means that the five former LEPs are replaced by the new Parramatta LEP 2023.

For more information on the Harmonisation Planning Proposal and introduction of the new Parramatta LEP 2023 visit the project website at [here](#) and view the '*Planning Information Sheet*' on the page for what an LEP is.

### **2.3. Harmonisation Development Contribution Plan**

*The Parramatta (Outside CBD) Development Contributions Plan* was finalised and adopted in September 2021 and consolidated the nine separate development contributions plans applying to the new City (excluding the Parramatta CBD and Sydney Olympic Park). For more information, click [here](#).

### **2.4. Draft 'Harmonisation' Parramatta Development Control Plan**

The Draft 'Harmonisation' Parramatta Development Control Plan (Draft DCP) was endorsed by Council on 28 November 2022 and is the final component of the Land Use Planning Harmonisation Framework.

# 3. Draft ‘Harmonisation’ Parramatta Development Control Plan

The Draft DCP consolidates, or ‘harmonises’, the following DCPs that continued to apply across the City of Parramatta following the council boundary changes in May 2016:

- Parramatta DCP 2011
- Auburn DCP 2010
- The Hills DCP 2012
- Holroyd DCP 2013
- Hornsby DCP 2013

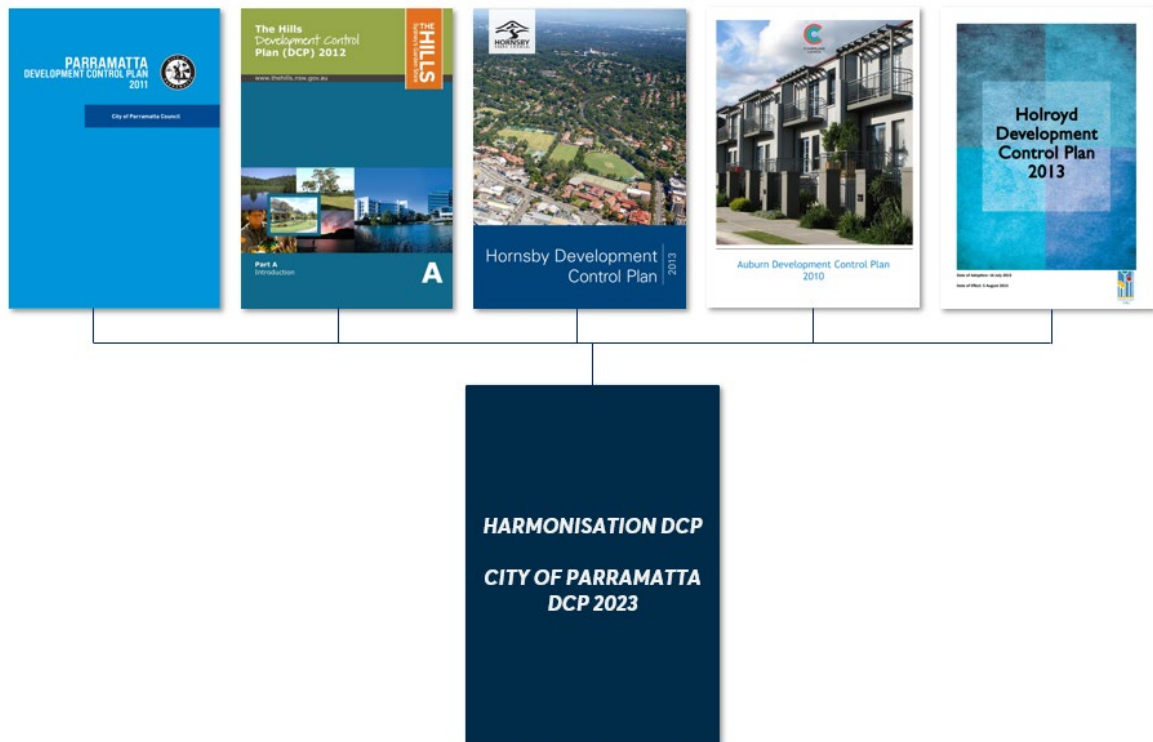
The purpose of the Draft DCP is to consolidate existing policy from these five former Council DCPs and deliver one set of planning objectives and controls for development in the LGA.

Some specific policy areas which extend beyond the project scope have been introduced or refined to meet current industry benchmarks and state-level policy changes. These changes ensure that the Draft DCP controls are robust, sophisticated, and fit for purpose for the Parramatta LGA.

## 3.1. How was the Draft ‘Harmonisation’ Parramatta Development Control Plan prepared?

The main objective of the Draft Harmonisation DCP is to reconcile or consolidate the former Council DCPs that currently apply to parts of the City of Parramatta – not create new policy. The process involved reviewing the existing five DCPs and creating one set of controls per planning theme to deliver consistency across the new City of Parramatta (see Figure 4).





**Figure 4 – Harmonisation DCP process**

Like the Harmonisation LEP, the Harmonisation Discussion Paper (referred to above under the ‘Land Use Planning Harmonisation Framework’) informed the policy direction for the draft Harmonisation DCP.

*To understand more about this process, Attachment 2 to Council Report provides shows how the Discussion Paper recommendations have been incorporated in the draft Harmonisation DCP controls.*

Some specific policy areas which extend beyond the project scope have been introduced or refined to meet current industry benchmarks and state-level policy changes. These changes ensure that the Draft DCP controls are robust, sophisticated, and fit for purpose for the Parramatta LGA. These changes are discussed below.

In addition, the non-policy changes were included as part of the preparation of the Draft DCP including updates to legislation and SEPP references; and improvements to the overall structure of the DCP which are explained under ‘Draft DCP structure’.

### **3.2. Changes to policy**

The scope of the harmonisation DCP process is the consolidation of existing policy from the five former Council DCPs. However, there are some policy areas that extend beyond strict consolidation and propose new policy to ensure the harmonised controls are robust, reflect and are fit for purpose for the City of Parramatta.

These policy areas and the recommended controls are explained below, along with a justification for their suitability as part of the harmonisation DCP process.



	Dual Occupancy Development	Manor Houses & Terrace Houses	Tree Preservation & Management	Environmental Performance	Electric Vehicles
What?	New controls relating to building envelope, landscaping, and design.	New specific controls for Manor Houses and Terraces (permitted only in R3 and R4 areas).	Updated controls to protect trees contributing most to tree coverage, and additional protection to special areas.	New controls relating to energy and water efficiency.	New EV controls to ensure a more consistent approach across the City of Parramatta.
Why?	Addresses the key issues arising with dual occupancy development under the current PDCP 2011 controls.	New land uses have been introduced under Part 3B Low Rise Housing Diversity Code in <i>Codes SEPP</i> .	In response to Council's resolution on 26 <sup>th</sup> April 2022 to review existing tree preservation and management controls.	To align with the updated building performance controls within the Parramatta City Centre DCP.	Applies consistent controls to the whole City, rather than just certain precincts.
For?	To improve bulk and scale and development outcomes for dual occupancy development across the City.	To support the future design and planning for these land uses in the context of the City.	To provide a better framework to manage compliance and expectations, allowing for new development whilst protecting the City's local amenity.	To reduce reliance on the main energy grid, and improve building performance, energy, and sustainability standards.	To support the new City of Parramatta's transition towards more sustainable travel by reducing emissions and promoting a low carbon future.
Where?	Part 3 Residential Uses, <b>Section 3.3.2</b>	Part 3 Residential Uses, <b>Section 3.4.3</b> and <b>Section 3.4.2</b>	Part 5 Environmental Management, <b>Section 5.3.4</b>	Part 5 Environmental Management, <b>Section 5.4</b>	Part 6 Traffic and Transport, <b>Section 6.2.3</b>
<b>Please refer to Attachment 3 of the Council Report for a detailed summary of each theme.</b>					

### 3.3. Draft DCP Structure

Council staff reviewed the structure of the five DCPs applicable to the City of Parramatta as part of the harmonisation review process and identified a number of differences to the way policies and planning themes were grouped and ordered within the DCPs.

Unlike the Standard Instrument for LEPs released by the State Government, there is currently no standard template for DCPs across New South Wales. The Department of Planning and Environment exhibited a discussion paper on a standard DCP template in 2018/2019 however this did not progress. Whilst the standard template did not progress, Council staff considered the standard template as part of the harmonisation process and preparation of the Draft DCP. Some elements, for example grouping controls by themes, were progressed into the Draft DCP.

**Figure 5** compares the current Parramatta DCP 2011 to the proposed draft Harmonisation DCP. The draft Harmonisation DCP has taken a theme-based approach to improve functionality and group relevant policies together to assist in the navigation of controls and policies compared to the current Parramatta DCP 2011 where controls for the same theme are divided throughout the DCP.

PARRAMATTA DCP 2011	HARMONISATION DCP
<ol style="list-style-type: none"> <li>1. Introduction</li> <li>2. Site Planning*</li> <li>3. Development Principles*</li> <li>4. Special Precincts**</li> <li>5. Other Provisions*</li> </ol>	<ol style="list-style-type: none"> <li>1. Introduction</li> <li>2. Design in Context</li> <li>3. Residential Development</li> <li>4. Non-Residential Development</li> <li>5. Environmental Management</li> <li>6. Traffic and Transport</li> <li>7. Heritage and Archaeology</li> </ol>
<p>*Sections split into respective technical themes as their own Parts</p>	<ol style="list-style-type: none"> <li>8. Centres, Precincts, Special Character Areas and Specific Sites</li> <li>9. Parramatta City Centre</li> </ol>
<p>**Restructured based on LSPS centres heirarchy and the Parramatta City Centre standalone DCP.</p>	<ol style="list-style-type: none"> <li>10. Glossary</li> <li>11. Appendices</li> </ol>

**Figure 1 – Comparison of Parramatta DCP 2011 and draft Harmonisation DCP**

### 3.4. Other changes

In addition to the five former Council DCPs, **Figure 1** above shows the four standalone DCPs managed by the State Government that do not form part of the draft Harmonisation DCP:

- Homebush Bay West DCP 2004 – Volume 1 & Volume 2

- Homebush Bay West DCP (Amendment 1) 2013
- Wentworth Point DCP (Amendment 1) 2014
- Carter Street Development Framework 2020

These DCPs continue to remain as ‘stand-alone’ DCPs. They are part of State Government initiated policy frameworks and support State policy including *State Environmental Planning Policy (Precincts – Central River City)* which carried across Sydney Regional Environmental Plan 24 – Homebush Bay.

The integration of these DCPs into the Draft DCP is not appropriate as they are precinct specific detailed controls that are difficult to integrate into the DCP. In addition, the Homebush Bay and Wentworth Point DCPs involve precincts where there is a limited number of remaining sites. Once these remaining sites are developed the DCP controls will have little on-going value and so there is minimal value in retaining them in the new harmonised Draft DCP in the longer term.

Administrative ‘non-policy’ changes are proposed to the Homebush Bay West and Wentworth Point DCPs to be reflective of the council boundary changes. These administrative changes include:

- Replacing references to the former Auburn City Council (which is referenced as the consent authority) to the City of Parramatta.
- Replacing references to the Auburn LEP which will be superseded by the new Parramatta LEP.
- Transferring controls referenced within the Auburn DCP (which will be superseded by the implementation of the new Parramatta DCP) that relate to parking and loading, adaptable housing units and water management into Wentworth Point DCP to retain the existing policy framework for the precinct.
- Other changes as needed to retain existing policy.

Following the public exhibition, the stand-alone DCPs will then be forwarded to the DPE to finalise the proposed changes.

# 4. What happens next?

Following public exhibition of the Draft DCP, all submissions received will be reviewed. A report detailing a response to all submissions and a final suite of new controls for adoption will be reported back to Council for consideration in mid-2023.

Any matters that are raised during the exhibition period and identified as matters outside of the project scope are anticipated to be dealt with as part of a future review, following approval of the DCP.

## 4.1. Project timeline



### **November 2022**

Council resolves to put the Draft Harmonised Parramatta DCP on public exhibition.



### **March – May 2023**

Public exhibition 13 May – 1 May



### **April – June 2023**

Review submissions, prepare report back to Council on exhibition findings and finalise DCP.



### **August 2023**

Report to Council on the exhibition period and seeking resolution to approve Harmonised DCP for finalisation



### **September 2023**

Harmonised DCP comes into effect

## 4.2. Have your say

Submissions are to be received by **5pm on 1 May 2023** and can be made via:

- **Email:** [planningharmonisation@cityofparramatta.nsw.gov.au](mailto:planningharmonisation@cityofparramatta.nsw.gov.au) (with “Harmonisation DCP” in the subject header);
- **Online submission e-form:**  
<https://participate.cityofparramatta.nsw.gov.au/harmonisation-dcp>; or
- **Mail:** City of Parramatta Council, Attention: Harmonisation Planning Team (quoting reference F2022/01197), PO Box 32, Parramatta NSW 2124

*Please note, any personal information provided by you in your submission (such as 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.*

For further information, please contact the Harmonisation Planning Team on 9806 5050 or by email at [planningharmonisation@cityofparramatta.nsw.gov.au](mailto:planningharmonisation@cityofparramatta.nsw.gov.au).