

Planning Information Sheet



**CITY OF
PARRAMATTA**

1.1. What is an LEP?

An LEP guides planning decisions through zoning and development controls. They provide a local framework for the way land can be developed and used. LEPs are the primary statutory planning tool to determine what type and size of development is delivered across a Local Government Area.

- An LEP includes (but not limited to):
- Land use zoning
- Maximum height of buildings (HOB)
- Floor space ratio (FSR)
- Heritage items or Heritage Conservation Areas
- Environmentally sensitive areas

1.2. What is a DCP?

A Development Control Plan (DCP) provides detailed planning and design guidelines to deliver the land uses (i.e. zoning) that are permitted under a Local Environmental Plan (LEP).

A DCP provides the detailed built form and building controls on how the density of a land use permitted under an LEP (specified via the height and Floor Space Ratio) can be delivered or distributed on a development site. Specifically, this includes guidelines to address the following:

- Development setbacks for primary and secondary road setbacks, side setback, rear setbacks,
- Building form and structure to manage transition to surrounding land uses, manage bulk and scale, amenity, and prevent out of character development
- Landscaping, private and communal open space, and tree planting,
- Solar access and overshadowing
- Acoustic and visual privacy
- Residential subdivision.

In addition to building controls, a DCP also provides guidelines on other planning considerations including, but not limited to, the following:

- Environmental management such as flooding, stormwater management, pollution, environmental performance, and protection of the natural environment,
- Parking rates, carshare, travel plans, electric vehicle infrastructure, vehicular access, bicycle parking, loading and servicing.

- Heritage listed buildings and Heritage Conservation Areas.

The primary function of a DCP is to manage development and help deliver sustainable, liveable, and productive places.

The controls within a DCP are explored once a land use is identified as permissible under the relevant LEP, and are used when preparing a development application.

1.3. What a DCP does not do?

A DCP does not control or determine land zoning, building height or Floor Space Ratio – these planning controls are in the LEP.

In other words, a DCP does not control what can be built on land (e.g. dual occupancy, town houses, or retail development) as this is determined by the zoning in the LEP. Rather a DCP provides the detailed controls for how the uses permitted on the land via the LEP can be built on the land.

1.4. How does a LEP and DCP work together?

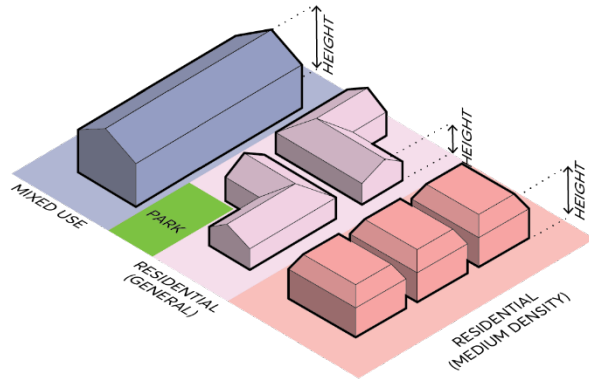
The table below shows how an LEP and DCP are used to determine development outcomes in the context of residential development.

| LEP | DCP |
|--|--|
| <ul style="list-style-type: none"> • Whether residential development is permitted on a site (zoning). • Types of residential development that are permitted e.g. houses or apartments, and also includes other specifics such as the minimum lot size. • The development's maximum height. • Allowance of floor space within the development against the site's size (floor space ratio). • Whether the site involves a heritage-listed item or is located within a heritage conservation area. • And other matters related to a <i>development's permissibility</i>. | <ul style="list-style-type: none"> • The design envelope of the site, including: front, side, and rear setbacks; built form and massing; public domain; and other characteristics of a building/site. • Environmental considerations relating to the development's use. • Access points and parking of vehicles. • Sympathetic design considerations relating to streetscapes, heritage, and identified special areas. • And other matters related to the <i>design of a development</i>. |

These planning considerations are shown in the figure below.

LEP

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DCP

