

IRF19/894

Ms Sue Coleman
Acting Chief Executive Officer
City of Parramatta Council
PO BOX 32
PARRMATTA NSW 2124



Dear Ms Coleman

Harmonising Our Land Use Planning Framework 2019 – Discussion Paper

I am writing in response to Council's invitation to comment on *Harmonising Our Land Use Planning Framework 2019 – Discussion Paper*.

The Department of Planning and Environment has reviewed the discussion paper and supports the consolidation of the five local environmental plans (LEPs) that apply to the City of Parramatta into one planning instrument.

The discussion paper represents a comprehensive analysis of the LEP framework and proposes a methodology to enable the harmonisation of the LEPs into one document. I commend Council for carrying out this analysis and undertaking early consultation with your community. I understand that following the consultation period, Council will prepare a planning proposal that will be submitted to the Department for a Gateway determination.

The Department's Sydney Region West team is available to work with Council to determine the most appropriate planning pathway for consolidating the LEPs.

Without pre-empting a more comprehensive assessment as part of the Gateway assessment, I would like to draw your attention to the following matters:

- any planning proposal should align with, and give effect to, the Central City District Plan;
- if significant policy changes are proposed around the provision of housing, then this should be supported by a housing strategy, which I note Council is preparing;
- any planning proposal should align with Council's local strategic planning statement, noting that a draft of this document is required by mid-2019;
- the planning proposal should demonstrate consistency with state government policies; and
- where the development potential of a site is proposed to be reduced through either a change in zoning, a reduction in development controls or a change in permitted land uses, Council must address the consistency of the proposal with section 9.1 Ministerial Direction 3.1 Residential Zones.

The Department recommends Council liaise with the Department's ePlanning team regarding consolidating the nine development control plans (DCPs). Following recent amendments to the *Environmental Planning and Assessment Act 1979*, the Department is preparing a standard template for the preparation of all DCPs across NSW and digitising the process via the NSW Planning Portal. Please contact Mr Tim Archer, Director, ePlanning Policy, on 9274 6591.

The Department will continue to work with Council regarding this planning proposal. However, should you have any enquiries, I have arranged for Ms Christine Gough, Team Leader, Sydney Region West, to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely

 8/3/2019
Ann-Maree Carruthers
Acting Executive Director, Regions
Planning Services



DOC19/101863

Parramatta City Council
126 Church Street
Parramatta
NSW 2150

Email: oursay.org/cityofparramatta

Dear Sir/Madam

EPA response to Parramatta City Council Harmonising our Land Use Planning Framework

I refer to the above discussion paper currently on exhibition to create a clear and consistent set of planning controls for the whole Parramatta Local Government Area.

The Environmental Protection Authority (EPA) has reviewed the discussion paper and provides the following comments:

- a. EPA supports the prohibition of indoor recreation facilities in the R2 Low Density Residential zoning such as 24-hour gyms as this would help to reduce the potential negative impacts associated with these types of indoor recreational facilities such as noise. Whilst Development Control Plans (DCP) controls help to manage these types of uses, it is hard for noise impacts to be removed totally,
- b. EPA supports prohibiting child care centres in industrial areas and considers this to be a positive step, given the potential harmful impacts of the surrounding compatibility of industrial uses particularly in respect of noise and air quality for the children and staff of the centres,
- c. EPA raises no objection to the number of temporary events being increased from the existing 28 days to 52 days provided that all proposals would still need to through the permit process to identify the necessary conditions and mitigation measures that would need to be place particularly with respect to noise,
- d. EPA considers that by permitting a number of public recreational uses within RE1 zone has the potential for adverse impacts such as noise to be created for the surrounding properties which are usually R2 Low Density Residential uses,
- e. EPA supports the mapping of all waterway corridors within the Local Environmental Plan as will help to provide a level of clarity on potential development sites. This will help reduce the impacts on aquatic biodiversity, protect the quality of water and may reduce the potential of both the creek and its banks from instability,
- f. EPA considers that by allowing development such as child care centres and schools within flood prone land is considered not to be an appropriate land use given the potential impacts and safety risks.
- g. EPA supports the updating of the DCP to include energy and water efficiency targets to the current industry standards, and
- h. EPA considers that the proposed harmonising of zoning including the two (2) sites currently zoned E4 Environmental Living Zones to be appropriate.

Phone 131 555
Phone 02 9995 5555
(from outside NSW)

Fax 02 9995 6900
TTY 131 677
ABN 43 692 285 758

PO Box 668
PARRAMATTA
NSW 2124

Level 13
10 Valentine Avenue
PARRAMATTA NSW
2150 AUSTRALIA

info@epa.nsw.gov.au
www.epa.nsw.gov.au

Based on the above it is recommended that should the DCP be amended, a reference to compliance with the relevant industry standards for noise controls for both industry and construction be included to ensure that the adjoining and surrounding sensitive receivers are protected from adverse noise impacts and that appropriate mitigation measures can be implemented where noise impacts are anticipated.

Should you have any queries regarding this matter, please contact Bronwyn Smith Environmental Planning Officer on 9873 8604 or Bronwyn.smith@epa.nsw.gov.au

Yours sincerely,

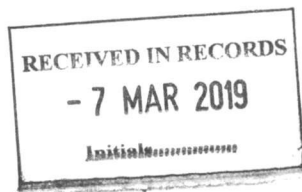


01.03.2019

CLAIRE MILES
Unit Head – Metropolitan Infrastructure
Environment Protection Authority



Office
of Sport



ATTN: Land Use Planning Harmonisation
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Sir / Madam

Land Use Planning Harmonisation (Ref: F2018/03007)

Thank you for the opportunity to provide feedback on the Land Use Planning Harmonisation (Ref: F2018/03007). We have reviewed the proposed changes to the Local Environmental Plan (LEP) zonings of both recreational land categories RE1 public open space and RE2 private open space as they are the zoning most likely to have or potentially have recreational and sporting facilities.

The importance and value of community sport infrastructure

Community sport and relevant infrastructure is essential to building well connected and healthy communities. Sport provides the opportunity to increase social cohesion as well as providing a broad range of physical and mental health benefits. A recent report published by Sport Australia identifies that community sport infrastructure generates an annual value of more than \$16.2 billion with:

- \$6.3 billion worth of economic benefit
- \$4.9 billion worth of health benefit, and
- \$5.1 billion worth of social benefit.

The report is available at:

https://www.clearinghouseforsport.gov.au/data/assets/pdf_file/0007/804067/VoCSI_Final_June_2018.pdf

Higher participation rates of physical activity, including organised sport and active recreation, is one of three key elements (along with improved nutrition and healthy lifestyle choices) in the overall preventive health strategy adopted by governments. Improved population health produces immediate and long-term social and economic benefits. Population-wide participation in sport and other forms of physical activity has been shown to reduce risk factors associated with non-communicable diseases. Refer to:

www.clearinghouseforsport.gov.au/knowledge_base/organised_sport/sport_and_government_policy_objectives/preventive_health_sport_and_physical_activity

As our population continues to grow, so too does the demand for well-planned and designed sport and active recreation facilities, that are easily accessible and provide a broad range of participation opportunities to the community.

The Office of Sport is working in close collaboration with a variety of organisations, including the Department of Planning and Environment to ensure community sport facilities are well planned for our current and future communities. This has a direct link with the Premier's Key Priorities, specifically 'tackling childhood obesity'.

Office of Sport

Locked Bag 1422 Silverwater NSW 2128
Tel (02) 8754 7900 www.sport.nsw.gov.au ABN 31 321 190 047

General Comments on the Land Use Planning Harmonisation

The attachment to this letter includes comments on the proposed changes to the City of Parramatta Local Environmental Plan. If the RE1 and RE2 zoning and permissible activities remain the same from the previous five LEPs our matrix has been left blank.

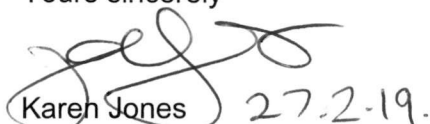
There are a few instances where the Office would not support a recommended activity be made a permissible use on either RE1 or RE2 zoned land. Our reasoning for this position is included in the comments column. We are happy to discuss and clarify these comments further with Council officers should they wish to do so.

Harmonising the list of land uses permitted in each zone

Permissible Activities	Council's key suggestions	Office of Sport Comments
Indoor recreation facilities	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). <ul style="list-style-type: none"> Alternative option: Permit in R2 zones to facilitate provision of a range of recreation facilities. Potential negative impacts would be managed through DCP controls. 	The Office of Sport concurs with this recommendation.
Commercial uses on public open space	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. <ul style="list-style-type: none"> Alternative option: Only permit these uses on specific sites to limit the loss of open space. 	The Office of Sport concurs with this recommendation. An alternative may also be to limit the permit for restaurants, cafes, take-away food and drink premises, and markets as an activity to a set percentage of the total site area. Allowing other public access when the permanent or temporary activity is taking place.
Temporary events	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.	The Office of Sport concurs with this recommendation. This would enable grass roots sports events to occur more easily, e.g. try a sport day, gala days etc.

Should you require further information on this submission, please contact Fiona MacColl, Principal Advisor, Facilities Strategy and Planning on telephone 8754 7991.

Yours sincerely



Karen Jones 27.2.19.

Executive Director, Sport Infrastructure Group

		Council Recommendation for the new LEP		Office of Sport Comments
Permissible Activity		RE1 – Public Recreation	RE2 – Private Recreation	
Tourist & visitor accommodation	backpackers' accommodation		Permissible with consent	The Office of Sport concurs with this recommendation
	bed & breakfast accommodation		Permissible with consent	The Office of Sport concurs with this recommendation
	farm stay accommodation		Permissible with consent	The Office of Sport concurs with this recommendation
	camping grounds	Not permitted	Not permitted as per previous LEP	It appears that Camping grounds and Caravan parks are not permissible in any zoning. The Office of Sport would recommend that Camping grounds and Caravan parks should be a permissible activity on RE2 – Private Recreation land.
	caravan parks	Not permitted	Not permitted as per previous LEP	
Commercial premises	restaurants or cafes	Permissible with consent		The Office of Sport concurs with this recommendation
	take-away food & drink premises	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	markets	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	entertainment facilities		Permissible with consent	The Office of Sport concurs with this recommendation
	function centres	Not permitted	Permissible with consent	The Office of Sport concurs with this recommendation
	registered clubs		Permissible with consent	Registered clubs are a permissible activity on other land use zones e.g. B2, B5, B6 in the new LEP. It is not necessary for registered clubs to be a permissible activity on RE2 land. The Office of Sport is concerned at the loss of RE2 zoned land owned by registered clubs being redeveloped into Housing for Seniors or other uses. Whilst a necessary land use, it should not be at the expense of recreational land use zoning. The Office of Sport would recommend that registered clubs not be a permissible activity on land zoned RE2.
Storage premises	depots	Not permitted		The Office of Sport concurs with this recommendation
	water recycling facilities	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	car parks	Not permitted	Not permitted	The Office of Sport concurs with this recommendation

Educational establishments	centre based child care facility	TBC	Permissible with consent	<p>The Office of Sport concurs with this recommendation for the RE2 zoned lands.</p> <p>The Office of Sport would recommend that centre based child care facility not be a permissible activity on RE1 land as it is not in the spirit of the legislation. It is essentially a private, commercial, and non-recreational use of what is meant to be publicly accessible land for recreational uses.</p>
	emergency services facilities	Not permitted	Permissible with consent	The Office of Sport concurs with this recommendation
	information and education facilities	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	places of public worship	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	public administration building	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	respite day care centres	Not permitted	Permissible with consent	<p>The Office of Sport concurs with this recommendation for the RE1 zoned lands.</p> <p>The Office of Sport would recommend that respite day care centres not be a permissible activity on RE2 land as it is not in the spirit of the legislation. It is essentially a non-recreational use of what is meant to be accessible land for recreational uses.</p>
Signage	advertising structure	Not permitted	Not permitted	The Office of Sport concurs with this recommendation
	building identification sign	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	business identification sign	Permissible with consent	Permissible with consent	The Office of Sport concurs with this recommendation
	boat launching ramps	Permissible with consent		The Office of Sport commends this change in the LEP as it enables a greater diversity of not-for-profit and community based water sports e.g. Dragon Boats, Rowing, Paddle Sports to be launched and housed in public open spaces.
	boat sheds	Permissible with consent	Permissible with consent	
	charter & tourism boating facilities	Permissible with consent	Permitted with consent as per previous LEP	<p>The Office of Sport concurs with this recommendation for the RE2 zoned lands, as per the previous LEP.</p> <p>The Office of Sport would recommend that charter and tourism boating facilities not be a permissible activity on RE1 land as it is not in the spirit of the legislation. It is essentially a private and commercial use of land that is meant to be publicly accessible land for recreational uses. This activity can be carried out on RE2 lands.</p>

	jetties	Permissible with consent	Permissible with consent	The Office of Sport commends this change in the LEP as it enables a greater diversity of not-for-profit and community based water sports e.g. Dragon Boats, Rowing, Paddle Sports to be launched and housed in public open spaces.
	recreation facilities (major)		Permissible with consent	The Office of Sport concurs with this recommendation
	water recreation structures	Permissible with consent	Permitted with consent as per previous LEP	<p>The Office of Sport concurs with this recommendation for the RE2 zoned lands, as per the previous LEP.</p> <p>The Office of Sport would recommend that water recreation structures not be a permissible activity on RE1 land as it is not in the spirit of the legislation. It is essentially a private and commercial use of land that is meant to be publicly accessible land for recreational uses. This activity can be carried out on RE2 lands.</p>
	cemetery	Not permitted		The Office of Sport concurs with this recommendation
	environmental protection works	Permitted no consent required	Permissible with consent	The Office of Sport concurs with this recommendation



**Office of
Environment
& Heritage**

DOC19/56783

Robert Cologna
Team Leader – Land Use Planning
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Attention: Land Use Planning Harmonisation team

Public consultation on the Land Use Planning Harmonisation Discussion Paper, City of Parramatta

Dear Mr Cologna,

I refer to your e-mail dated 21 January 2018, requesting input from the Office of Environment and Heritage (OEH) on the Land Use Planning Harmonisation Discussion Paper.

The *Land Use Planning Harmonisation* project aims to consolidate five LEPs into one LEP and include a consistent set of land use policies and development controls, following Council amalgamations in May 2016 as the City of Parramatta LGA inherited parts of the following former council areas:

- Auburn
- The Hills
- Holroyd
- Hornsby

The discussion paper outlines changes to the current planning controls applying to certain areas and/or types of development. This will form the basis of the consolidated LEP and DCP and ensure a consistent approach across the LGA.

Please find OEH comments in Attachment 1.

Should you have any queries regarding this matter, please contact Svetlana Kotevska, Senior Conservation Planning Officer on 8837 6040 or at Svetlana.kotevska@environment.nsw.gov.au.

Yours sincerely

S. Harrison 28/02/19

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney
Communities and Greater Sydney Division

Attachment 1 – Office of Environment and Heritage (OEH) comments - Land Use Planning Harmonisation Discussion Paper, City of Parramatta

OEH has reviewed the Council's *Land Use Planning Harmonisation Discussion Paper* and provides comments on the proposed changes relating to:

- biodiversity and environmental sustainability land use controls and related maps
- changes to the zoning of some sites to E2 Environmental Conservation.

A summary of Council's key policy positions on environmental sustainability extracted from Council's summary Discussion Paper is presented in Table 1 below. This Table 1 also includes OEH position on each suggested policy amendment.

Council is also proposing changes to the zoning of certain parks and reserves, currently zoned as RE1 Public Recreation that would be more appropriately zoned E2 Environmental Conservation. These sites are shown on Council's Figure 13 - Public Bushlands Reserves and the associated mapping titled *Maps showing suggested additions to the LEP Biodiversity and Riparian Lands map*.

OEH has reviewed the proposed additional sites against OEH threatened species maps to ensure the sites biodiversity values, threatened species or ecological communities warrant the application of the E2 Environmental Conservation zone. The E2 zone provides a higher level of protection from development and incompatible land uses. Please note Murrumbidgee Farm reserve is an active Saving our Species site for *Epacris purpurascens* var. *purpurascens*. OEH considers it appropriate to rezone the land to the E2 Environmental Conservation and supports the proposed rezoning of all of the sites Council has identified on the maps, with the three exceptions listed below. It is considered that the vegetation integrity and site isolation may not warrant the application of the E2 zone for the following three sites.

1. **Moxhams Park**- given half of the site is identified as disturbed with an invasion of weeds, a split zone is recommended or alternatively rehabilitation of the site to ensure vegetation condition improves to warrant the E2 listing.
2. **Beecroft Reserve south** – OEH recommends a minor change to remove a portion of land identified as plantation native/exotic along Plympton Road between No. 3 Plympton Road and 577 Orchard Road.
3. **Beecroft Road Reserve** – the small site between the road and railway line does not warrant listing as E2 as shown on Figure 1 below highlighted in yellow



Figure 1 - Extract from Council's Figure D.3 — Existing and Proposed Biodiversity Lands, E2 and E3 zones

For parks, Council needs to balance the needs of the community for recreation uses with the need to retain, protect and conserve land within an E2 Environmental Conservation zone. OEH also recommends the inclusion of the following additional items in the consolidated LEP/DCP.

- Water Sensitive Urban Design provisions should be included in the DCP.

- Inclusion of OEH guidelines for Green roofs, green walls and cool roofs for development. The benefits of Green Roofs and Cool Roofs are outlined in the *OEH (2015) Urban Green Cover in NSW Technical Guidelines* which can be found at the following link:
<http://climatechange.environment.nsw.gov.au/Adapting-to-climate-change/Green-Cover>
- A Sustainable Design Excellence LEP clause – the bonus height and FSR provisions are linked to a design excellence clause but should also be linked to sustainable design to encourage innovation and ensure opportunities for sustainability are incentivised

Table 1 - Summary of Councils key policy positions on environmental sustainability

Proposed LEP or DCP changes	OEH position
Zone all public bushland reserves with ecological value as E2 Environmental Conservation.	OEH is supportive of Council's position to zone certain sites to the E2 Environmental Conservation. These sites are currently afforded a lower level of protection under the existing RE1 Public Recreation Zone. OEH comments above are relevant to the specific sites identified for rezoning and some minor map revisions are suggested.
Map all bushland and vegetation with ecological value on privately owned sites on the LEP Biodiversity Map	OEH supports this proposed change.
Sites with vegetation that is proposed to be added to the LEP Biodiversity Map are listed in Appendix D.	OEH supports this proposed change.
Include a DCP requirement for a 10 metre buffer zone to E2 zoned sites or vegetation mapped on the LEP Biodiversity Map	OEH supports this proposed change.
Protect in the DCP: <ul style="list-style-type: none"> • Trees over 5metres • Any tree or mangrove vegetation on public land, irrespective of size 	The Council argues the proposed threshold of 5m for trees on private properties will protect mature trees that contribute the most to amenity and tree canopy cover across the LGA. However, Auburn's DCP currently states any tree over 3.6m is protected. Further, the Urban Tree Canopy cover target is 40% in the District Plan and Council should aim to encourage tree retention on private land.
Zone all natural waterway corridors on public land W1 Natural Waterways	OEH supports this proposed change
Map all natural creek corridors on private land on the LEP Riparian Land and Waterways Map	OEH supports this proposed change
Include a DCP requirement for a minimum 10m vegetated buffer zone to creeks (from top of the bank)	Supportive, however OEH notes that the Office of Water guidelines require 10m to a first order stream, 20m to a second order stream and 30m to a third order stream and the proposed riparian lands map needs to be updated accordingly.
Extend the Aboriginal Heritage Sensitivity-Map to all parts of the LGA.	OEH supports this proposed change
166A Windsor Road, Northmead (Former Moxham Quarry) – Lot 939 & Part Lot 940 DP 117657. <i>Rezone site from E3 Environmental Management to E2 Environmental Conservation.</i>	OEH supports this proposed change

(END OF SUBMISSION)



**Office of
Environment
& Heritage**

Our ref: DOC19/189979

Mr Julio De Assuncao
Senior Project Officer
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Assuncao

OEH further comments on Land Use Planning Harmonisation Discussion Paper, City of Parramatta

Thank you for your email of 5 March 2019 seeking clarification on comments provided by the Office of Environment and Heritage (OEH) in its submission of 28 February 2019 on the Land Use Planning Harmonisation Discussion Paper.

OEH provides its comments in Attachment A.

Should you have any queries regarding this matter, please contact Janne Grose on 8837 6017 or janne.grose@environment.nsw.gov.au.

Yours sincerely

MStewart 15/3/19

MARNIE STEWART
A/Senior Team Leader - Planning
Greater Sydney
Communities and Greater Sydney Division

Attachment A

OEH further comments on Land Use Planning Harmonisation Discussion Paper, City of Parramatta

Murray Farm Reserve

The OEH submission of 28 February 2019 makes reference to the Murray Farm Reserve in support of the proposed application of the E2 Environmental Conservation Zone. To clarify, the area that OEH is referring to in its submission is the red cross hatched area that OEH has circled (in red) shown on an extract from Figure D.2 (Existing and Proposed Biodiversity Lands, E2 and E3 Zones) of the Land Use Planning Harmonisation Discussion Paper. OEH supports the proposed application of the E2 zone to this area, as it is an active Saving Our Species site.

Extract from Figure D.2 – Existing and Proposed Biodiversity Lands:



The area is also shown in Appendix D (Site Specific Proposals) of the Land Use Planning Harmonisation Discussion Paper as Bushland off Murray Farm Road (page 118):

Site(s)	Suggested change
<p>Bushland off Murray Farm Road, Carlingford</p>	<p>Rezoned from E4 Environmental Living to E2 Environmental Conservation consistent with the current use.</p> <p>The site contains substantial native vegetation comprising of Coastal Enriched Sandstone Dry Forest and is not considered suitable for housing development.</p> <p>An E2 Environmental Conservation zone is consistent with the approach applied to the remnant bushland along the M2 corridor.</p> <p>It is proposed to remove the current HOB and FSR as limited development is permitted on this zone. This is consistent with the approach under the PLEP 2011.</p>

and Figure 13 (Public Bushland Reserves) as proposed E2 conservation in the Land Use Planning Harmonisation Discussion Paper (page 39):



Moxham Park and 166A Windsor Road, Northmead (former Moxham Quarry)

The OEH submission makes reference to Moxham's Park in relation to the proposed application of the E2 zone. To clarify, the area that OEH is referring to in its submission is the red cross hatched area shown below on an extract from Figure D.1 (Existing and Proposed Biodiversity Lands, E2 and E3 Zones) from the Land Use Planning Harmonisation Discussion Paper. This area is the former Moxham Quarry. OEH supports the proposed application of the E2 zone to the remnant vegetated area of Moxham Quarry but as noted in the OEH submission half the site is disturbed by weeds. For this reason, the OEH submission recommended a split zone for the Moxham Quarry site, or alternatively the area that is impacted by weeds is rehabilitated to improve the vegetation condition so it warrants the E2 zoning.



The proposed addition of Moxham Park Quarry is also shown as proposed E2 Conservation on Figure 13 (Public Bushland Reserves) in the Land Use Planning Harmonisation Discussion Paper (page 39):



Flood

While the OEH submission of 28 February 2019 did not previously include flood risk management comments OEH provides the following advice.

Given that it is necessary to provide clear, concise and unambiguous flood risk direction through the City of Parramatta LGA LEP, a singular approach to all areas in the amalgamated LGA area is supported.

Further, the proposed preferred approach to the making of the LEP as described in Section 7.3 and Appendix C of the document is supported, and not the alternatives. The proposed approach will minimise known flood risk to the community and remains flexible enough to incorporate future studies and other flood risk information to update flood resilience and safety as required and appropriate.

(END OF SUBMISSION)

14 March 2019

Roads and Maritime Reference: SYD19/00117
Council Ref: F2018/03007

Land Use Planning - Harmonisation
City of Parramatta
P.O. Box 32
Parramatta NSW 2124

Attention: Brooke Levingston

Dear Brooke,

LAND USE PLANNING HARMONISATION DISCUSSION PAPER

I refer to Council's correspondence dated 15 January 2019 regarding the subject proposal which was forwarded to Roads and Maritime Services (Roads and Maritime) for comment. Roads and Maritime appreciates the opportunity to provide comment on the proposal.

It is understood that the proposal identifies the differences between the five Local Environmental Plans (LEPs) and nine Development Control Plans (DCPs) that currently apply in the LGA and suggests how these differences can be resolved to allow the creation of a new consolidated LEP and DCP. We note that this process will involve several steps before the plans can be finalised, which includes further public consultation and approval of the draft LEP proposals. In summary, we recognise that the discussion paper covers the following key issues:

- Various land use matters relating to Low Density Residential Zones, Dual Occupancies, Medium and High Density Residential zones;
- Various land use matters within Non-residential zones;
- Car and bicycle parking rates;
- Various land use matters relating to Environmental sustainability;
- Design and heritage controls, and
- Rationalising land use zones.

Roads and Maritime has reviewed the submitted material and provides the following comments on the exhibited documents for Council's consideration. No objections are raised subject to the following issues listed below being satisfactorily addressed:

1. Section 5 – It is requested that the Discussion Paper acknowledges that general outdoor advertising will continue to be permitted with development consent on transport corridor land in suitable locations under SEPP 64 and in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines.

Roads and Maritime Services

2. Section 5 - That Council note that while outdoor advertising can have negative visual impacts as suggested in the Discussion Paper, these impacts can be minimised through appropriate site selection and design. Further, outdoor advertising provides an opportunity to deliver a public benefit, including revenue for road safety programs and provision of road safety messaging at strategic and appropriate locations.
3. Section 5 – (Centre based child care facilities) – We would like to remind Council that any planning controls associated with this land use will need to apply the considerations contained within the Department of Planning’s Child Care Planning Guideline (August 2017) and in particular consideration C27 and C32 to C38.
4. Section 6 – (Table 5) – We note that for dwelling houses and dual occupancies that the suggested approach is a minimum of 1 space per dwelling. However, similar to the suggested approach for several other land uses, Council may give consideration to also recommending that a reduced requirement being applied to sites within 800m of a train station or light rail stop or 400m from a frequently serviced bus stop.

For multi-dwelling housing and residential flat buildings, no objections are raised to the suggested approach, however it is recommended that the “Minimum Rates” be changed to “Maximum Rates”.

For Offices and Business premises, no objections are raised to the suggested approach however it is recommended that the “Minimum Rates” be changed to “Maximum Rates”.

5. Section 7.2 – (Protecting our Waterways) - We note that Parramatta Local Environmental Plan 2011 currently zones the waters of Parramatta River and Duck River. We draw your attention to Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP2005), which zones the waters of Parramatta River downstream of the Parramatta Weir and the waters of Duck River downstream of the railway bridge near Clyde Station. Clause 7 of SREP2005 outlines its relationship with other environmental planning instruments. We request that Council gives consideration to the provisions of SREP2005 in the preparation of its proposed consolidated LEP and DCP.

Thank you for the opportunity to provide comment on the subject proposal. Any further enquiries in relation to this matter can be directed to the Senior Land Use Planner – Andrew Popoff on telephone 8849 2180 or via email to: Andrew.Popoff@rms.nsw.gov.au

Yours sincerely,



Rachel Davis
A / Senior Manager Strategic Land Use
Sydney Planning, Sydney Division

26 March 2019

The General Manager
City of Parramatta Council
PO Box 32,
Parramatta NSW 2124

Sent via email: planningharmonisation@cityofparramatta.nsw.gov.au

ATTN: Land Use Planning Harmonisation (Ref: F2018/03007)

Dear Sir/Madam

Land Use Planning Harmonisation

Thank you for the opportunity to review the land use planning harmonisation framework discussion paper ('discussion paper') and associated documents.

The NSW State Emergency Service (NSW SES) is the legislated combat agency for floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. The NSW SES has a strategic interest in the public safety aspects of the development of land that is at risk from the impacts of flood or coastal processes, in particular, the potential for changes to land use that either exacerbates existing flood and/or coastal risk or creates new flood and/or coastal risk for communities in NSW.

The NSW SES encourages City of Parramatta Council to institute land use planning controls that lead to improved community safety in relation to the impact of floods, storms and tsunamis. The NSW SES has reviewed the discussion paper and offers the following comments and recommendations to Council in finalisation of its position in harmonising the existing controls across the previous Council areas.

Local environmental plan clause – flooding

The discussion paper states 'All LEPs contain a clause that prescribes general considerations for development on flood prone land (p 41).'

However, the current flood planning clause only applies to land up to the flood planning level, which unless exceptional circumstances have been sought, will mean land at or below the level of the 1% Annual Exceedance Probability flood + 0.5m freeboard.

STATE HEADQUARTERS

6-8 Regent Street, Wollongong NSW 2500
PO Box 6126, Wollongong DC NSW 2500
P (02) 4251 6111
F (02) 4251 6190
www.ses.nsw.gov.au
ABN: 88 712 649 015

Some Councils (e.g. Tweed Shire) include a floodplain risk management clause in their LEP which applies to all land including up to the probable maximum flood to address areas with significant evacuation or emergency response issues.

The NSW SES **recommends** Council investigate potential additional LEP clauses to ensure that the full range of flooding is considered and managed through appropriate development controls.

Controls relating to uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing in flood prone areas

The discussion paper states that the framework is seeking to implement ‘a consistent and clear set of controls to manage flood risk across the LGA (page v of the discussion paper).’

It states upfront in the discussion paper that the primary position is ‘to restrict uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing anywhere within flood prone areas (p v).’

The discussion paper offers an alternate view which is to ‘allow child care centres and schools in some flood risk areas to increase opportunity for the provision of needed social infrastructure.’

The NSW SES **agrees** with Council’s primary position that controls should ensure that uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing are restricted anywhere within flood prone areas (i.e. land that is up to and including areas impact by the probable maximum flood). This would also contribute to achieving a key goal of Council’s Environmental Sustainability Strategy 2017 of minimising the impact of flooding on the community.

The NSW SES **does not support** or agree with the alternate position in the discussion paper. Although allowing vulnerable uses to be developed in flood prone locations may provide an opportunity to increase the provision of social infrastructure in new locations, vulnerable occupants are more at risk than other occupants during a flood and require additional support from the emergency service agencies to ensure their safety. Although it may be possible to require stricter building controls to be met, these controls do not take into account the increased risk to the future occupants and the associated transfer of that increased risk to the emergency service agencies such as the NSW SES, who will be responsible to ensure the safety of future occupants during floods.

Furthermore, it is vital that essential services, such as those provided by hospitals, continue to operate during all floods to support the community. By locating hospitals and other vulnerable uses outside the floodplain, this can avoid unnecessarily complicating the safety of the hospitals, patients and staff that work at such hospitals and emergency service agencies that will be required to assist during flood operations.

Controls relating to underground car parks in flood prone areas

The NSW SES **agrees** with the discussion paper's proposal to adopt controls that strongly discourage basement car parks within the floodplain but suggests that unless controls can be established which provides flood immunity up to a probable maximum flood, that basement car parks be prohibited in the floodplain.

If basement car parks are permitted in the floodplain, there is likely to be damage to property and risk to life of occupants who may become trapped in a basement carpark during a large enough flood (i.e. when considering floods up to and including the probable maximum flood). A research paper by Collier et al. (2017) provides a thorough analysis of the risks to people and property associated with basement carparks when considering flooding up to the probable maximum flood, especially in high hazard flood environments. This is attached for consideration (**Attachment 1**).

Assessing flood risk

A common misconception in assessing flood risk is that low probability means low flood risk. Flood risk is a product of probability and consequence and should not be misrepresented to the community or in applying relevant development controls. Doing so may place people unnecessarily at risk, or undersell the risks associated with a certain area.

Flood related controls within the development control plan that apply to Parramatta local government area have identified controls that apply to areas of 'low flood risk.' There is reference in the DCP, Part 2, section 2.4 to contact the 'Catchment Management Unit of Council for the Flood Risk Precincts and relevant flood risk mapping).' Low flood risk is defined in Council's adopted flood studies as 'the area from the 1% AEP (1:100) up to the probable maximum flood' (e.g. Lower Parramatta River Floodplain Risk Management Study and Plan, 2005, pp 79-80). This is misleading. As mentioned above, probability does not equate to risk.

The NSW SES **recommends** that Council re-evaluate the current definition of low, medium and high risk as it applies to flood risk. The best practice Australian Institute of Disaster Resilience *Handbook 7: Managing the Floodplain* provides guidance on the

way to do this. Ryde DCP 2014 also provides a good example of how low, medium and high flood risk is more representative of flood risk (see Part 8.2, p 17). The NSW SES suggests that Council work to redefine these definitions during the review of applicable floodplain risk management study/plans with appropriate input from the Office of Environment and Heritage (OEH) and the NSW SES.

The discussion paper states that Council is proposing to adopt a matrix 'backed with clear and unambiguous controls, to clearly identify the specific design and siting controls that apply to development, based on the type of land use and degree of flood risk (p 90).' As above, it will be important to have accurate definitions of flood risk, and also to define concepts mentioned in the discussion paper such as 'unacceptable risk (p 91).' These should be developed through the floodplain risk management process as mentioned above.

Thank you for the opportunity to comment on the discussion paper. I trust that the above comments and recommendations will assist Council in its review of the discussion paper and final framework. Please contact **Marcus Morgan** on **(02) 4251 6665** or at erm@ses.nsw.gov.au if you wish to discuss any of the matters raised in this correspondence or for follow up on any of the recommendations.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'George Jeffreys', is positioned above the printed name.

George Jeffreys
Senior Manager, Risk Reduction and Avoidance
NSW State Emergency Service

Cc: Planning Coordinator

Your reference: F2018/ 03007

Ms Jennifer Concato
A/ Director Strategic Outcomes and Development
City of Parramatta Council
PO Box 32 PARRAMATTA NSW 2124

Dear Ms Concato

RE: Land Use Planning Harmonisation Discussion Paper

Thank you for providing Sydney Olympic Park Authority (SOPA) with the opportunity to comment on the Land Use Planning Harmonisation discussion paper. SOPA provides the following comments regarding the discussion paper:

1. Repeal of SREP 24 and transition to LEP

SOPA supports, in principle, the repeal of SREP 24 and integration of the land use controls for Wentworth Point into the Parramatta Local Environmental Plan (LEP).

SOPA requests consultation from City of Parramatta should any substantive changes to key planning controls be proposed as part of the transfer of planning controls in the Wentworth Point Development Control Plan to the Parramatta LEP. Further, SOPA requests continual consultation for any significant developments in the Wentworth Point and Carter Street Precincts to best manage potential interface issues. SOPA however, requests being removed from notification of development applications with little or no impacts on Sydney Olympic Park, such as retail and commercial fitouts and strata subdivisions.

The City of Parramatta notification procedures provide scope for Council to notify SOPA of development applications as a public authority that may have an interest in the development. SOPA is happy to liaise with City of Parramatta to establish appropriate thresholds for City of Parramatta to notify SOPA of development applications should SREP 24 be repealed.

Permitted uses in Zones:

SOPA supports making indoor recreation facilities permissible in the R4 High Density Residential zone. Given the significant demand on public open space and existing community recreation facilities in the Greater Parramatta and Olympic Peninsula precinct, there is a greater onus on new high-density development to support the recreation needs of residents on-site.

While it is possible for these types of facilities to be incorporated into the common property of Residential Flat Buildings, their use by residents is highly dependent on the quality of the facilities and ongoing maintenance by the body corporate. Permitting indoor recreation facilities in the R4 High Density Residential zone provides the opportunity for the increased demand to be met in a more viable manner.

Energy and Water Efficiency Targets

SOPA strongly supports the requirement for all new Residential Flat Buildings and large-scale non-residential development to be fitted with dual piping to accommodate recycled water use in the future.

SOPA currently operates a Water Reclamation and Management Scheme within Sydney Olympic Park and requires all buildings within the WRAMS catchment to use recycled water for all non-potable uses.

SOPA is investigating the potential expansion of the WRAMS system with Sydney Water and has already discussed the ability of newer developments in the Carter Street Precinct connecting to the existing WRAMS system with City of Parramatta.

SOPA strongly supports the wider introduction of recycled water use within the City of Parramatta LGA mandating dual pipe systems to future-proof new development is a logical and cost-effective first step.

Should you require any clarification in relation to this submission, please contact Dylan Sargent, Senior Urban Planner on (02) 9714 7139 or at dylan.sargent@sopa.nsw.gov.au

Yours sincerely,



04.03.2019

Alix Carpenter
Senior Manager, Planning

4 March 2019



UrbanGrowth NSW
Development Corporation

Jennifer Concato
A/ Director Strategic Outcomes and Development
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Jennifer,

RE: Public consultation on the Land Use Planning Harmonisation Discussion Paper

UrbanGrowth NSW Development Corporation welcomes City of Parramatta Council's (CoPC) consultation process in regard to proposed consolidation of land use and planning controls arising from the boundary redefinition of CoPC's Local Government Area (LGA) in May 2016. These are detailed in the Land Use Planning Harmonisation Discussion Paper (**Discussion Paper**) and the proposed planning instrument.

We note that there are some potential implications of the proposed revisions that have an impact on Parramatta North Growth Centre (PNGC) formerly known as Parramatta North Urban Transformation (PNUT).

We draw your particular attention to CoPC's proposed planning control changes that impact PNGC:

Item 1) draft mapping Figure D.6 - Existing and Proposed Waterway Zones and Riparian Corridors in the **Discussion Paper** identifies additional riparian lands that may raise some inconsistency with the priorities of the Conservation Management Plan (CMP) prepared by TKD Architects:

- a) heritage land forms (including the terraces)
- b) views

Item 2) proposed land use provisions for low flood risk land concerning :

- a) proposed restriction of land uses in flood zones

In regard to **Item 1)**, the heritage considerations in relation to significant land forms and views may encourage different outcomes to the proposed Riparian mapping shown at **Figure B**. The existing and proposed Riparian Land and Waterways Mapping is shown at **Figure A**.



Figure A
Parramatta Local Environment Plan 2011 :
Natural Resources – Riparian Land and Waterways Map-Sheet NRR_004.

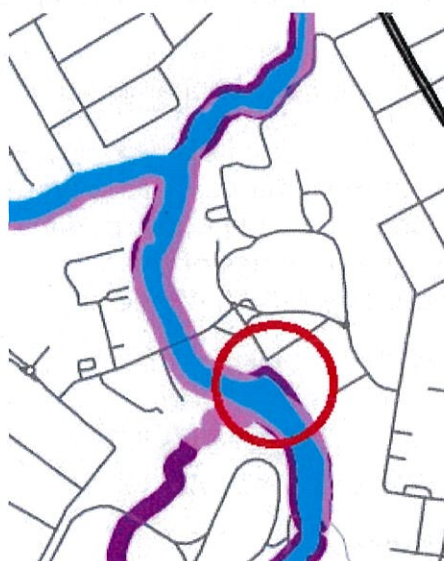


Figure B
Discussion Paper
Figure D.9 – Existing and Proposed Waterway
Zones and Riparian Corridors



Figure C
State Heritage Register Listing
Part A Overview Report p7
Conservation Management Plan

It is apparent in CoPC's proposed Discussion Paper, Proposed Riparian Lands is captured as a distinct feature in Figure B Figure D.9 – Existing and Proposed Waterway. The issue with inclusion of the Riparian Land in the proposed Discussion Paper mapping is that there is significant impact upon the heritage land forms (including the terraces).

Terraces are defined in the CMP and fall within the National Heritage Listed area and are not previously mapped in PLEP (2011) as Riparian Land. It may be that the final interpretation of these features requires works that may not necessarily be the same as those that may be undertaken if the land was managed solely for its Riparian values. Given the extremely high significance of the heritage values and heritage built form, consideration has to be given to these items over the Riparian Values to avoid conflict with the NHL and CMP values of the PNGC site.

Item 1. a) Heritage land forms

In the Heritage Management Policies (Conservation Management Plan Section D), the heritage land forms (including the terraces) are listed as a feature that:

a) The Heritage land forms features are summarised as follows:

i) Conservation is a process of managing change in ways that will best retain and protect the heritage values of a place while recognising opportunities to reveal or enhance values for present and future generations. Striking a balance between often-conflicting considerations requires development of a range of policies and guidelines that define the limits of acceptable change and appropriate ways of managing change while retaining and interpreting significance.

Policy 13 Cultural Landscape Values

13.1 The significant cultural landscapes of the PNHS and their components will be retained, conserved, enhanced and interpreted consistent with their assessed heritage values and with the heritage values of their built and landscape components.

Policy 41 New Landscaping Work

41.1 Upgrading of the open space areas within the PNHS should retain, conserve and enhance the significance aspects of their cultural landscapes including layouts, historical and visual relationships, building curtilages and settings, views and vistas, cultural plantings and other significant built and landscape components.

In the Cultural Landscape Significance (Conservation Management Plan Section E),

ii) The precinct retains intact components of its nineteenth and early twentieth century landscape designs—layout, ha ha walls, cultural plantings, ornamental furnishings, visual and spatial relationships with the Parramatta River and Parramatta Park/Wisteria Gardens.

The riparian corridor is highly important for its landscape archaeology as well as surviving nineteenth and early twentieth century tree plantings. Highly significant elements include the 1890s weir built to create an ornamental lake and the evidence of

riverbank terracing. Significant visual links include those between the western courtyards of the asylum buildings and Glengarri on the west side of the river and the views up and down the river from the bridge and adjacent areas.

Conservation Management Plan Section E summarises other key elements as follows:

Item 1b) Views

Similarly, view from PNGC site to Parramatta Park and vice versa are also identified in the CMP as of being of National Heritage Significance. The existing condition of the subject area is heavily vegetated (**Figure D**). While this may be considered consistent with Riparian Values it may also be inconsistent with maintenance of the identified heritage views.

i) Key landscape components

Direct visual relationship of western courtyards with the River landscape and across Wisteria Gardens and Parramatta Park (former Government Domain). 1880-1890s formed terraces and banks and former inlet features to river edge.

ii) Cultural Landscape Significance

The riparian corridor is highly important for its landscape archaeology...significant visual links include those between the western courtyards of the asylum buildings and Glengarri on the west side of the river and the views up and down the river from the bridge and adjacent areas.



Figure D
Heavily Vegetated Riparian Land

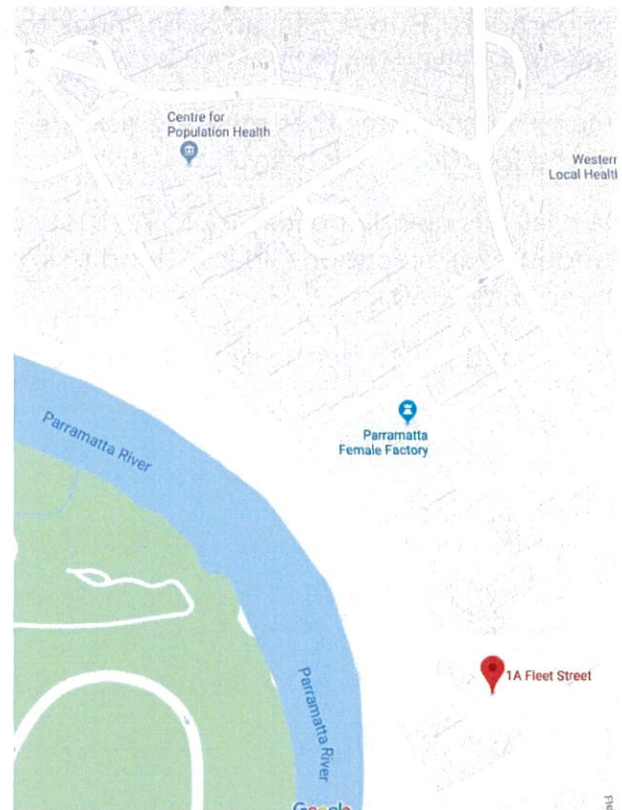


Figure E
Built Context

Consideration should therefore also be given to potential conflict between the proposed Riparian Land mapping and the above heritage values.

Item 2) Proposed Land Use (Flood Risk)

The Discussion Paper presents x2 options for proposed land use provisions for low flood risk land.

Option 1 restricts child care centres, schools, hospitals and seniors housing within flood prone areas.

Option 2 allows some sensitive uses in flood risk areas (subject to additional design measures being met) in order to increase opportunity for the provision of needed infrastructure.

It is UrbanGrowth NSW's advocacy for the Discussion Paper's Alternative Option – allow some sensitive uses in flood risk areas (Item 7.3 page 42) to be recommended as an alternative to be pursued as the proposed land use provisions for low flood risk land – historically, various uses have existed on the site and are an important part of PNGC site's history and envisaged future role.

Areas such as Bunya (Forensic Mental Health Facility) and the Norma Parker/Kamballa area (former Industrial Training School for Girls) are indicative of sensitive current uses and historic uses on site respectively.

In particular Bunya has, and continues to accommodate vulnerable occupants within a low flood risk area.

Many mechanisms that mitigate risk are in place that allow occupants of Bunya to exist in the low flood risk area.

Whilst it is clearly necessary to restrict such uses in high flood risk and particularly high flood hazard locations, in low flood risk/hazard locations, flood hazard can, and has been mitigated.

We would welcome the opportunity to explore these matters further with you.

Yours sincerely,



Ian Cady
Planning Director



Sue Coleman
Acting Chief Executive Officer
Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Attn: Land Use Planning Harmonisation Team
planningharmonisation@cityofparramatta.nsw.gov.au

Dear Ms Coleman

Thank you for the opportunity to provide Western Sydney Local Health District (the District) the opportunity to comment on the Land Use Planning Harmonisation discussion paper.

We have sought comment from relevant stakeholders within the District. With this feedback, Population Health has analysed each of the preferences in the discussion paper proposed by the City of Parramatta and provided comments on the proposals regarding existing evidence linking the built environment to health outcomes.

While links between these determinants of health and planning are complex, there is now a substantial body of evidence linking the built environment to health and wellbeing outcomes of the community. This is particularly relevant in the domain of getting people active, connecting and strengthening communities and providing access to healthy food options.

If you require further information of this submission, please contact Helen Ryan, Coordinator Partnerships Program, Education & Local Government WSLHD Centre for Population Health on 9840 3708 or via helen.ryan@health.nsw.gov.au.

Yours sincerely

Graeme Loy
Chief Executive

Date: 19-3-19



Health
Western Sydney
Local Health District

WESTERN SYDNEY LOCAL HEALTH DISTRICT POPULATION HEALTH

**SUBMISSION IN RESPONSE TO: LAND USE PLANNING HARMONISATION
DISCUSSION PAPER (REF: F2018/03007)**

19th, February 2019

**WSLHD, Centre for Population Health,
'Gungurra' Building 68, Cumberland Hospital
5 Fleet Street, North Parramatta
LBM 7118 Parramatta BC NSW 2124
Tel 9840 3603 Fax 9840 3608**

**Contact Persons: Helen.ryan@health.nsw.gov.au
Melissa.mason@health.nsw.gov.au**

Western Sydney Local Health District

Helicopter flight path

Building height and helicopter flight path are not part of the scope of this review however the “Harmonising our land use planning framework discussion paper” provides an important opportunity to reinforce a long-standing issue in relation to the critical operations surrounding emergency services helicopters and its relationship with Hospital services. Relevant planning must take into account emergency services transport and associated flight paths in all of its planning.

Helicopter access is critical for health precincts, especially at places like Westmead, with its state-wide trauma role and specialist healthcare services. The new central acute services building being delivered as part of the Westmead Redevelopment includes a new helicopter landing site. The new building will significantly raise the development ceiling for key areas of the precinct by placing the helicopter landing site on the 12-storey building when it opens in 2020. However, there remains three other helicopter landing sites in different locations on the precinct to provide the resilience required to both support day-to-day operations, a major emergency situation in NSW and to enable future development and redevelopment of the precinct. It is important to note that generally a 2.5 degree protection gradient of 1 in 22.9 slope is required from the helicopter landing site. This provision needs to be incorporated into future LEP and DCP revisions.

The National Airports Safeguarding Framework - Guideline H – Protecting Strategically Important Helicopter Landing Sites is a useful resource in this regard.

https://infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/nasf_principles_guidelines.aspx.

Population Health Key Points

RE: ‘Harmonising our Land Use Planning Framework’ – Discussion Paper (Ref: F2018/03007)

Western Sydney Local Health District (WSLHD), Centre for Population Health (CPH) welcomes the opportunity to comment on the City of Parramatta’s *‘Harmonising our Land Use Planning Framework’ - Discussion Paper*.

Specifically, this Discussion Paper provides for:

An opportunity to provide recommendations on the creation of a new consolidated Local Environmental Plan (LEP) and Development Control Plan (DCP) for the City of Parramatta (CoP); that came into effect in May 2016 following Council boundary changes.

Summary Position of Centre for Population Health:

The CPH’s position is based on evidence relating to how the built environment impacts population health outcomes.

Chronic health conditions such as, diabetes, overweight and obesity, cancer, heart disease and mental illness are now the leading cause of ill health and hospitalisation within our community. Many of these conditions share a suite of *proximate* underlying behavioural determinants such as physical inactivity, sedentary behaviour, poor nutritional intake and smoking. The prevalence of these risk factors is in turn determined by a suite of *social and environmental* determinants of health such as housing, transport, education, employment, social networks and access to healthy food. While the links between these determinants of health and planning are complex, there is now a substantial body of evidence linking the built environment to health and wellbeing outcomes of the community, particularly in the following three domains of: getting people active, connecting and strengthening communities, and providing access to healthy food options¹.

The inclusion of health outcomes in the LEP Objectives, will enable greater LEP and DCP controls that support favourable health outcomes for CoP residents.

Minimum standards must be able to deliver, housing, infrastructure, etc. to a standard that contributes to the health and wellbeing of residents and the 'liveability' of suburbs within the local government area.

The Centre for Population Health supports the following suggestions:

Issue	The following Proposals are supported by Population Health
Dual occupancies	
<i>Where in the R2 Low Density Residential zone to permit dual occupancies</i>	PH support increased density (see evidence base below), however the issue of where in the <i>R2 Low Density Residential zone to permit dual occupancies</i> is the remit of Council to determine.
<i>Permitting dual occupancies in R3 and R4 zones</i>	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.
<i>Minimum lot size requirement</i>	Requiring a minimum lot size of 600 sqm to build a dual occupancy, to ensure good design outcomes are achieved.
<i>Residential design controls</i>	Apply the following minimum DCP controls to dual occupancies: <ul style="list-style-type: none"> • Minimum site width of 15 meters • 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.
Harmonising the list of land uses permitted in each zone	
<i>Child care centres</i>	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. Prohibit child care centres on public open space (RE1 zones) due to concerns over loss of open space.
<i>Indoor recreation facilities</i>	PH support a diversity of recreation facilities, including indoor facilities, increasing opportunities for residents to be physically active and socially connected. However the location of facilities is the remit of Council to determine.
<i>Residential flat buildings</i>	PH support increased density (see evidence base below), however the issue of where to allow <i>Residential Flat Buildings</i> is the remit of Council to determine.
<i>Non-residential zones – general industrial zones</i>	PH recommends Council ensures a mix of retail which promotes the geographical availability of different types of healthy food and drink premises by enforcing limits to the density of fast food and alcohol outlets within IN1 zones.
<i>Non-residential zones – public open space zones</i>	PH supports the provision of commercial food and drink outlets and markets on RE1 zone as a means of enhancing the use and enjoyment of open spaces by the public; with the proviso that food and drink outlets provide a range of healthy food options.
<i>Advertising signage</i>	Prohibit general advertising structures across all zones.
<i>Temporary events</i>	Identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP; as a means of encouraging the use and enjoyment of open spaces by the public.
Changes to height, floor space ratio and minimum lot size controls	
<i>Minimum lot size controls</i>	Apply a consistent minimum subdivision lot size to residential zones, enabling best practice design outcomes.
<i>DCP design requirements</i>	Create a uniform set of design controls for residential development, based on best practice guidelines, with minimum standards specified.
Car and bicycle parking	
<i>Car parking controls</i>	PH support minimum car parking rates, with lower requirements to sites within 800m of a train or light rail stop or 400m from a frequently serviced bus stop.

Issue	The following Proposals are supported by Population Health
<i>Bicycle parking</i>	PH support minimum requirements for bicycle parking across the range of land uses and the proposed end of trip facilities.
Environmental sustainability	
<i>Biodiversity</i>	PH support changes that provide additional protection to sites of ecological significance.
<i>Tree protection</i>	PH support changes that provide additional protection to trees.
<i>Natural waterways</i>	PH support changes that provide additional protection to natural waterways.
Design and heritage controls	
<i>LEP Design Excellence requirements</i>	PH support changes that enhance good design outcomes.

The rationale and evidence supporting CPH recommendations

Dual occupancies:

Where to permit dual occupancies:

Population Health (PH) supports increased density, however the issue of where in the *R2 Low Density Residential zone to permit dual occupancies* is the remit of Council to determine.

Dual occupancy housing is ideal for infill development and it will achieve increased density through low rise development.² Density provides the foundation for other built environment elements that work together to create walkable and connected neighbourhoods. In addition dual occupancies, provide great diversity of housing type and cost.

Permitting an increase in dual occupancies, supports the findings of the *2016 Healthy Higher Density Living Survey* conducted by City of Parramatta (CoP) and CPH of CoP residents living in higher density apartments; which identified their desire to relocate into a separate house, with:

- Almost half of respondents reporting they were considering relocating into a separate house in the next five years.³
- Many respondents reporting they wanted to relocate to larger homes to accommodate growing families, or to purchase a home.³

Minimum lot size and residential design controls:

Specifying a minimum lot size and DCP controls to dual occupancies is critical to ensure good design outcomes are achieved. The control stating that 40% of the site to be landscaped (including 30% of the site to be deep soil), is important to ensure an outdoor area sufficient for children to play in and on which trees can be planted.

PH recommends that where possible best practice design standards are achieved and that specified minimum standards are consistent with achieving high quality design outcomes.

Housing is an important social determinant of health. Evidence identifies that the provision of high quality medium and high density housing can support health when located close to transport, green open space, healthy food options and employment⁴. Evidence also identifies that poor quality, poorly located medium and high density housing can negatively impact health, especially the health of children⁵. PH support the concept of 'mixed density', with a balance of housing options in all locations at affordable price points, to ensure choice that meet the needs of a demographically diverse population.

The provision of well-located high quality mixed density housing, including dual occupancy housing will be of critical importance to the health outcomes of residents as CoP continues to grow and densify.

Harmonising the list of land uses permitted in each zone

Childcare centres in industrial zones

Traffic and pollution are global challenges, affecting children's physical and mental development and hindering independent mobility. Safe roads, crossings and mixed-use neighbourhoods that support cycling and walking can reassure parent's safety concerns in relation to road/traffic related injuries, reduce pollution and encourage social interaction.⁷ PH therefore supports Councils suggestion to prohibit child care centres in industrial zones to avoid potential impacts to children's physical and mental development.

Childcare centres in public open space

PH supports the suggestion to prohibit childcare centres in public open space (RE1 zones) due to concerns over loss of open space. The health benefits of quality green open space are particularly vital as CoP continues to grow and densify. Significant evidence identifies that the provision of quality green open space creates an environment which promotes mental, social and physical health for all⁸. Land use policies which prevent the loss of public open space are therefore essential.

The location of childcare centres close to or bordering public open space would be ideal; as children can utilise this space with families once collected from childcare.

Indoor recreational facilities

Chronic health conditions such as, diabetes, overweight and obesity, cancer, heart disease and mental illness are now the leading cause of ill health and hospitalisation within the community, with WSLHD having above State average rates in a number of conditions⁹. Chronic health conditions, share common underlying risk factors of: physical inactivity, sedentary behaviour, smoking, social isolation and poor nutrition, all of which can be influenced at an individual, social and environmental level.

In order to increase opportunities for residents to be physically active and socially connected, PH support the availability of a diverse range of recreation facilities, including indoor facilities; however the appropriate location of facilities is the remit of Council to determine.

Residential flat buildings

PH support increased density (see evidence under *Dual Occupancy*), however the issue of where to allow *Residential Flat Buildings* is the remit of Council to determine.

Non-residential zones: General industrial zones – food and drink premises in IN1 zones

Land use policies and development controls have a direct influence on healthy food and alcohol access.

PH recommends Council includes an objective in the DCP which encourages the geographical availability of different types of healthy food and drink premises within IN1 zones to limit the density of fast food and alcohol outlets.

A high prevalence of fast food outlets near schools and workplaces has shown to negatively impact on people's food choices.⁸ An unhealthy food intake is related to a range of chronic health conditions including obesity, diabetes and some cancers.⁸ Access to quality and affordable healthy food is influenced by retail mix within a neighbourhood, and healthy food options located within 800m of home, school and work increases healthy food uptake.⁸ Land use planning can provide and promote a mix of healthy food outlets which enhances the ease to purchase healthy food by promoting geographic availability of different types of healthy food outlets through incentivising retail stores and prepared food outlets with a healthier overall profile in particular locations or enforcing limits to the density of fast food outlets.

NSW Health's *Reducing Alcohol-related Harm Snapshot* identifies alcohol as one of the major causes of preventable disease in Australia.¹⁰ In particular, alcohol is associated with a range of chronic diseases and injury, including: mental and behavioural disorders, liver cirrhosis, injuries resulting from violence and road accidents¹¹. In addition, excessive alcohol consumption not only affects the drinker's health but impacts those around them; with more than 1 in 5 of Australians aged 14 and over being a victim of an alcohol-related incident in 2016.¹² Discouraging an over-supply of premises selling or serving alcohol through land use planning policy will ensure the built form creates safe public spaces that prevent harms associated with alcohol consumption.

Non-residential zones: Public open space zones - food and drink premises in RE1 zones

PH recognise the importance of activating open space and enhancing their use and enjoyment by the public; to this end PH support the provision of commercial food and drink outlets and markets on RE1 zones; with the proviso that food and drink outlets provide a range of healthy food and drink options.

Public open spaces are an important forum for expression of local identity and cultural and celebration of community and place.⁸ Key qualities of successful public spaces are their accessibility, people are engaged in activities there, the space is comfortable and has a good image, and it is a sociable place – one where people meet each other. In order to achieve this, PH recommend that RE1 zones include Alcohol Free Zones or Alcohol Prohibited Areas.

Advertising signage

PH supports the prohibition of general advertising structures across all zones, as a means of reducing advertising for unhealthy food and drink options.

Temporary events

PH support Council to identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP; as a means of encouraging the use and enjoyment of open spaces by the public.

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

Minimum lot size controls

Apply a consistent minimum subdivision lot size to residential zones, enabling best practice design outcomes.

DCP design requirements

Create a uniform set of design controls for residential development, based on best practice guidelines, with minimum standards specified.

Car and bicycle parking

Car parking controls

Motorised travel has a range of adverse health effects including climate change, road-traffic injuries, physical inactivity, air pollution and environmental degradation. By reducing the car parking requirements of dwellings, more sustainable forms of transport become favourable and result in an increase in the number of people walking and cycling.⁸

PH therefore supports Council's suggestion to reduce the minimum rates and additional reductions to requirements to sites within 800m of a train or light rail stop or 400m from a frequently serviced bus stop.

Bicycle parking

Supporting infrastructure and end of trip facilities such as showers/change spaces support active travel by providing amenities for the onward journey.⁸ The provision of streets and bicycle and pedestrian networks that are highly connected, offering direct routes to destinations of choice further support community usage of Council's proposed bicycle parking requirements.⁸

PH therefore support minimum requirements for bicycle parking across the range of land uses, and proposed end of trip facilities. PH encourages Council to ensure improvements to additional supporting infrastructure and network connections are implemented to encourage usage of these facilities.

Environmental sustainability

Significant evidence identifies that the provision of quality open/green space creates an environment which promotes mental, social and physical health for all,^{12, 13, 14,15,16,17} including:

- Mental health benefits such as stress reduction and psychological relaxation
- Wellbeing and social health benefits by improving social capital through facilitating interactions and cohesion within communities
- Physical health benefits including increased physical activity, reduced risk of chronic disease and if the open space includes significant green infrastructure (tree coverage); reduced exposure to noise, air pollutants and excess heat.^{12, 13,14,15,16,17}

The health benefits of quality open space are particularly vital as CoP continues to grow and densify. Evidence to support the health benefits of high quality open space for children and adults living in high and medium density housing further supports the critical importance of providing and maintaining open/green space.⁵

In addition, protecting green urban areas and natural waterways will contribute to addressing the issue of heat stress. The land use controls suggested by Council prioritise green and blue space and infrastructure, and will contribute to urban heat mitigation through preventing the impact of extreme heat on the health of people, animals and plants in the natural environment.¹⁸

PH therefore support Council in their proposal to increase the protection of:

Biodiversity

- PH support changes that provide additional protection to sites of ecological significance.

Tree protection controls

- PH support changes that provide additional protection to trees.

Natural waterways

- PH support changes that provide additional protection to natural waterways.

Design and heritage controls

LEP Design Excellence requirements

PH support changes that enhance good design outcomes. 'The quality of design affects how spaces and places function, how they integrate, what they contribute to the broader environment, and the users, inhabitants and audiences they support or attract'¹⁹. Good design can help 'by synthesising the many factors impacting upon health, and developing solutions for the built environment that incorporate cohesive, integrated and interconnected solutions'¹⁹.

The Centre for Population Health through our partnership with the CoP, look forward to a continued working relationship with CoP to ensure that the health and wellbeing of CoP residents continue to thrive.

Yours sincerely,



Stephen Corbett
Director, Centre for Population Health,
Western Sydney Local Health District

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Chief Executive Officer
Parramatta City Council

ATTENTION: Land Use Planning - Harmonisation

Dear Sir or Madam

I refer to Council's below email of 21 January 2019 regarding public consultation on the Land Use Planning Harmonisation Discussion Paper. Submissions need to be made to Council by 4 March 2019.

The Parramatta Local Government Area (LGA) prior to the 2016 Amalgamation was entirely within Endeavour Energy's electricity network franchise area. The parts of the former council areas of Holroyd and The Hills that were merged into the reformed 'City of Parramatta Council' are also in Endeavour Energy's franchise area. However, the parts of the former council areas of Auburn and Hornsby are in the Ausgrid electricity network franchise area ie. the electricity distribution areas were not adjusted to the new LGAs. Although not extensive, both Endeavour Energy and Ausgrid do have electricity infrastructure in each other's franchise areas.

Endeavour Energy's Asset Strategy & Planning Branch whilst not having undertaken a detailed analysis of the key proposals to harmonise the Local Environmental Plans (LEP) and Development Control Plans (DCP), have noted that this is not an extensive review of zoning or density across the Parramatta LGA. Accordingly they will continue to monitor the load growth within the Parramatta LGA and will augment the electricity network at the appropriate locations and time.

Endeavour Energy's feedback relates to the 'Tree protection controls'. Whilst appreciating that trees play an important role in the 'greening' of the city and the need to have controls for tree and vegetation protection, as an electricity distributor this also needs to be balanced against the critical need to manage the risks of vegetation intrusion to the electricity network that can cause:

- public safety incidents such as electrocution, or damage to a person's property;
- fire starts and the risk of bushfires that have devastating impacts including loss of human life and large scale property destruction; and
- electricity supply interruptions.

Sydney's weather of storms and high winds can cause trees and branches to touch and short out the network or fall onto and damage overhead power lines. Heavy rain and flooding can also damage the electricity network. Please find attached a copy of media coverage from the storms that occurred in February 2019 when Parramatta was 'one of the hardest hit suburbs'.

The central activity is to clear vegetation and remove identified hazard trees that are in close proximity to electricity lines and to safely dispose of cut vegetation in accordance with Endeavour Energy's environmental obligations.

Endeavour Energy regularly inspect and clear vegetation around electricity infrastructure. This not only includes tree trimming to overhead power lines but also ground clearing eg. for underground

cable works or access tracks. As well as power, the infrastructure includes earthing cables (to allow a leaking/fault current to flow into the grounding system and be properly dissipated) and pilot cables (carrying protection signals or communications between substations).

The cost of vegetation management is a significant cost element in the company's operating budget (and the network charges to its customers). Endeavour Energy is constantly looking to improve its vegetation management practices to enable better maintenance, resulting in fewer faults and fewer outages of shorter duration and reducing costs.

For further details of Endeavour Energy's vegetation management program please refer to the following link to the company's website and the below extract of Endeavour Energy Directions Paper for Consultation 1 July 2019 – 30 June 2024.

http://www.endeavourenergy.com.au/wps/portal/ee/!ut/p/a1/pVDLTsMwEPwVeugxWrd2Hj5GqBBxQaiqqH2p7GbjuoItJrA5-OEc0GIPax2VvuYGZCwB-nVal2KNnjVT1gWh2bN6-aerfgzbzak3jw87oqKrbYvJA2INEBuRE1-238FCfLo4xBPIBAPH6ivNuKSniJLWenwHpcE_WjfgnfoExjRYJwJ3jnllcGpPZ0ZUt3i1Ro_o6NtQeRlh5irKuN0zTLW6lRpQjPe5ViUIBeMtt8kfpYhks7ythAK2z_-fAJp-qBnj4U9Xy6yTkYEH_Ezwv4_Tgxu56pzN1SE5r1ZLL4AoRAZTA!!/dl5/d5/L2dBISEvZ0FBIS9nQSEh/

To minimise the impact of trees intruding into the electricity network, as part of Endeavour Energy's submissions to Council which it receives under the provisions of Section 45 'Determination of development applications—other development' of *State Environmental Planning Policy (Infrastructure) 2007* (NSW) in order to enable Endeavour Energy to provide comments about potential safety risks, generally includes the following advice:

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy has noted that as shown in the following extracts of the Landscape Plan, the proposal involves the retention of the existing street trees and the planting of an additional trees to the front building setbacks. Endeavour Energy's recommendation is that consideration be given to the removal of the existing street that are of nil to low ecological and the proposed new trees be replaced with an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning. Alternatively, the minimum clearances for vegetation as required by the 'Service and Installation Rules of NSW' must be allowed for which can accessed via the following link to the 'Service and Installation Rules of NSW' can be accessed via the following link to the NSW Planning & Environment website:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/service-installation-rules>

Whilst trees growing into the safety clearance zones for overhead power lines is the Endeavour Energy's vegetation management program, while trees and underground cables often coexist well together it is important to keep trees a safe distance away from the cables to prevent the root system from growing around and possibly into the cable ducts the lines. The tree could be seriously damaged if roots have to be cut to dig up and repair underground cables.

For these reasons Endeavour Energy is to ensure they reach compliance with new standards, the controls for landscaping and the preservation of trees or vegetation need to consider the potential impact not only on electricity infrastructure but on all utility services eg. Endeavour Energy's poles also carry data and telecommunications cables for other authorities / carriers.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

T: 9853 7896

E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood NSW 2148

www.endeavourenergy.com.au



Bushfire Risk

Over 85 per cent of Endeavour Energy's franchise area is bushfire prone as identified by the NSW Rural Fire Service. Endeavour Energy's franchise area includes the Blue Mountains which has been identified as one of the highest areas of bushfire risk in NSW. As a result, vegetation management is a substantive and critical activity in providing a safe and reliable service.

If we fail to properly maintain safe clearances there is an increased risk of bushfire and outages from trees coming in to contact with, or falling on, powerlines. This can have catastrophic consequences for customers and increase the strain on essential government services like Fire and Rescue NSW and the NSW Rural Fire Service who have previously noted our important role in vegetation management.

"Vegetation management around electricity poles, wires and infrastructure is a critical bushfire mitigation measure. Historically the NSW Rural Fire Service (NSW RFS) has been satisfied that electricity distribution businesses have been appropriately addressing bush fire risks"

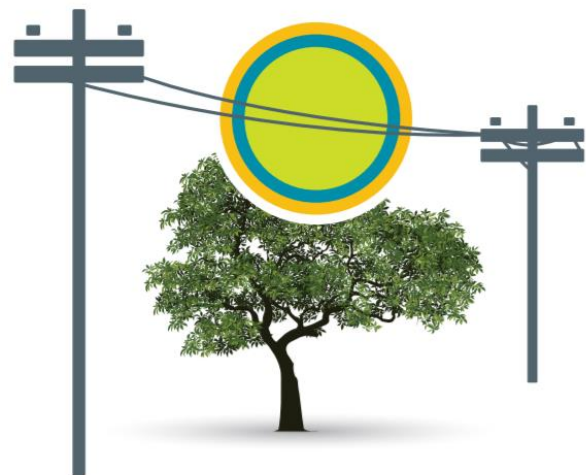
– Commissioner NSW Rural Fire Service – December 2014

We have a comprehensive program of works to manage the risk of bushfires being initiated by the network. We employ leading edge radar based technology to accurately identify vegetation that is too close to the network. Our pre-summer program includes annual inspections of our assets in bushfire prone areas and associated maintenance work, vegetation management, and capital works to target specific high risk assets.

This program is one of Endeavour Energy's largest operating costs at approximately \$60 million per year. To ensure we deliver value for money services we externally source this function.

Councils and customers may have different views about the frequency, the impact on streetscapes and the cost-benefit trade-off of tree-trimming. However, we are required to trim trees according to mandatory industry standards (Industry Safety Steering Committee Guideline 3 for managing vegetation near power lines). The ongoing use of the latest technology allows us to better target vegetation management programs in order to strike the right balance between the frequency, impact on streetscapes and compliance of tree-trimming.

Tree-trimming clearance requirements



- 2.0M – 3.5M SAFETY CLEARANCE
- 1.0M FOR REGROWTH
- CUT TO POINT THAT PROTECTS TREE FROM INFECTION

Thousands still without power in Sydney following massive storm

Thousands of homes across Sydney remain without power as crews continue to work through complex repairs after an intense burst of thunderstorms.

AAP FEBRUARY 9, 2019 8:13PM



Damage caused by yesterday's massive storm on Church St Parramatta on the 9th of February 2019. Sydney was hit by a massive storm causing wide spread damage across Sydney. Picture: Adam Yip Source: News Corp Australia

Thousands of homes across Sydney and the Illawarra remain without power as crews continue to work through complex repairs after an intense burst of thunderstorms overnight.

While a second wave of storms was predicted to batter Sydney again, the Bureau of Meteorology has revised down the likelihood of wild weather on Saturday night.

Endeavour Energy on Saturday said it expects to work into the night to restore power to 2500 customers, with many of them to spend a second night in the dark. "There has been nearly 400 electrical hazards caused by this storm, mainly from trees falling across powerlines in the strong winds," Endeavour Energy said in a statement.

Nine people were rescued from floodwaters and more than 40,000 properties were without electricity after the wild storms tore through Sydney and the Illawarra and the Hunter regions on Friday night.



Roof off a classroom from North Parramatta public school laying across power lines on Albert St North Parramatta today.
Picture: Adam Yip Source: News Corp Australia



iPhone images from Western Sydney of the damage after yesterday's flooding rain storms. Source: Supplied

Flash flooding in parts of western Sydney turned intersections to lakes and led several drivers to ask the SES for help.

Guildford copped 61 millimetres of rain, including 47mm in just 30 minutes while Sydney Olympic Park received 40mm in the 40 minutes to 7pm.

Parramatta was one of the hardest-hit suburbs, with the majority of outages and calls to the SES coming from the area.

Two schools were badly damaged, with significant repairs needed for roofs at Parramatta East Public School and Parramatta North Public School, an SES spokeswoman said.

Tropfest organisers were forced to find a different location within Parramatta Park for the short film festival after the storms damaged a stage and screens. More than 1000 calls were made to the SES, with roughly half of them resolved by Saturday afternoon, said Vanessa Hutchinson, SES Coordinator Duty Operations. "We're moving as fast as we can," Ms Hutchinson told AAP.

"We'll be working on jobs over the next few days." Endeavour Energy spokesman Peter Payne said the scale of damage and complexity of repairs meant they could not provide an exact restoration time for all customers.

"There's a lot of hard work to be done, there's a lot of damage from this storm," Mr Payne told AAP.

"We appreciate people's patience." Some 15,000 properties on Ausgrid's network also went dark in the city's north and east on Friday, but it was expected power would be restored to all by Saturday evening.

Meanwhile, people in the Mid North Coast and parts of the Hunter and North West Slopes have been warned of a severe thunderstorm predicted to bring damaging winds and large hailstones on Saturday night.