CITY OF PARRAMATTA

PLANNING PROPOSAL

Parramatta Harmonisation Supplementary Matters and Housekeeping

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Planning Proposal drafts

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Council endorsed (Reported to Local Planning Panel (16/07/24) and Council (12/08/2024))
2.	City of Parramatta Council	Submitted to DPHI with amendments post Council Meeting (09/10/2024)
3.	City of Parramatta Council	Submitted to DPHI with additional amendments to address DPHI requests and refinement of Table 1.C post Council Meeting (12/12/2024)

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2023* (PLEP 2023). The proposed changes address supplementary matters that arose from the *Harmonisation Planning Proposal* (i.e. consolidated Parramatta Local Environmental Plan 2023 (PLEP 2023)) and housekeeping items identified since the finalisation of the PLEP 2023 intended to improve the overall operation and accuracy of LEP. This is further discussed in Section 1.1 below.

This Planning Proposal was endorsed by Council at their meeting of 12 August 2024 and has been prepared in accordance with Section 3.31 and 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the Local Environment Plan Making Guideline (August 2023) by the Department of Planning, Housing and Infrastructure (DPHI).

1.1. Background

Supplementary Matters arising from Parramatta Land Use Planning Harmonisation Framework

Following the Council boundary changes in May 2016, the City of Parramatta inherited parts of the former council areas of Auburn, Holroyd, Hornsby, Parramatta, and The Hills. This resulted in different planning controls applying to different parts of the new City of Parramatta Local Government Area (LGA).

The *Parramatta Land Use Planning Harmonisation Framework* was established to consolidate or 'harmonise' the multiple Local Environmental Plans, Development Control Plans, and Development Contribution Plans that applied to the new City of Parramatta. As per Figure 1, the harmonisation framework is complete with consolidated plans now in force.

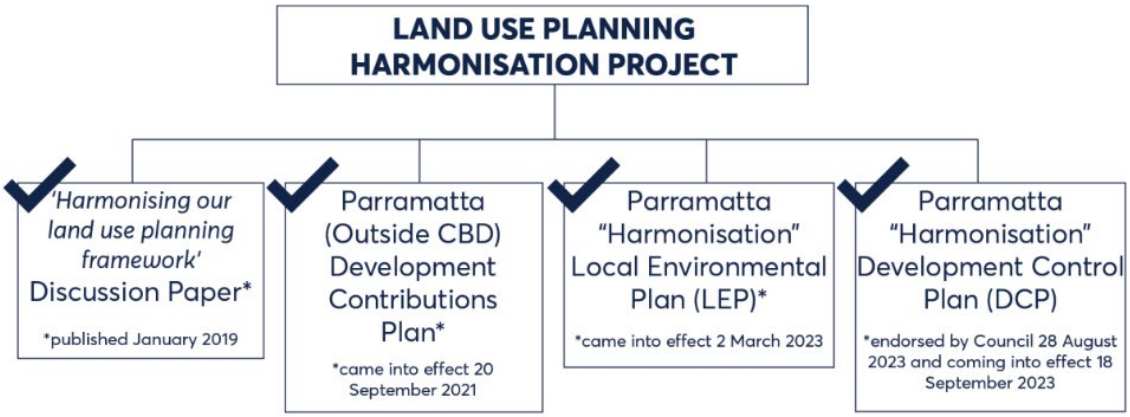


Figure 1: Parramatta Land Use Planning Harmonisation Framework project

The Harmonisation Planning Proposal (Harmonisation PP) sought to consolidate the five LEPs applying to the LGA. During the preparation of the Harmonisation PP, as per the conditions of the Gateway Determination, Council held a public exhibition between August and October 2020. During the exhibition period, Council received 320 submissions from the community including landholders, state authorities, and other stakeholders.

Council at its meeting of 12 July 2021 considered a report on the outcome of the public exhibition and resolved to finalise the Harmonisation PP. In addition, Council also resolved to further

investigate twelve (12) requests from submitters that sought a further review of controls for certain land and/or a further review of policy matters that:

- were generally consistent with Council's policy framework, but were more significant changes and if integrated into the Harmonisation PP in the immediate post-exhibition period would have triggered re-exhibition of the Harmonisation PP at that time; and/or
- had some merit on preliminary review, but required further investigation to confirm whether they should be progressed; and/or
- were inconsistent with Council strategy in their current form, however, could be evolved following further investigation into a proposed amendment, which could be supported in the future.

These requests were referred to in the Council Report dated 12 July 2021 as '*Decision Pathway 3 – Orange Matters'*, and were recommended to be investigated as part of an alternate planning process separate to the Harmonisation PP to not delay the finalisation of the consolidated LEP (refer **to Appendix 1**).

In addition to the twelve (12) 'Orange Matters' recommended by staff for further review, Council requested two additional issues be added for further investigation. This increased the total number of 'Orange Matters' from twelve (12) to fourteen (14). A combined list of 'Orange Matters', as endorsed by Council 12 July 2021 are detailed in **Appendix 1**.

On 2 March 2023, the Department of Planning, Housing and Infrastructure (DPHI) finalised the Harmonisation PP bringing into effect the Parramatta Local Environmental Plan 2023 (PLEP 2023).

Considering the commencement of PLEP 2023 and the finalisation of the broader Parramatta Land Use Planning Harmonisation Framework with the Parramatta DCP 2023 coming into effect in September 2023, it is appropriate and timely to report on the outcome of the Council officer's review of the 'Orange Matters'.

Housekeeping Review

It is standard planning practice in NSW for councils to make minor changes, correct anomalies, clarify clauses, and other administrative changes to ensure the policy intent of provisions is clear within an LEP. In order to limit the number of amendments to an LEP, it is accepted practice to group the proposed amendments together in what is commonly known as 'housekeeping amendment'.

Due to the prioritisation and timing of the Parramatta Land Use Planning Harmonisation Framework, Council officers had not prepared a Housekeeping Planning Proposal since September 2018. The Harmonisation PP was not prepared as a comprehensive review of all planning controls or as a housekeeping exercise - the intended outcome was to consolidate the former LEPs. During this period and to date, Council staff have identified housekeeping requests that need to be considered to improve the accuracy of the LEP as part of the next round of housekeeping following the finalisation of the PLEP 2023.

Therefore, Council officers have considered that it is timely and most effective to undertake both an audit of housekeeping requests and a review of the 'Orange Matters' to inform the preparation of a combined Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal to amend the PLEP 2023.

Affected Land

The Planning Proposal is collectively referred to as the 'Harmonisation Supplementary Matters and Housekeeping Planning Proposal' and applies to various sites and precincts within the Parramatta Local Government Area, as described in **Part 2 – Explanation of Provisions**.

1.2. The Proposal

The combined Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal (the Planning Proposal) has been prepared to consolidate:

- the **four (4) supplementary items** from the review of 'orange matters' from the Harmonisation Planning Proposal, and
- the **69 housekeeping items** to the Parramatta LEP 2023 which consists of administrative changes to the LEP instrument and mapping.

As this Planning Proposal includes 122 items, these have been grouped below as follows:

- **Reduction in the extent of the Biodiversity Map** on The Kings School to remove the biodiversity layer from existing buildings given biodiversity values are non-existent or compromised.
- **Inclusion on the Biodiversity Map** for part of 102 Murray Farm Road, Carlingford (North Rocks Fire Brigade site) due to ecological values
- **Rezoning of land from RE1 Public Recreation to C2 Environmental Conservation** along Terrys Creek Corridor due to presence of ecological values.
- **Inclusion of an Additional Permitted Use (APU) for existing Places of Public Worship** in the R2 Low Density Residential zone to permit expansion beyond existing use rights in Schedule 1 Additional permitted uses and on the Additional Permitted Uses map.
- **Inclusion of an APU for Melrose Park North** to permit food and drink premises in R4 High Density Residential zoned land in Schedule 1 Additional permitted uses and on the Additional Permitted Uses map.
- **Administrative changes to the description of three (3) Heritage Items** in Schedule 5 – Environmental Heritage to accurately reflect heritage significance and item.
- **Administrative changes to remove or amend six (6) Heritage Items** in Schedule 5 – Environmental Heritage and Heritage Map as the items have been incorrectly mapped, demolished, and/or redeveloped.
- **Removal of fourteen (14) lots from the Land Reservation Acquisition Map** and rezoning of thirteen (13) lots to SP2 Infrastructure as the land has been acquired by the relevant acquisition authority for infrastructure.
- **Minor non-policy amendments to nine (9) LEP clauses** to correct anomalies and improve technical accuracy, including clause refinements to four (4) LEP clauses to deliver and clarify policy intent.
- **Inclusion of two (2) new LEP clauses** to address current policy deficiencies regarding dwelling mix provisions for Residential Flat Buildings and Shop Top Housing; and advertising signage on sportsgrounds in RE1 zones.
- **Amendments to the Height of Buildings map** that applies to Part of 431-435 Church Street and 17 Villiers Street, North Parramatta to support implementation of Church Street North DCP.
- **Administrative changes to the Zoning Map for three (3) sites** to address anomalies and ensure appropriate zoning to reflect long term use of land.
- **Administrative changes to Zoning Map for forty-one (41) public reserves** across the City to rezone to RE1 Public Recreation, W1 Natural Waterways, W2 Recreational Waterways, and C2 Environmental Conservation to ensure the land is zoned for their purpose and long-term use.

- **Repeal of Intensive Urban Development (IUD) map** following repeal of LEP clauses that relate to IUD Map by State Government on 1 October 2023 via *SEPP (Housing and Productivity Contributions) 2023*.
- **Amendments to following maps for Melrose Park North** to reflect the approved DA/1100/2021:
    - Height of Building
    - Land zoning
    - Land Reservation Acquisition
    - Design Excellence

A detailed explanation and assessment of each amendment contained in this Planning Proposal can be found in Part 2 – Explanation of Provisions.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of this Planning Proposal is to address supplementary matters resulting from the finalisation of the Parramatta Harmonisation Planning Proposal (i.e. consolidated Parramatta LEP 2023) and address housekeeping amendments intended to address anomalies, clarify policy, and ensure technical accuracy of the planning instrument. policy clarification. The intended outcomes of this Planning Proposal are:

Intended Outcomes

1. To finalise specific supplementary matters (referred to as 'Orange Matters') remaining from the Parramatta Harmonisation Planning Proposal.
2. To clarify the policy intent of clauses and ensure consistency in their application.
3. To address constraints or limitations imposed by the absence of certain clauses.
4. To correct anomalies, omissions, and inconsistencies in the written instrument and maps.
5. To implement recommendations of Council adopted plans (e.g. Community and Crown Land Plan of Management 2023).

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta LEP 2023* (*PLEP 2023*) in relation to a number of anomalies and outstanding supplementary matters that have been identified since the exhibition of the Harmonisation Planning Proposal. This is comprised of:

- **Four (4) supplementary matters** from the review of 'orange matters' from the Harmonisation Planning Proposal, and
- **Sixty-nine (69) housekeeping items** to the Parramatta LEP 2023 which consists of administrative changes to the LEP instrument and mapping.

In order to achieve the desired objectives the following amendments to the *PLEP 2023* would need to be made:

Table 1.a. – Proposed amendments to the Parramatta LEP 2023

<table>
<tr><th>#</th><th>Subject land or relevant clause</th><th>Nature of Change</th></tr>
<tr><td>1.</td><td>87-129 Pennant Hills Road, North Parramatta

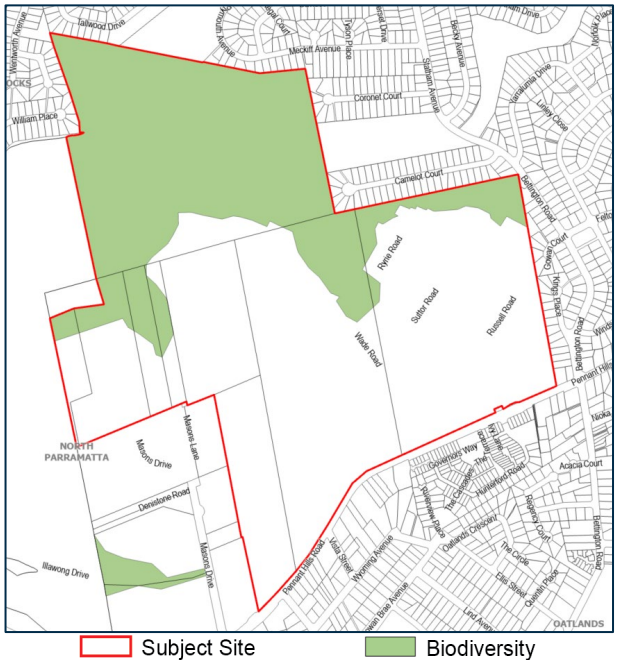
(Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772)</td><td>
Amend the Biodiversity Map to reduce the extent of the affectation on 87-129 Pennant Hills Road, North Parramatta

Part of the subject land is identified on the Biodiversity Map in the PLEP 2023. The inclusion of part of the site on Biodiversity Map was due to the presence of high biodiversity values (critically endangered Sydney Turpentine-Ironbark Forest both Dry and Moist Coastal Enriched Sandstone Forest, Coastal Sandstone Gallery Rainforest, and Coastal Shale-Sandstone Forest).

When the Biodiversity Map was prepared as part of the consolidated Parramatta LEP 2023 (i.e. the Harmonisation Planning Proposal), the biodiversity mapping was informed by the ecological significant vegetation identified on the NSW Office of Environment and Heritage's Native Vegetation of the Sydney Metropolitan Area mapping. The use of this dataset to inform the Biodiversity Map delivered a consistent approach to mapping environmentally significant land and to ensure development impacts are managed during the development assessment process.

Following a closer review of the extent of the biodiversity layer across the subject land, it was identified that the biodiversity layer extends across parts of the sites that currently contain a building and/or other development. As the buildings have removed and/or undermined the vegetation that originally informed the NSW Office of Environment and Heritage mapping and subsequent Biodiversity Map it is considered appropriate to remove the biodiversity layer from these parts of the site. Council also considers it appropriate to remove the land within a 5m buffer from the building line from the Biodiversity Map to provide sufficient curtilage from the buildings and to exclude overhanging tree canopy to the buildings. Table 1 includes the current amount of land on the biodiversity map and the resulting amount proposed under this Planning Proposal.

<table>
<tr><th>Current extent of biodiversity layer under the PLEP 2023</th><th>Proposed extent of biodiversity layer under the PLEP 2023</th></tr>
<tr><td>435,403 sqm</td><td>425,039 sqm (reduced by 10,364 sqm, or 2.4%)</td></tr>
</table>
Table 1: Comparison of current and proposed biodiversity affectation
</td></tr>
</table>

#	Subject land or relevant clause	Nature of Change
		Council's proposed changes are considered an appropriate balance between protecting the biodiversity values of the site and removing the statutory limitations imposed by the Biodiversity Map for land that has compromised biodiversity values due to existing development. In addition, Council officers also understand that the Office of Environment and Heritage also undertakes periodic updates to the *Biodiversity Values Map and Threshold Tool* which involves the removal of mapping based on new information. Therefore, it is considered reasonable to review and update the Biodiversity Map in light of new information and justification. The subject land is identified on the Biodiversity Map in the PLEP 2023 due to its very high biodiversity values (critically endangered Sydney Turpentine-Ironbark Forest), and high biodiversity values (both Dry and Moist Coastal Enriched Sandstone Forest, Coastal Sandstone Gallery Rainforest, and Coastal Shale-Sandstone Forest). It is considered appropriate to amend the Biodiversity Map to exclude parts of the subject land that contain existing development as the presence of buildings has removed and/or undermined the vegetation that originally informed the NSW Office of Environment and Heritage mapping. Council also considers it appropriate to remove the land within a 5m buffer from the building line from the Biodiversity Map to provide sufficient curtilage from the buildings and to exclude overhanging tree canopy to the buildings. **Proposed map amendment** Amend the Biodiversity Map for the subject site in line with the below: **Current** **Proposed** 

<table>
<tr><th>#</th><th>Subject land or relevant clause</th><th>Nature of Change</th></tr>
<tr><td>2.</td><td>102 Murray Farm Road, Carlingford

(Lot 25, DP 848644)</td><td>

Amend the Biodiversity Map to include part of 102 Murray Farm Road, Carlingford on the Biodiversity Map

The southern portion of the subject land (which comprises of Coastal Enriched Sandstone Dry Forest) is recommended be added to the Biodiversity Map to increase the level of assessment required during the DA process should the vegetation be disturbed as part of a future redevelopment. This is considered suitable to respond to the characteristics of the bushland, and ensure the protection of the site's significant native vegetation.

<table>
<tr><td>Proposed map amendment</td><td>Amend the Biodiversity Map for the subject site in line with the below:

Current

Subject Site Biodiversity

Proposed

Subject Site Biodiversity</td></tr>
</table>

</td></tr>
<tr><td>3.</td><td>1-3 Ada Street, Harris Park (Lots A and B, DP 382156)</td><td>

Amend the Heritage Schedule and Map – remove Heritage Item I221

The property at 1-3 Ada Street, Harris Park (Lot A and Lot B, DP 382156) is listed as Heritage Item I221 – 'Single storey residence' within Schedule 5 of the PLEP 2023. The building associated with Heritage Item I221 was demolished in 2020 with approval under DA/487/2018. Therefore, the heritage listing of the site is no longer valid or required and can be removed to ensure accuracy of the schedule and map. It is noted that the site will still be subject to the Heritage Conservation Area that applies across the site.

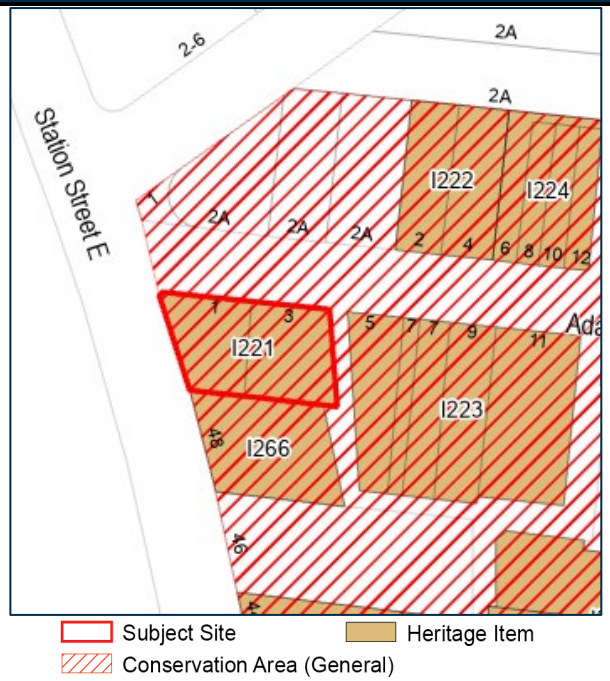
<table>
<tr><td>Proposed amendment</td><td>Amend Schedule 5 Environmental heritage, Part 1 Heritage items

<table><tr><th>Suburb</th><th>Item name</th><th>Address</th><th>Property description</th><th>Significance</th><th>Item no</th></tr><tr><td>~~Harris Park~~</td><td>~~Single storey residence~~</td><td>~~1 and 3 Ada Street~~</td><td>~~Lots A and B, DP 382156~~</td><td>~~Local~~</td><td>~~I221~~</td></tr></table></td></tr>
<tr><td>Proposed map amendment</td><td>Amend the Heritage Map for the subject site in line with the below:

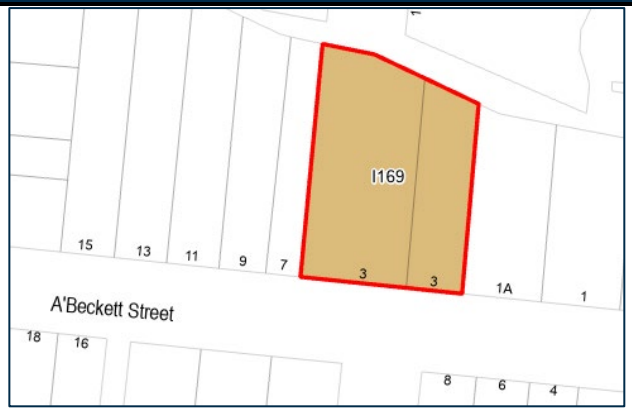
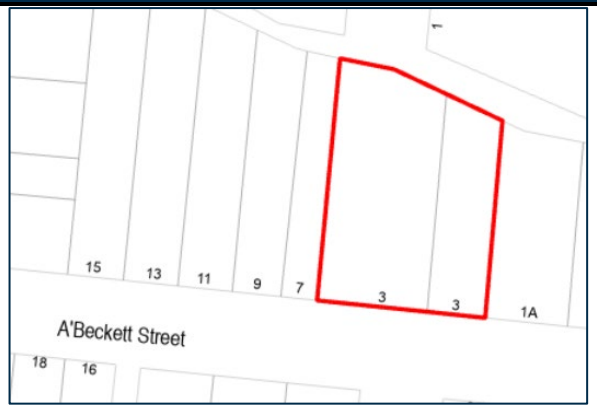
Current

Proposed</td></tr>
</table>

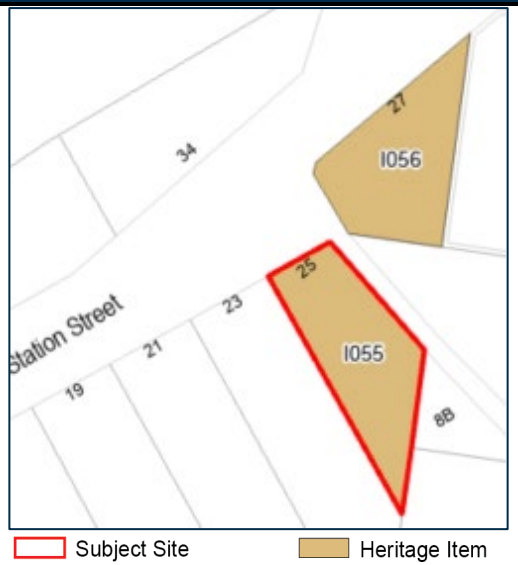
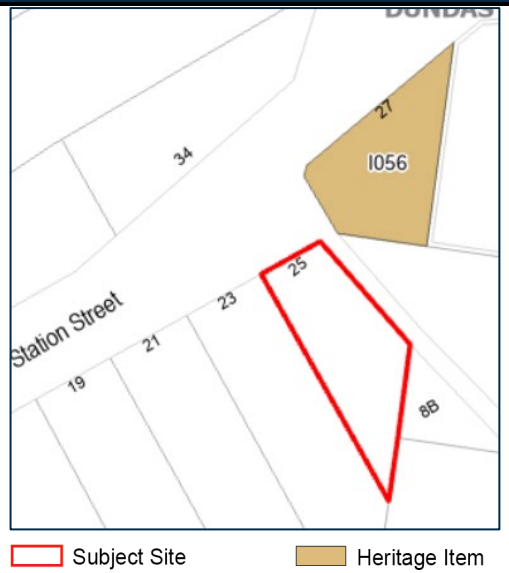
</td></tr>
</table>

#	Subject land or relevant clause	Nature of Change
		
4.	3 A'Beckett Street, Granville (Lots 4A and 5A, DP 101963)	***Amend the Heritage Schedule and Map – remove Heritage Item I169*** In 2012, Local Heritage Item I169 – 'T.C. Barker and Son Pottery' at 3 A'Beckett Street, Granville was demolished without approval and was issued a fine to address the matter. While Council did not approve the demolition of the item via the development assessment process, the item is no longer in situ. As such, the listing of the site in Schedule 5 of the PLEP 2023 and the site's location on the Heritage Map is no longer valid or required and can be removed to ensure accuracy of the schedule and map.

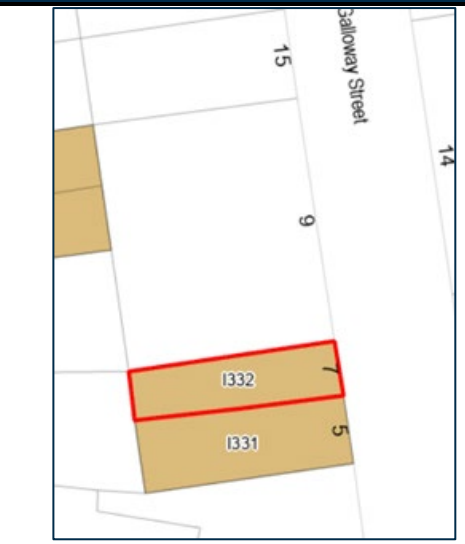
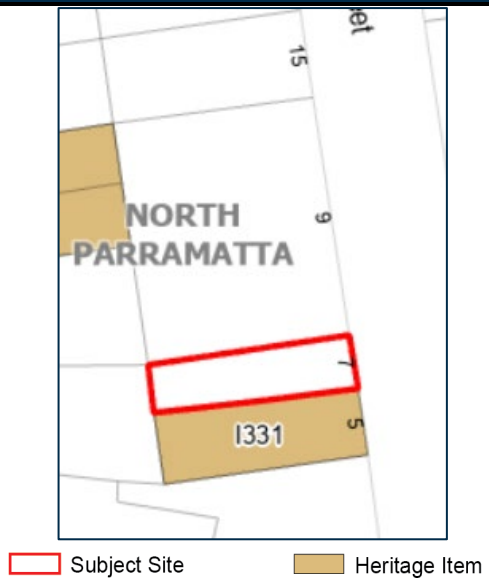
Proposed amendment	Amend Schedule 5 Environmental heritage, Part 1 Heritage items **Suburb**: ~~Granville~~ **Item name**: ~~T.C. Barker and Son Pottery~~ **Address**: ~~3 A'Beckett Street~~ **Property description**: ~~Lots 4A and 5A, DP 101953~~ **Significance**: ~~Local~~ **Item no**: ~~I169~~
Proposed map amendment	Amend the Heritage Map for the subject site in line with the below: **Current** **Proposed**

#	Subject land or relevant clause	Nature of Change
		 
5.	25 Station Street, Dundas (Lot 1, DP 215527)	***Amend the Heritage Schedule and Map – remove Heritage Item I55*** In 2020, the landowner demolished Local Heritage Item I55 – Single storey residence at 25 Station Street, Dundas (Lot 1, DP 215527) with development approval (DA/899/2016). Therefore, the listing of the site in the PLEP 2023 Heritage Map and Schedule is no longer valid or required and can be removed to ensure accuracy of the schedule and map.

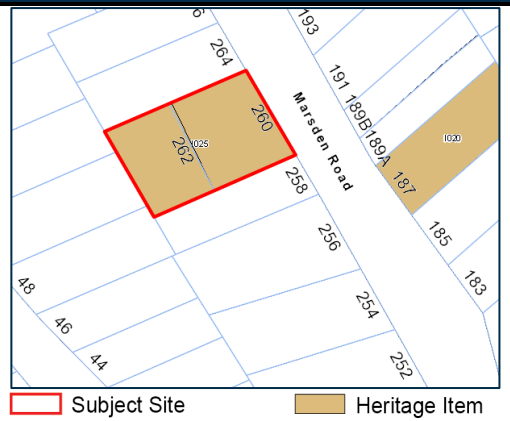
Proposed amendment	Amend Schedule 5 Environmental heritage, Part 1 Heritage items					
	Suburb	**Item name**	**Address**	**Property description**	**Significance**	**Item no**
	~~Granville~~	~~Single storey residence~~	~~25 Station Street~~	~~Lot 1, DP 215527~~	~~Local~~	~~I55~~
Proposed map amendment	Amend the Heritage Map for the subject site in line with the below:					
	Current			**Proposed**		

#	Subject land or relevant clause	Nature of Change
		 
6.	7 Galloway Street, North Parramatta (Lot 1, DP 1277626)	***Amend the Heritage Schedule and Map – remove Heritage Item I332*** In 2018, Local Heritage Item I332 – 'Single storey residence' at 7 Galloway Street, North Parramatta (Lot 1, DP 1277626) was demolished with development approval (DA/371/2018). Therefore, the listing of the site in the PLEP 2023 Heritage Map and Schedule is no longer valid or required and can be removed to ensure accuracy of the schedule and map.

Proposed amendment	Amend Schedule 5 Environmental heritage, Part 1 Heritage items **Suburb**: ~~North Parramatta~~ **Item name**: ~~Single storey residence~~ **Address**: ~~7 Galloway Street~~ **Property description**: ~~Lot 1, DP 127064~~ **Significance**: ~~Local~~ **Item no**: ~~I332~~
Proposed map amendment	Amend the Heritage Map for the subject site in line with the below: **Current** **Proposed**

#	Subject land or relevant clause	Nature of Change
		 
7.	260 and 262 Marsden Road (Lots 52 and 51, DP 1256234)	***Amend the Heritage Schedule and Map – amend Heritage Item I25*** In 2006, the subject site was subdivided into two parcels (DA/169/2006). The two parcels are 262 Marsden Street and 260 Marsden Street (Lots 51 and 52, DP 1256234). This subdivision was supported by a Statement of Heritage Impact prepared by Comber Consultants in February 2006, which detailed the lack of heritage significance of the rear yard and ability of the site to support additional dwellings without compromising the heritage significance of the Local Heritage Item I25 – 'Brick house' at the front. As a result of this subdivision, the heritage item is now wholly located on 260 Marsden Road, however 262 Marsden Road remains incorrectly identified in the PLEP 2023 Heritage Map and Heritage Schedule. It was also identified that the property description within Schedule 5 was incorrect for the item. In light of the above, the heritage schedule and map needs to be updated to remove 262 Marsden Road from the listing to ensure accuracy of the schedule and map.

Proposed amendment	Amend Schedule 5 Environmental heritage, Part 1 Heritage items					
	Suburb	**Item name**	**Address**	**Property description**	**Significance**	**Item no**
	Carlingford	Brick house	~~262~~ 260 Marsden Road	~~Lot 4, DP 128360~~ Lot 52, DP 1256234	Local	I25
Proposed map amendment	Amend the Heritage Map for the subject site in line with the below:					
	Current			**Proposed**		

#	Subject land or relevant clause	Nature of Change
		
8.	64 Hughes Avenue, Ermington (Part of Lot 1, DP 128574)	***Amend the Heritage Schedule – amend Heritage Item I64*** On 11 February 2019, Council resolved to prepare a comprehensive report on the cultural significance of the heritage item on 64 Hughes Avenue, Ermington. The review determined that the Bulla Cream Dairy factory building is of little heritage significance and could be suitable for redevelopment. However, the main house, billiards room in outbuilding, grounds, gardens, and three canary island date palms were considered to have high heritage significance and should be retained and conserved. On 11 June 2019, Council resolved to amend the name of I164 from *Bulla Cream Dairy* to *Willowmere – house, billiards room, grounds, gardens and three mature Canary Island date palm (Phoenix Canarenis)* in line with the findings of the heritage review. See Item 15.3 *Minutes of Council Meeting – 11 June 2019* and therefore the item name can be amended to ensure accuracy of the schedule. It is noted that there is a misalignment of the cadastral boundary on the NSW Planning Portal Spatial Viewer between the lot boundary and the extent of the heritage mapping. In absence of cadastral changes, it is recommended that the property description be amended to include the words 'part of'. This will ensure the map and the description in Schedule 5 of the PLEP 2023 align. There are no proposed changes to the extent of the heritage map that applies to the heritage item.

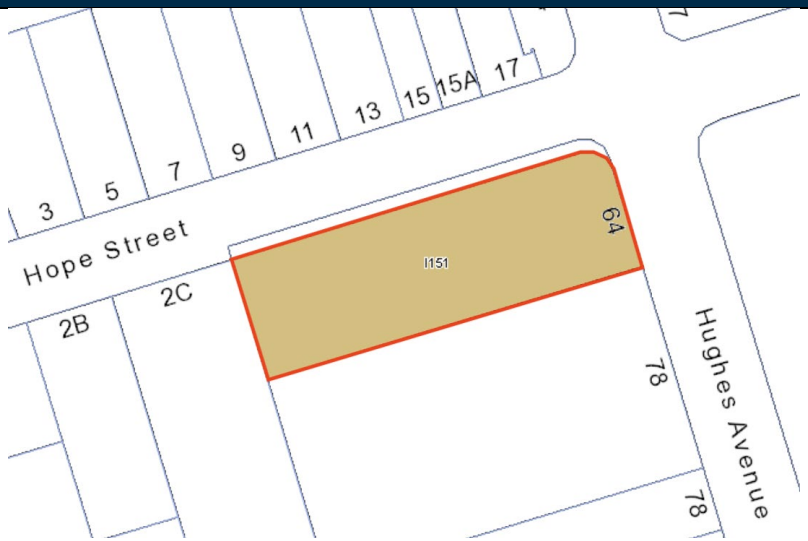
<table>
<tr><th>#</th><th>Subject land or relevant clause</th><th>Nature of Change</th></tr>
<tr><td></td><td></td><td>


Figure 2 – Extent of heritage mapping at 64 Hughes Avenue

Figure 3 – Aerial of cadastre boundary at 64 Hughes Avenue (no heritage on pedestrian path along Hope Street which the cadastre covers)

<table>
<tr><td>Proposed amendment</td><td>Amend Schedule 5 Environmental heritage, Part 1 Heritage items
<table>
<tr><th>Suburb</th><th>Item name</th><th>Address</th><th>Property description</th><th>Significance</th><th>Item no</th></tr>
<tr><td>Ermington</td><td>~~Bulla Cream Dairy~~ Willowmere – house, billiards room, grounds, garden and three mature Canary Island date palms (Phoenix Canarenis)</td><td>64 Hughes Avenue</td><td>Part of Lot 1, DP 128574</td><td>Local</td><td>I151</td></tr>
</table></td></tr>
</table>
</td></tr>
<tr><td>9.</td><td>153 George Street (Lot 30, DP 1285977) and 153A George Street (Lot 2, DP 1257603)</td><td>

Amend the Heritage Schedule and Map – amend Heritage Item I541

During the preparation of the Parramatta DCP 2023, inconsistencies in the PLEP 2023 heritage mapping and the name for the Local Heritage Item I541 – ‘Tara, also known as Ellengowan’ at 153 and 153A George Street were identified by the Heritage Advisory Committee.

153A George Street, Parramatta is incorrectly mapped on the Heritage Map as part of Heritage Item I541. The two storey Georgian house that the listing is attributed to is located solely at 153 George Street, Parramatta and therefore 153A George Street should be removed from the Heritage Map. Additionally, the name of the Heritage Item needs to be updated from *Tara, also known as Ellengowan* to *Tara, also known as Ellangowan* and the property description must be updated to Lot 30, DP 1285977. It was also identified that the property description within Schedule 5 was incorrect for the item. Therefore, amendments are needed to the schedule and map to ensure accuracy

</td></tr>
</table>

#	Subject land or relevant clause	Nature of Change
		of the PLEP 2023.

Proposed amendment

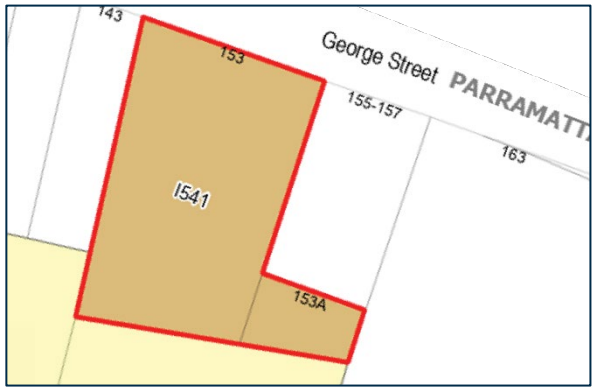
Amend Schedule 5 Environmental heritage, Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Parramatta	Tara, also known as ~~Ellengowan~~ Ellangowan	153 George Street	~~Lot 1, DP 182726~~ Lot 30, DP 1285977	Local	I151

Proposed map amendment

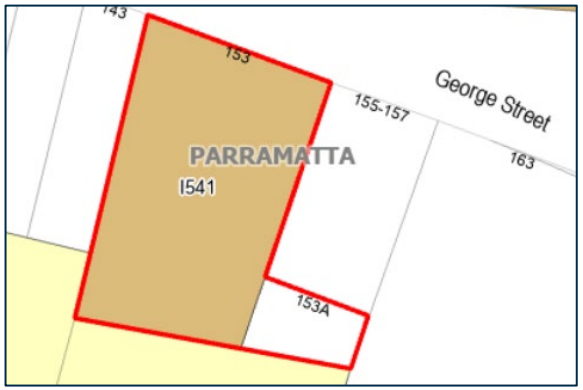
Amend the Heritage Map for the subject site in line with the below:

Current



Subject Site
Heritage Item
Item - Archaeological

Proposed



Subject Site
Heritage Item
Item - Archaeological

10.	88 Church Street, Parramatta (SP 95239)	***Amend the Land Reservation Acquisition Map to remove 88 Church Street, Parramatta***

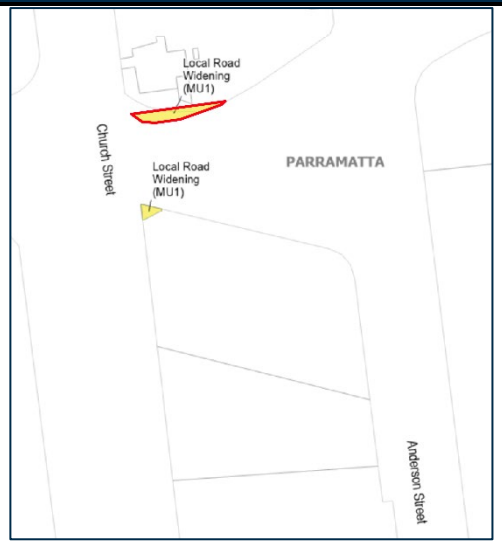
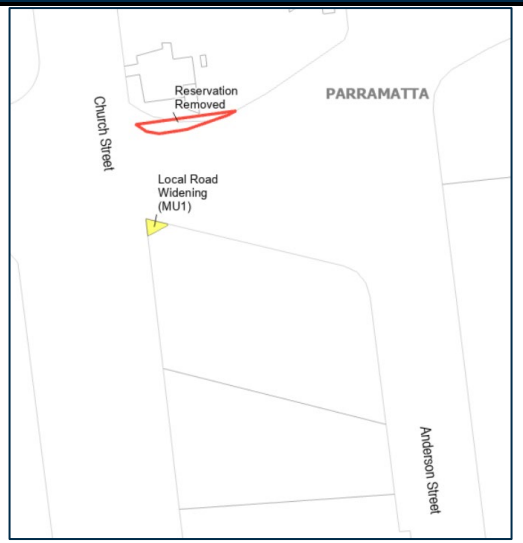
Land on the south-western corner of 88 Church Street, Parramatta (SP 95239) is identified on the Land Reservation Acquisition (LRA) Map for local road widening, which was intended to improve traffic circulation at the corner of Parkes Street and Church Street, Parramatta. The land was dedicated to Council as part of a mixed-use development scheme that delivered the road widening to improve sight lines for oncoming vehicles and convenience for turning traffic.

Therefore, the LRA annotation at 88 Church Street is no longer required and can be removed to improve the technical accuracy of the LRA Map.

Proposed map amendment

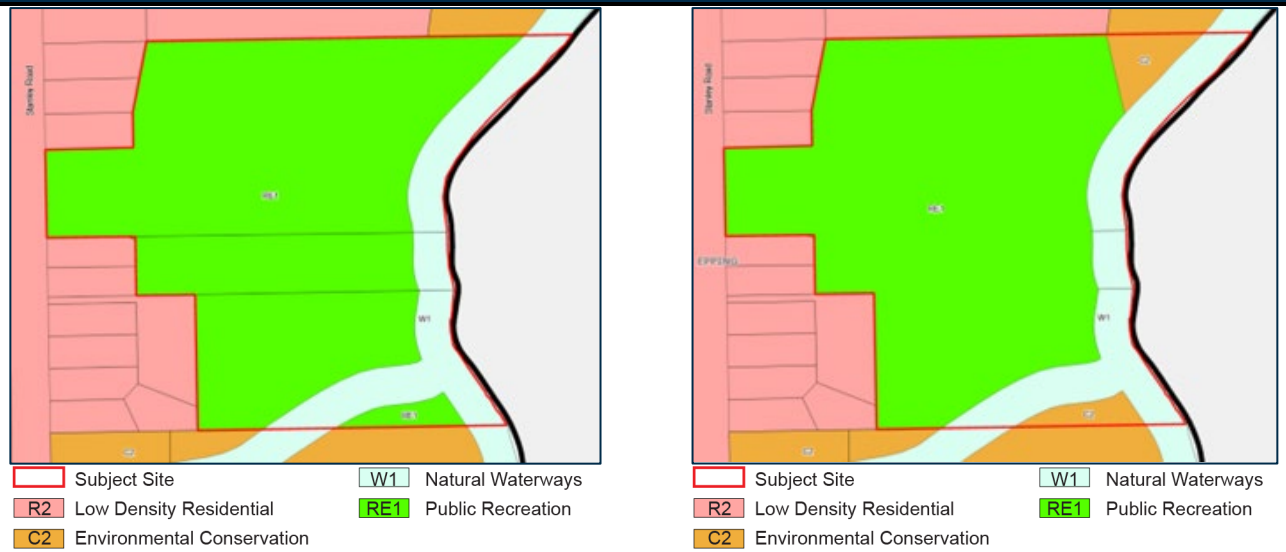
Amend the Land Reservation Acquisition Map for the subject site in line with the below:

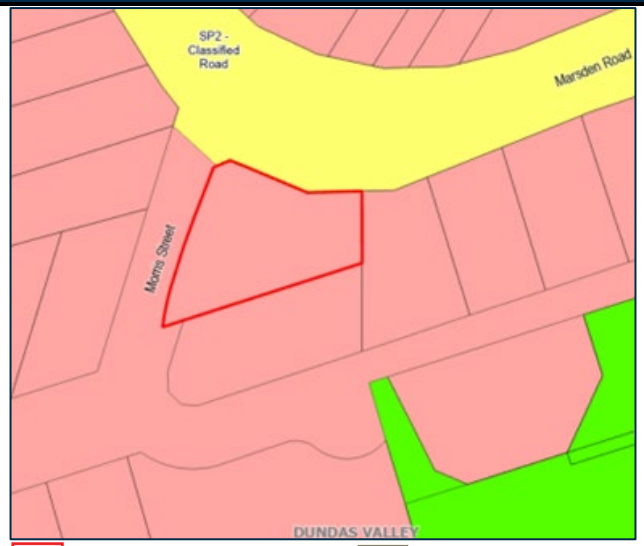
Current **Proposed**

#	Subject land or relevant clause	Nature of Change
		 
11	13 lots along Epping Road, Epping between Blaxland Road and Essex Street (Lot 11 DP 1204058; Lot 5, DP 1204059; Lots 9 and 10, DP	***Amend the Land Reservation Acquisition Map to remove land along Epping Road, Epping*** 13 lots along the south side of Epping Road between Blaxland Road and Essex Street are currently identified as 'Classified Road SP2' on the PLEP 2023 Land Reservation Acquisition (LRA) Map, with Transport for NSW as the relevant acquisition authority. This was to deliver an additional west-bound lane to assist in improving traffic movements through the Epping Strategic Centre. The additional lane was delivered via Epping Road Widening Project that was completed in July 2018 by Roads and Martine Services (now known as Transport for NSW). The delivery of the additional lane means that the land's inclusion on the LRA map is no longer required and can be removed to improve the technical accuracy of the LRA Map. **Proposed map amendment**: Amend the Land Reservation Acquisition Map for the subject site in line with the below: **Current**

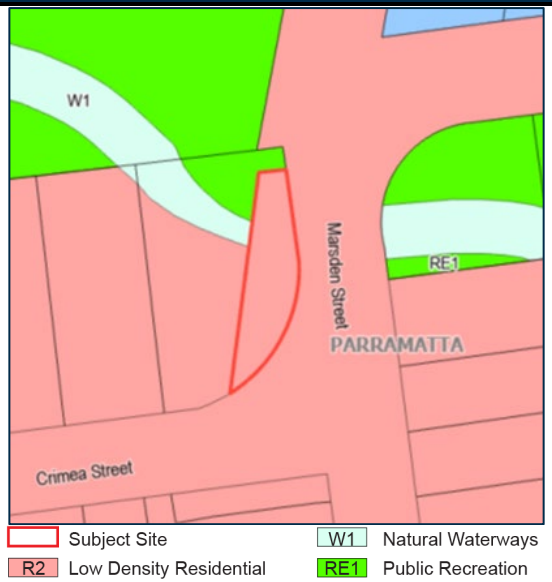
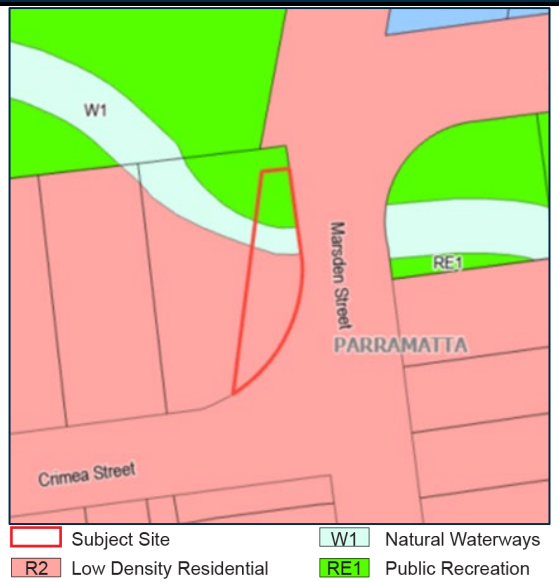
#	Subject land or relevant clause	Nature of Change
	1204060; Lots 13 and 14, DP 1204061; Lot 16, DP 1204062; Lot 20, DP 10385; Lot 6, DP 1204059; Lot 19, DP 1204063; Lot 3 and 4, DP 1204064; and Lot 20, DP 1204063)	 Subject Site Reservation **Proposed** Reservation Reservation removed
12.		***Amend the Land Zoning Map – rezone from R4 High Density Residential or R2 Low Density Residential to SP2 Classified Road*** In line with Item 11 above, the identified parcels that are no longer required to be included on the LRA Map are required to be appropriately rezoned from R4 High Density Residential or R2 Low Density Residential to SP2 Classified Road, in line with the zoning of Epping Road. This zoning change will ensure the sites are zoned for their intended long term use, and will improve the technical accuracy of the Land Zoning Map. **Proposed map amendment**: Amend the Land Zoning Map for the subject site in line with the below: **Current**

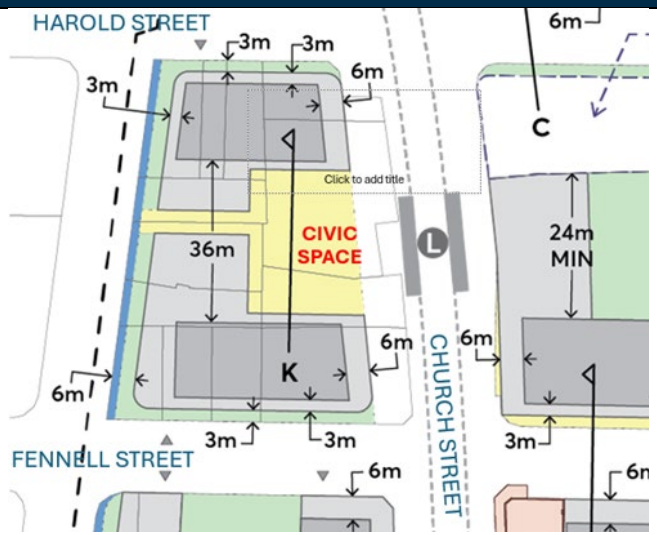
#	Subject land or relevant clause	Nature of Change
		 Proposed
13.	Part of Dence Park (Lot 1, DP 1083761 and Lot 1, DP 441025)	***Amend the Land Zoning Map – rezone from RE1 Public Recreation to C2 Environmental Conservation*** It is proposed to rezone two areas within Dence Park, Epping (part of Lot 1, DP 1083761 and part of Lot 1, DP 441025) from RE1 Public Recreation to C2 Environmental Conservation. The zoning change will ensure the environmental significant of the land is recognised and protected, and will assist with delivering a consistent riparian corridor in alignment with the existing wider Terry Creek corridor. This zoning change will ensure the sites are zoned for their intended long term use, and will improve the technical accuracy of the Land Zoning Map. **Proposed map amendment**: Amend the Land Zoning Map for the subject site in line with the below: **Current** **Proposed**

#	Subject land or relevant clause	Nature of Change
		
14.	228 Marsden Road, Carlingford (Lot 1, DP 1284636)	***Amend the Land Zoning Map – rezone from SP2 Infrastructure to R2 Low Density Residential*** In 2021, part of Morris Street, Carlingford was closed and subdivided to create 2R Morris Street (Lot 10, DP 1273153). This was then privately acquired and consolidated with 228 Marsden Street in 2022. However, the partial SP2 Infrastructure zoning of the previous 2R Morris Street currently remains at the northern end of the site, resulting in a split zoning of SP2 Infrastructure and R2 Low Density Residential. The rezoning is required to resolve a zoning anomaly resulting from this subdivision and subsequent consolidation. As the land is now privately owned and forms part of the residential lot at 228 Marsden Street, it is appropriate to apply to R2 Low Density Residential zoning across the whole site. This zoning change will ensure the site is zoned for its intended long term use and will improve the technical accuracy of the Land Zoning Map. **Proposed map amendment**: Amend the Land Zoning Map for the subject site in line with the below: **Current** **Proposed**

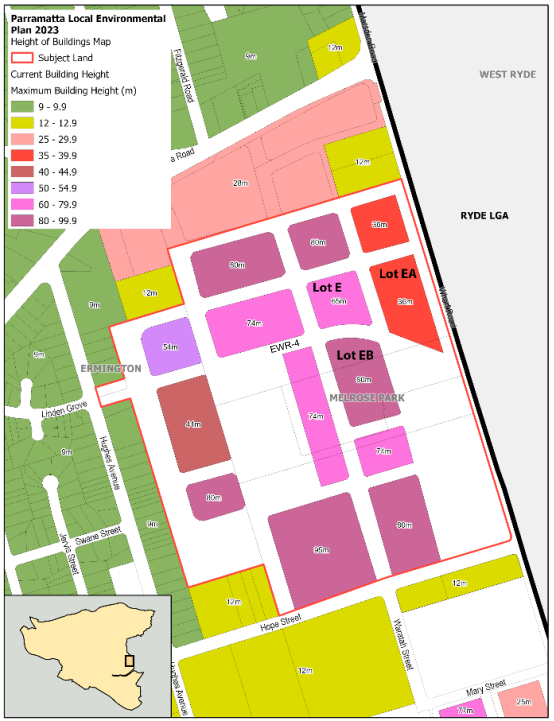
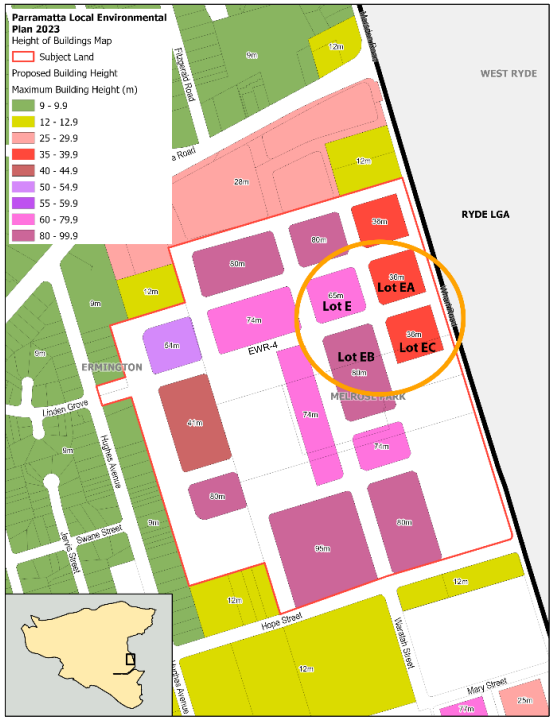
#	Subject land or relevant clause	Nature of Change
		 Subject Site SP2 Infrastructure R2 Low Density Residential RE1 Public Recreation  Subject Site SP2 Infrastructure R2 Low Density Residential RE1 Public Recreation
15.	17B Short Street, Wentworthville (Lot 2, DP 547478)	***Amend the Land Zoning Map – rezone from R4 High Density Residential to W1 Natural Waterway*** On 27 August 2019, Council received a request from Sydney Water to rezone several sites currently used as water and/or sewerage infrastructure. This rezoning request is to align the site zoning with the permanence of the infrastructure, and to provide clarity to the current and intended use of the land. As part of this, it was identified that the R4 High Density Residential zoning of 17B Short Street, Wentworthville does not appropriately reflect the lands function as a stormwater channel. It is proposed to rezone the land from R4 High Density Residential to W1 Natural Waterway to ensure the site is zoned for its intended long term use. This will improve the technical accuracy of the Land Zoning Map. **Proposed map amendment**: Amend the Land Zoning Map for the subject site in line with the below: **Current** **Proposed**

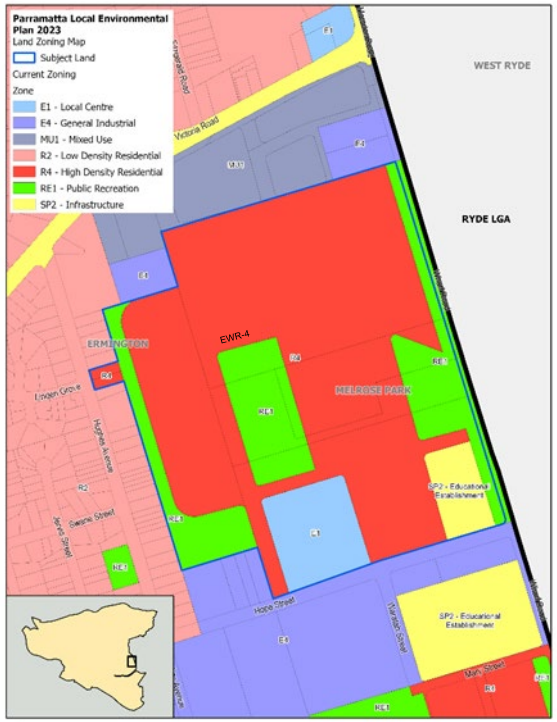
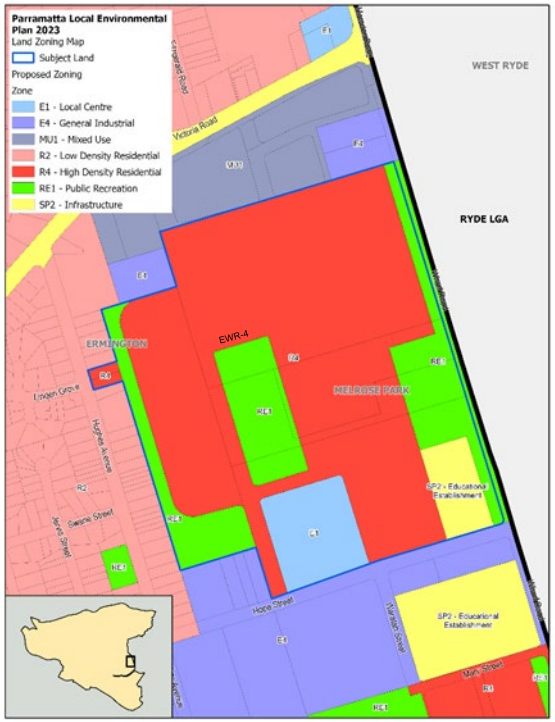
#	Subject land or relevant clause	Nature of Change
16.	2A Crimea Street, Parramatta (Lot 1, DP 745112)	***Amend the Land Zoning Map – partially rezone from R2 Low Density Residential to RE1 Public Recreation and W1 Natural Waterways*** In line with Item 15 above, it was identified that the R2 Low Density Residential zoning of 2A Crimea Street, Parramatta does not appropriately reflect its function as a water main and stormwater channel. Similarly, the current zoning of the site does not reflect its relationship to the adjoining Ollie Webb Reserve and Clay Cliff Creek. It is proposed to rezone part of the land from R2 Low Density Residential to part RE1 Public Recreation and part W1 Natural Waterway to ensure the site is zoned for its intended long term use. This will improve the technical accuracy of the Land Zoning Map. **Proposed map amendment**: Amend the Land Zoning Map for the subject site in line with the below: **Current** **Proposed**

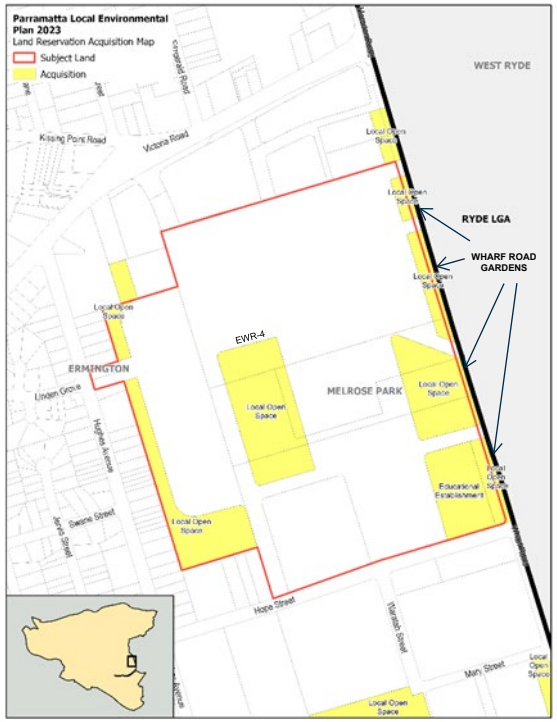
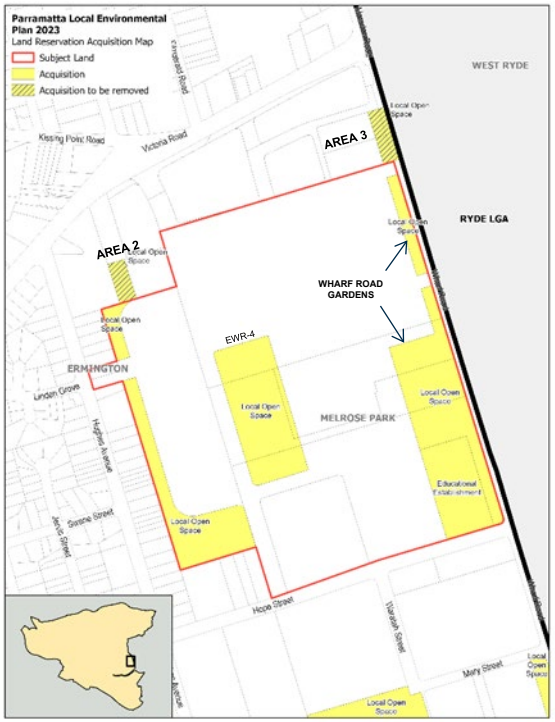
#	Subject land or relevant clause	Nature of Change
		 
17.	Part of 431 Church Street (Lot 1 and B, DP 998949), 435 Church Street (Lot 1, DP 631527) and 17 Villiers Street (Lot 9, DP 73283)	***Amend the Height of Building Map – reduce height from part 15m and 24m to 0m*** As part of proposed new special area controls in the Draft Church Street North Precinct DCP Amendment, a part of the block on the western side of Church Street between Harold Street and Fennell Street has been identified as a location for a future civic space due to its proximity to the Parramatta Light Rail stop (see Figure 4). The affected sites are also predominately in either Council or State Government ownership and may be delivered alongside community floorspace.

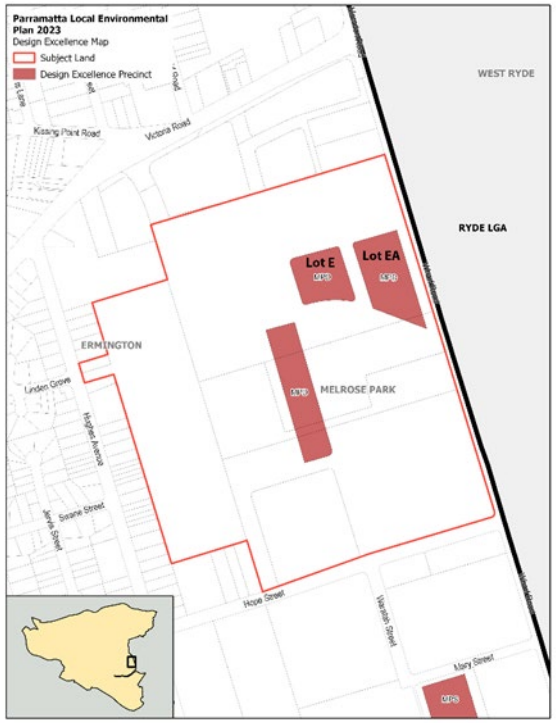
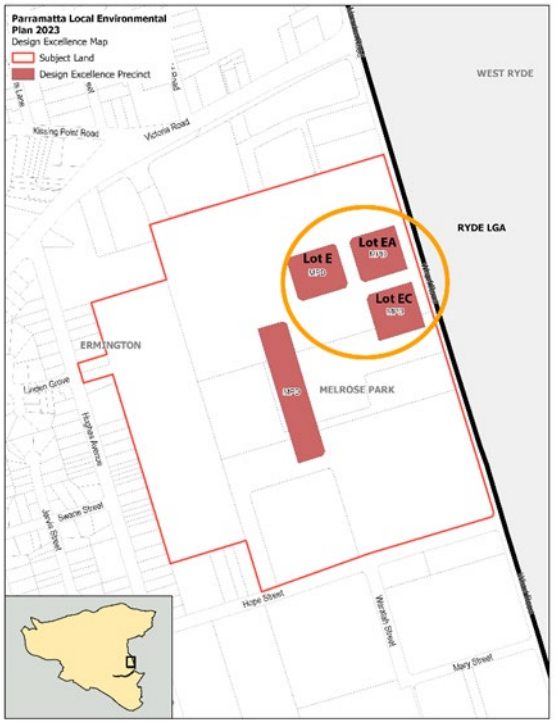
#	Subject land or relevant clause	Nature of Change
		 **Figure 4**: Excerpt from the Church Street North DCP showing planned civic space The *Parramatta Community Infrastructure Strategy 2020* identifies the need for 1,500m^2 of multi-purpose community space in this locality and notes an open space deficit proportionate to the anticipated population growth for this area. This civic space does not hinder the achievement of the forthcoming FSR control on either landholding as per *State Environmental Planning Policy (Church Street North Precinct) 2023* which takes effect from 1 July 2024. To assist with the delivery of this civic space, a 0m height limit is required to be applied via the PLEP 2023 Height of Buildings Map. Transport for NSW (TfNSW), owner of the State Government land holding, has been informed of this proposal as part of the notification process for the Draft Church Street North Precinct DCP amendment exhibition period. As at the timing of writing this planning proposal, no response had been received from TfNSW in relation to the civic space proposal. TfNSW will also be consulted as part of the Housekeeping amendment, consistent with the statutory framework.

#	Subject land or relevant clause	Nature of Change
		Proposed map amendment Amend the Height of Building Map for the subject site in line with the below: **Current** **Proposed**
18	Melrose Park North	***Amend the street network for part of Melrose Park North for the Land Zoning Map, Land Reservation Acquisition Map, Design Excellence Map, and Height of Building Map*** The approval of the Melrose Park North Infrastructure DA (DA/1100/2021) requires minor amendments to the LEP mapping as the proposed street network has been reconfigured. The current LEP maps for Melrose Park North reflect the Melrose Park Master Plan in Parramatta DCP 2023 (prepared as part of the planning proposal). DA/1100/2021 partially modified the Masterplan's street network by straightening a proposed east-west street in relation to Wharf Road, and closing another prosed east-west street at Wharf Road. The realigned street network also resulted in a reconfigured subdivision layout. Consequently, the approved street network and subdivision layout for "Area 1" of Melrose Park North is now inconsistent with the existing LEP maps. The LEP mapping amendments would not alter the intent of the controls (such as open space and permissible gross floor area), but ensure the mapping is reflective of the existing development consent (DA/1100/2021) and improve the technical accuracy of the PLEP 2023. **Proposed map amendment** Amend the Melrose Park street network within the following PLEP 2023 maps: **1. Height of Building Map** The proposed Height of Building map applies a 36m height limit to the new lot EC created by the realignment of road EWR-4. Lots EB (36m HoB control), EA (50m HoB control) and E (65m HoB control) have also been

#	Subject land or relevant clause	Nature of Change
		reconfigured. The total development yield has not changed. **Current** **Proposed**   **2. Land Zoning Map** The proposed Land Zoning map reconfigures the RE1 land and R4 land to accommodate the straightened street EWR-4. The quantum of developable (R4 zoned) land does not change. **Current** **Proposed**

#	Subject land or relevant clause	Nature of Change
		  **3. Land Reservation Acquisition Map** The proposed Land Reservation Acquisition map reconfigures affected land to reflect the realignment of EWR-4 and removal of the street between the school and the playing field. Additionally, the Local Open Space (Wharf Road Gardens) has slightly increased in size due to the closure of EWR-3. Land has also been removed from “Area 2” and “Area 3” as those controls have yet to come into effect. **Current** **Proposed**

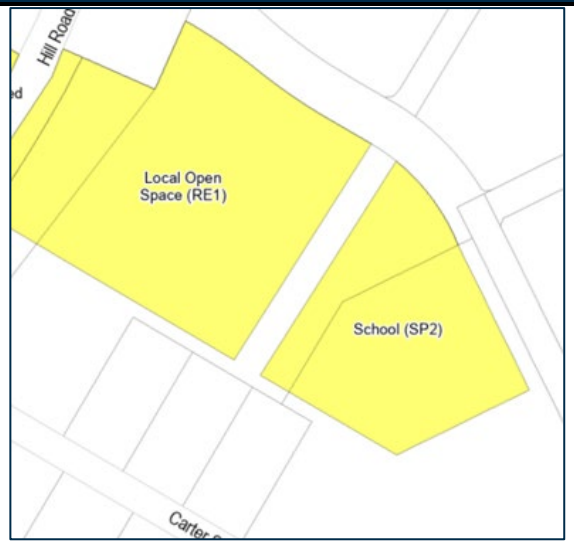
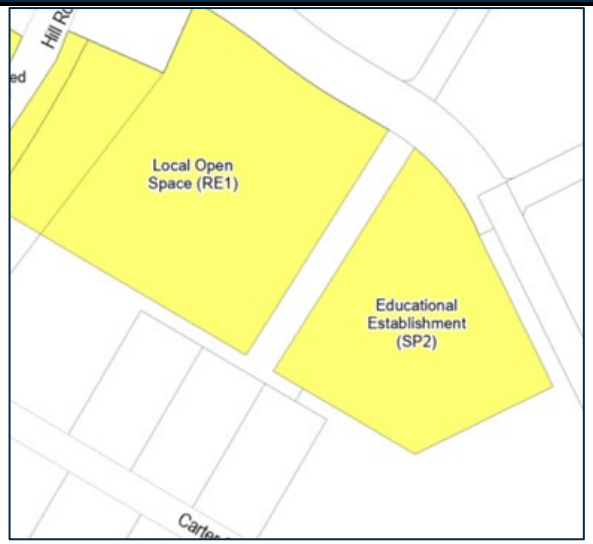
#	Subject land or relevant clause	Nature of Change
		  **4. Design Excellence Map** The proposed Design Excellence Map reconfigures affected land to reflect the realignment of EWR-4 and newly created lot EC. The existing Design Excellence mapping applies to what was a trapezium shaped lot EA. DA/1100/2021 split lot EA into two rectangular lots – lot EA and (the new) lot EC. The proposed Design Excellence mapping applies to Lot EA and Lot EC to maintain the intent of the original controls. **Current** **Proposed**

#	Subject land or relevant clause	Nature of Change
		 
19	PLEP – Intensive Urban Development Area Map	***Delete the Intensive Urban Development Area Map*** On 1 October 2023, the *State Environmental Planning Policy Amendment (Housing and Productivity Contributions) 2023* was finalised by the State Government. As part of this, former Clauses 6.14, 7.27 and 8.11 of PLEP 2023 which referred to the Intensive Urban Development (IUD) Area Map were repealed however the IUD Area Map was retained. The Department of Planning, Housing and Infrastructure advised this was retained to assist in transitional arrangements and councils were to repeal the map as part of future LEP amendments. As such, the map can be repealed given no current clauses refer to the map, and any development applications lodged prior to 1 October 2023 can rely on the repealed PLEP 2023 and maps. This change will improve the technical accuracy of the PLEP 2023 by removing a redundant map layer. **Proposed amendment**: Delete the Intensive Urban Development Area Map
20	PLEP – Clause 3.3	***Correct references to the Biodiversity Map within Clause 3.3(2) and 6.3(2)***

#	Subject land or relevant clause	Nature of Change
	Environmentally sensitive areas and 6.3 Biodiversity	As part of the finalisation of the PLEP 2023 mapping, the Biodiversity layer was separated to the Biodiversity Map to address overlapping features with the Riparian Land and Waterways layer (which was retained as part of the Natural Resources Map). The respective LEP clauses were not subsequently updated to reflect the change in maps. An amendment is needed to rationalise inconsistent wording between the clauses and the labels of the associated mapping (i.e 'Biodiversity Map' is correct; not "land identified as 'Biodiversity' on the Natural Resources Map'). The map layers and names changed during the finalisation of the PLEP 2023, however, the change in names were not updated in the related clauses. To ensure consistency between the plan and the Biodiversity Map, updates to the wording of Clause 3.3(2)(ja), 6.3(2), and the Dictionary are required. This update will assist in navigation of the PLEP 2023 and ensure technical accuracy **Proposed amendment** Amend Clauses 3.3(2) and 6.3(2) as follows: **3.3 Environmentally sensitive areas** (2) For the purpose of this clause – environmentally sensitive area for exempt or complying development means any of the following – (ja) land identified ~~as "Biodiversity"~~ on the ~~Natural Resources~~ Biodiversity Map. **6.3 Biodiversity** (2) This clause applies to land identified ~~as "Biodiversity"~~ on the ~~Natural Resources~~ Biodiversity Map. Insert the following definition into the Dictionary section of PLEP 2023: ***Biodiversity Map** means the Parramatta Local Environmental Plan 2023 Biodiversity Map.*
21.	PLEP – Clause 4.1C Minimum subdivision lot size for dual occupancy	***Amend the title of Clause 4.1C to omit 'subdivision'*** The intent of Clause 4.1C is to prescribe a minimum lot size requirement for dual occupancy and manor houses. The title of this clause implies that the clause prescribes a minimum lot size for subdivision of dual occupancies and manor houses, whilst none of the provisions within the clause relate to subdivision. To rectify this anomaly, Council officers recommend to remove the word 'subdivision' from the title. This change will improve the technical accuracy of the PLEP 2023. **Proposed amendment** Amend the title of Clause 4.1C in line with the below: **4.1C Minimum ~~subdivision~~ lot size for dual occupancy and manor houses**
22.	PLEP – Clause 5.1 Relevant Acquisition Authority & Land Reservation	***Amend Clause 5.1(2) and the Land Reservation Acquisition Map*** Council officers have reviewed this clause and associated mapping and identified label references that need to be updated within the clause and within the Land Reservation Acquisition Map (LRA map). To rationalise inconsistent wording between the references in the clause and the Land Reservation Acquisition map, the following words must be updated: • remove "Zone SP2 Infrastructure and marked 'Local Road" / Council" as there is no associated mapping reference and it is not

#	Subject land or relevant clause	Nature of Change
	Acquisition Map	required, and • remove “Zone SP2 Infrastructure and marked ‘School’ / Department of Education” from LEP Clause 5.1(2) as it is not a standard map label and was incorrectly carried into PLEP 2023 from the former Auburn LEP 2010 as part of the Harmonisation Planning Proposal. The correct standard map label for this type of acquisition is ‘Zone SP2 Infrastructure and marked “Educational Establishment” / Department of Education’ and this is used across the LGA where applicable. A consequential change in response to updating the label is to update the LRA map for the Carter Street Precinct to correctly reflect ‘Zone SP2 Infrastructure and marked “Educational Establishment” / Department of Education. This subsequently needs to be amended on the Land Reservation Acquisition Map to improve consistencies between the map and the clause. These changes will improve the technical accuracy of the PLEP 2023.

Proposed amendment	Amend the table in Clause 5.1(2) as follows: **5.1 Relevant Acquisition Authority** (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions). **Type of land shown on Map** — **Authority of the State** Zone RE1 Public Recreation and marked “Local open space” — Council Zone RE1 Public Recreation and marked “Regional open space” — The corporation constituted under Section 2.5 of the Act Zone SP2 Infrastructure and marked “Classified road” — Transport for NSW Zone C1 National Parks and Nature Reserves and marked “National Park” — Minister administering the *National Parks and Wildlife Act 1974* ~~Zone SP2 Infrastructure and marked “Local road”~~ — ~~Council~~ ~~Zone SP2 Infrastructure and marked “School”~~ — ~~Department of Education~~
Proposed map amendment	Update the LRA Map labelling within the Carter Street precinct in line with the below: **Current** **Proposed**

#	Subject land or relevant clause	Nature of Change
		 
23.	PLEP – Clause 5.1A Development on land intended to be acquired for public purposes	***Amend the table in Clause 5.1A(3) to include LRAs marked "Regional cycleway"*** Council officers have reviewed this clause and have identified LRAs marked "Regional cycleway" in the E2 Commercial Centre or MU1 Mixed Use zone that need to be included within the clause. This change will improve the technical accuracy of the PLEP 2023 and the Land Reservation Acquisition Map. To rationalise inconsistent wording between the land listed in the clause and the Land Reservation Acquisition Map, E2 or MU1 zoned land marked "Regional cycleway" are required to be identified in the table in Clause 5.1A(3).

Proposed amendment	Amend the table in Clause 5.1A(3) as follows:

5.1A Development on land intended to be acquired for public purposes

(3) Development consent must not be granted to development on the land other than development for a purpose specified opposite the land in the table to this clause.

Land	**Development**
Zone R4 High Density Residential and marked "Classified road"	Roads
Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support, Zone MU1 Mixed Use of Zone R2 Low Density Residential and marked "Local road widening"	Roads
Zone SP2 Infrastructure and marked "Classified road"	Roads
Zone SP2 Infrastructure and marked "Public transport"	Roads
Zone RE1 Public Recreation and marked "Local open space"	Recreation areas

#	Subject land or relevant clause	Nature of Change
		Zone RE1 Public Recreation and marked "Regional open space" — Recreation areas Zone C2 Environmental Conservation and marked "Local environmental conservation" — Environmental facilities Zone E2 Commercial Centre or MU1 Mixed Use and marked "Regional cycleway" — Regional cycleways
24.	PLEP – Clause 6.12 Ground floor development in Zone E1, 7.10 Active Frontages, and 8.4 Active street frontages in Zone E1	***Clarify "active uses" in Clause 6.12, 7.10 and 8.4*** Clauses 6.12, 7.10, and 8.4 have the objective of delivering ground floor activation within the respective precincts and/or zones where the clauses apply. The clauses are to provide non-residential uses that would attract pedestrian traffic and interaction between the public domain and the ground floor at street level. Additional wording is proposed to assist in ensuring active uses are provided on the ground floor due to the difficulty in defining explicitly what land uses constitute an 'active use' or deliver 'active frontages'. For example, requiring non-residential or commercial uses on the ground floor could result in carparks or hotel and motel accommodation which strictly comply with the requirement for non-residential or commercial uses but do not deliver the intended 'active uses' along the ground floor. As such, additional wording is proposed to assist in the development assessment process for both the relevant planning authority and the applicant. These changes will assist in delivering on the policy intent of the clauses during the development assessment process. **Proposed amendment** Amend Clauses 6.12(2), 7.10(3), and 8.4(3) as follows: **6.12 Ground floor development in Zone E1** (2) Development consent must not be granted to the erection of a building, or a change of use of a building, on land in Zone E1 Local Centre unless the consent authority is satisfied the part of the ground floor of the building that faces a street – (a) will not be used for the purposes of residential accommodation or serviced apartments, and (b) will provide for uses and building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building. **7.10 Active frontages** (3) Development consent must not be granted to the erection of a building, or the change of use of a building, on the land unless the consent authority is satisfied the building will have an active frontage for the part of the ground floor of the building facing the street, river or a public space and the ground floor- (a) will not be used for the purposes of residential accommodation or serviced apartments, and (b) will provide for uses and building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building. **8.4 Active street frontages in Zone E1** (3) Development consent must not be granted to the erection of a building, or a change of use of a building, on the land unless the consent authority is satisfied the building will have an active street frontage and the ground floor – (a) will not be used for the purposes of residential accommodation or serviced apartments, and (b) will provide for uses and building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building.

#	Subject land or relevant clause	Nature of Change
25.	PLEP – Clause 6.20 Height of buildings for certain land in Telopea Precinct	***Amend Clause 6.20(1) to (2) to omit references to mapping colour*** Clause 6.20 of PLEP 2023 refers to "land shown edged light blue" and "land shown edged heavy blue" on the Height of Buildings map. Under the previous tiled PDF maps, these areas (respectively labelled as "Area A" and "Area B") were additionally differentiated by light or heavy blue edging. However, this graphical variation is not reflected on the PLEP 2023 maps via the digital EPI viewer. As the clause uses both colour references and labels to identify the applicable areas, it is considered appropriate to delete the colour references from the clause and rely on the "Area A" and "Area B" labelling instead given the mapping limitations. As the labels are unique identifiers on the HOB map for PLEP 2023, differentiating by colour is not required. These changes will remove unnecessary wording from the clauses and improve their interpretation when referring to the Height of Building map. **Proposed amendment** Amend Clauses 6.20(1) and (2) as follows: **6.20 Height of buildings for certain land in Telopea Precinct** (1) The following maximum height applies to a building on land ~~shown edged light blue and~~ identified as "Area A" on the Height of Buildings Map if development involving the erection of the building includes the provision of a footpath or road, at least 8m wide, between Benaud Place and Evans Road, Telopea – (2) The height of a building on land ~~showed edged heavy blue and~~ identified as "Area B" on the Height of Buildings Map may exceed the maximum height shown for the land on the Height of Buildings Map by 5m if the consent authority is satisfied the ground floor of the building will be used for one or more of the following purposes –
26.	PLEP – Clause 6.21 Floor Space Ratio for certain land	***Amend Clause 6.21(1) to(3) to omit references to mapping colour*** Clause 6.21 of PLEP 2023 refers to "land shown edged light blue", "land shown edged heavy blue", and "land shown edged heavy pink" on the FSR map. Under the previous tiled PDF maps, these areas (respectively labelled as "Area A", "Area B", and "Area C") were additionally differentiated by light or heavy blue edging and heavy pink edging. However, this graphical variation is not reflected on the PLEP 2023 maps via the digital EPI viewer. As the clause uses both colour references and labels to identify the applicable areas, it is considered appropriate to delete the colour references from the clause and rely on the "Area A", "Area B", and "Area C" labelling instead given the mapping limitations. As the labels are unique identifiers on the FSR map for PLEP 2023, differentiating by colour is not required. These changes will remove unnecessary wording from the clauses and improve their interpretation when referring to the FSR map. **Proposed amendment** Amend Clauses 6.21 as follows **6.21 Floor space ratio for certain land in Telopea Precinct** (1) The following maximum floor space ratio applies to a building on land ~~shown edged light blue and identified~~ as "Area A" on the Floor Space Ratio Map if development involving the erection of the building includes the provision of a footpath or road, at least 8m wide, between Benaud Place and Evans Road, Telopea – (2) The floor space ratio for a building on land ~~shown edged heavy blue and~~ identified as "Area B" on the Floor Space Ratio Map may exceed the floor space ratio shown for the land on the Floor Space Ratio Map if the consent authority is satisfied the additional floor space will be used for community facilities.

#	Subject land or relevant clause	Nature of Change
		(3) The maximum floor space ratio for a building on land ~~shown edged heavy pink and~~ identified as "Area C" on the Floor Space Ratio Map is 2:1 if the site area is at least 2,000m^2.
27.	PLEP – Part 6 Additional local provisions	***Insert new provisions as Clause 6.24 Mix of dwelling sizes in residential flat buildings and shop top housing*** Council officers have identified the need for an additional clause prescribing dwelling mix within residential flat buildings and shop top housing with at least 10 dwellings across the LGA. The additional clause is required to ensure a range of dwelling sizes are delivered in new high-density developments. According to the ABS, in City of Parramatta, the predominant household type is couples with children, which account for 35.5% of all households. In total, 44.5% of households have at least one child. In addition, 32.7% of families are living in high density development, which is significantly higher than that in Greater Sydney (14.2%). Therefore, high density developments must cater for larger households, such as families with children, through ensuring the adequate provision of three or more bedroom apartments. The clause will assist in accommodating for the diverse household compositions within the LGA and help promote a dwelling supply that can respond to the changing needs of the population. The need for the clause has been triggered by recent development outcomes resulting from both Development Applications and State Significant Development (SSD) (particularly for Build-To-Rent (BTR)). Currently in the context of the City of Parramatta, dwelling mix controls are contained within the PDCP 2023 and include percentage ranges across one-, two-, and three-bedroom dwellings. The control as it stands in the PDCP 2023 gives unfitting flexibility in the dwelling mix requirements, and has less statutory weight in the assessment process compared to the PLEP 2023. As a result, council officers have identified that recent DAs and SSDs have proposed a dwelling mix that does not comply with the PDCP 2023 requirements. For example, the SSD for 39-43 Hassall Street, Parramatta was for a BTR development where 49.75% were studio/1-bedroom apartments; 48.2% were 2-bedroom apartments; and only 1.4% were 3-bedroom apartments, which does not provide a balanced dwelling mix. Development trends indicate that the current drafting and flexibility inadvertently embedded in the PDCP 2023 controls allows applicants to deliver a dwelling mix that maximise dwelling yield (and subsequently sales) by delivering predominantly one- and two-bedroom apartments versus delivering a dwelling mix to cater for all household types. This is particularly evident with BTR developments delivered via the SSDs process which have demonstrated low compliance with the PDCP 2023 and deliver a high number of one bedroom/studio apartments. The low compliance with the PDCP 2023 requirement has led to a significant loss of 3-bedroom units in high density developments in the LGA. This is problematic as housing market and demographic studies indicate that the current dwelling mix in high density developments does not reflect the household composition in the City of Parramatta LGA. There are limited 3-bedroom units (also considered as family-sized units) available to support the needs of families with children, which is the predominant household type in the LGA.

#	Subject land or relevant clause	Nature of Change

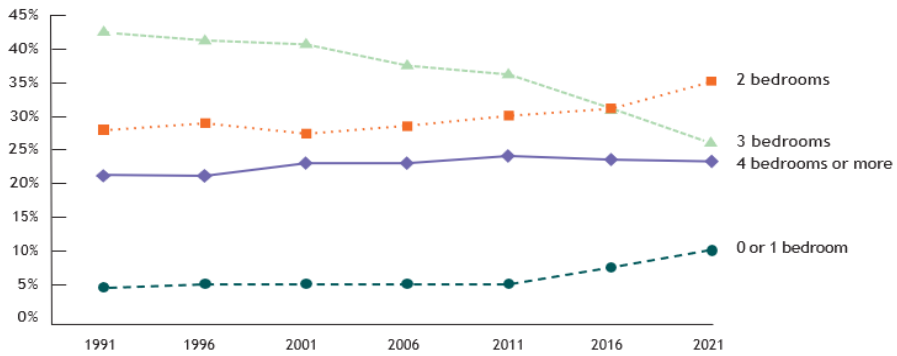


Figure 5: Number of bedrooms per dwelling in Parramatta LGA 1991-2021 (Source: ABS Census)

In order to ensure a suitable dwelling mix for the current and future population of the City of Parramatta, dwelling mix controls need to be elevated from the PDCP 2023 into the PLEP 2023 to increase adherence as part of the development assessment process. Adding the dwelling mix requirements in PLEP 2023 will help safeguard housing diversity in the LGA more efficiently. The additional clause will also affirm Council's role in providing a diversity of housing sizes to meet community needs into the future as per the Local Strategic Planning Statement 2036, as well as ensuring access to quality and affordable housing that accommodates the needs of all household types as per the Draft Social Sustainability Strategy 2024-2033.

It is noted that other LEPs within the Greater Sydney Region (including Canada Bay LEP 2013, Inner West LEP 2022, The Hills LEP 2019) contain dwelling mix controls providing statutory precedence for this policy being elevated from council DCPs.

Proposed amendment	Insert the following in Part 6 Additional local provisions:

6.24 Mix of dwelling sizes in residential flat buildings and shop top housing

(1) The objectives of this clause are to promote residential development across the Parramatta Local Government Area that provides for –

(a) Delivery of a mix of dwelling sizes to promote housing diversity with the City of Parramatta.

(b) Encourage developments that can accommodate diverse household types and the changing needs of households within the City of Parramatta.

(2) This clause applies to development for the following purposes that results in at least 10 dwellings –

(a) residential flat buildings, and

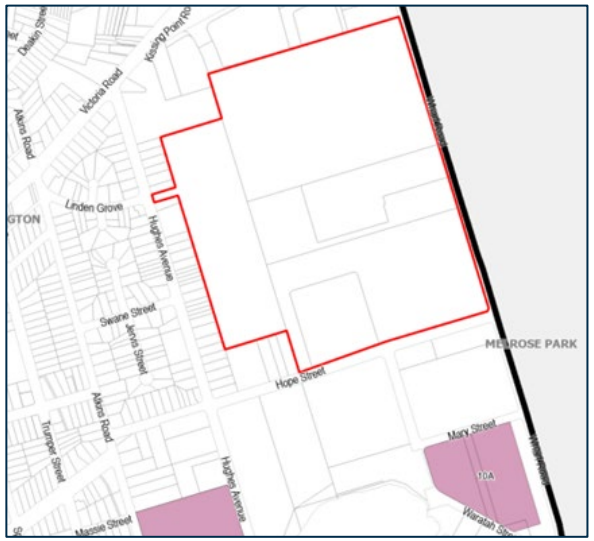
(b) shop top housing.

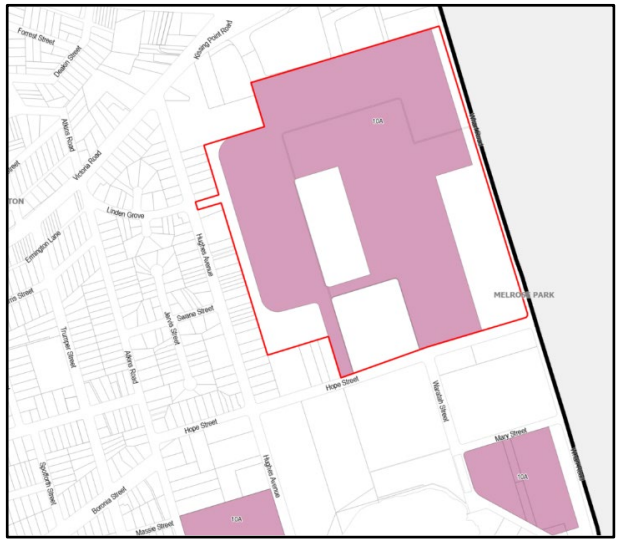
(3) Development consent must not be granted under this clause unless the consent authority is satisfied that –

(a) at least 15% of dwellings, rounded up to the nearest whole number of dwellings, in the development to be 3 or more bedrooms

#	Subject land or relevant clause	Nature of Change
		(b) no more than 75% of dwellings, rounded down the nearest whole number of dwellings, in the development to be 2 bedrooms, and (c) at least 10% of dwellings, rounded up to the nearest whole number of dwellings, in the development to have 1 bedroom/studio.
28.	PLEP – Clause 7.17 Car parking – General	***Amend Clause 7.17(2) to omit reference to buildings with a GFA <2,000m²*** This clause provides parking rates for specific land uses for parts of the Parramatta City Centre. The existing wording of the table in subclause 7.17(2) applies the maximum number of car parking spaces for the development of retail premises with a total gross floor area of 2,000m² or less. This means that any development for retail premises over 2,000m² would not currently be subject to the parking requirement and requires the preparation of a Parking and Access Report as a merit-based assessment to determine parking requirements. Council officers have identified that it is necessary to revoke the 2,000m² limit and amend the clause to ensure that parking requirements are clearly applicable regardless of gross floor area. Further, in reviewing this clause, Council officers have also considered the recent changes by City of Sydney to Clause 7.7 whereby a similar amendment has been made to remove the maximum limit of 2,000m² for retail development. This change will remove any ambiguity around parking rates for development for retail premises over 2,000m² and ensure consistency in parking rates that are applied. This will improve the interpretation and application of the clause during the development assessment process. **Proposed amendment**: Amend the table in Clause 7.17(2) as follows: **7.17 Car Parking – General** (2) The maximum number of car parking spaces, including existing car parking spaces, for development to which this clause applies is the number calculated for the land use in accordance with the following table— Retail premises: ~~For a building with no more than 2,000m2 of gross floor area used for retail premises –~~ a) If the building has a floor space ratio of no more than 3.5:1 – 1 space for every 90m² of gross floor area, or b) otherwise – as calculated using the car parking formula
29.	PLEP – Clause 7.25 High performing building design	***Amend Clause 7.25(4)(c)(i) to (ii) to clarify 'room' in the context of hotel, motel, and serviced apartments*** The use of the words 'per room' in Clause 7.25 of PLEP 2023 makes it unclear as to whether the requirement applies per bedroom or per unit of a hotel, motel, or serviced apartment. To ensure that the clause is correctly applied to certain types of development, minor changes are proposed to replace the word 'room' with 'hotel or motel room or serviced apartment'. For example, this means that for the purpose of applying this subclause, a hotel room with 3 bedrooms is classified as a single hotel room. This change will remove any ambiguity around calculating energy targets for developments and ensure consistency of application during the development assessment process. **Proposed**: Amend Clauses 7.25 as follows:

#	Subject land or relevant clause	Nature of Change
		amendment — **7.25 High performing building design** (c) the part of a building used for the purposes of hotel or motel accommodation or serviced apartments is capable of achieving the following— (i) a maximum energy target of 5,220kg CO2e per hotel or motel room or serviced apartment each year, (ii) a maximum water target of 76.1kL per hotel or motel room or serviced apartment each year.
30.	Existing Places of Public Worship	***Amend the Additional Permitted Use Schedule and Map to include Places of Public Worship*** Council recommends to permit Places of Public Worship (PoPW) as an Additional Permitted Use for existing PoPW in the R2 Low Density Residential zone. This allows the expansion and/or redevelopment of existing sites beyond the limitations of existing use rights and ensures that any new PoPW is developed in other residential or employment zones, which are considered to be more suitable to the increased traffic and noise likely to be generated by the land use. The proposed change will only apply to existing PoPW that are currently operating on land zoned R2 and require amendments to identify specific land in the APU schedule and APU Map. Refer to **Attachment 4 – Review of the Permissibility of Places of Public Worship in the R3 Low Density Residential zone** of the 12 August 2024 Council report. **Proposed amendment** — Insert the following clause into Schedule 1 Additional permitted uses **25 Use of certain R2 Low Density Residential zoned land for the purposes of Places of Public Worship** (1) This clause applies to land identified as "25" on the Additional Permitted Uses Map. (2) Development for the purposes of Places of Public Worship is permitted with development consent. **Proposed map amendment** — **Refer to Table 1.c.**
31.	R4 zoned land in Melrose Park North	***Amend Schedule 1 and the Additional Permitted Uses Map to allow food and drink premises in R4 zoned land in Melrose Park North*** In June 2022, the Melrose Park North Planning Proposal was finalised by the then Department of Planning and Environment. This planning proposal sought to enable the transition from industrial land to a mixed use urban renewal (in line with its identification as a Growth Precinct in the LHS and ELS and Proposed Local Centre under the LSPS). As a result, parts of Melrose Park North were rezoned from IN1 General Industrial to R4 High Density Residential, E1 Local Centre, SP2 Educational Establishment, and RE1 Public Recreation. Under PLEP 2023, the R4 zoning permits limited uses needed to support urban living. This excludes food and drink premises, which are considered compatible with the intended outcome of the Melrose Park North Planning Proposal and the needs of future communities in R4 zoned areas of the precinct. The permissibility of this use also supports the zone objective to *enable other land uses that provide facilities or services to meet the day to day needs of residents*, as evidenced in the existing additional permitted use of food and drink premises for Melrose Park South under PLEP 2023. To ensure that development in the R4 zoned land in Melrose Park North foster liveable, sustainable and productive communities, it is

<table>
<tr><th>#</th><th>Subject land or relevant clause</th><th>Nature of Change</th></tr>
<tr><td></td><td></td><td>recommended to align the additional permitted uses in Melrose Park North with Melrose Park South for R4 zoned land.
<table>
<tr><td>Proposed amendment</td><td><u>Amend Section 10A of Schedule 1 Additional permitted use as follows:</u>
10A Use of land at Melrose Park ~~South~~
(1) This clause applies to land identified as “10A” on the Additional Permitted Uses Map.
(2) Development for the purposes of food and drink premises is permitted with development consent.</td></tr>
<tr><td>Proposed map amendment</td><td>Amend the Additional Permitted Uses Map for the subject site in line with the below:
Current
 

Proposed
 

10A Refer to Schedule 1</td></tr>
</table>
</td></tr>
<tr><td>32</td><td>PLEP – Schedule 2 Exempt Development</td><td>Introduce advertising signage for public sportsgrounds in RE1 Public Recreation zoned land in Schedule 2 Exempt Development
Under PLEP 2023, signage for sportsground sponsorship advertising for land in the RE1 Public Recreation zone is not permitted. However, Clause 3.8 of State Environmental Planning Policy (Industry and Employment) 2021 prohibits advertisements (other than building identification signs) on land zoned as open space (i.e. RE1 Public Recreation or C2 Environmental Conservation), with the exception of:
advertisement at a public sporting facility situated on land zoned public recreation under an environmental planning instrument, being an advertisement that provides information about the sponsors of the teams or organisations using the sporting facility or about the products of these sponsors.
Therefore, the Industry and Employment SEPP permits signage for sportsground sponsorship advertising for RE1 Public Recreation zoned</td></tr>
</table>

#	Subject land or relevant clause	Nature of Change
		land within the City regardless of its permissibility in PLEP 2023. As the Codes SEPP does not include development controls for such sponsorship advertising, applicants must seek consent via a Development Application. The absence of development controls for sponsorship advertising within PLEP 2023 results in Development Applications relying on interim guidelines in DPE's *Transport Corridor Outdoor Advertising and Signage Guidelines: Assessing Development Applications under SEPP 64* (page 8). Due to the scale and nature of the signage, it is considered appropriate to introduce sportsground sponsorship advertising (with appropriate size, content, and locational criteria) as exempt development within PLEP 2023. This provides a transparent framework for the regulation of this types of signage within the City and eliminates the requirement for such development to be delivered via the DA process. It is noted that other Council's within Greater Sydney (Holroyd LEP 2013, Campbelltown LEP 2015) also have similar clauses to exempt this form of development and provide clear guidance to both applicants and council. Sufficient requirements are included within the proposed clause to ensure signage approved via the exempt development pathway limit social impacts on communities by stating the advertising cannot be for alcohol, tobacco products, and adult entertainment. **Proposed amendment** Insert the following provisions into PLEP 2023 'Schedule 2 Exempt Development': **Advertisements – signs on field fencing and amenity facilities at sports fields in Zone RE1** (1) Must only provide information about sponsors of teams or organisations using the sporting facility. (2) Must not contain direct product advertising for the following – a. alcohol, b. tobacco products, c. adult entertainment, being entertainment including nudity indecent acts, or sexual activity. d. gambling products (3) Must not obstruct any gates, access points or openings. (4) Must face the playing area and must not be visible from outside of the site on which it is displayed. (5) If affixed to permitter fencing of the playing area: a. must not extend beyond the top or bottom of the fencing, and b. have a maximum length of 6m, and c. have a maximum height of 1m. (6) Must not obstruct the sight line of vehicular traffic. (7) Must be removable signs or fixings and must not be painted directly onto fencing or amenity facilities. (8) Must not cover more than 25% of the field facing surface area of any amenity facilities. (9) Must not be illuminated. (10) Must be installed in accordance with the following: a. AS/NZS 1170 2002, Structure design actions, Part 0: General principles, b. AS/NZ 1170.2 2011, Structural design actions, Part 2: Wind actions

Table 1.b. – List of public reserves to be rezoned

Rezoning of 41 public reserves from current residential or employment uses to appropriate recreational or waterway use

Council manages approximately 835ha of Community and Crown land that comprises a network of around 375 parks and reserves throughout the City. Council officers have identified 41 sites that are not zoned to reflect their current principal intended use/s as public reserves. Some of these include R2 Low Density Residential, R4 High Density Residential, E4 General Industrial, MU1 Mixed Use, and E1 Local Centre. These parcels were identified as part of the preparation of Council's Community and Crown Land Plan of Management 2023, which included an audit of Council's parks and reserves and identified zoning anomalies, which reflected the adjoining land use instead of the public purpose.

Council recently adopted the Community and Crown Land Plan of Management 2023 (Plan of Management) (Appendix 2) which applies to all our parks and reserves, and provides a framework to ensure a consistent and transparent approach to guide the management and use of public land. The Plan of Management includes specific actions to ensure that relevant Environmental Planning Instrument (EPI) (in this case the PLEP 2023) zones public reserves for the intended purpose and characteristics (e.g. public recreation) and that all land dedicated for open space under Voluntary Planning Agreements are appropriately zoned.

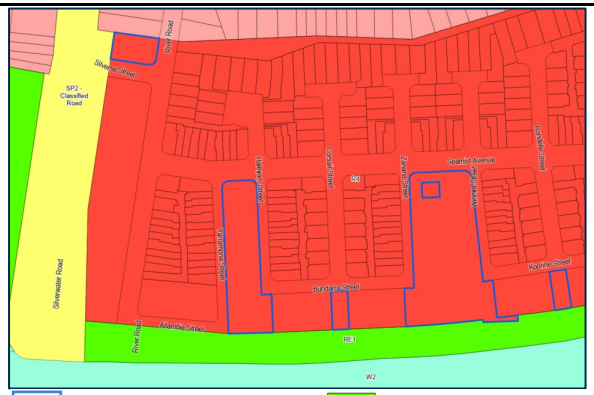
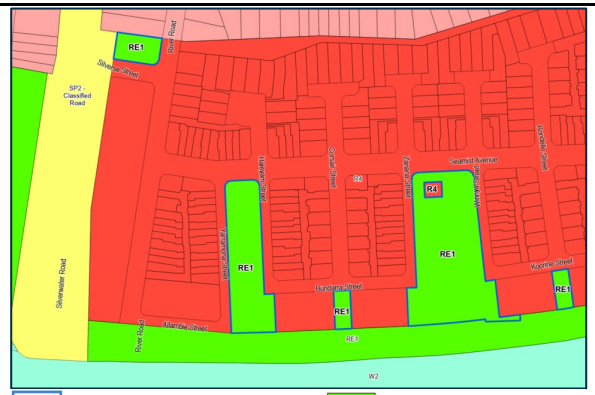
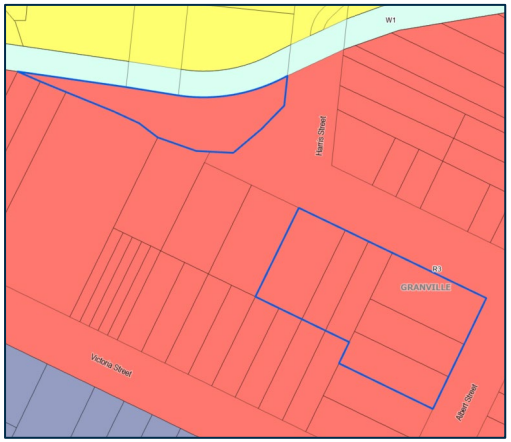
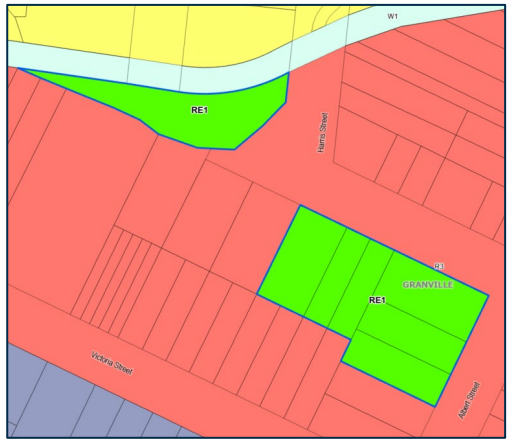
Therefore, it is appropriate to rezone the 41 sites to either RE1 Public Recreation, W1 Natural Waterways, W2 Recreational Waterways, or C2 Environmental Conservation to ensure that Council's public reserves are appropriately zoned and protected and deliver on the requirements of the Plan of Management. As detailed in the Plan of Management (Appendix 2), some sites are classified as operational; these sites are not required to be reclassified and are proposed to be appropriately zoned in alignment with their intended purpose. All 41 sites are owned either by Council or Crown.

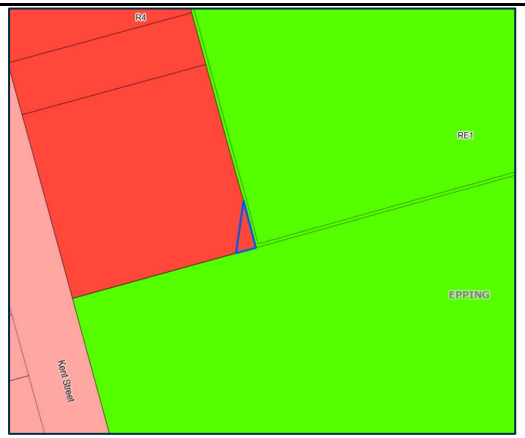
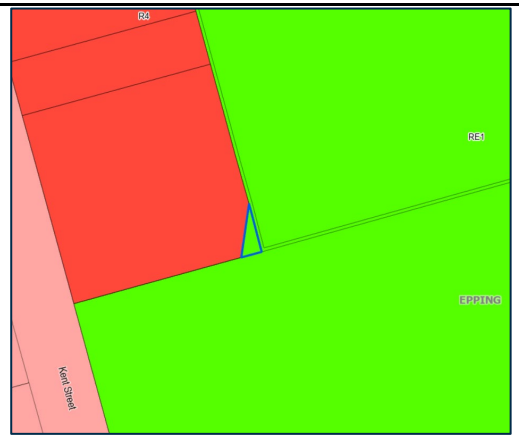
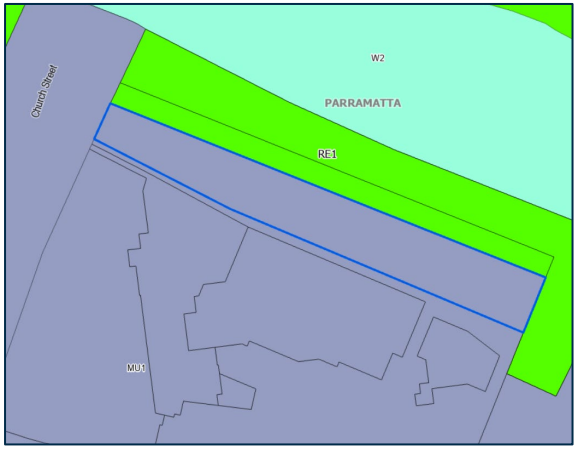
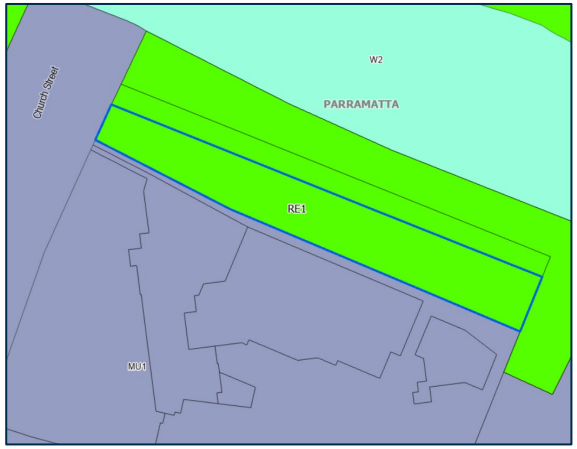
A copy of the Community and Crown Land Plan of Management 2023 is provided at Appendix 2.

Furthermore, in addition to 'community land' (which public reserves are classified as) needing to be managed by an adopted plan of management under Section 36 of the *Local Government Act 1993*, Council under Schedule 7 Clause 6 of the *Local Government Act 1993* is required to ensure that 'community land' is reserved, zoned or otherwise designated for use under an Environmental Planning Instrument as open space. This further supports the rezoning of the 41 sites to ensure Council is meeting its legal requirements. The below 41 sites are proposed to be rezoned:

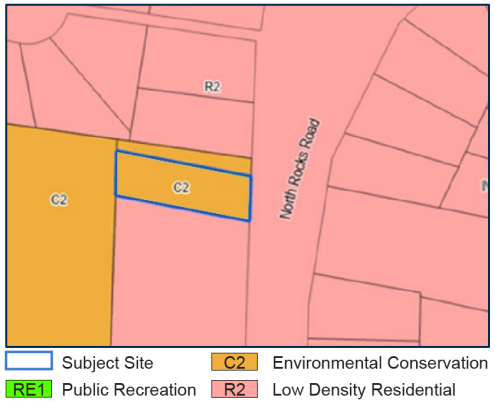
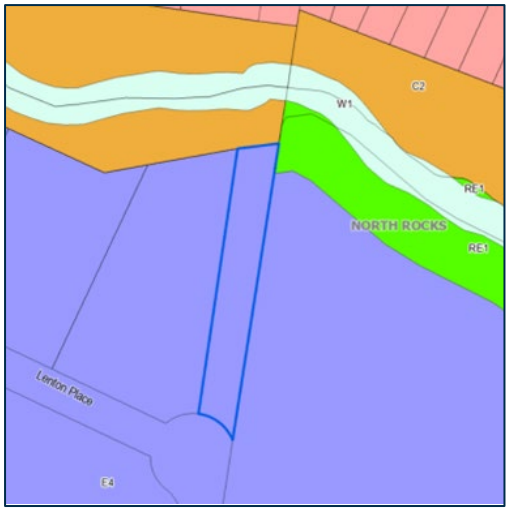
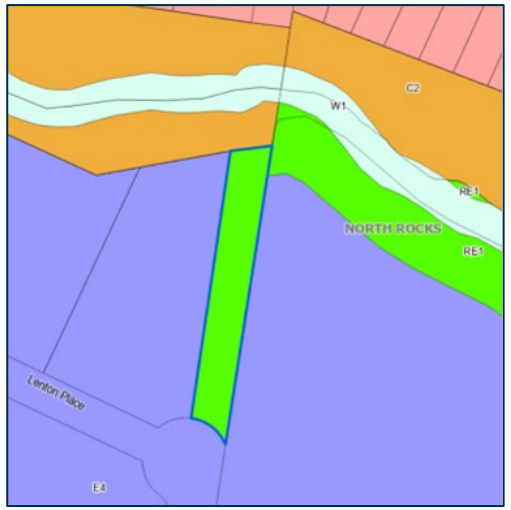
33.	Adderton Road Reserve, Telopea (Lot 1, DP 128244)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation:	
			Current	**Proposed**

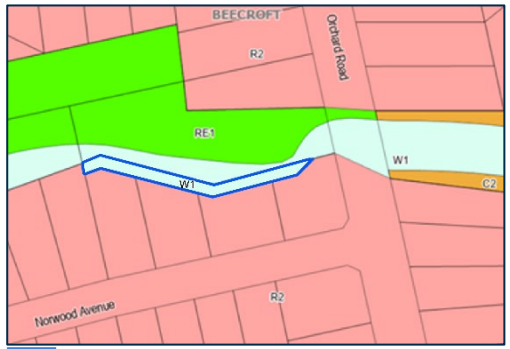
				 Subject Site W1 Natural Waterways RE1 Public Recreation R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential Subject Site W1 Natural Waterways RE1 Public Recreation R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential
34.	Alan Street Reserve, Rydalmere (Lots 1 and 3, DP 1126501 and Lot 11, DP 1212303)		**Proposed map amendment**	Amend the subject site's zoning from E4 General Industrial to RE1 Public Recreation: **Current** Subject Site E4 General Industrial W1 Natural Waterways RE1 Public Recreation **Proposed** Subject Site E4 General Industrial W1 Natural Waterways RE1 Public Recreation
35.	Ae2 Park, Ermington (Lot 312, DP 1187812)		**Proposed map amendment**	Amend the subject site's zoning from R4 High Density Residential to RE1 Public Recreation: **Current** **Proposed**
36.	Halvorsen Park,			

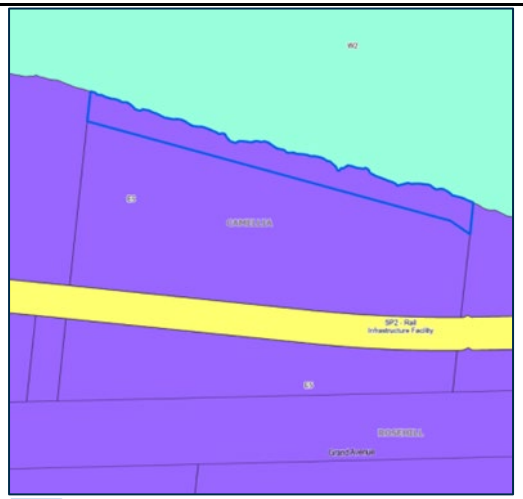
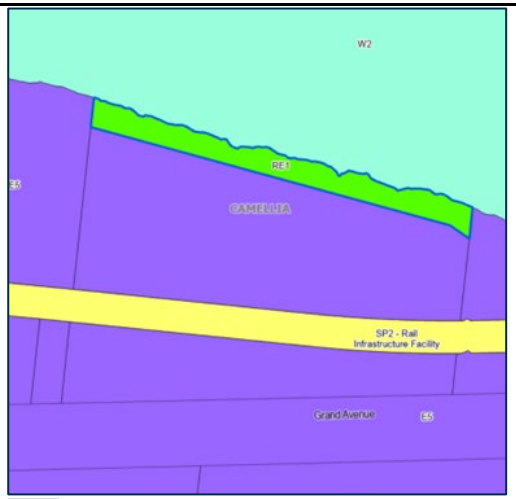
	Ermington (Lot 310, DP 1187812)			 
37.	Navy Park, Ermington (Lot 309, DP 1187812)			
38.	River Park, Ermington (Lots 313 and 314, DP 1187812)			
39.	Albert Street Reserve, Granville (Lot 1, DP 997315; Lot 1, DP 76437; Lot 1, DP 76113; Lot 10, DP 72942; Lots Y and X, DP 412709)		**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current**  **Proposed** 
40.	Prince Street Reserve, Harris Park (Lot 7033, DP 93890)			
41.	Boronia Park, Epping (Lot B, DP 160976)		**Proposed map amendment**	Amend the subject site's zoning from R4 High Density Residential to RE1 Public Recreation: **Current** **Proposed**

				 Subject Site / R2 Low Density Residential RE1 Public Recreation / R4 High Density Residential  Subject Site / R2 Low Density Residential RE1 Public Recreation / R4 High Density Residential
42.	Church Street Reserve, Parramatta (Lot 203, DP 1237698)		**Proposed map amendment**	Amend the subject site's zoning from MU1 Mixed Use to RE1 Public Recreation: **Current**  Subject Site / RE1 Public Recreation MU1 Mixed Use / W2 Recreational Waterways **Proposed**  Subject Site / RE1 Public Recreation MU1 Mixed Use / W2 Recreational Waterways
43.	Cowper Street Reserve, Granville (Lot 50,		**Proposed map amendment**	Amend the subject site's zoning from MU1 Mixed Use to RE1 Public Recreation: **Current** **Proposed**

	DP 1284122)			
44.	Dan Mahoney Reserve, North Parramatta (Part of Lot 7052, DP 1050528)		**Proposed map amendment**	Amend the subject site's zoning from R3 Medium Density Residential to RE1 Public Recreation: **Current** **Proposed**

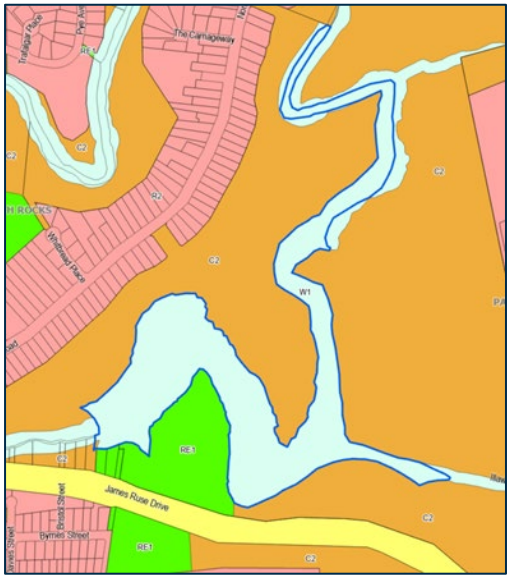
45.	Darling Mills Creek Reserve, North Rocks (Lot 91, DP 851951)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to C2 Environmental Conservation: **Current** **Proposed** 
46.	Darling Mills Creek Reserve, North Rocks (Lot 5, DP 263454)	**Proposed map amendment**	Amend the subject site's zoning from E4 General Industrial to RE1 Public Recreation: **Current**  **Proposed** 
47.	Dixon Park,	**Proposed**	Amend the subject site's zoning from R4 High Density Residential to RE1 Public Recreation:

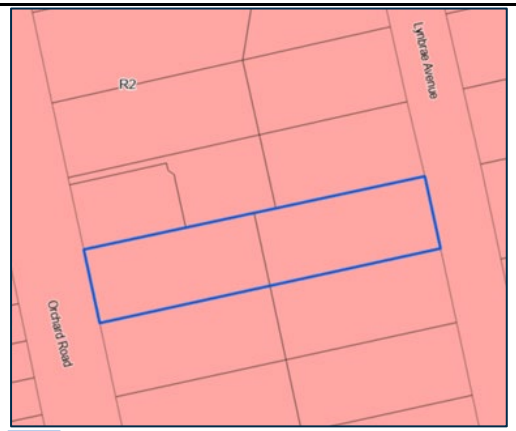
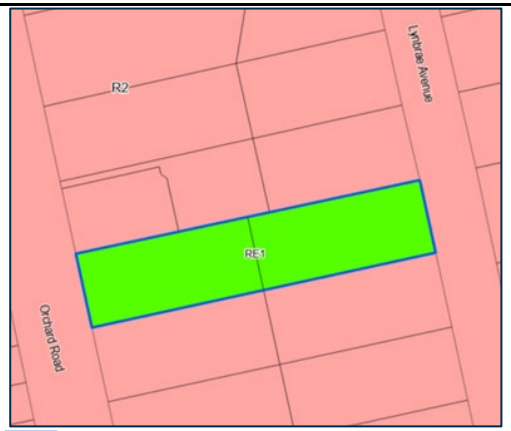
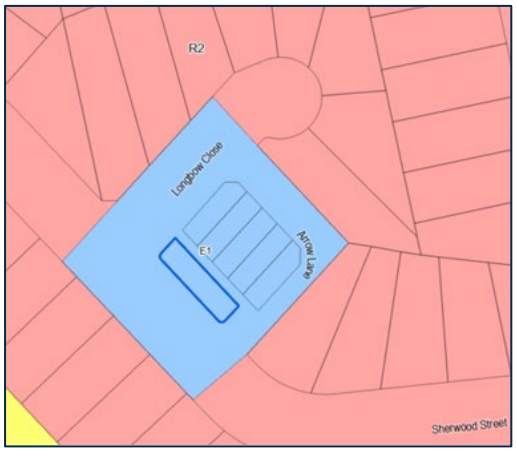
	Parramatta (Lot 21, DP 1346)	**map amendment**	**Current** Subject Site; RE1 Public Recreation; R4 High Density Residential; W2 Recreational Waterways **Proposed** Subject Site; RE1 Public Recreation; R4 High Density Residential; W2 Recreational Waterways
48.	Finch Reserve, Beecroft (Lot 5, DP 234158)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to W1 Natural Waterways: **Current** Subject Site; RE1 Public Recreation; C2 Environmental Conservation; SP2 Infrastructure; R2 Low Density Residential; W1 Natural Waterways **Proposed**  Subject Site; RE1 Public Recreation; C2 Environmental Conservation; SP2 Infrastructure; R2 Low Density Residential; W1 Natural Waterways
49.	Grand Avenue Reserve, Camelia (Lot 2, DP	**Proposed map**	Amend the subject site's zoning from E5 Heavy Industrial to RE1 Public Recreation: **Current** **Proposed**

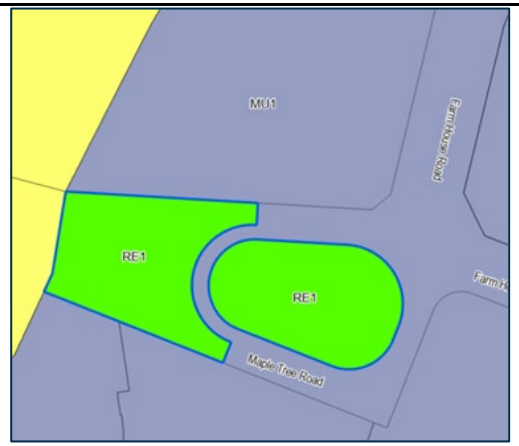
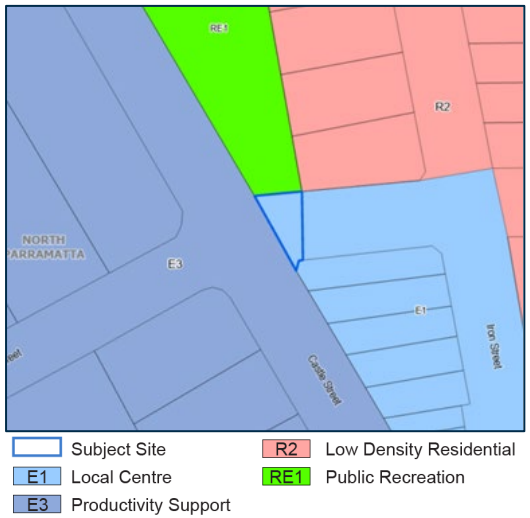
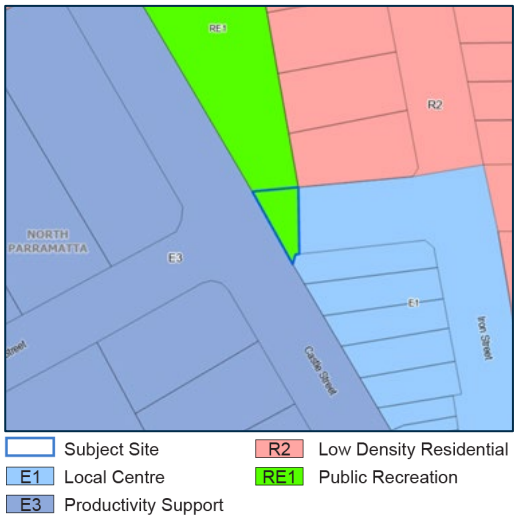
	628186)	**amendment**	 Subject Site · W2 Recreational Waterways E5 Heavy Industrial · SP2 Infrastructure RE1 Public Recreation  Subject Site · W2 Recreational Waterways E5 Heavy Industrial · SP2 Infrastructure RE1 Public Recreation
50.	Hazlewood Rose Park, Carlingford (Lot 50, DP 1217719)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** Subject Site · W1 Natural Waterways R2 Low Density Residential · RE1 Public Recreation **Proposed** Subject Site · W1 Natural Waterways R2 Low Density Residential · RE1 Public Recreation
51.	Holker Street Reserve,	**Proposed map**	Amend the subject site's zoning from E4 General Industrial to RE1 Public Recreation:

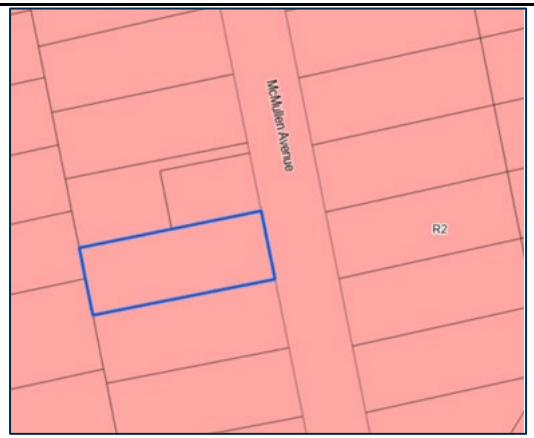
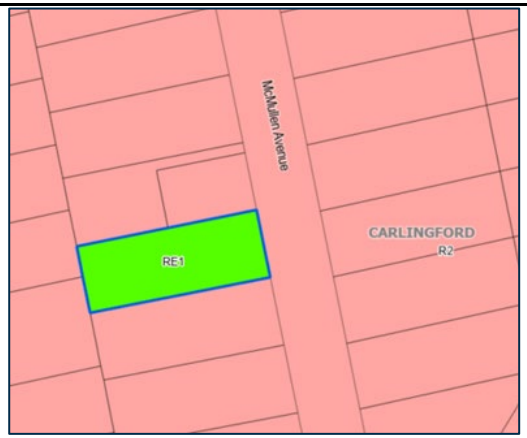
	Silverwater (Lot 397, DP 752058)		**amendment**	**Current** Subject Site / W1 Natural Waterways / E4 General Industrial / RE1 Public Recreation **Proposed** Subject Site / W1 Natural Waterways / E4 General Industrial / RE1 Public Recreation
52.	Inala Place Reserve, Carlingford (Lot 2, DP 1215904)		**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** Subject Site / RE1 Public Recreation / R2 Low Density Residential / SP2 Infrastructure **Proposed** Subject Site / RE1 Public Recreation / R2 Low Density Residential / SP2 Infrastructure
53.	Jubilee Park, Parramatta (Lot		**Proposed map**	Amend the subject site's zoning from MU1 Mixed Use to RE1 Public Recreation: **Current** **Proposed**

	3, DP 529663 and Lot 62, DP 633712)		**amendment**	 Subject Site RE1 Public Recreation MU1 Mixed Use Subject Site RE1 Public Recreation MU1 Mixed Use
54.	Kilpack Park Carlingford (Lot 9, DP 216437)		**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** Subject Site RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure R4 High Density Residential **Proposed** Subject Site RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure R4 High Density Residential

55.	Lake Parramatta, North Parramatta (Lot 7304, DP 1148769)	**Proposed map amendment**	Amend the subject site's zoning from W1 Natural Waterways to W2 Recreational Waterways: **Current**  Subject Site; SP2 Infrastructure; C2 Environmental Conservation; W1 Natural Waterways; R2 Low Density Residential; W2 Recreational Waterways; RE1 Public Recreation **Proposed** Subject Site; SP2 Infrastructure; C2 Environmental Conservation; W1 Natural Waterways; R2 Low Density Residential; W2 Recreational Waterways; RE1 Public Recreation
56.	Lynbrae Avenue Reserve, Beecroft (Lot 19 and 30, DP 31270)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** **Proposed**

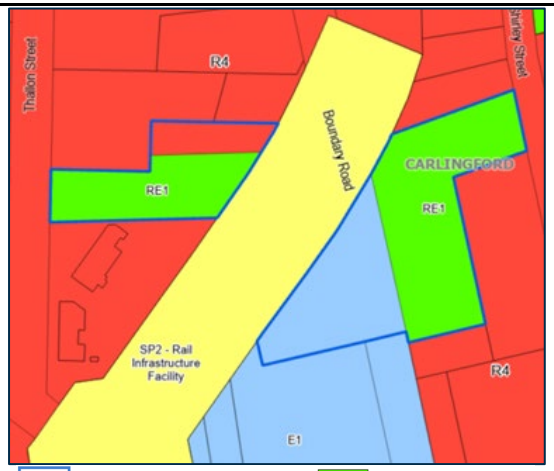
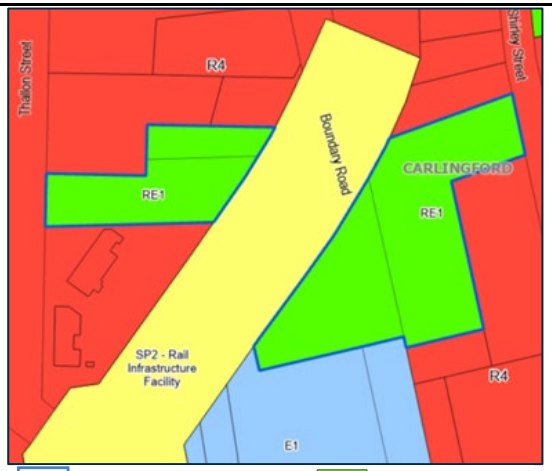
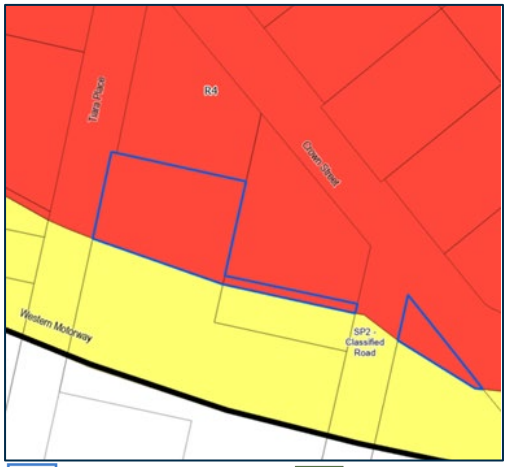
				 Subject Site / RE1 Public Recreation / R2 Low Density Residential  Subject Site / RE1 Public Recreation / R2 Low Density Residential
57.	Maid Marion Reserve, Northmead (Lot 27, DP 218355)		**Proposed map amendment**	Amend the subject site's zoning from E1 Local Centre to RE1 Public Recreation: **Current**  Subject Site / R2 Low Density Residential / E1 Local Centre / RE1 Public Recreation **Proposed** Subject Site / R2 Low Density Residential / E1 Local Centre / RE1 Public Recreation
58.	Maple Tree Road Reserve, Westmead (Lot 6, DP 1227281)		**Proposed map amendment**	Amend the subject site's zoning from MU1 Mixed Use to RE1 Public Recreation: **Current** **Proposed**

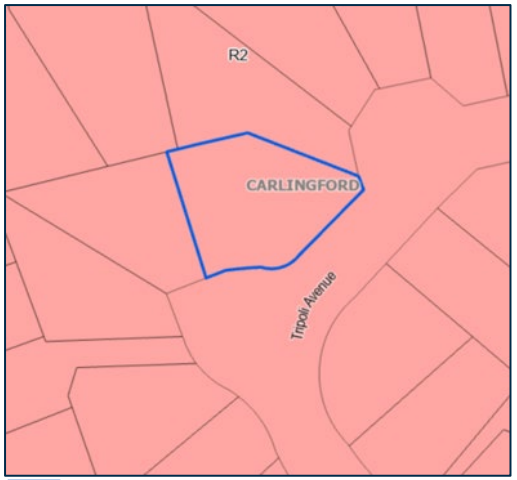
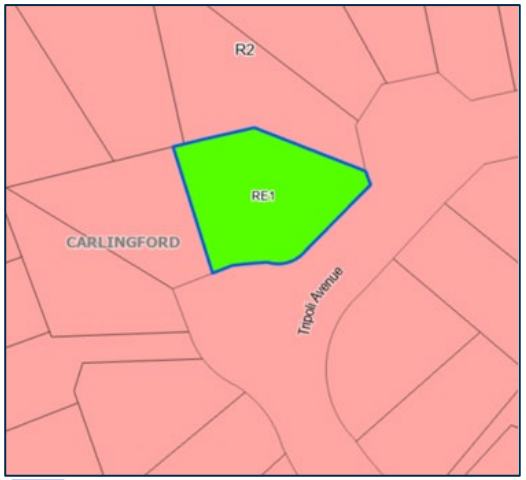
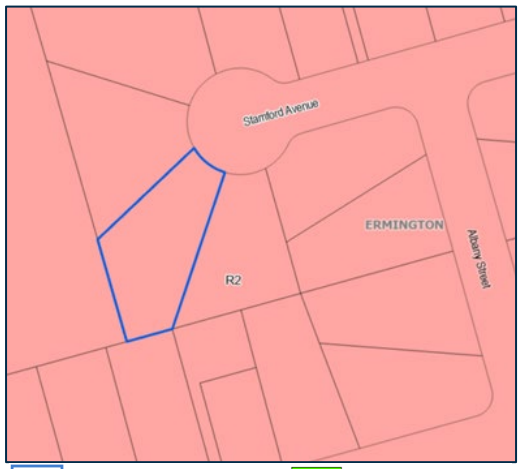
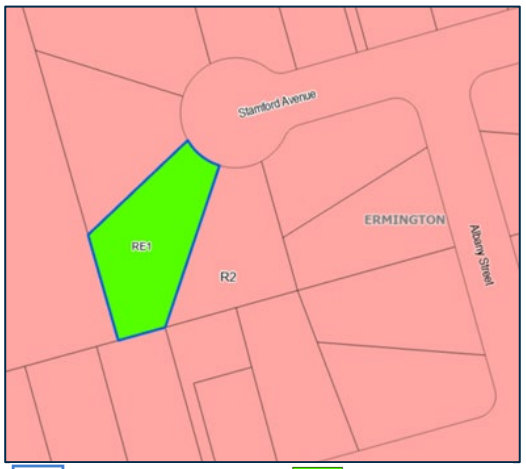
				
59.	Maria Lock Park, North Parramatta (Lot 7038, DP 1123939)	**Proposed map amendment**	Amend the subject site's zoning from E1 Local Centre to RE1 Public Recreation: **Current**  **Proposed** 	
60.	McMullen Avenue Reserve, Carlingford (Lot	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** **Proposed**	

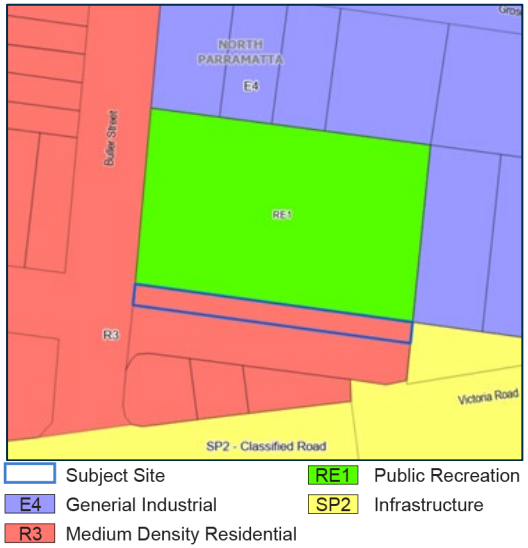
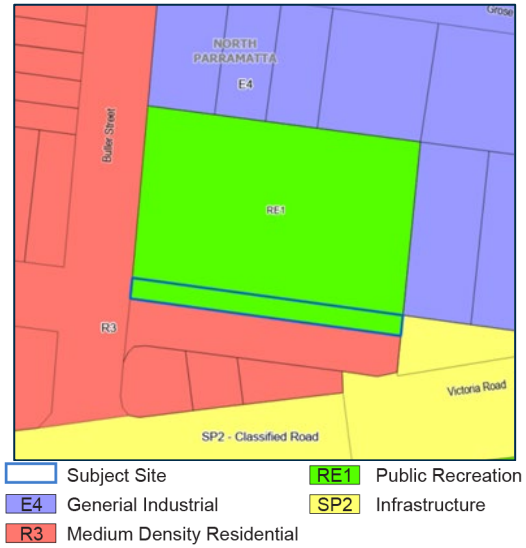
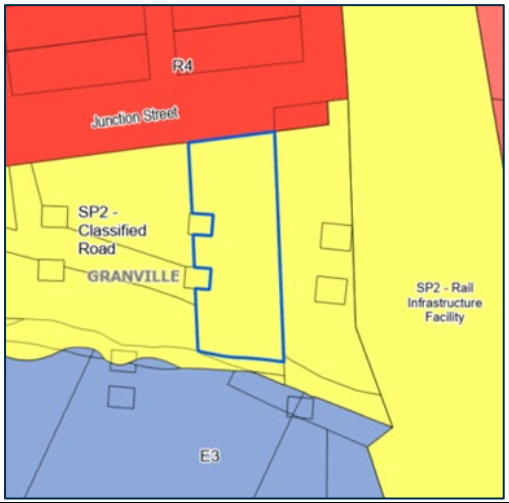
	40, DP 26990)			 Subject Site RE1 Public Recreation R2 Low Density Residential  Subject Site RE1 Public Recreation R2 Low Density Residential
61.	Model Farms Siding Reserve, Winston Hills (Lot 7014, DP 1058971)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** Subject Site RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure R3 Medium Density Residential **Proposed** Subject Site RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure R3 Medium Density Residential	
62.	Oakes Road Reserve, Winston Hills (Lot 4, DP 1138907)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** **Proposed**	

				 Subject Site RE1 Public Recreation R2 Low Density Residential Subject Site RE1 Public Recreation R2 Low Density Residential
63.	Putt Putt Park, Melrose Park (Lot 30, DP 1304564)		**Proposed map amendment**	Amend the subject site's zoning from MU1 Mixed Use to RE1 Public Recreation: **Current** Subject Site MU1 Mixed Use R2 Low Density Residential SP2 Infrastructure RE1 Public Recreation **Proposed** Subject Site MU1 Mixed Use R2 Low Density Residential SP2 Infrastructure RE1 Public Recreation
64.	Railway Street Reserve,		**Proposed map**	Amend the subject site's zoning from R4 High Density Residential to RE1 Public Recreation:

	Granville (Lots 20-22, DP 801968; Lot 102, DP 883680; Lot 19, 801968)	**amendment**	**Current** Subject Site / RE1 Public Recreation E3 Productivity Support / SP2 Infrastructure R4 High Density Residential **Proposed** Subject Site / RE1 Public Recreation E3 Productivity Support / SP2 Infrastructure R4 High Density Residential
65.	Robin Street Park, Carlingford (Lot 36, DP 29440)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** Subject Site / RE1 Public Recreation R2 Low Density Residential **Proposed** Subject Site / RE1 Public Recreation R2 Low Density Residential
66.	Shirley Street Reserve, Carlingford (part of Lot 10, DP 1255614)	**Proposed map amendment**	Amend the subject site's zoning from E1 Local Centre and R4 High Density Residential to RE1 Public Recreation: **Current** **Proposed**

67.	Thallon Street Reserve, Carlingford (part of Lot 2, DP 1240443)			 
68.	Tiara Place Reserve, Granville (Lots 12, 13 and 14, DP 801968)		**Proposed map amendment**	Amend the subject site's zoning from R4 High Density Residential to RE1 Public Recreation: **Current**  **Proposed**
69.	Tripoli Avenue Reserve,		**Proposed map**	Amend the subject site's zoning from R4 High Density Residential to RE1 Public Recreation:

	Carlingford (Lot 34, DP 263807)	**amendment**	**Current**  Subject Site RE1 Public Recreation R2 Low Density Residential	**Proposed**  Subject Site RE1 Public Recreation R2 Low Density Residential
70.	Tynan Park, Ermington (Lot 48, DP 31538)	**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current**  Subject Site RE1 Public Recreation R2 Low Density Residential	**Proposed**  Subject Site RE1 Public Recreation R2 Low Density Residential

71.	Walter Lawry Memorial Park, North Parramatta (Lot 983, DP 823996)	**Proposed map amendment**	Amend the subject site's zoning from R3 Medium Density Residential to RE1 Public Recreation: **Current**  **Proposed**  	
72.	Warawara Reserve, Granville (Lot 53, DP 825637)	**Proposed map amendment**	Amend the subject site's zoning from SP2 Infrastructure to RE1 Public Recreation: **Current**  **Proposed** 	

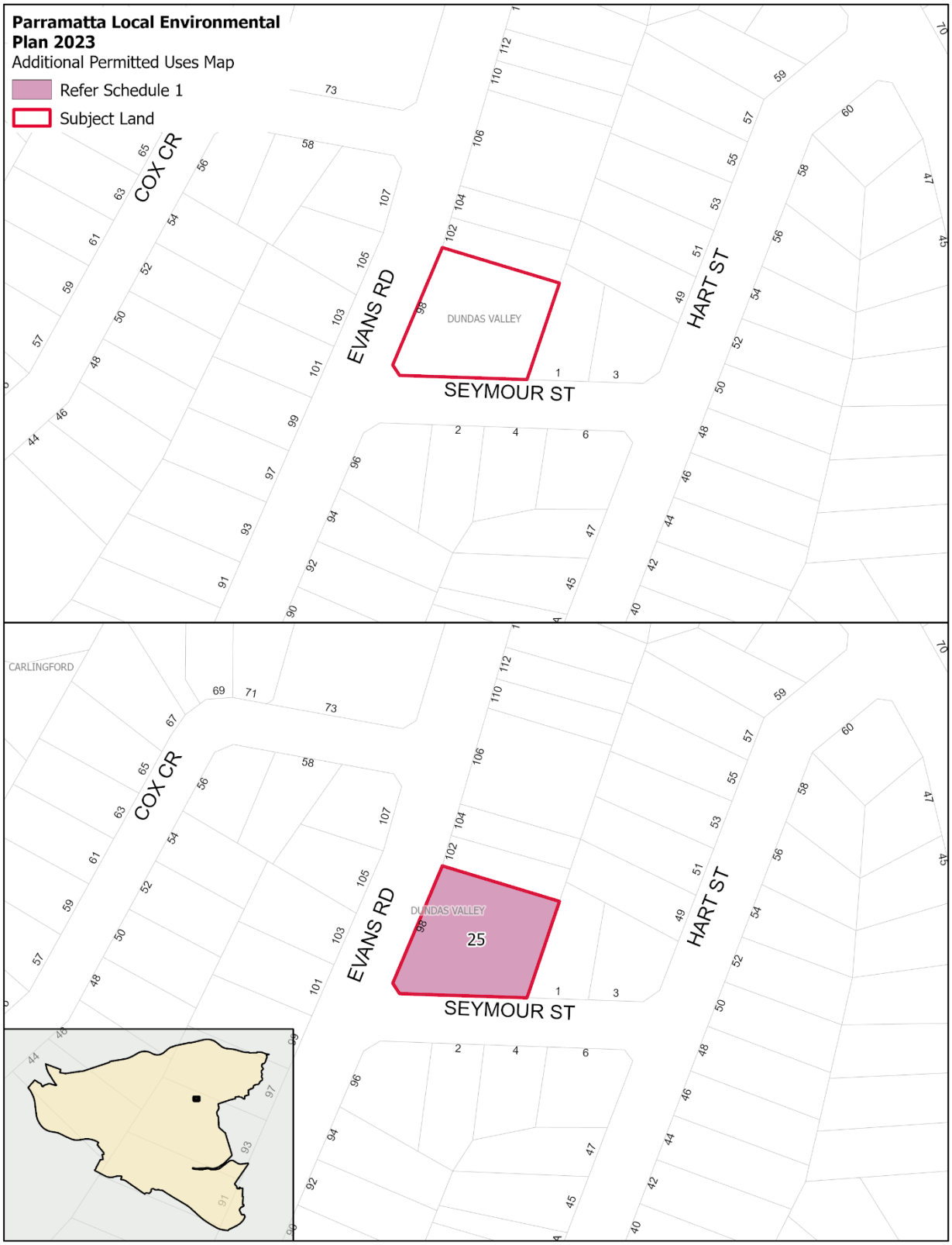
				Subject Site; RE1 Public Recreation; E3 Productivity Support; SP2 Infrastructure; R4 High Density Residential Subject Site; RE1 Public Recreation; E3 Productivity Support; SP2 Infrastructure; R4 High Density Residential
73.	West Epping Park, Epping (part of Lot 100, DP 834523)		**Proposed map amendment**	Amend the subject site's zoning from R2 Low Density Residential to RE1 Public Recreation: **Current** Subject Site; RE1 Public Recreation; R2 Low Density Residential **Proposed** Subject Site; RE1 Public Recreation; R2 Low Density Residential

Table 1.c. – List of places of public worship to be added on the Additional Permitted Uses Map

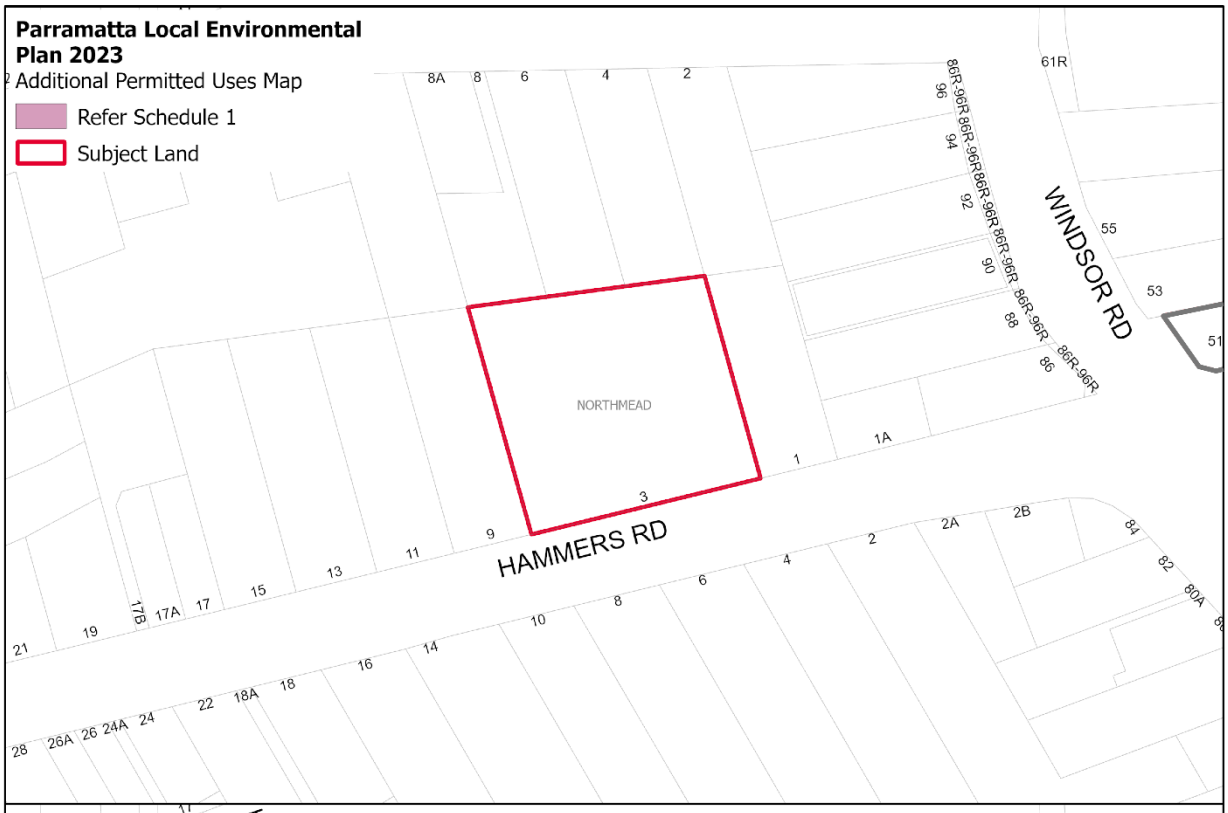
Refer to Row 30 of Table 1.a above which outlines the justification for the addition of existing places of public worship in the R2 zone on the Additional Permitted Uses (APU) Schedule and Map. The below 49 sites are proposed to be identified and labelled "25" on the APU Map:

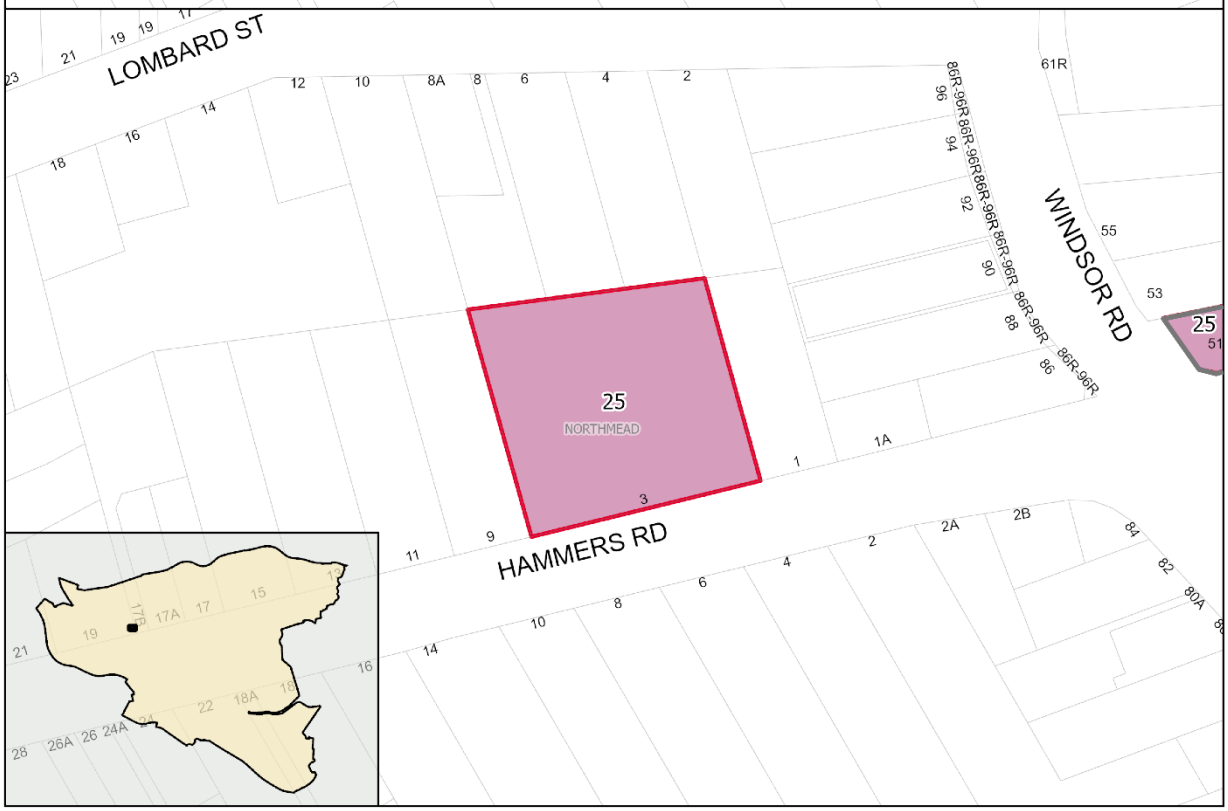
74. 11-13 Crown Street, Harris Park (Lots 101-103, DP 1232483), *St Paul's Anglican Church*

75. 98 Evans Road, Dundas Valley (Lot 920, DP 36700), *Faith Baptist Church*

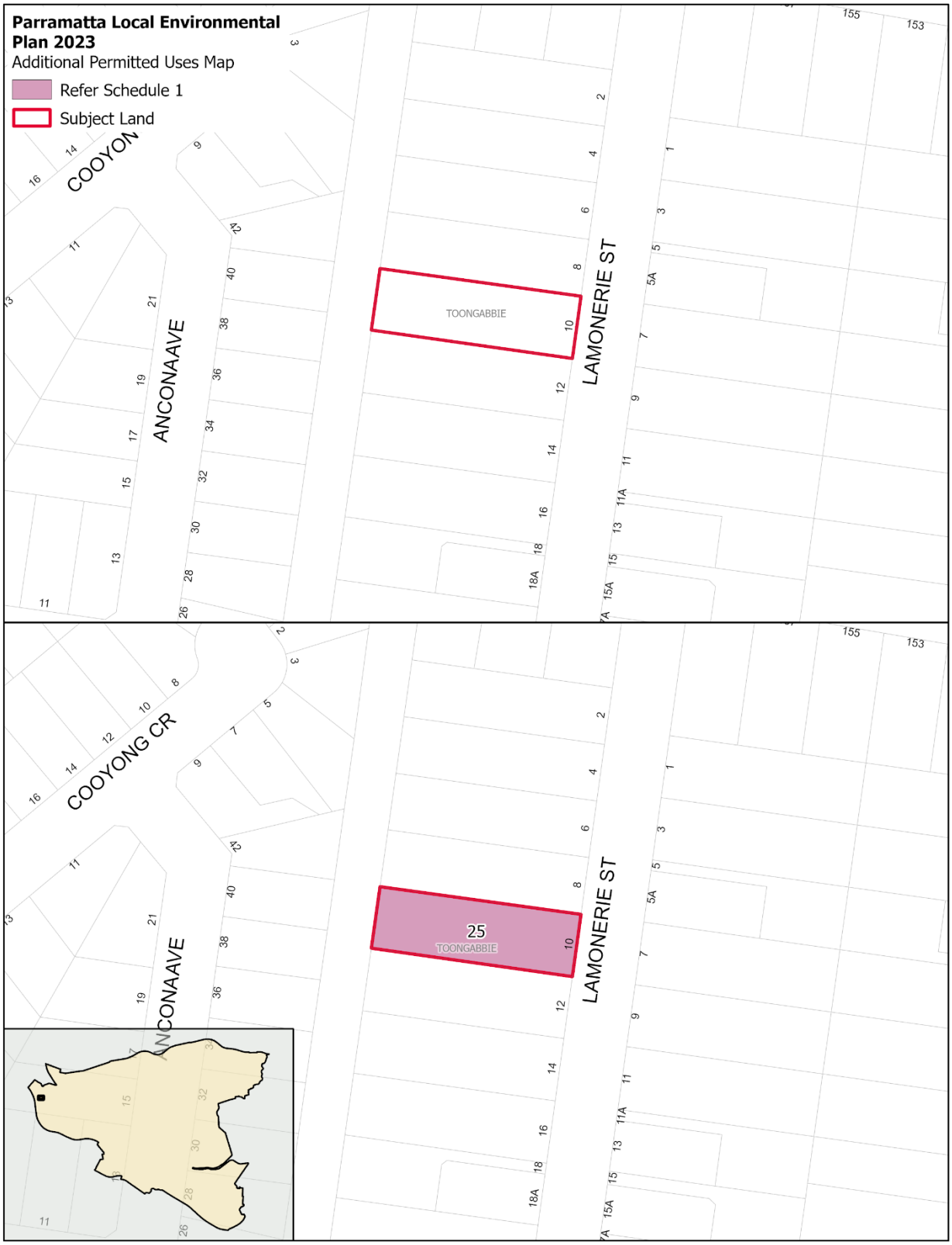


76. 3 Hammers Road, Northmead (Lot 1, DP 731930), *Northmead Uniting Church*

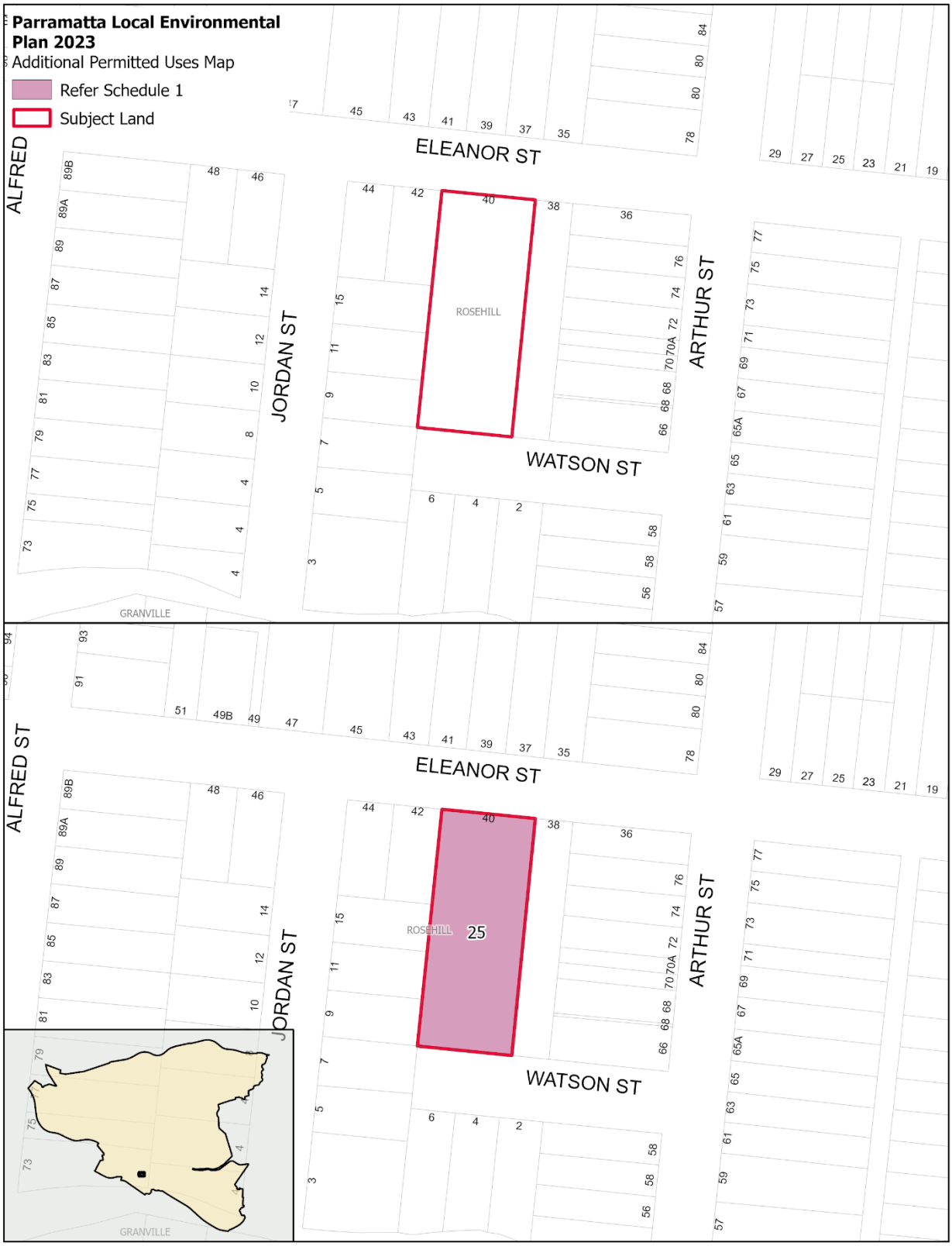




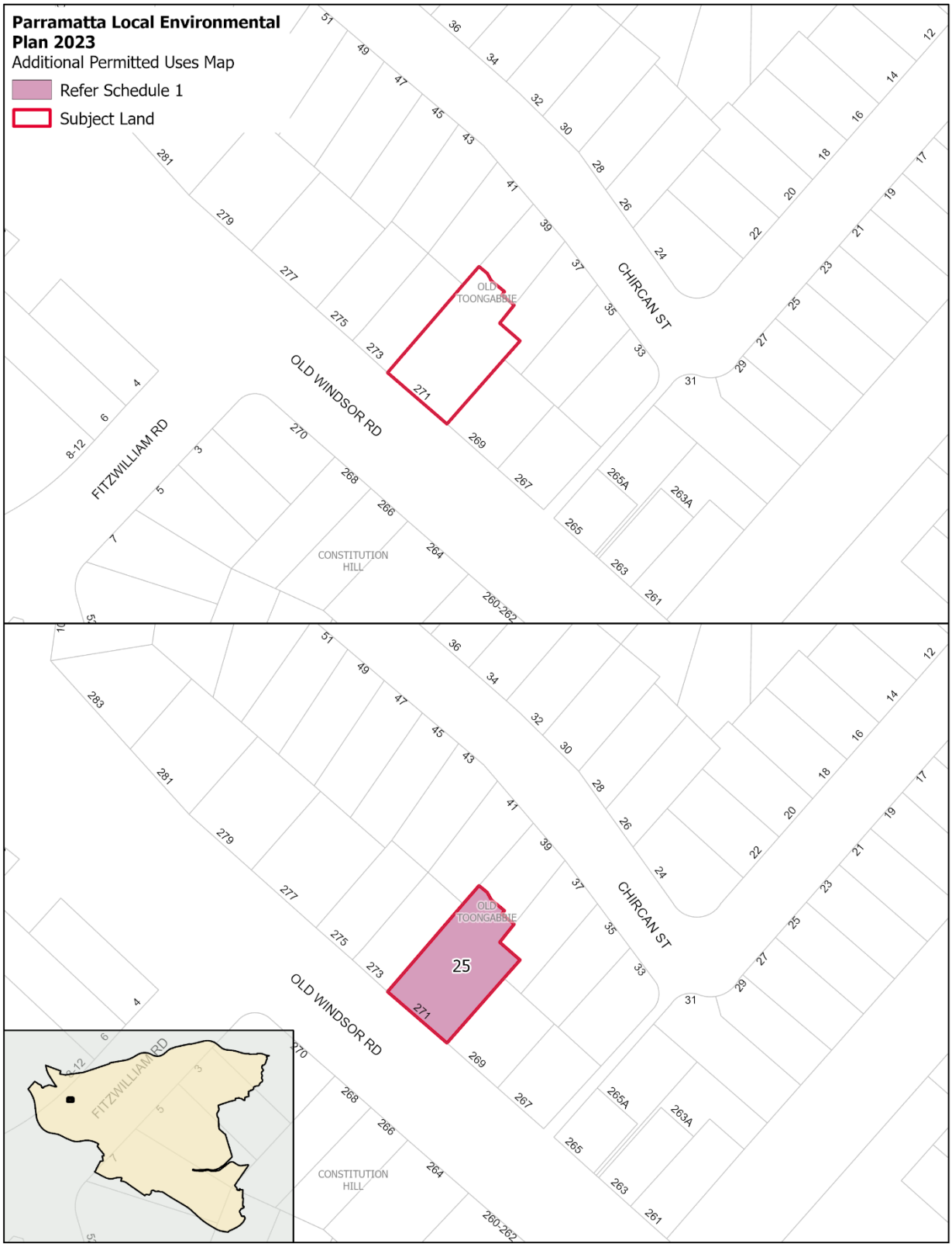
77. 10 Lamonerie Street, Dundas Valley (Lot 8, DP 8909), *Toongabbie Seventh-Day Adventist Church*



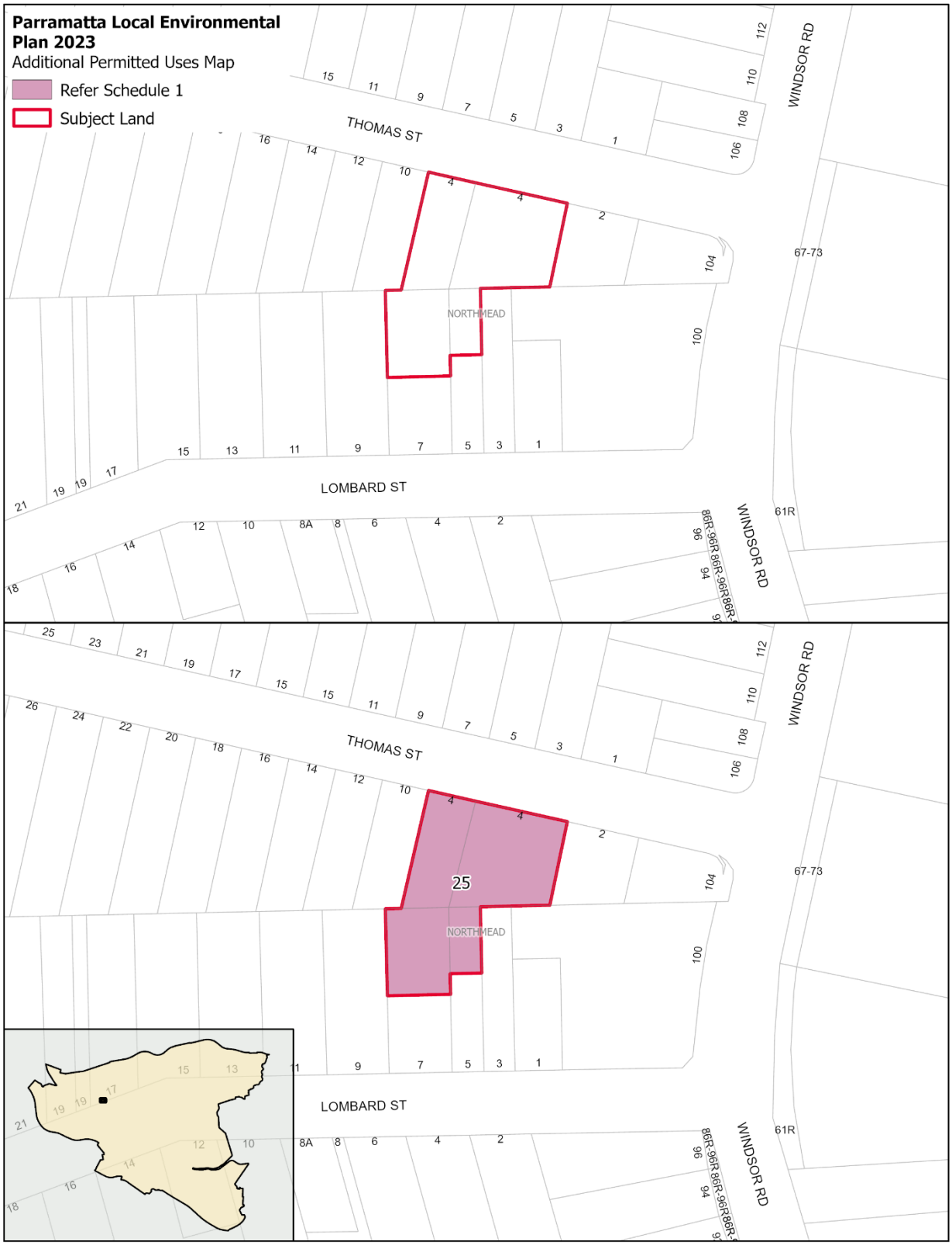
78. 40 Eleanor Street, Rosehill (Lot 2011, DP 1166435), *Shri Swaminarayan Hindu Mandir, Sydney*



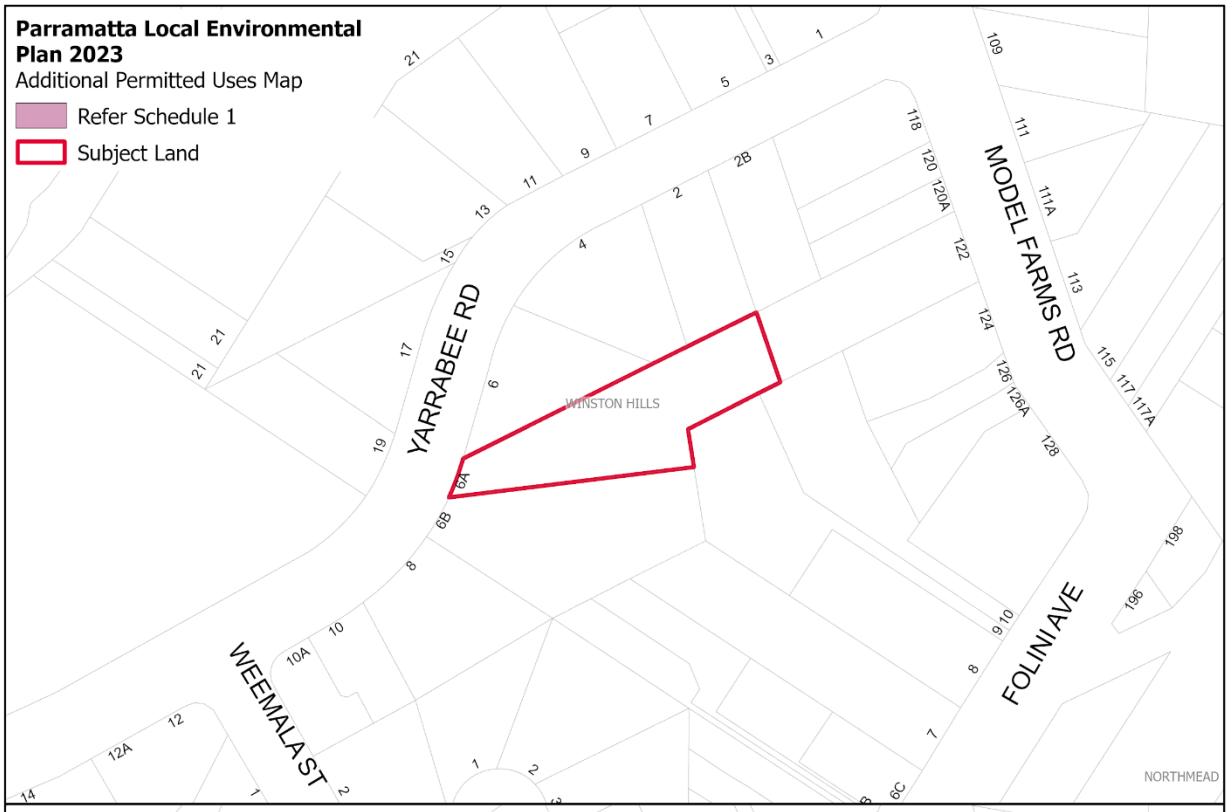
79. 271 Old Windsor Road, Old Toongabbie (Lot 1, DP 1197525), *Sydney Shakti Temple, Cultural and Educational Centre*

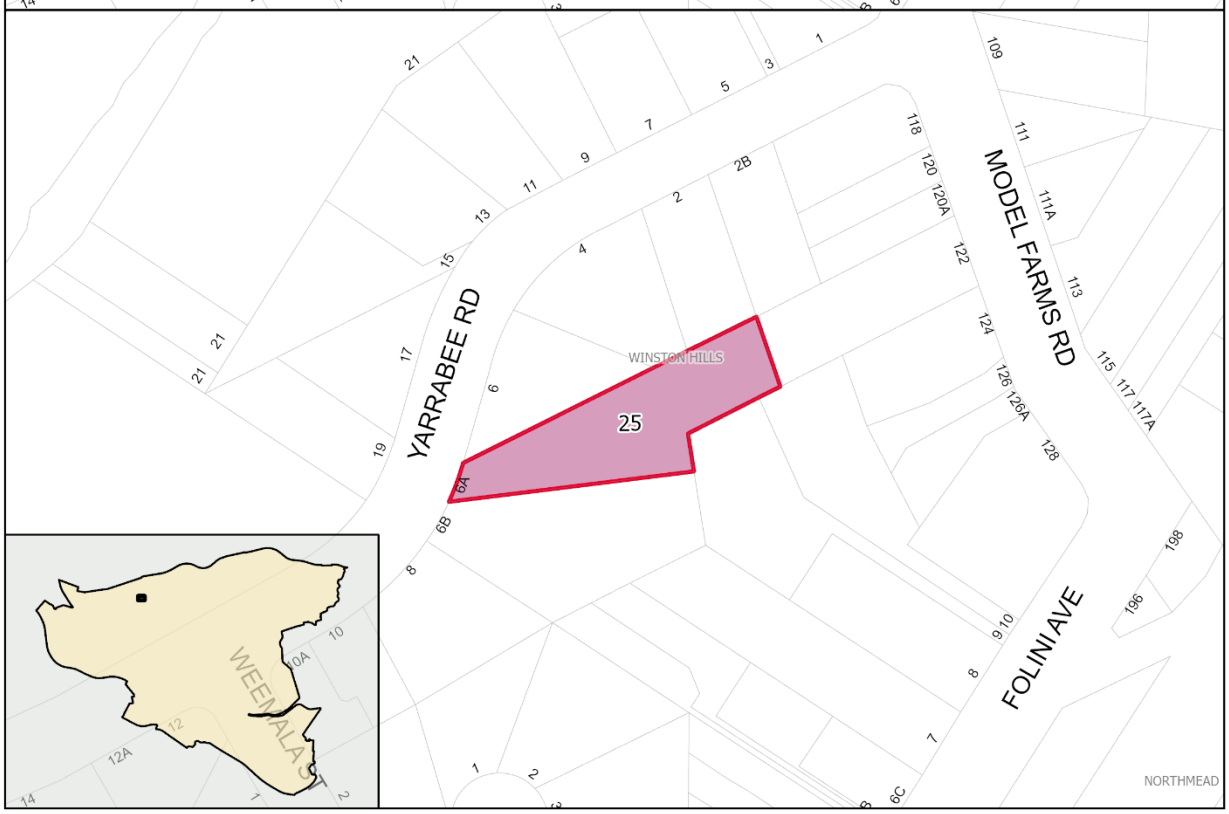


80. 4 Thomas Street and part of 5-7 Lombard Street, Northmead (part of Lots 34 DP 6517; Lots 37 and 38, DP 9330; part of Lot 34 DP 6517 and part of Lot 1 DP 316365), *Northmead Anglican Church*

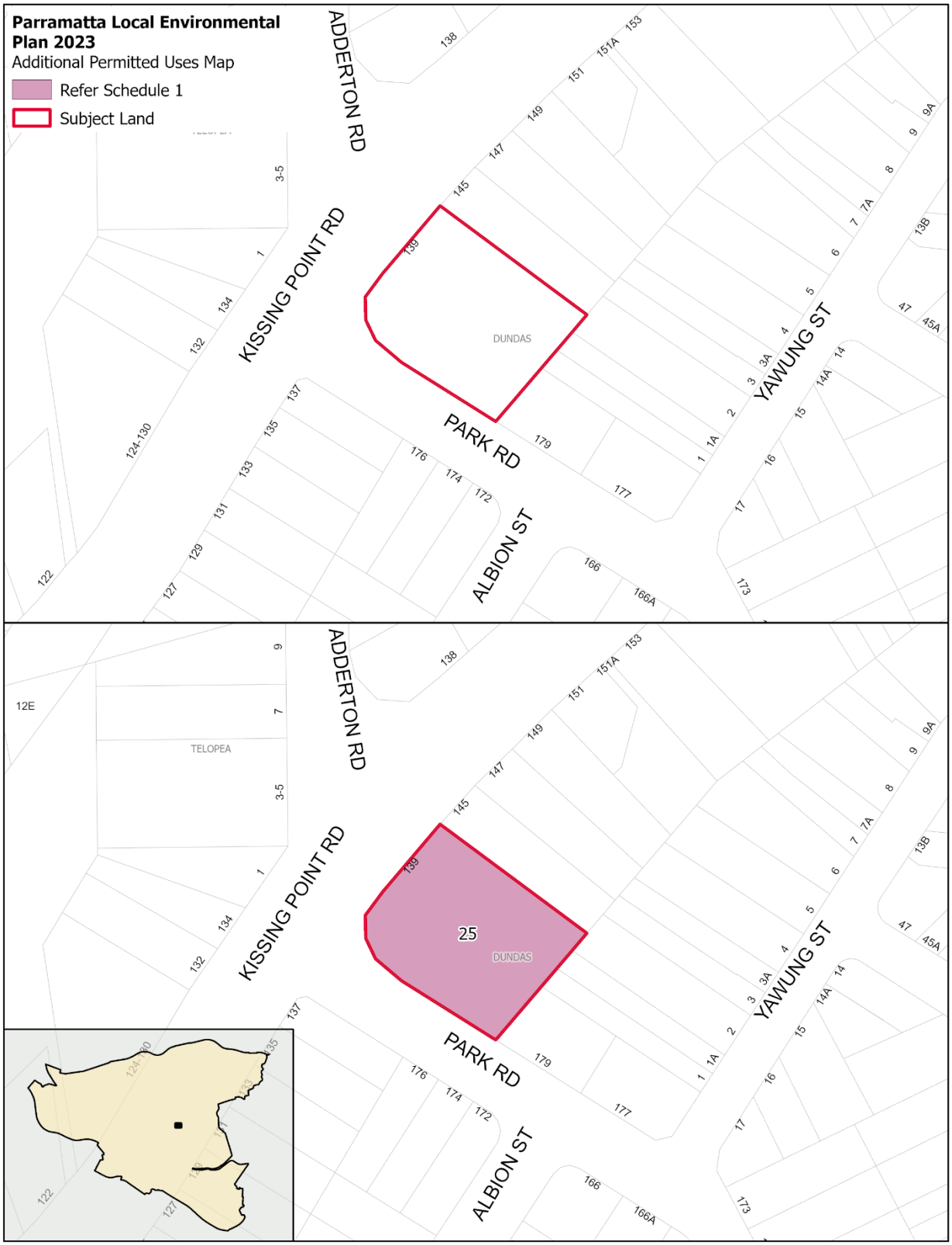


81. 6A Yarrabee Road, Winston Hills (Lot 6, DP 785252), *Northmead Gospel Hall*

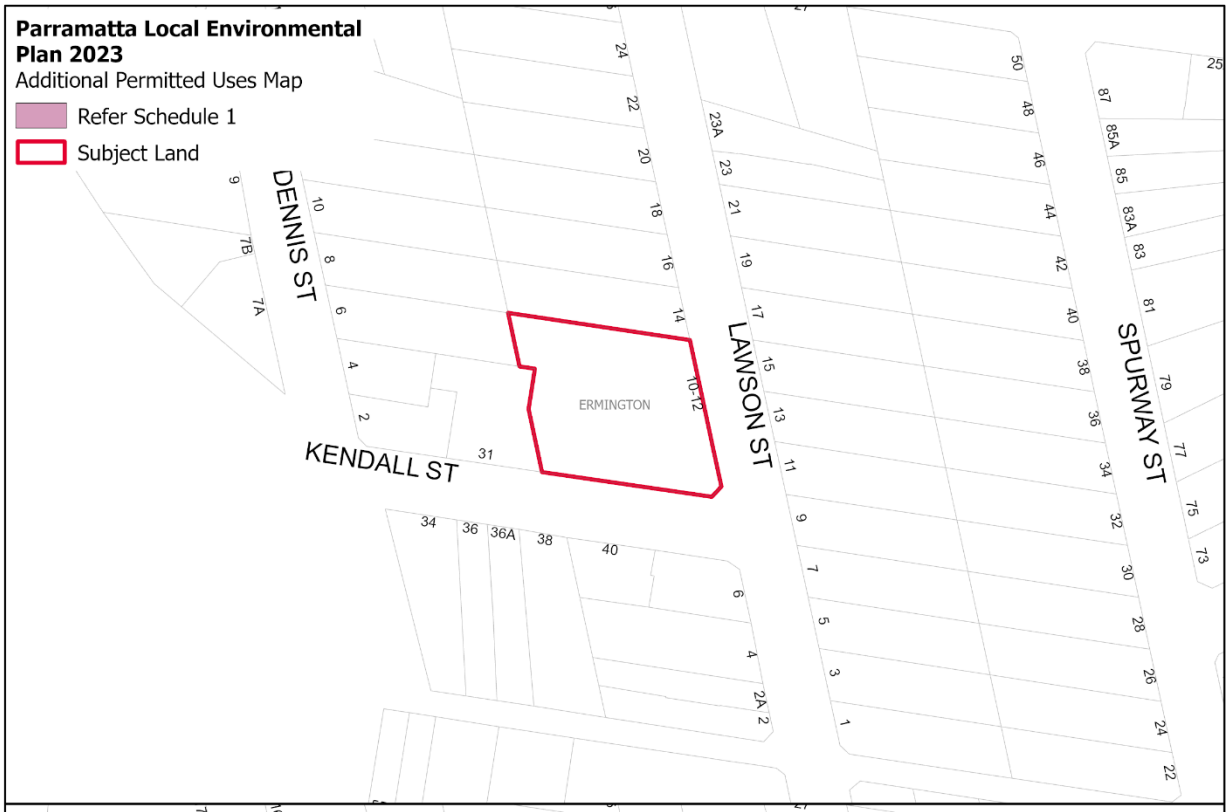


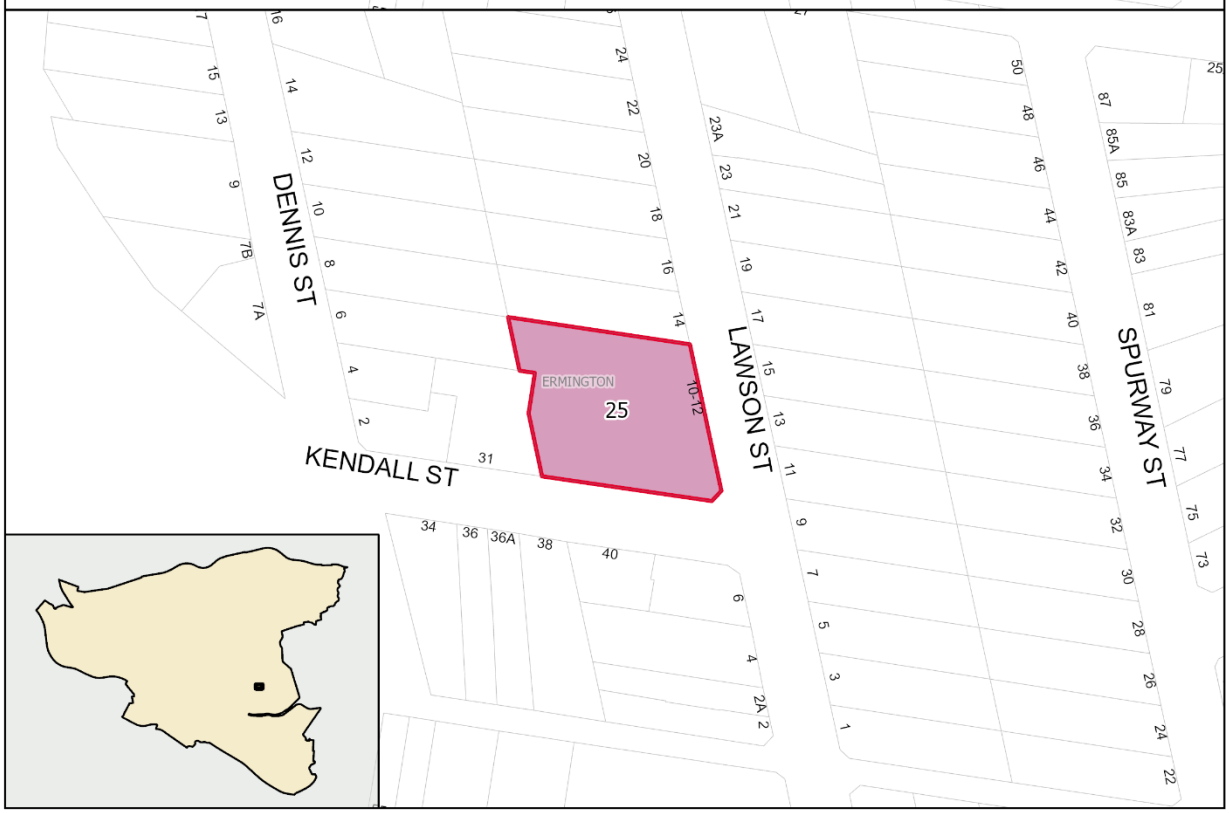


82. 139 Kissing Point Road, Dundas (Lot 14, DP 705877), *Dundas Ermington Uniting Church*

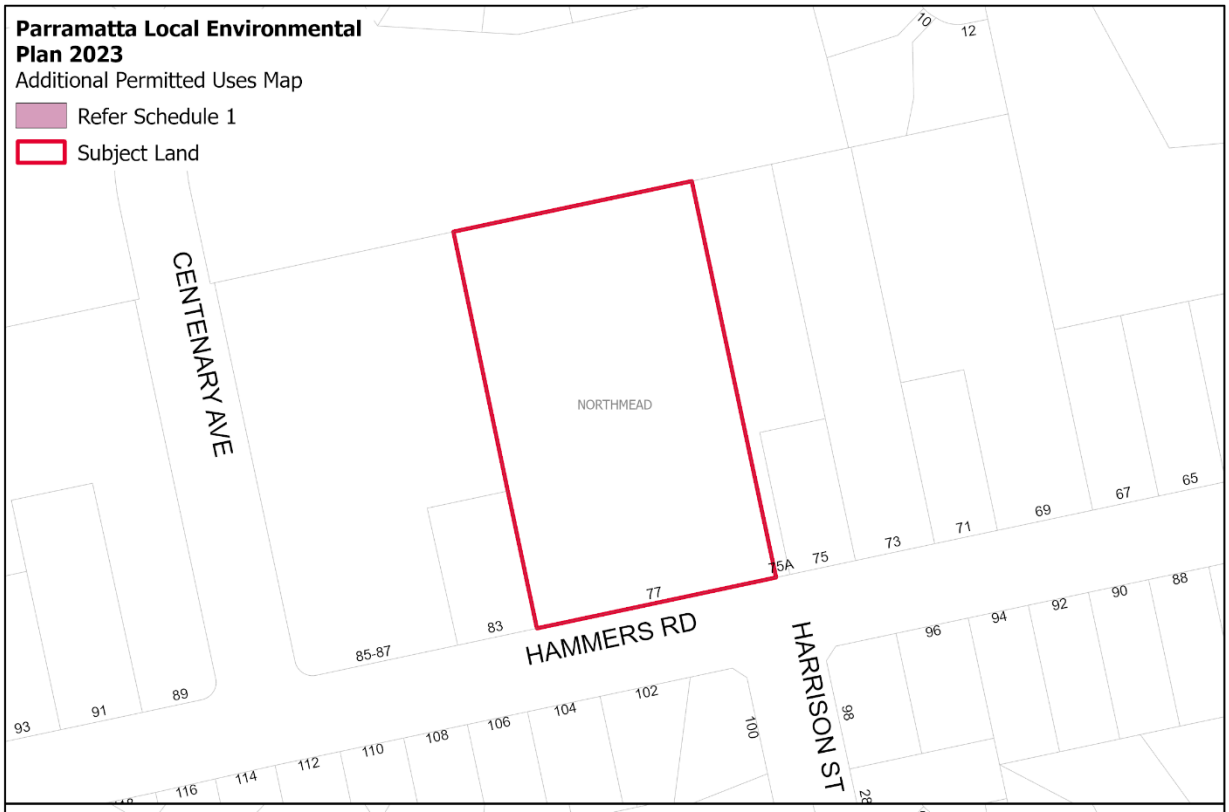


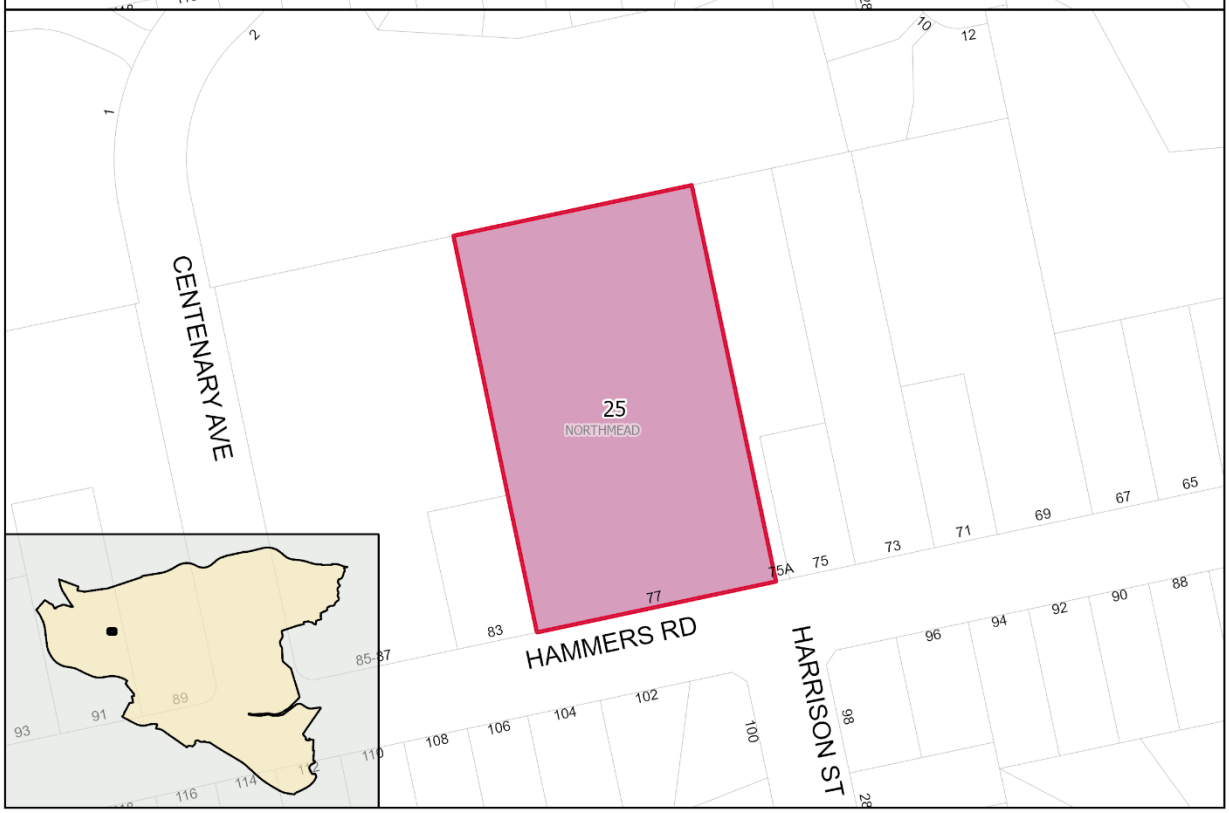
83. 10-12 Lawson Street, Ermington (Lot 1, DP 1147393), *Sydney Slavic Baptist Church*



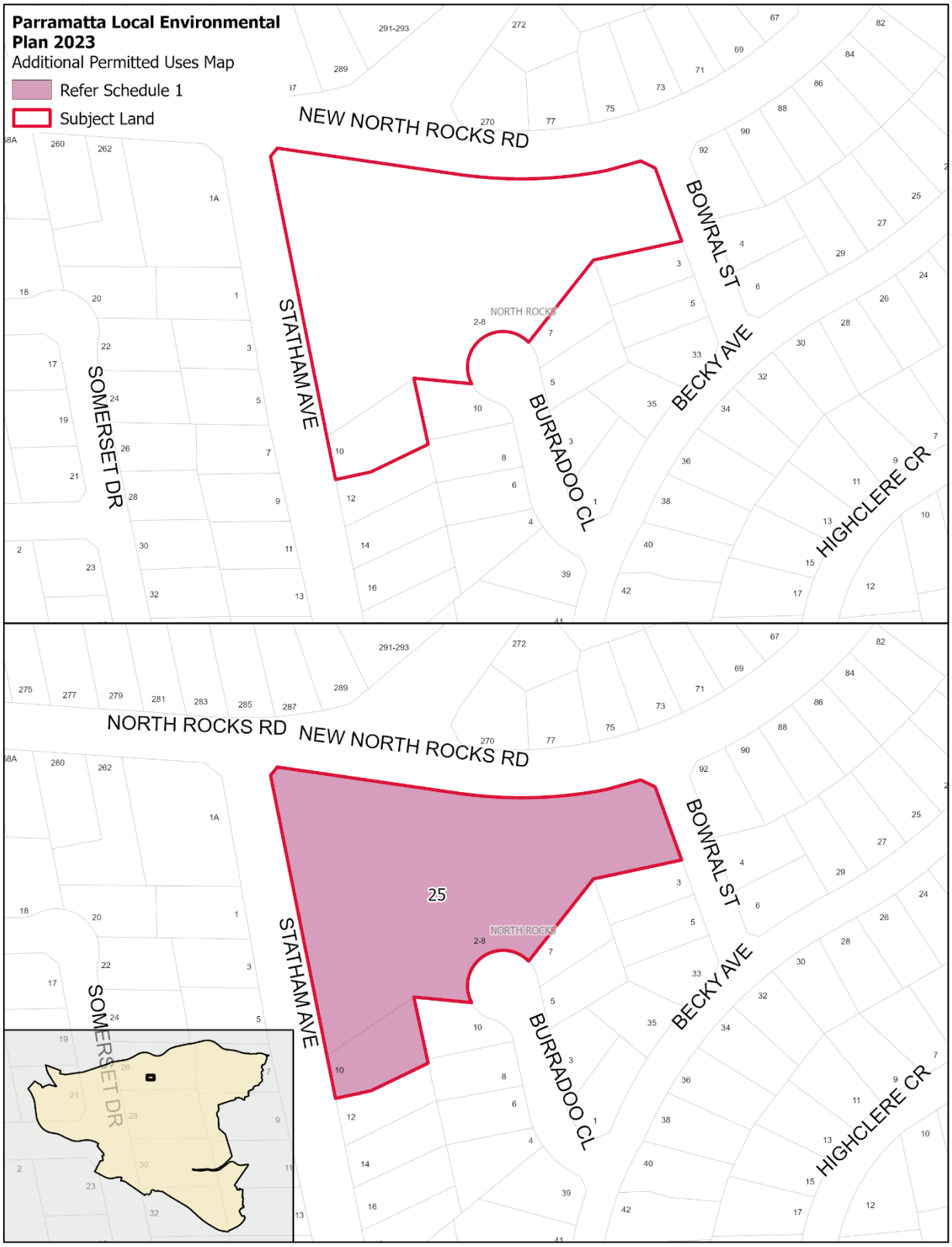


84. 77 Hammers Road, Northmead (Lot 1, DP 718811), *Seventh Day Adventist Church Parramatta*

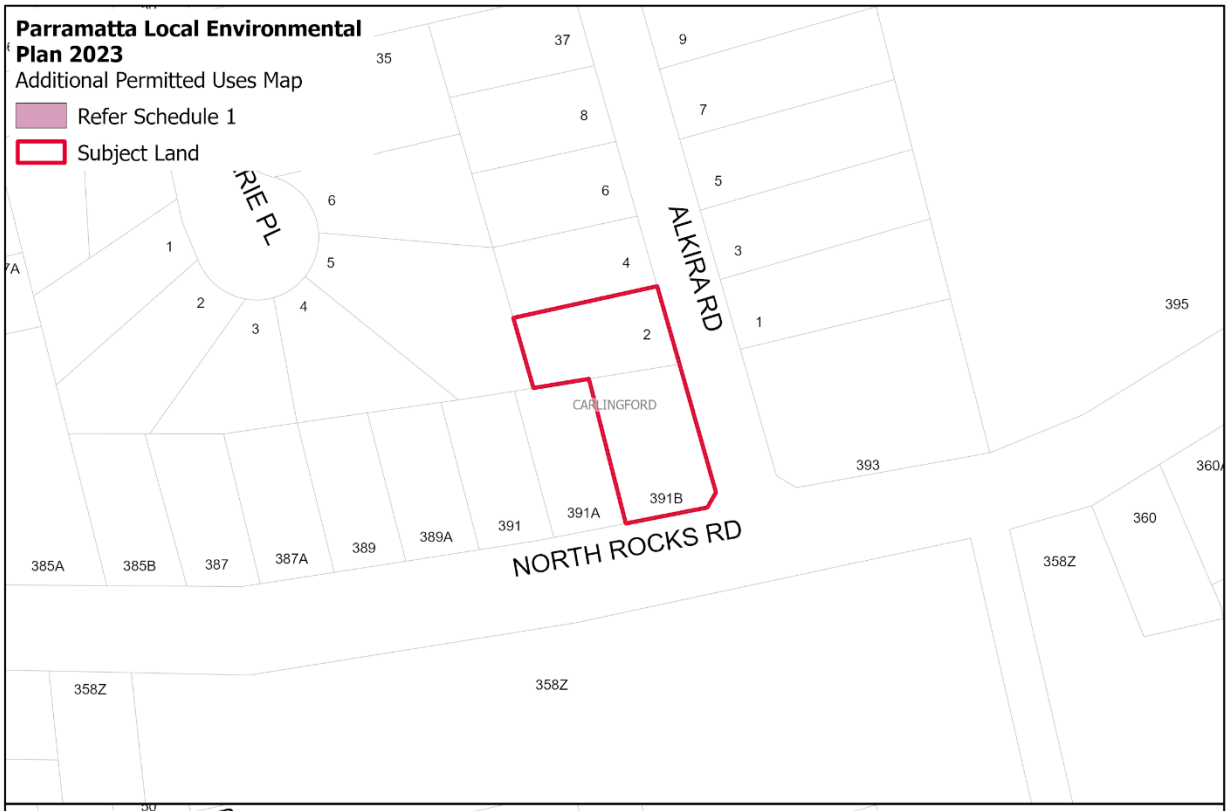


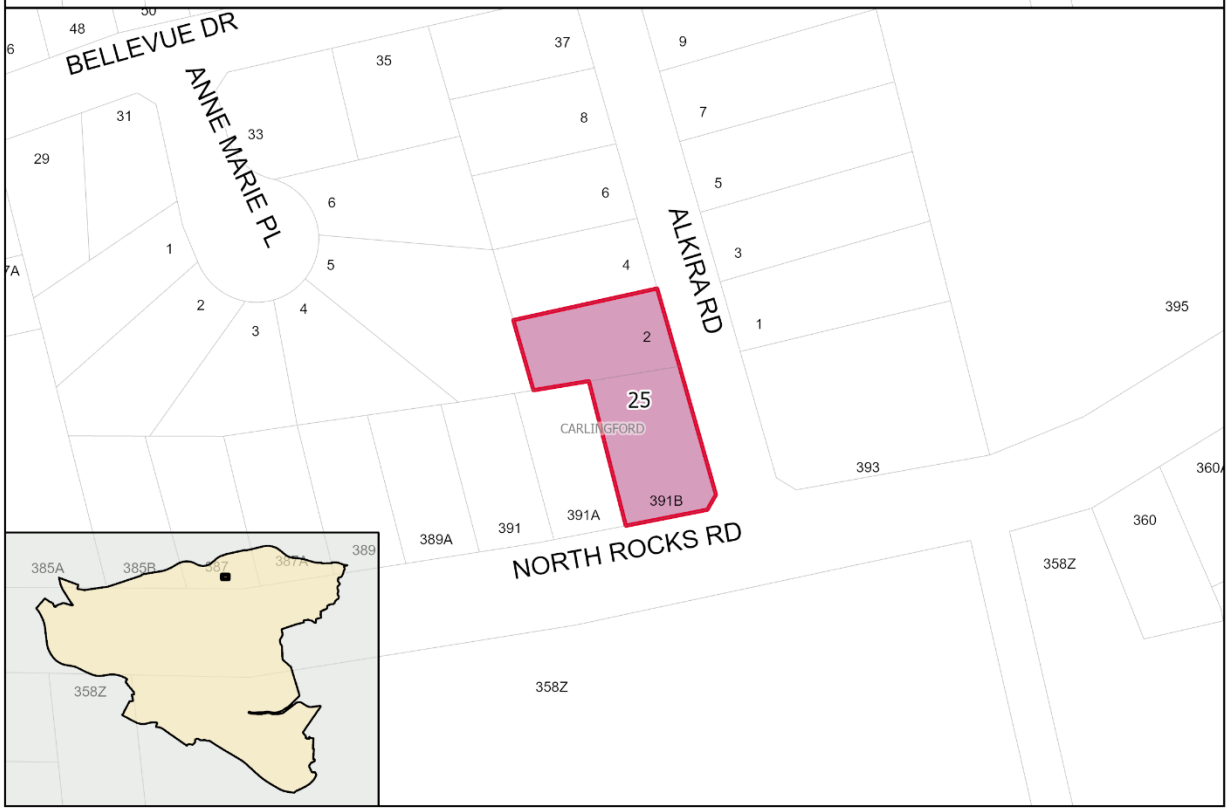


85. 2-8 and 10 Statham Avenue, North Rocks (Lot 1, DP 550888; Lot 11, DP 536771), *Christ The King Catholic Church*

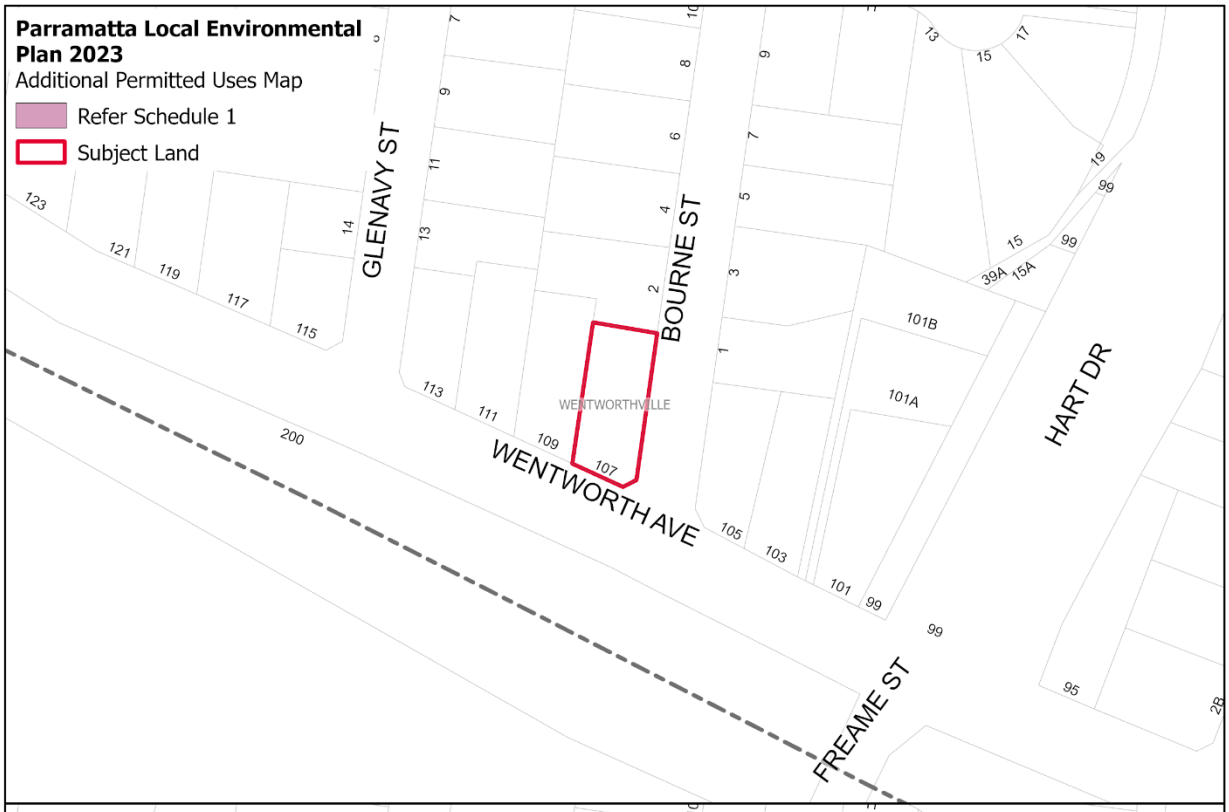


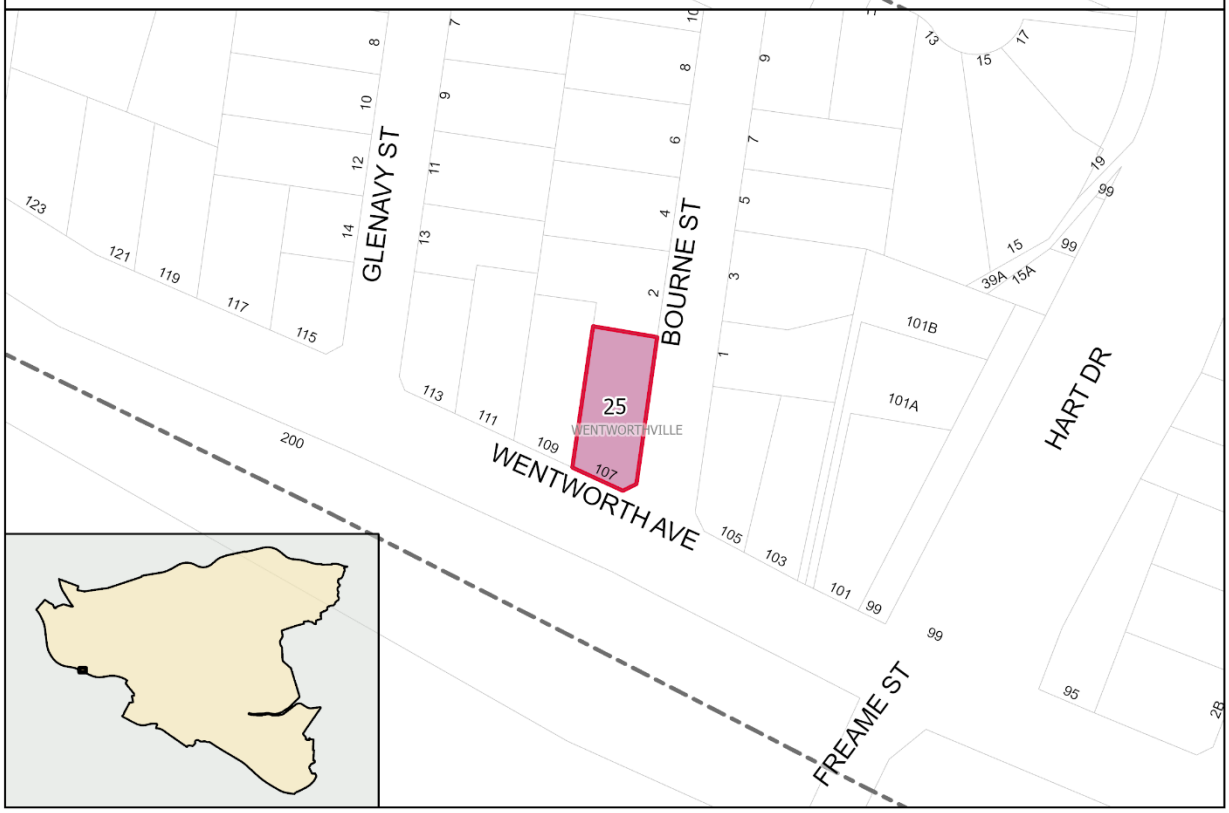
86. 391B North Rocks Road and 2 Alkira Road, Carlingford (Lot 12 and 29, DP 220601), *Plymouth Brethren Christian Church*





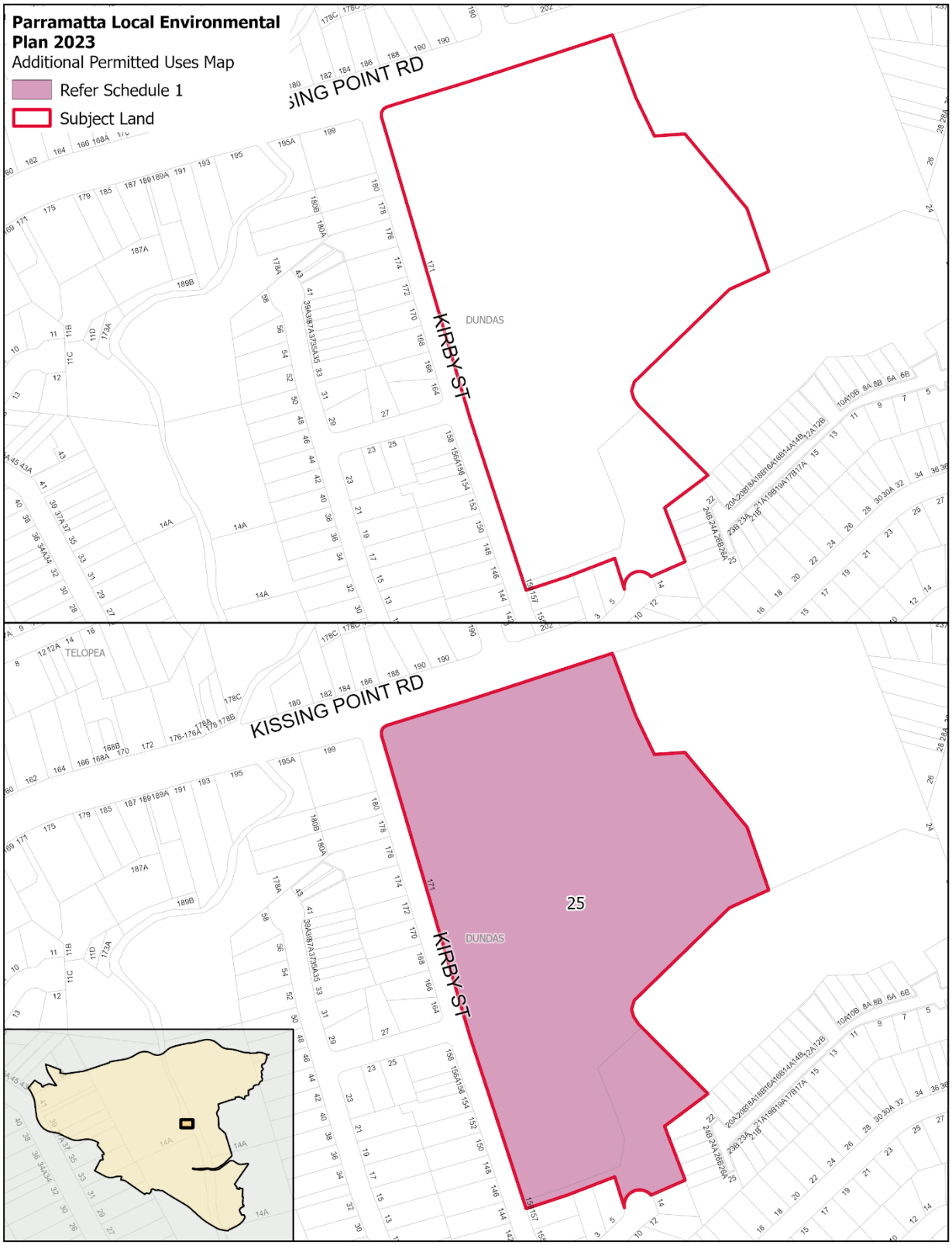
87. 107 Wentworth Avenue, Wentworthville (Lot 1, DP 39390), *Hope Society Church*



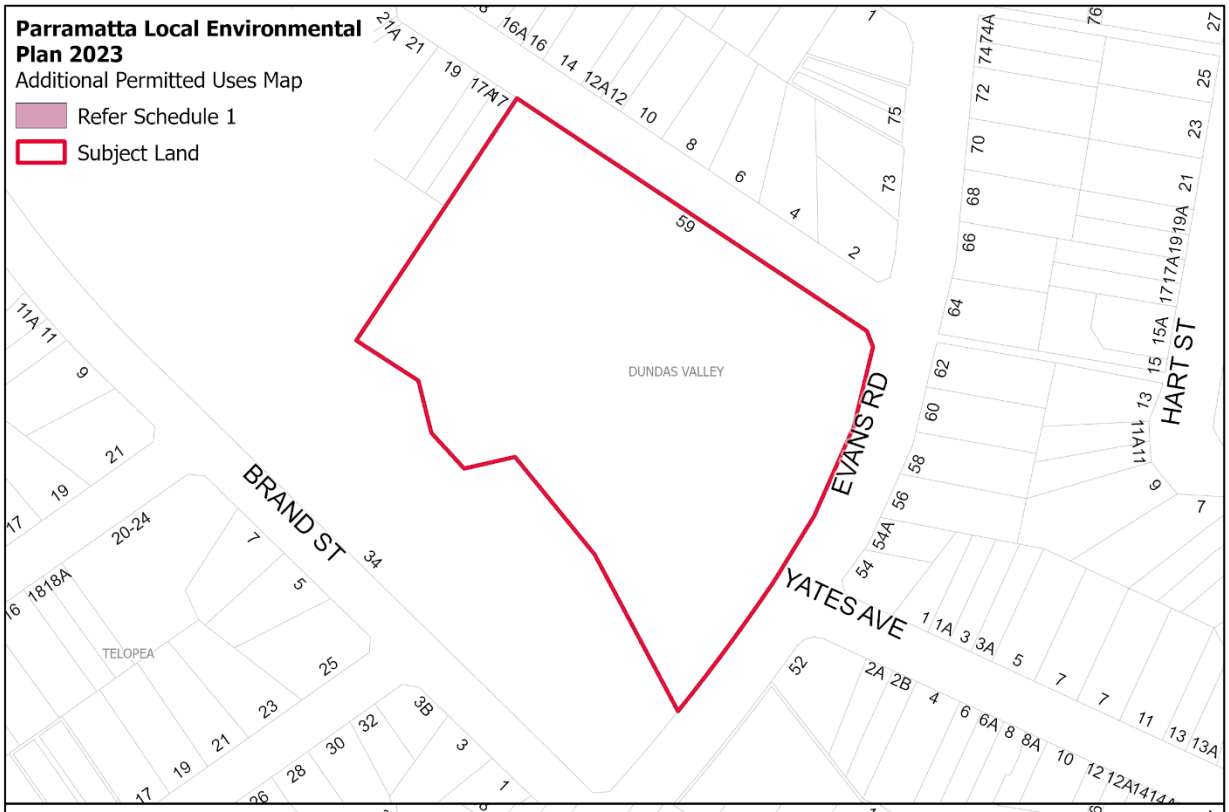


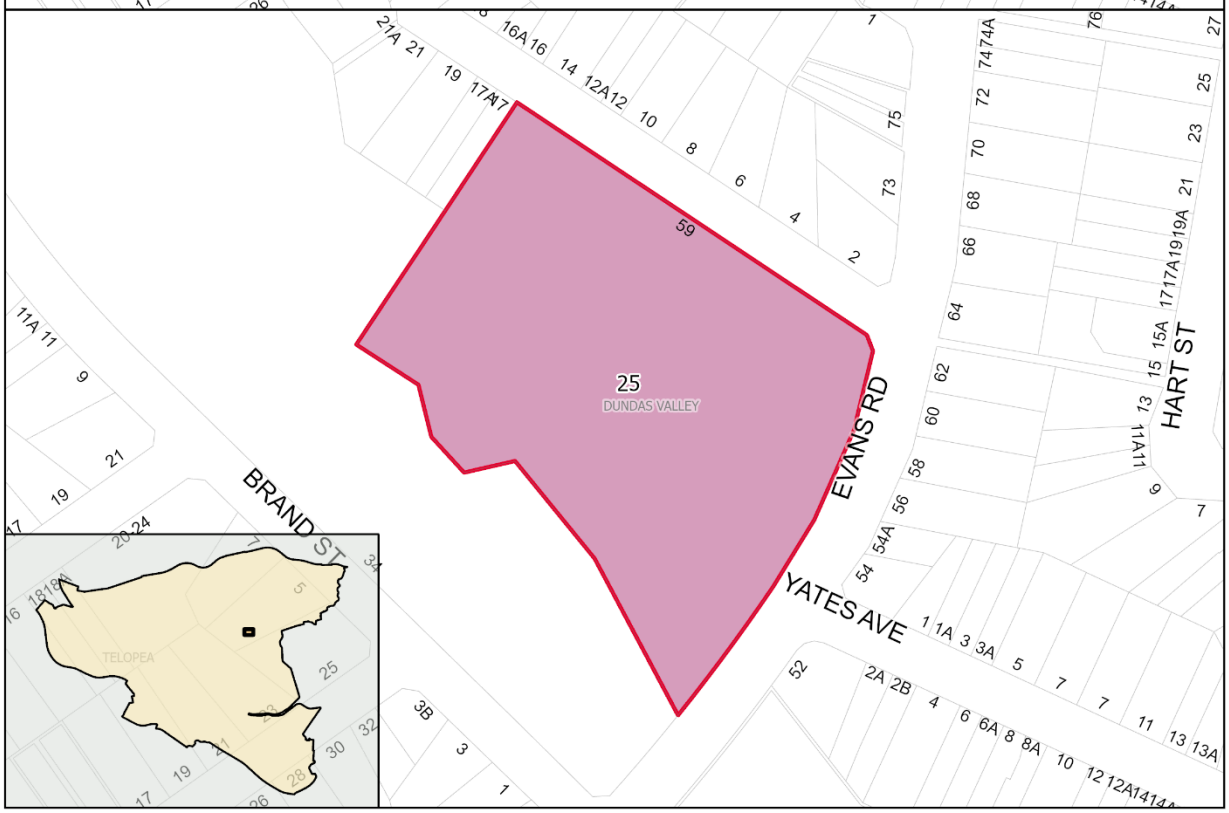
88. 2 Primrose Avenue, Rydalmere (Lot 1, DP 36565), *Rydalmere Masjid*

89. 159 and 171 Kirby Street, Dundas (Lot 15, DP 1078743; Lot 213, DP 1189742), *St Patrick's Marist College*

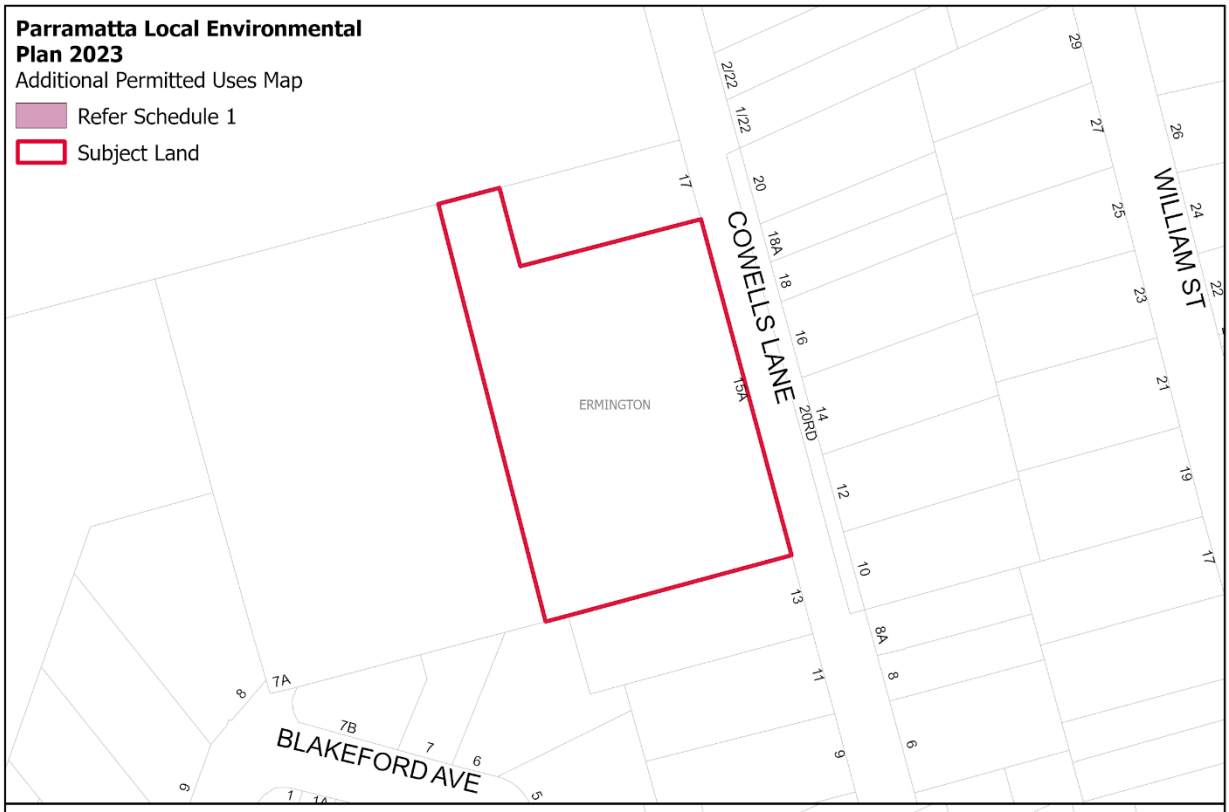


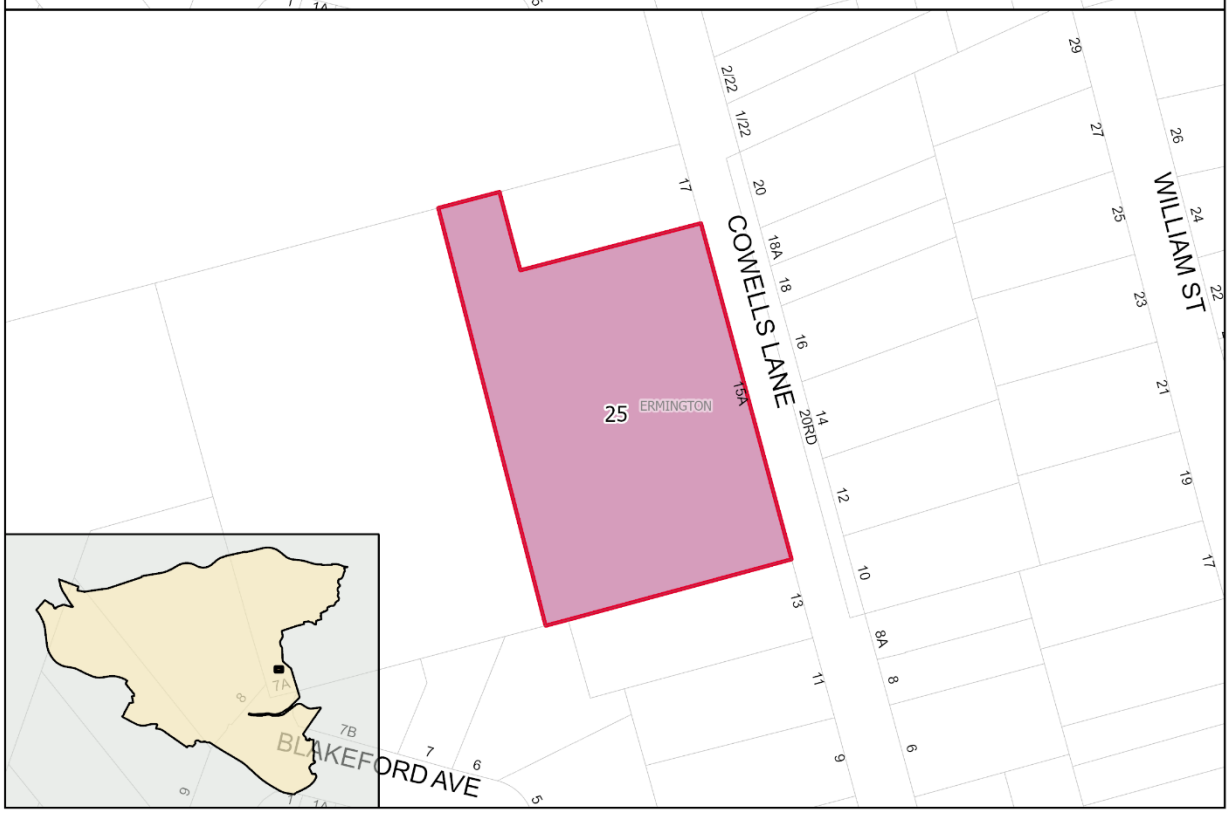
90. 59 Evans Road, Dundas Valley (Lot 839, DP 36700), *Bernadette's Catholic Church and Primary School*



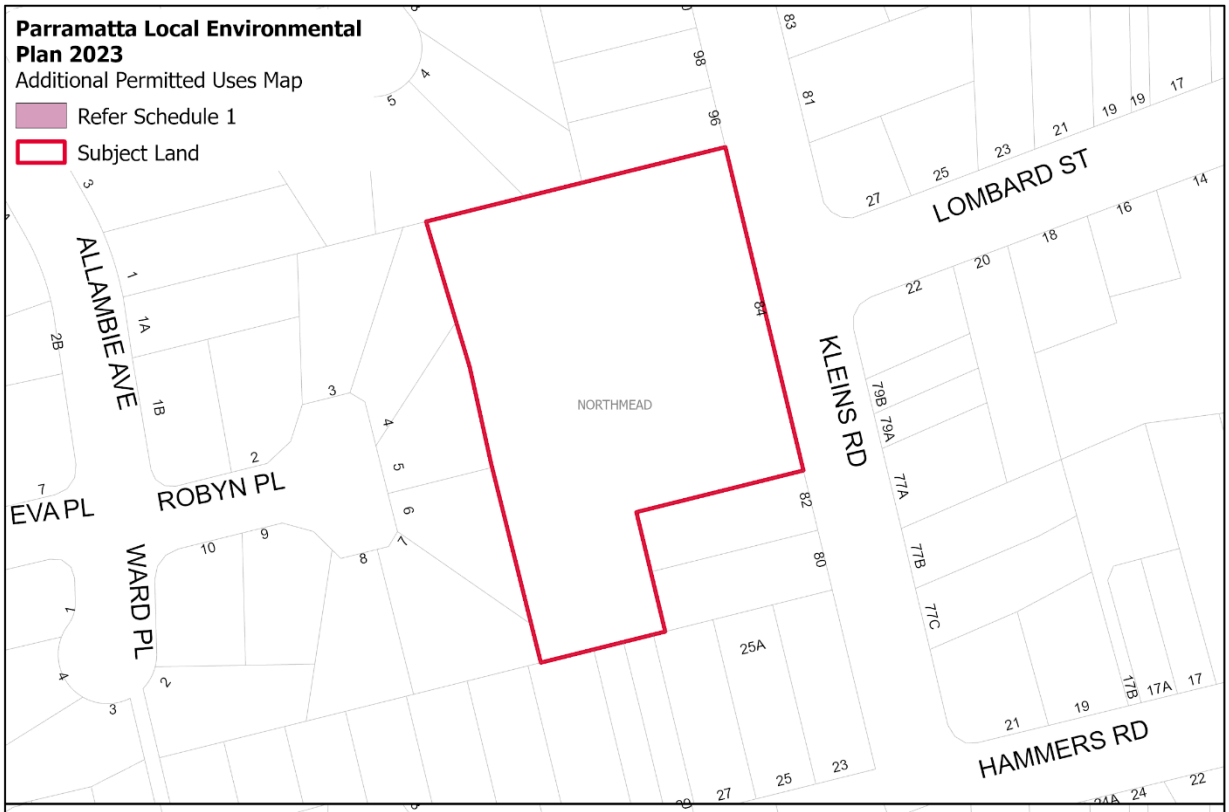


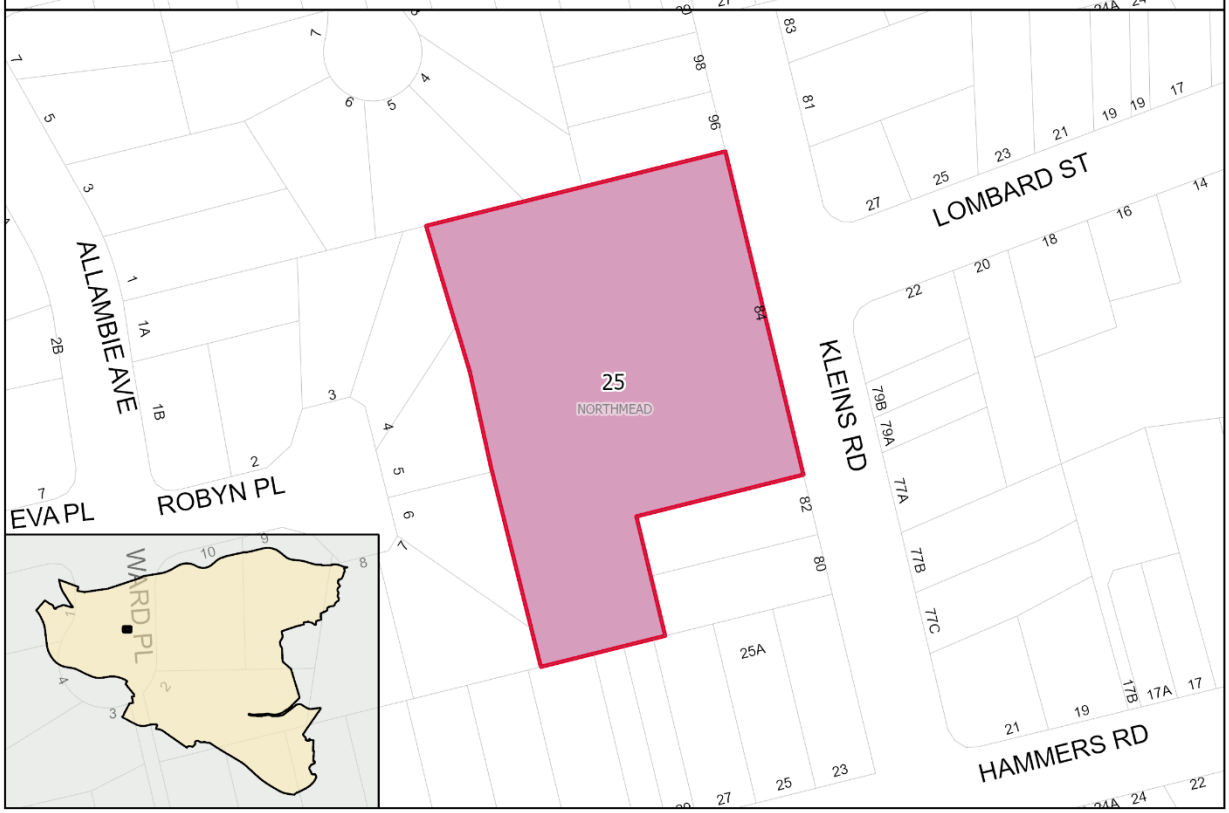
91. 15A Cowells Lane, Ermington (Lot 11, DP 828501), *Sydney Evangelical Holiness Church*



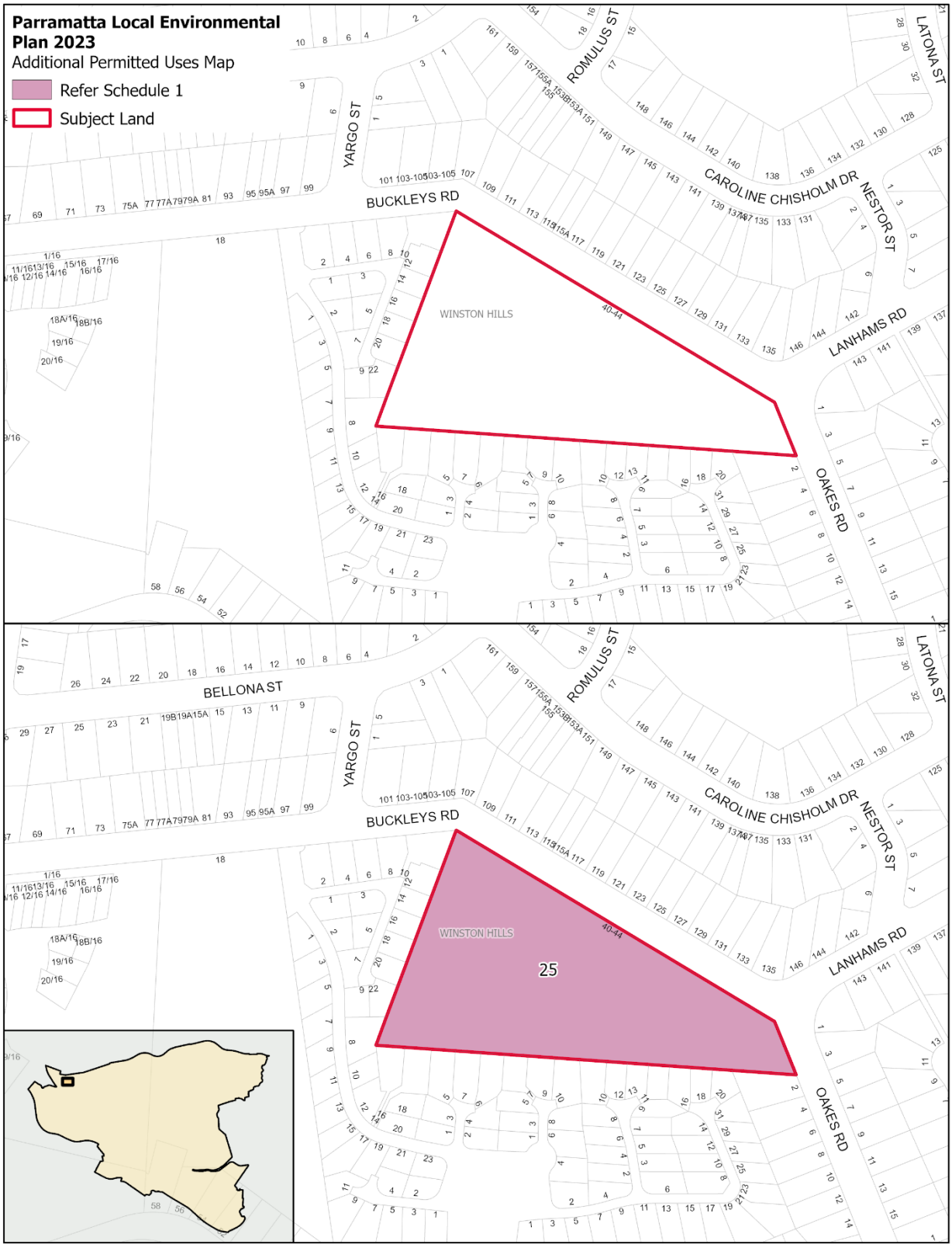


92. 84 Kleins Road, Northmead (Lot 1, DP 513222), *Parramatta Baptist Church*

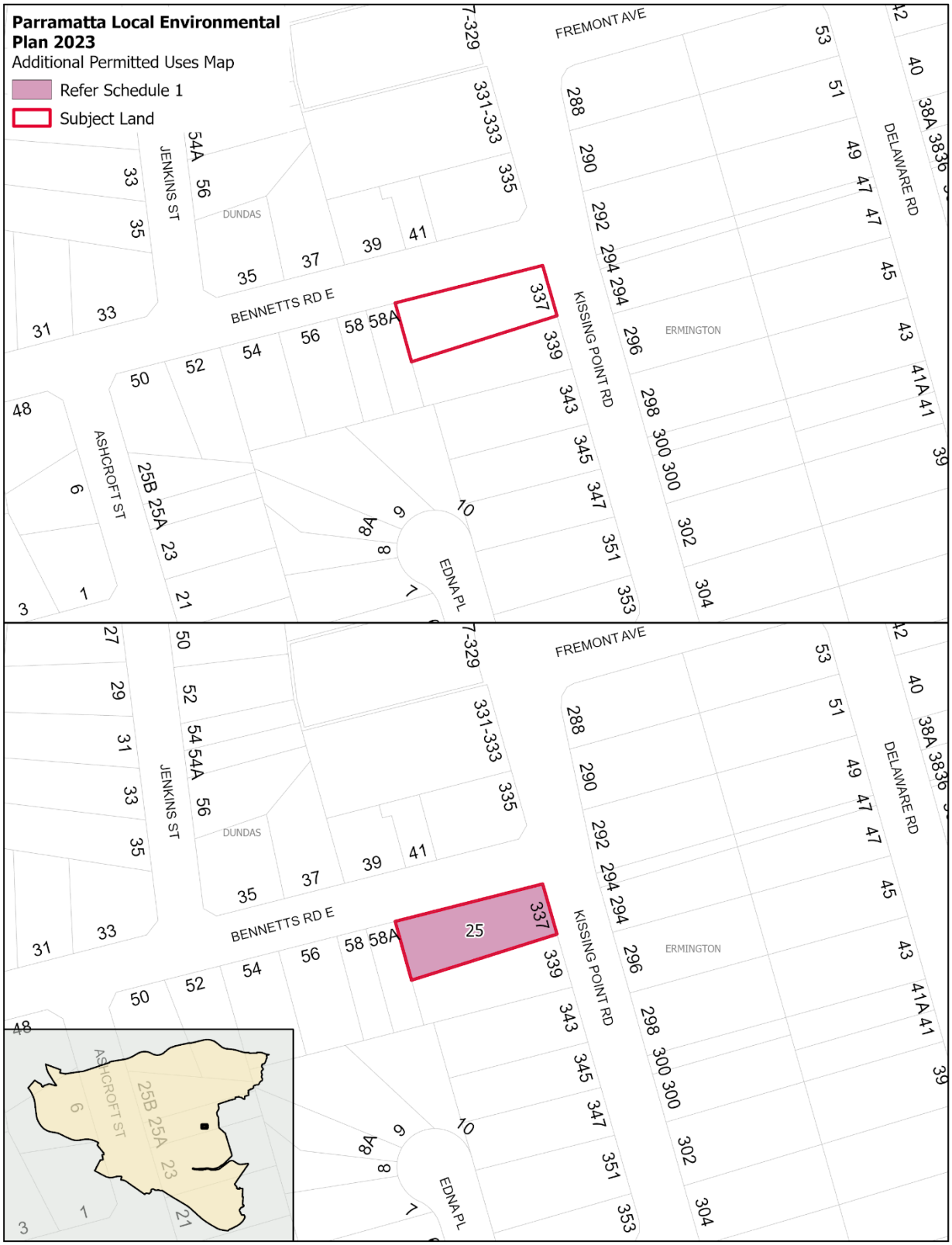




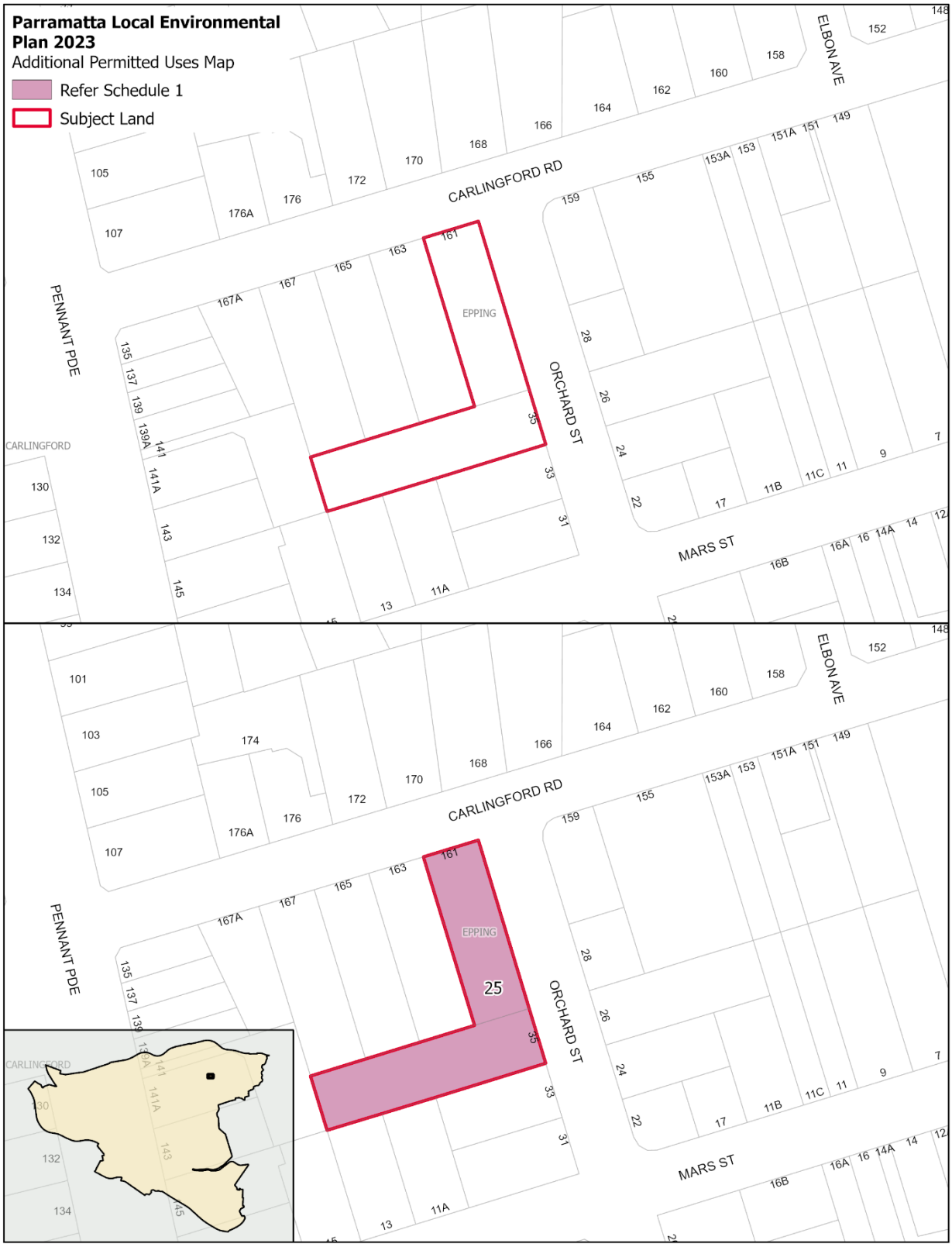
93. 40-44 Buckleys Road, Winston Hills (Lot 19A, DP 349789), *St Pauls the Apostle Catholic Church and Primary School*



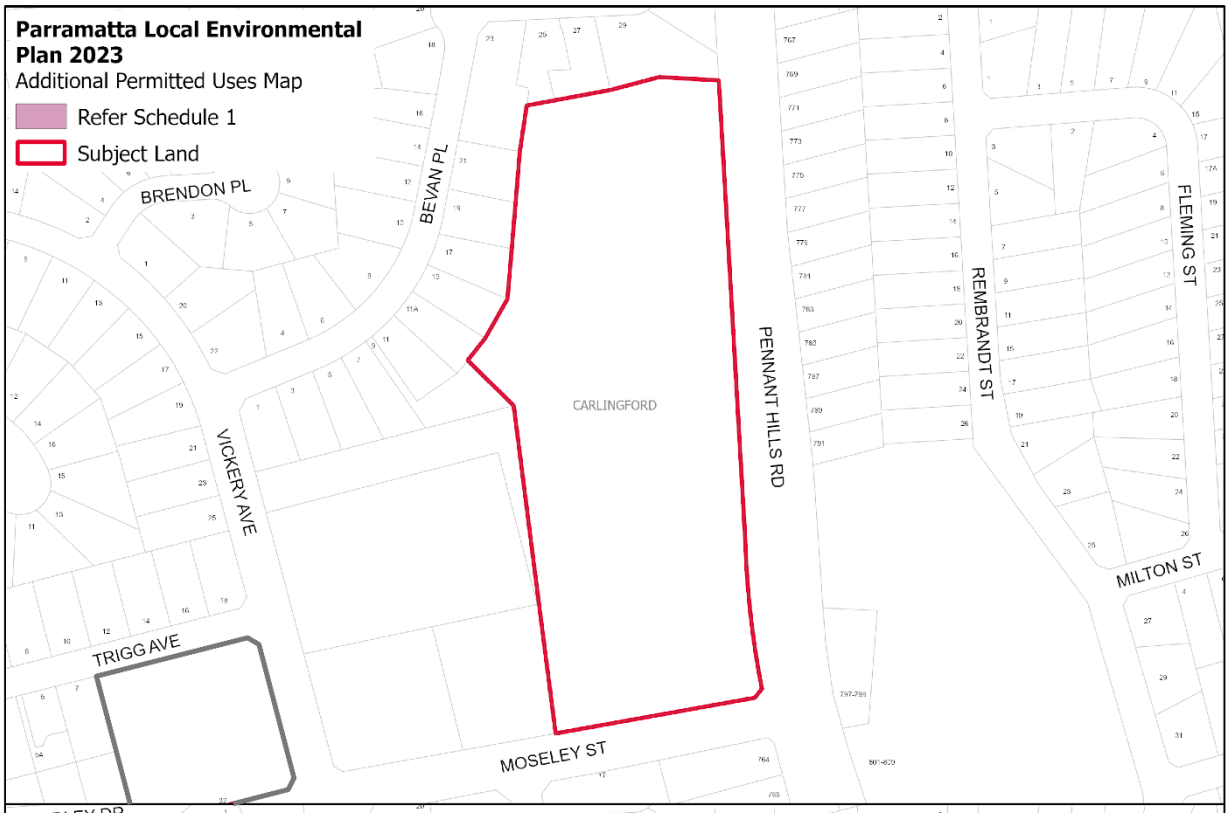
94. 337 Kissing Point Road, Ermington (Lot E, DP 407436), *Plymouth Brethren Christian Church*

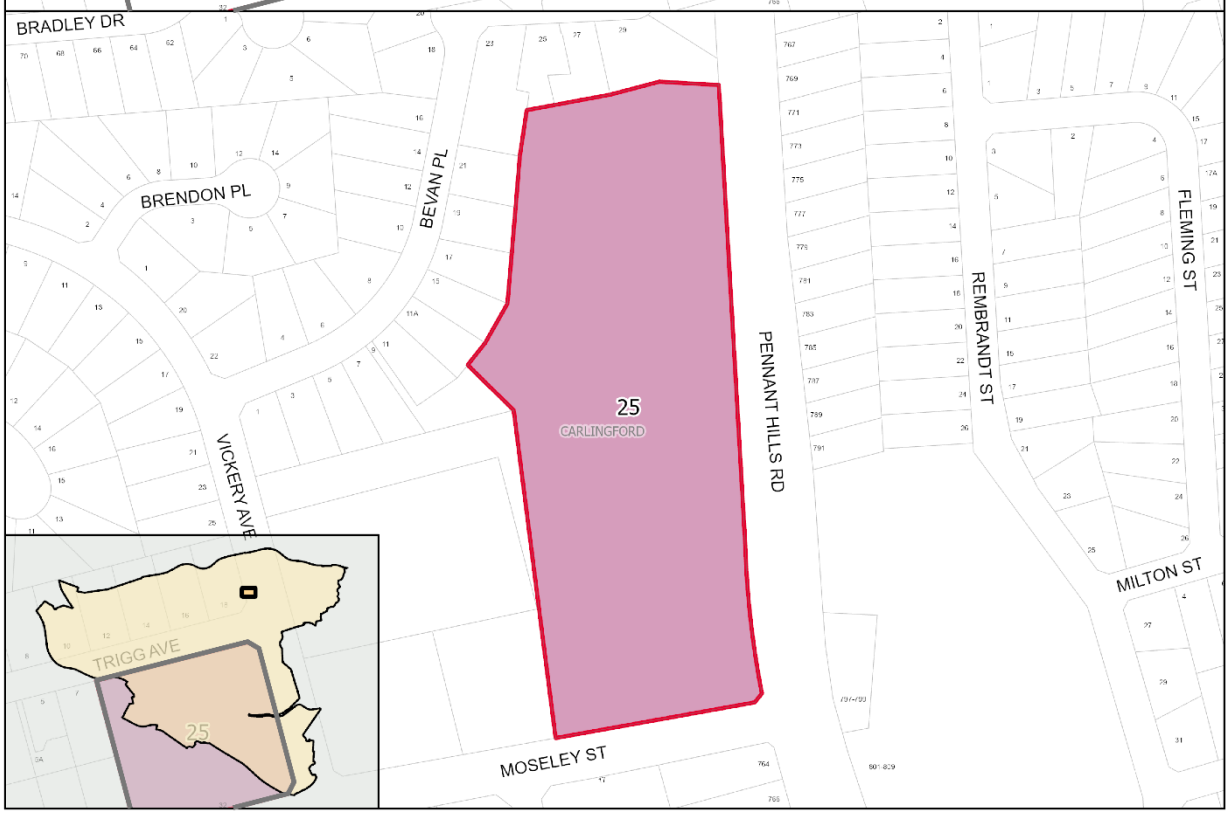


95. 35 Orchard Street and 161 Carlingford Road, Epping (Lot 2 DP 1217211 and Lot 10, Sec 1, DP 1026), *West Epping Uniting Church*

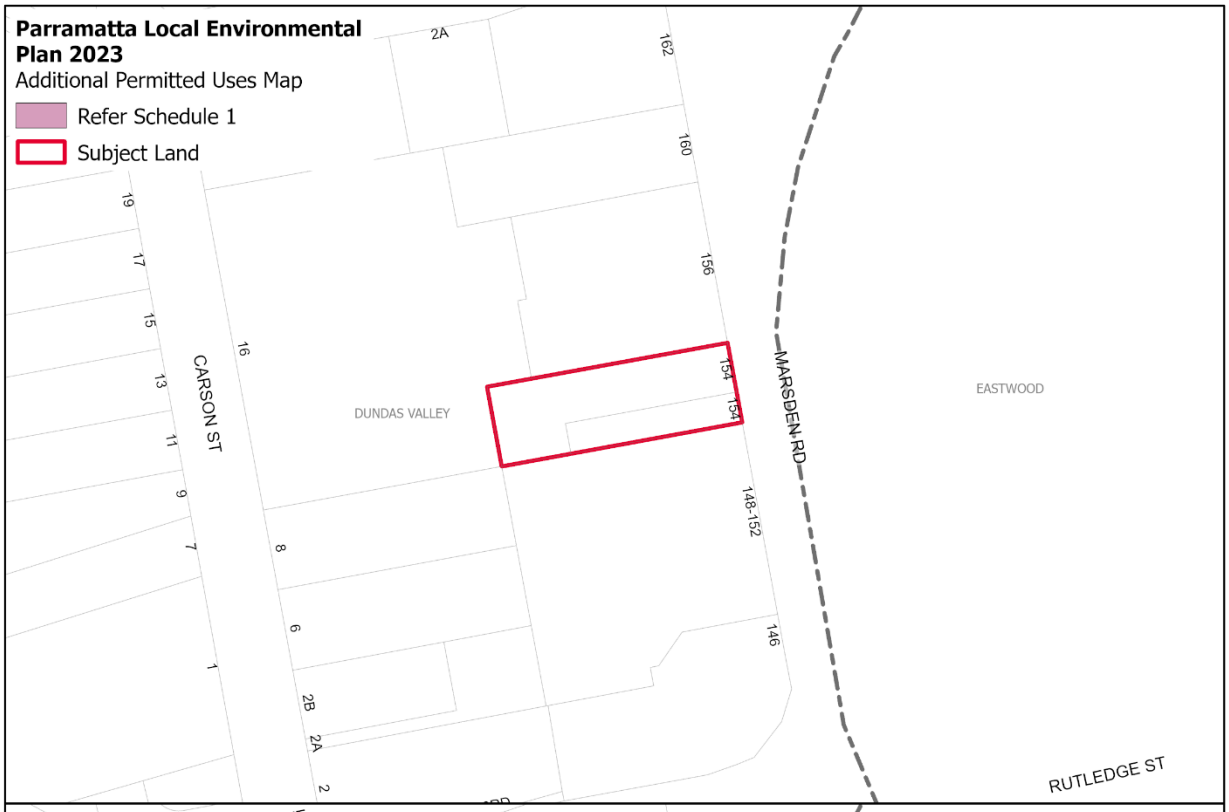


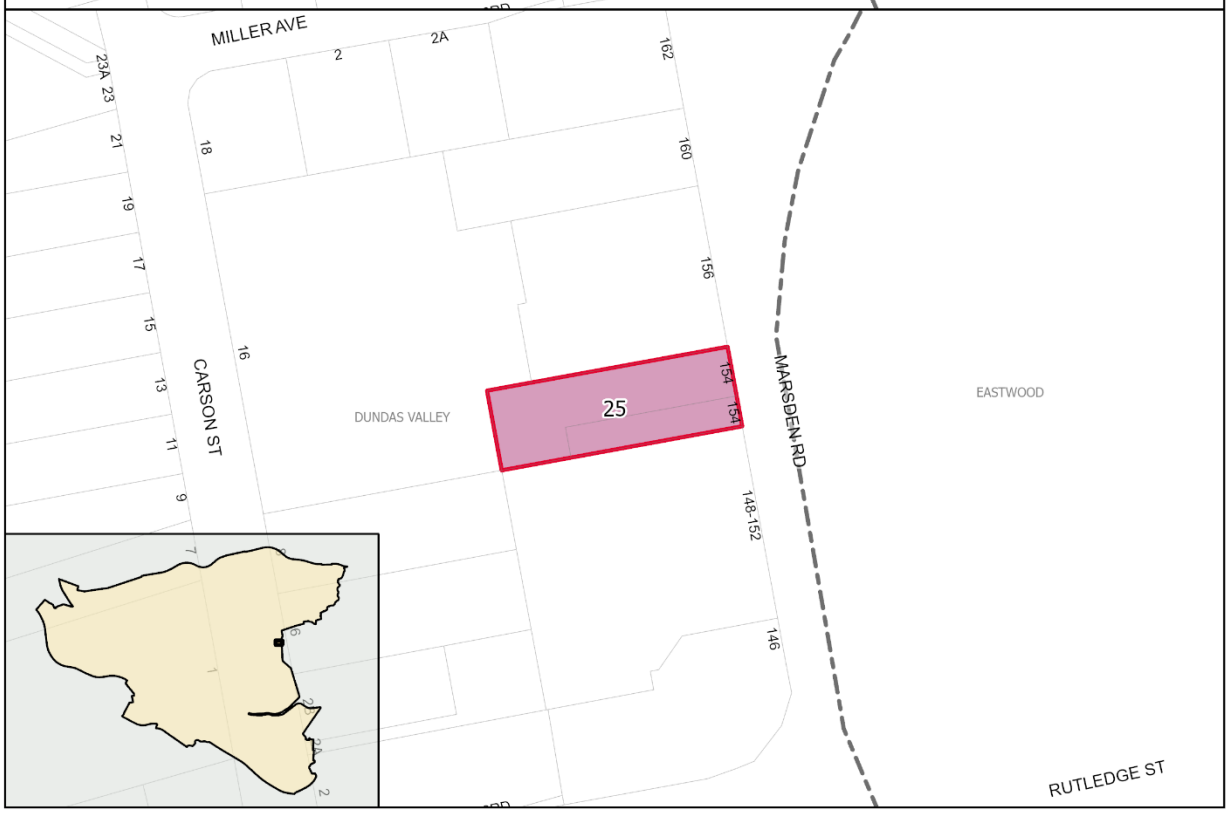
96. 36 Moseley Street, Carlingford (Lot 104, DP 794074), *Sydney Australia Temple*



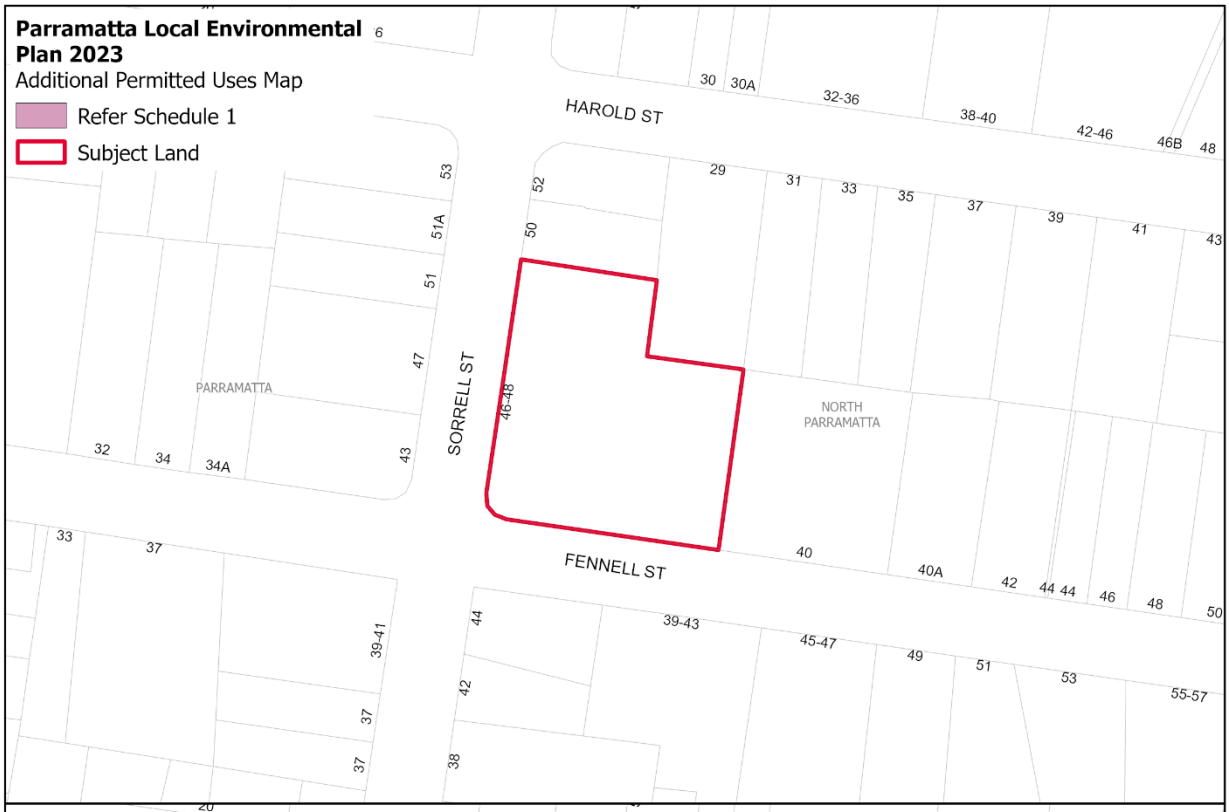


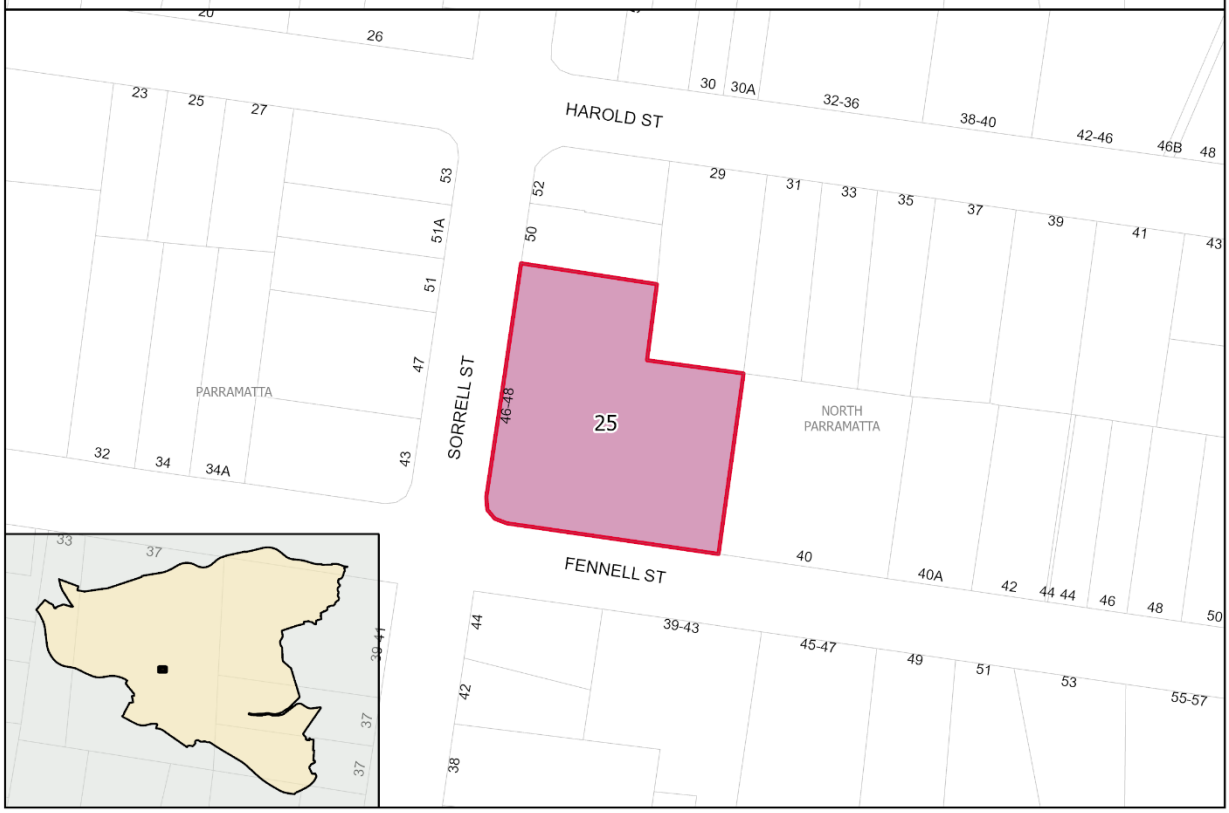
97. 154 Marsden Road, Dundas Valley (Lot 26, DP 662991; Lot 1, DP 966794), *Sydney Gospel Church*



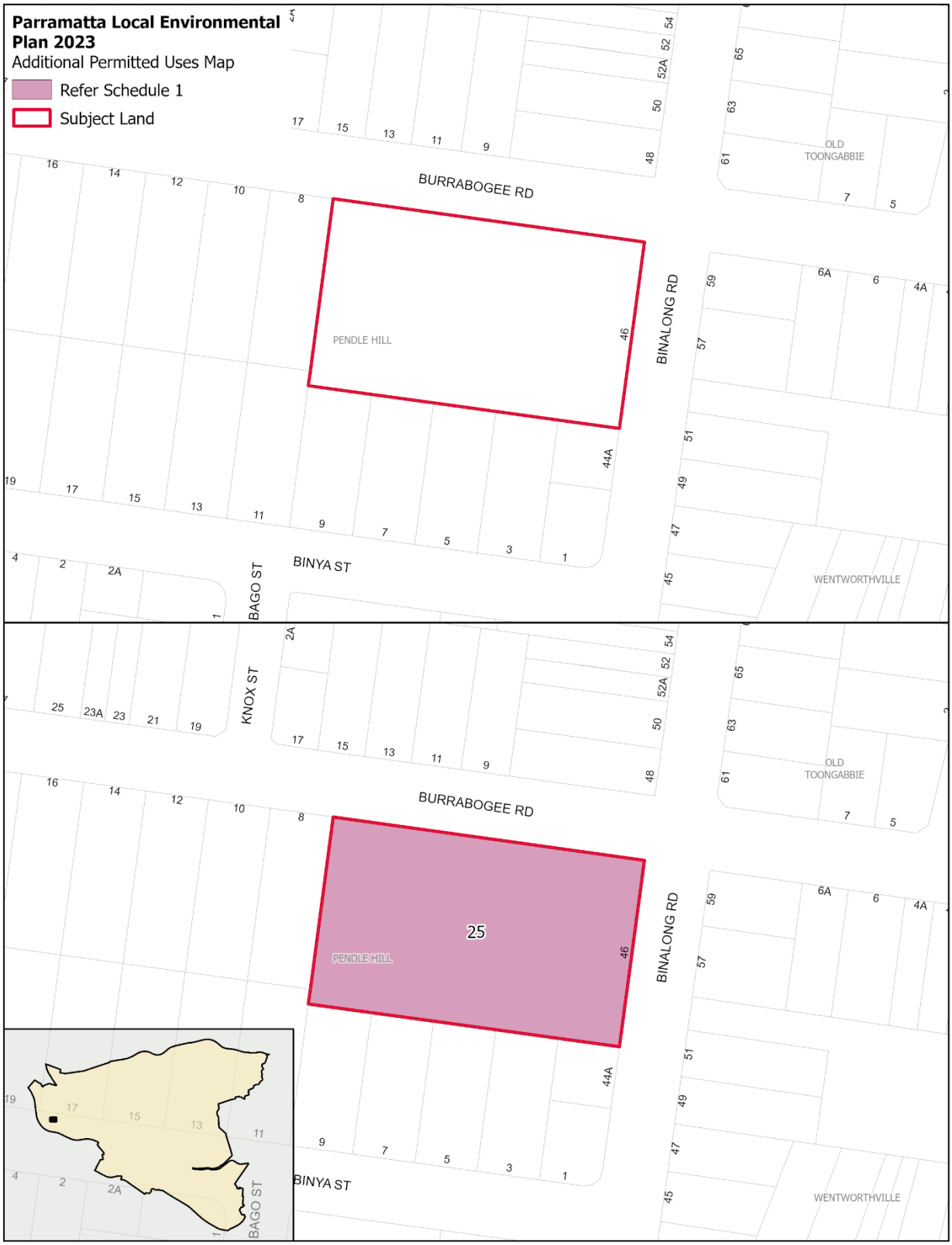


98. 46-48 Sorrell Street, North Parramatta (Lot 101, DP 1034924), *Parramatta Centenary Uniting Church*

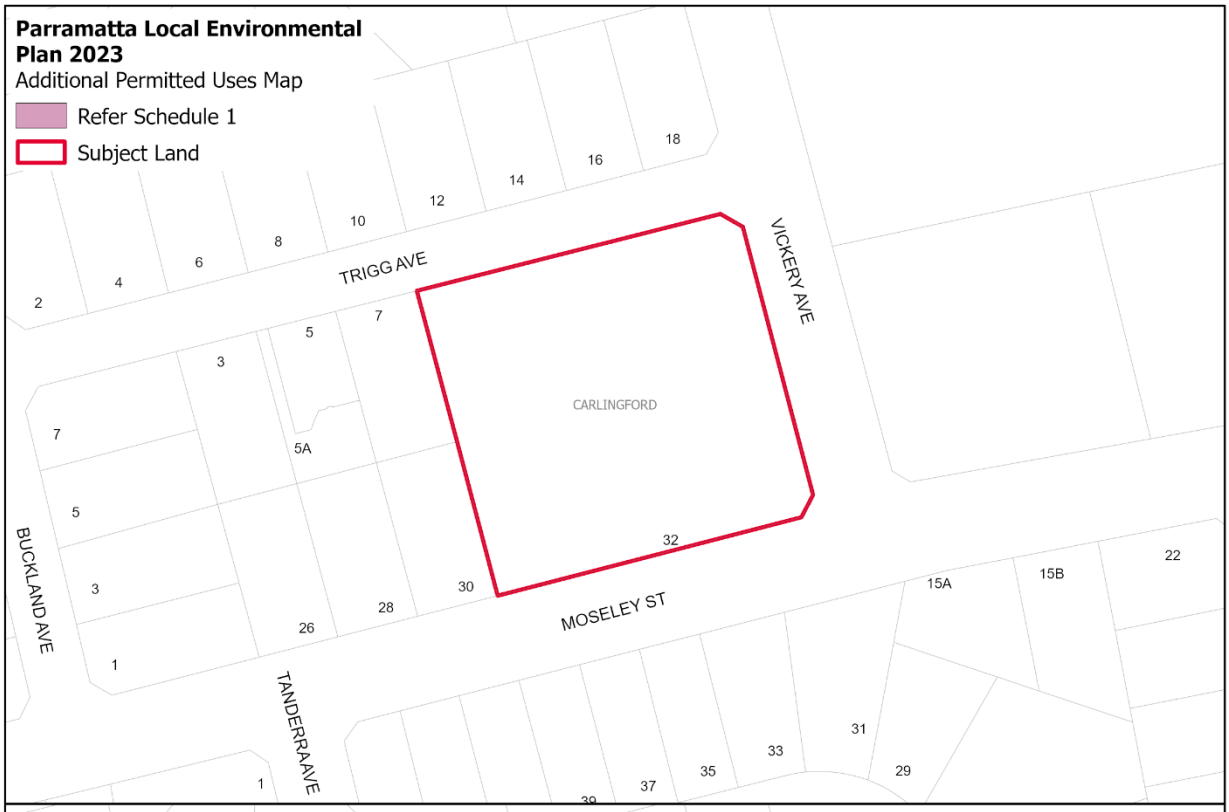


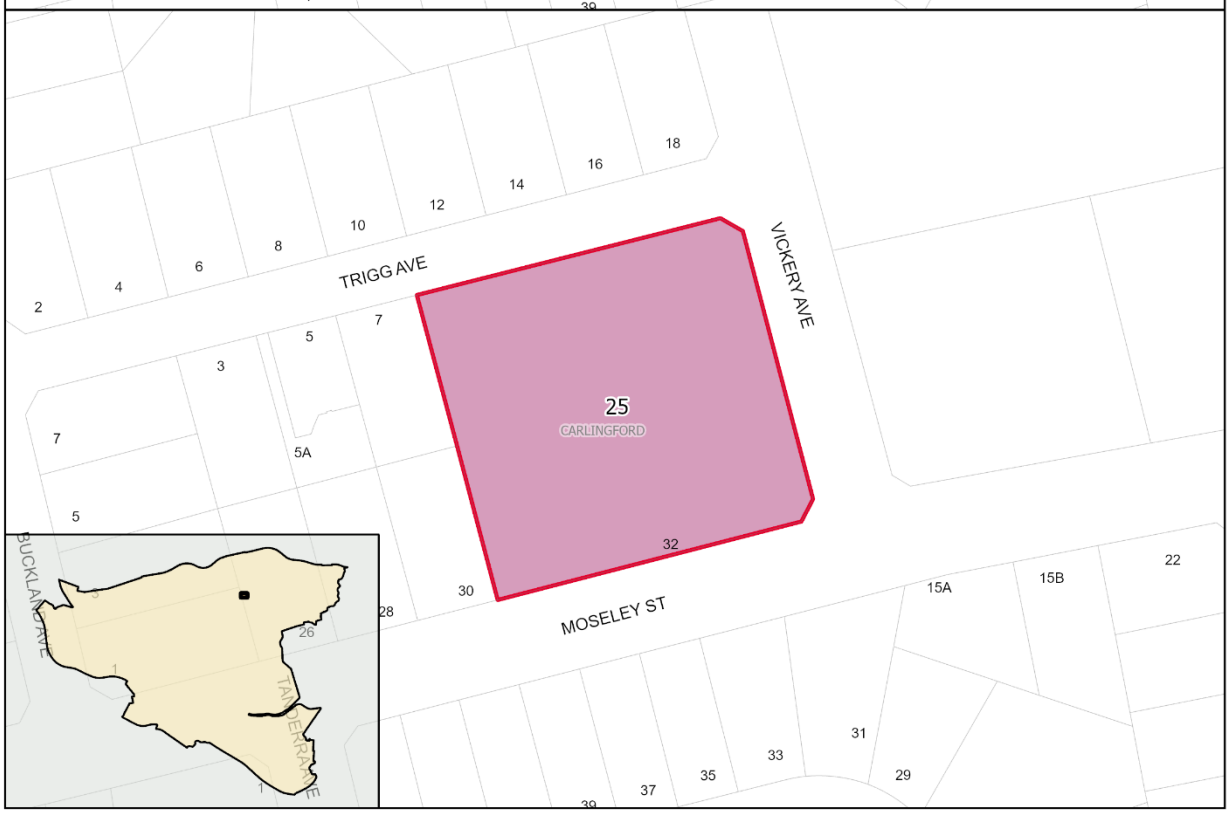


99. 46 Binalong Road, Toongabbie (Lot 1, DP 595937), *Toongabbie Anglican Church*

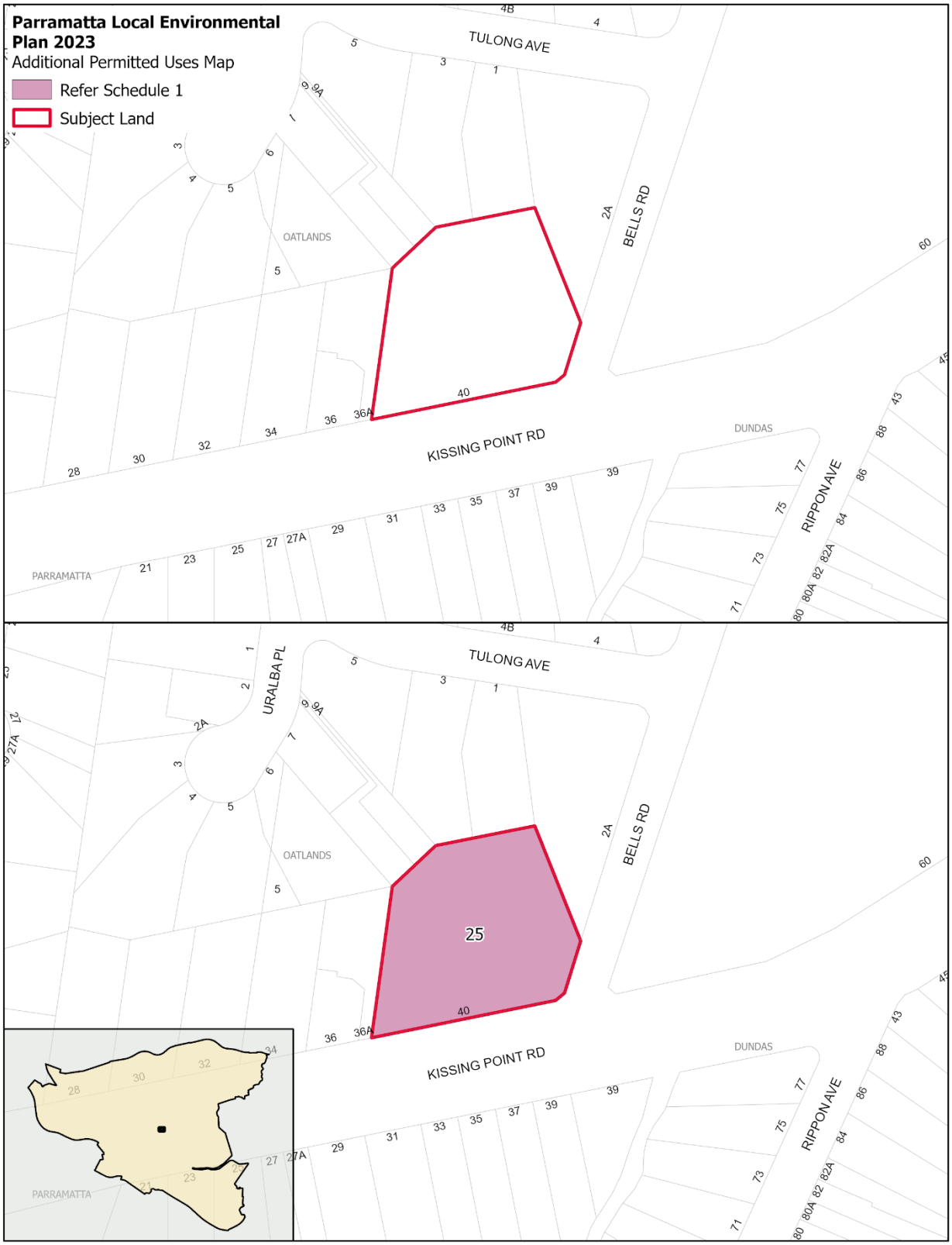


100. 32 Moseley Street, Carlingford (Lot 34, DP 251044), *St Paul's Anglican Parish Centre Carlingford*

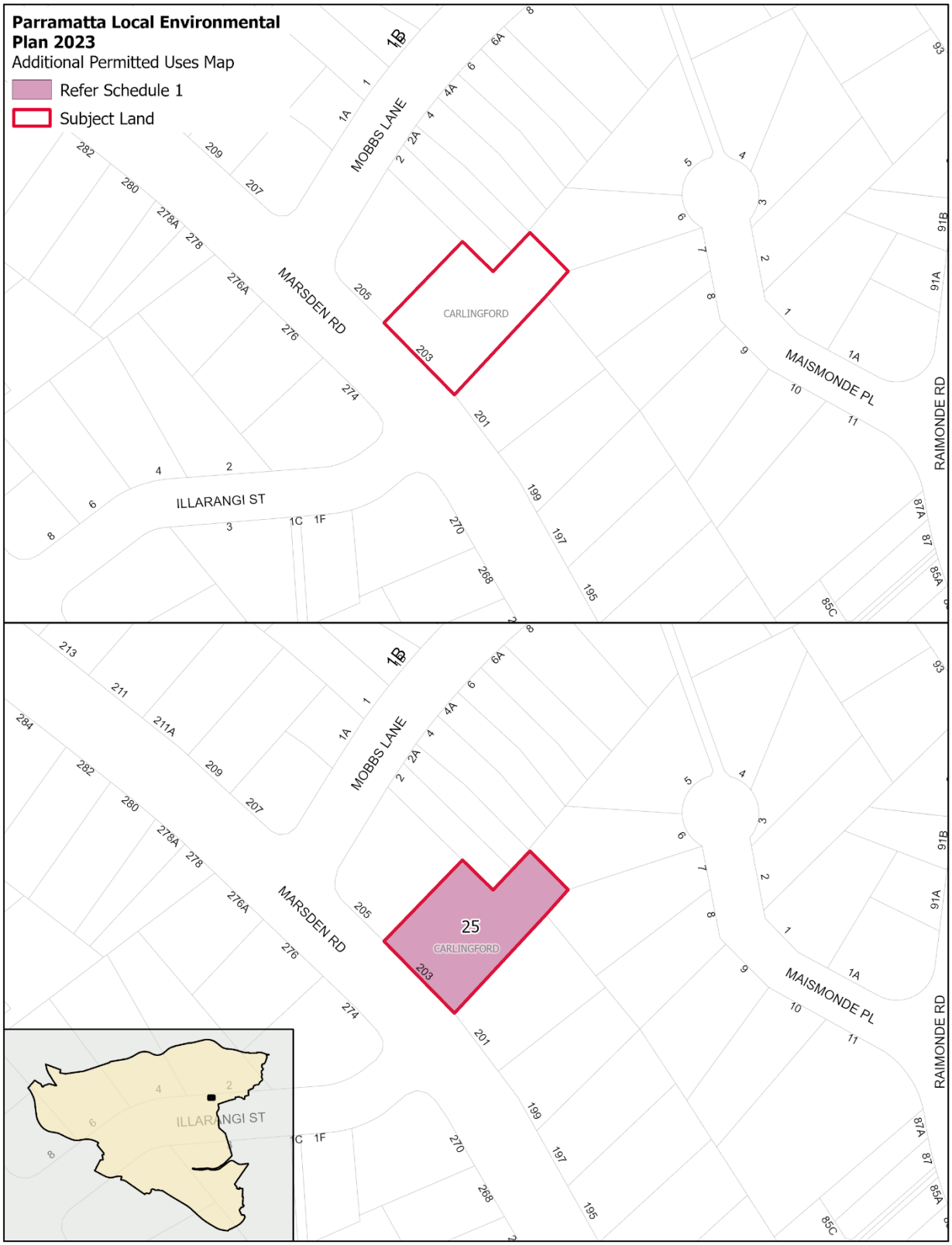




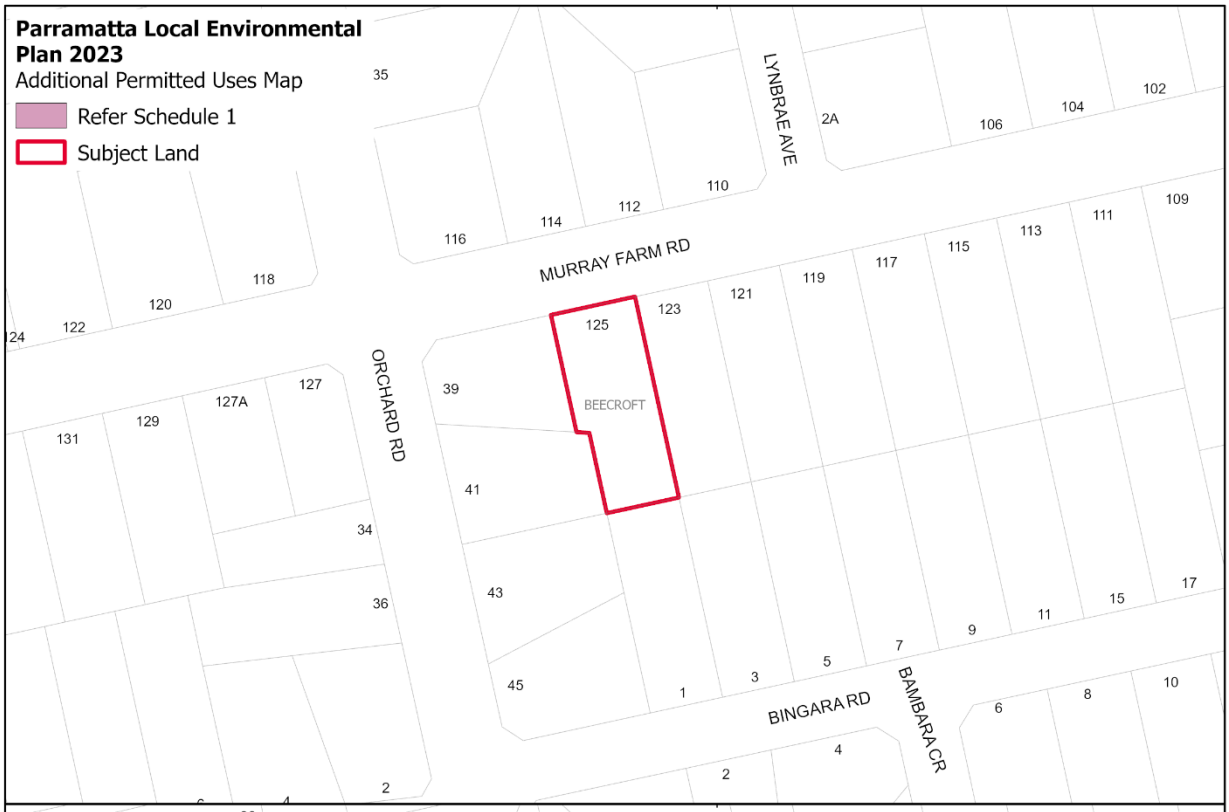
101. 40 Kissing Point Road, Oatlands (Lot 178, DP 553948), *Dundas Seventh Day Adventist Church*

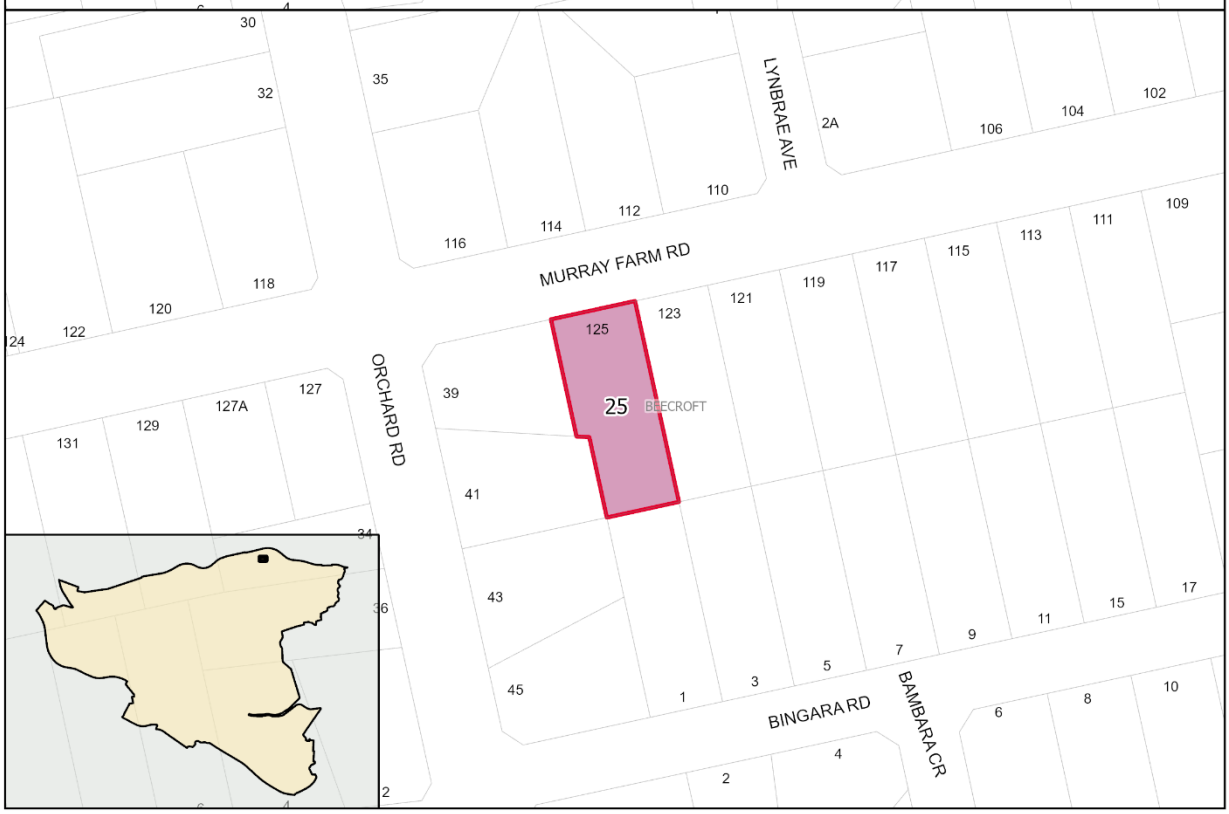


102. 203 Marsden Road, Carlingford (Lot 3, DP 585674), *Marsden Road Uniting Church*

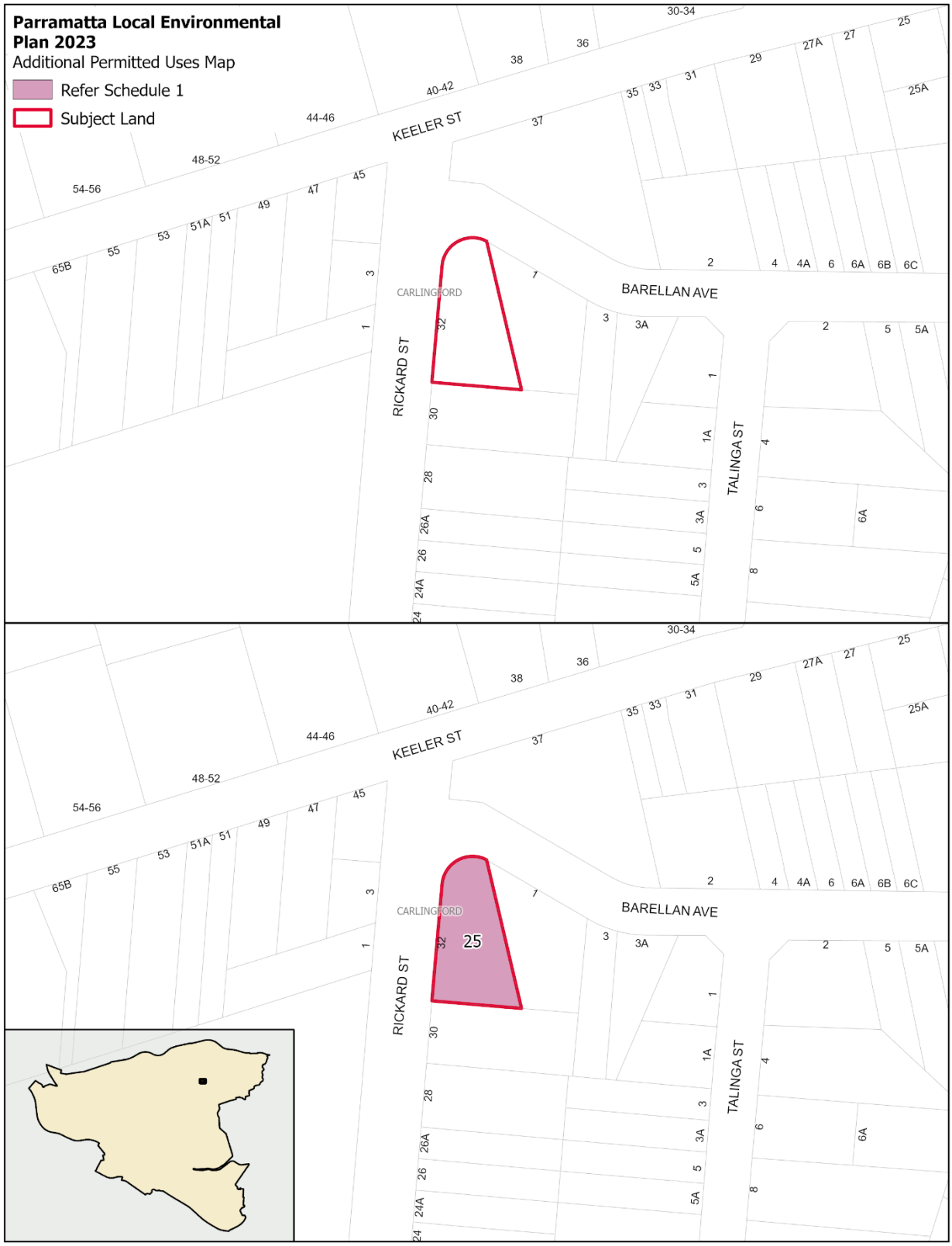


103. 125 Murray Farm Road, Beecroft (Lot 1, DP 1202733), *Plymouth Brethren Christian Church*

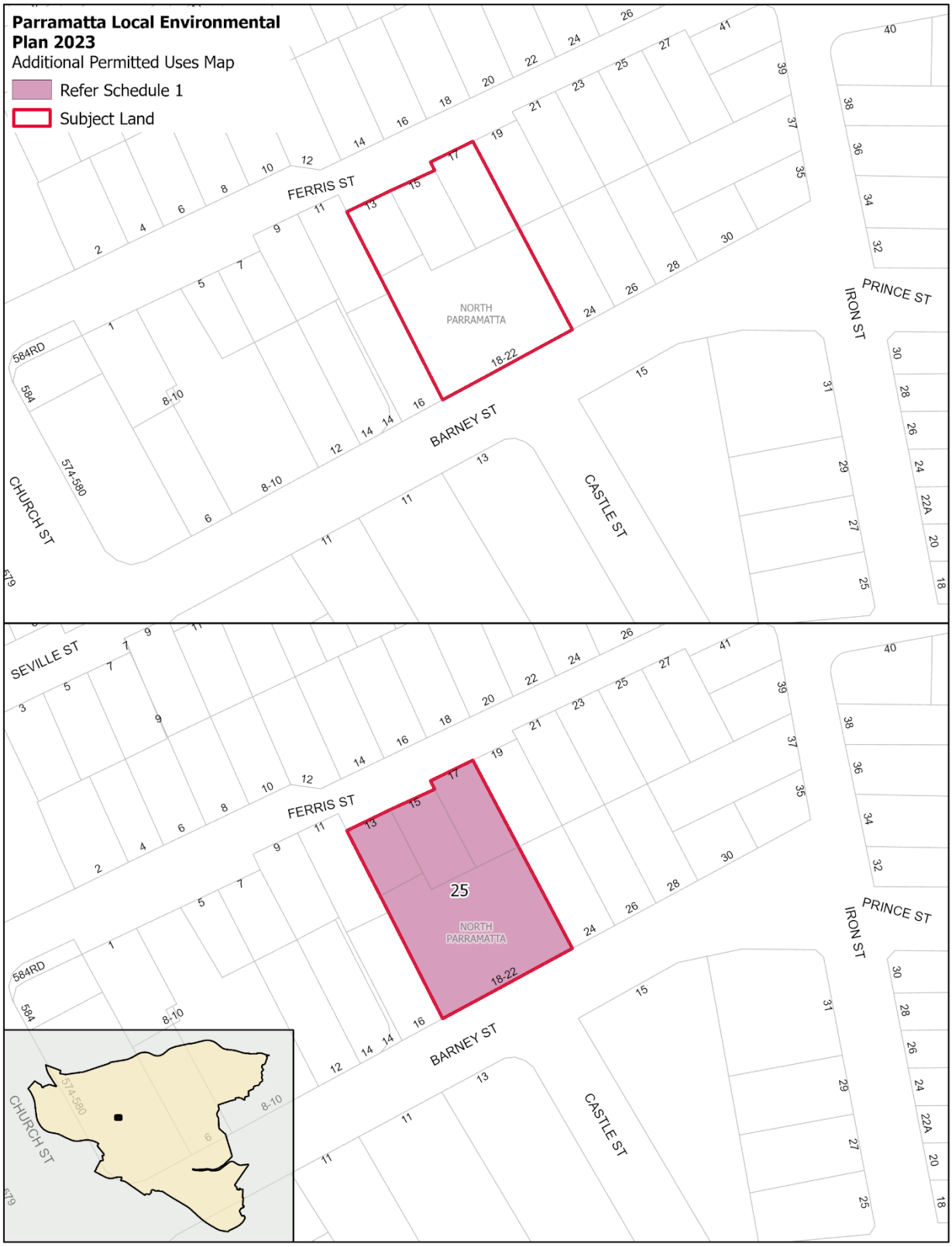




104. 32 Rickard Street, Carlingford (Lot 2, DP 29201),*Name of PoPW Unknown*

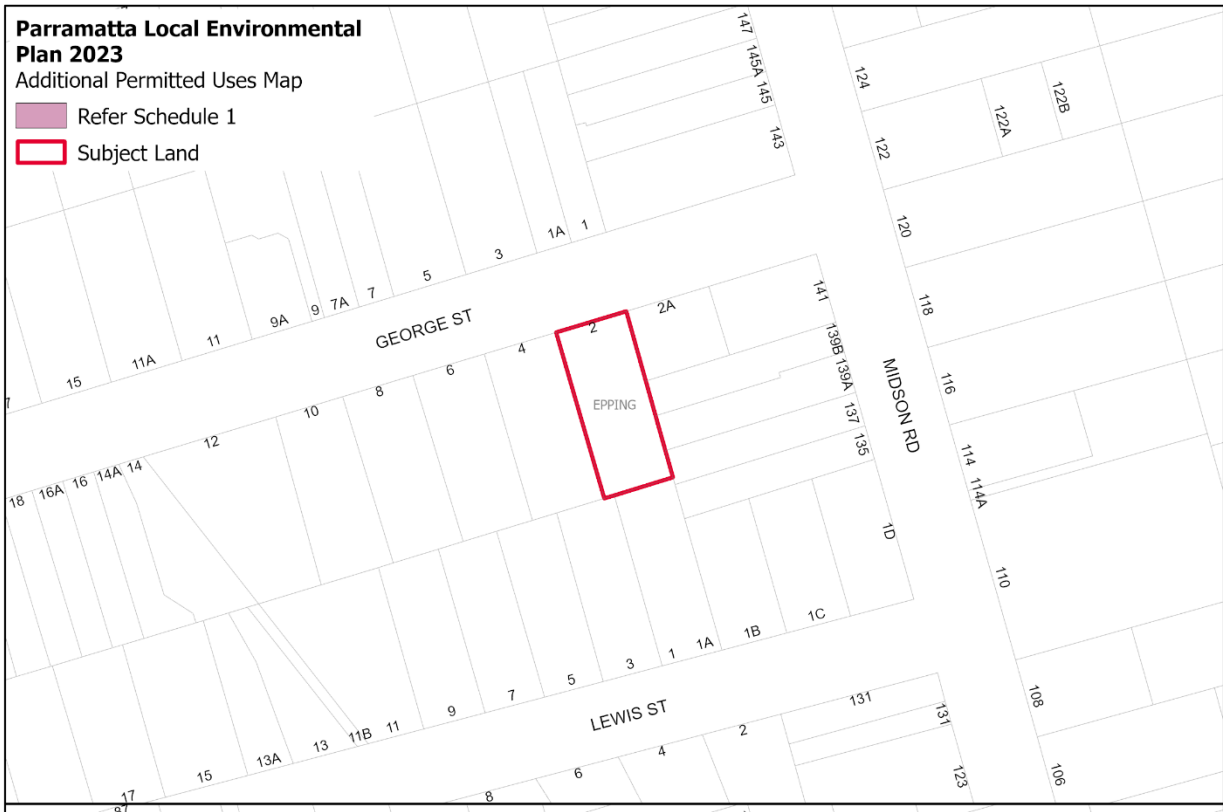


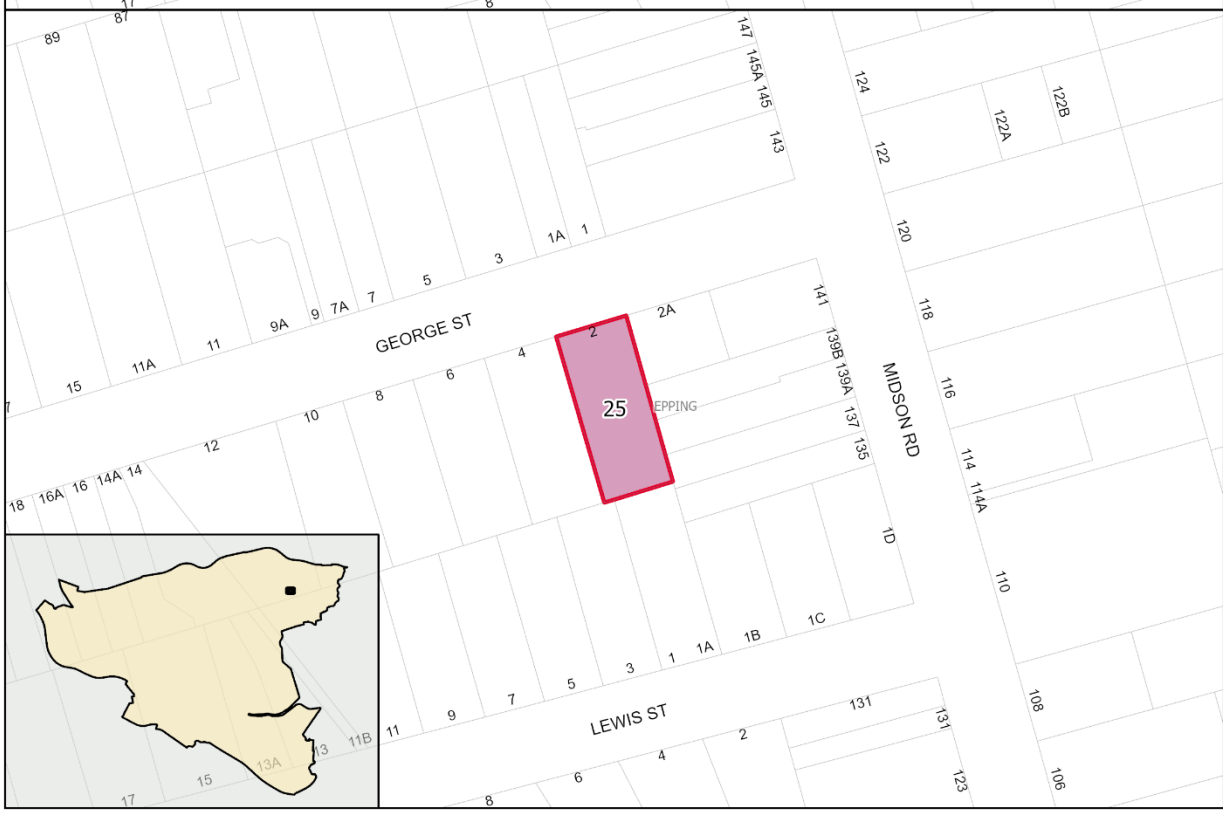
105. 18-22 Barney Street and 13 to 17 Ferris Street, North Parramatta (Lot 26 DP 770566; Lot 27 DP 707006; Lot 30 DP 744757; and Lot 1, DP 862226), *Parramatta Christian Church*



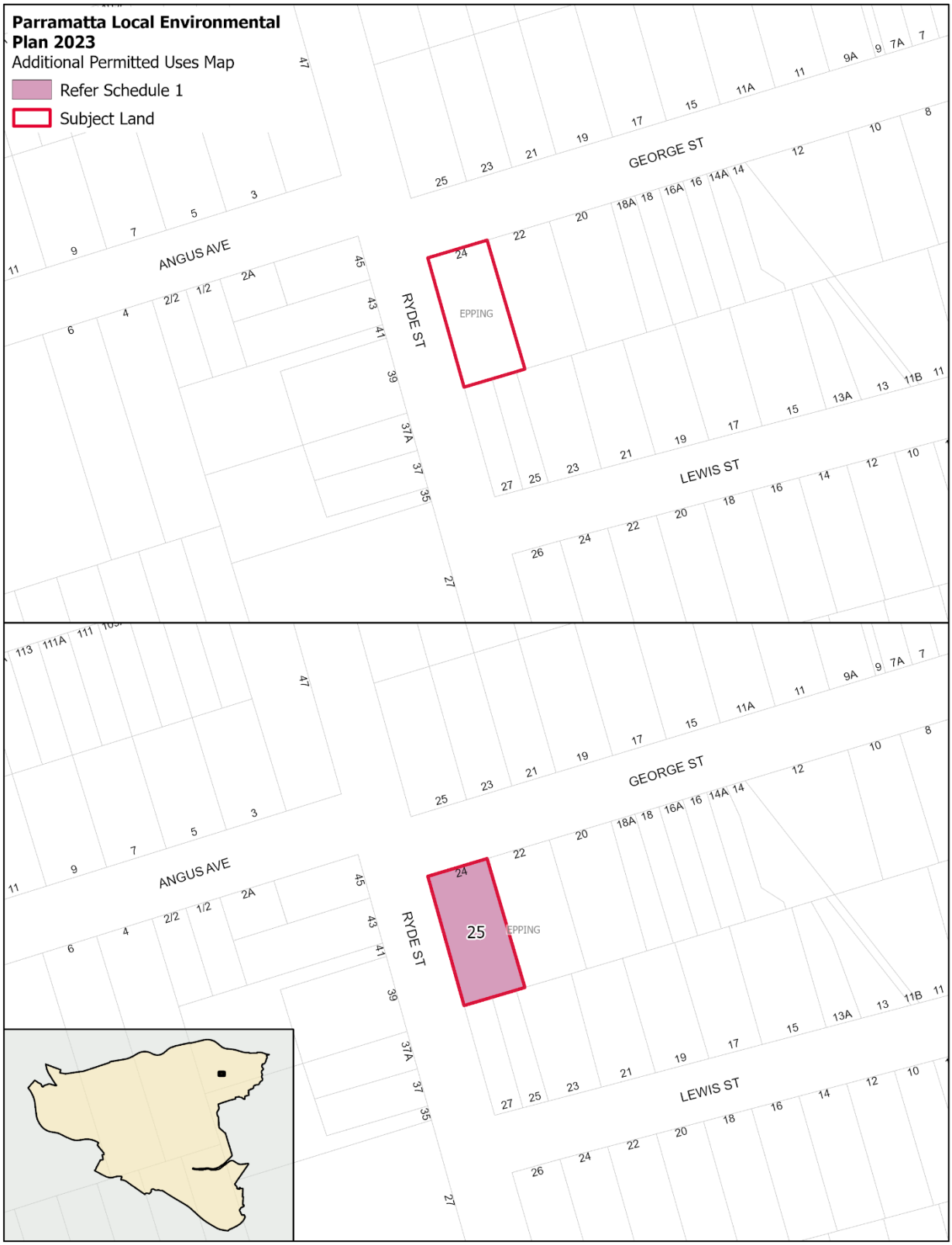
106. 132 North Rocks Road, North Rocks (Lot 66, DP 19113), *North Rocks Community Church*

107. 2 George Street, Epping (Lot 40, DP 7501), *Epping Seventh Day Adventist Church*

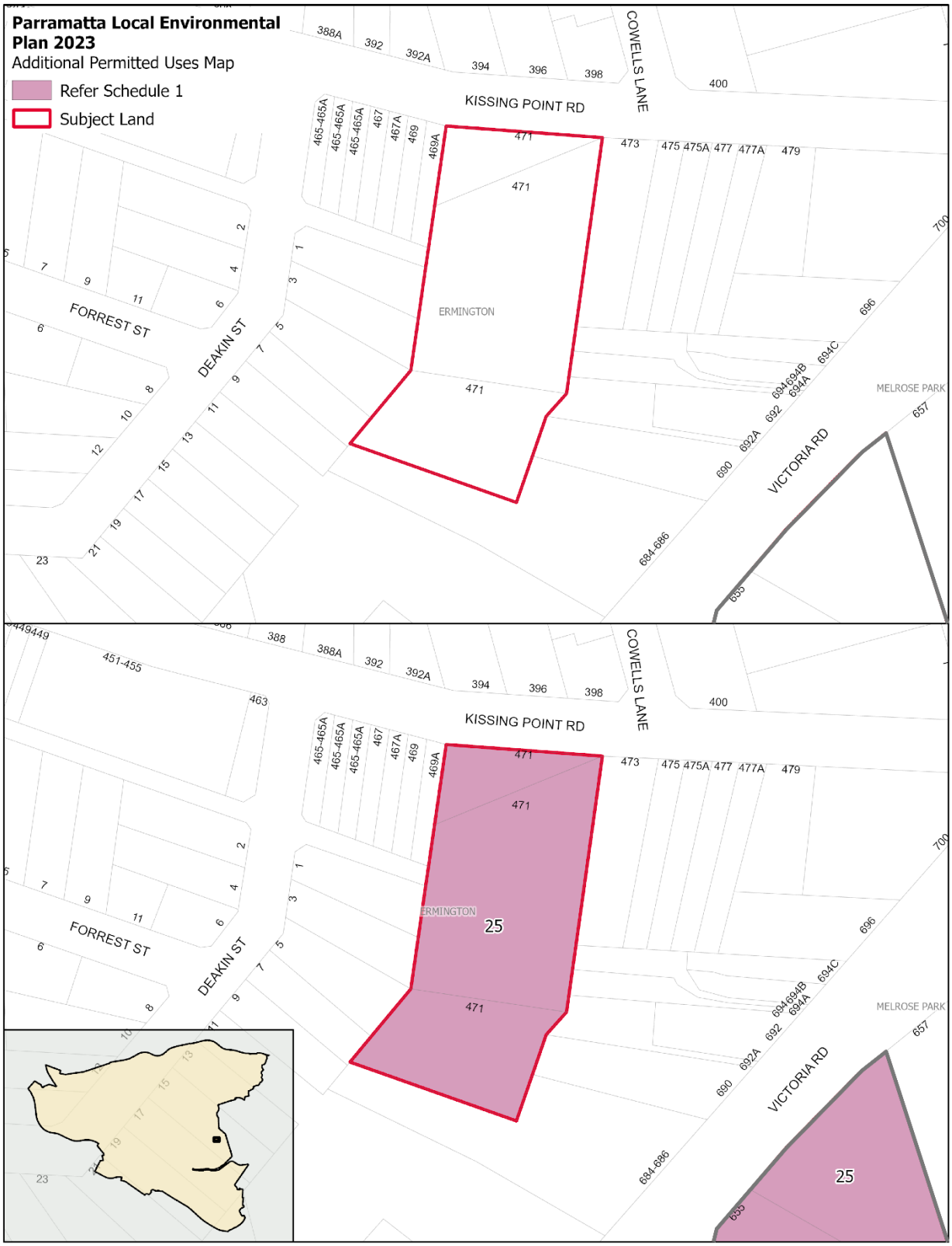




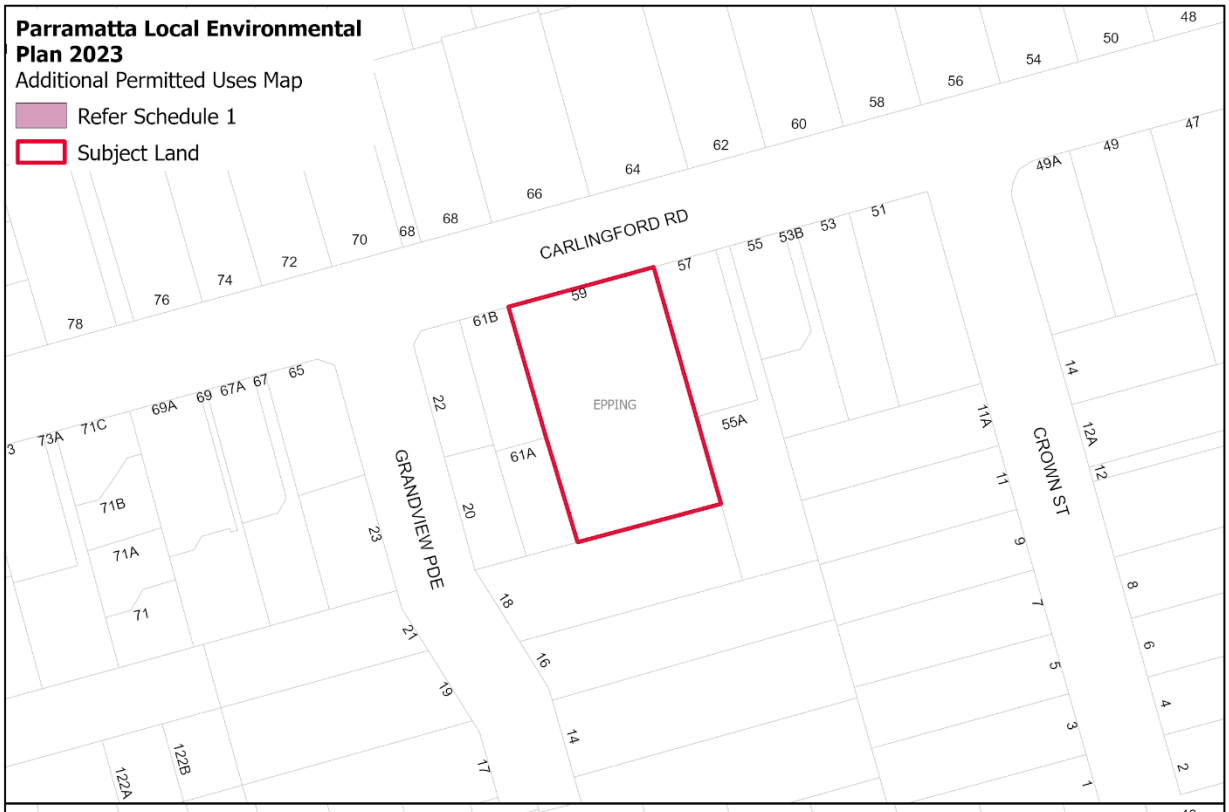
108. 24 George Street, Epping (Lot 30, DP 7501), *Cornerstone Church*

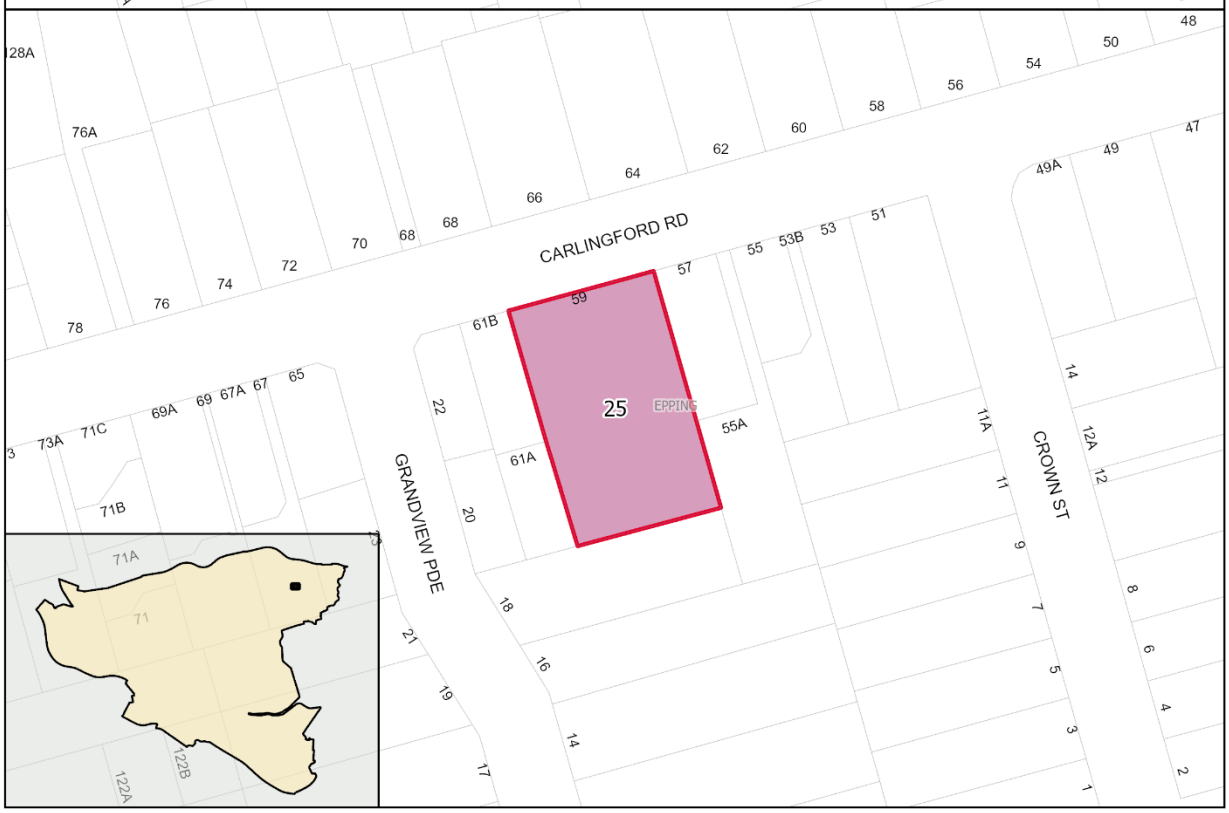


109. 471 Kissing Point Road, Ermington (Lot 2, DP 523071; Lots 1 and 2, DP 1235202), *St Mark's Anglican Church*

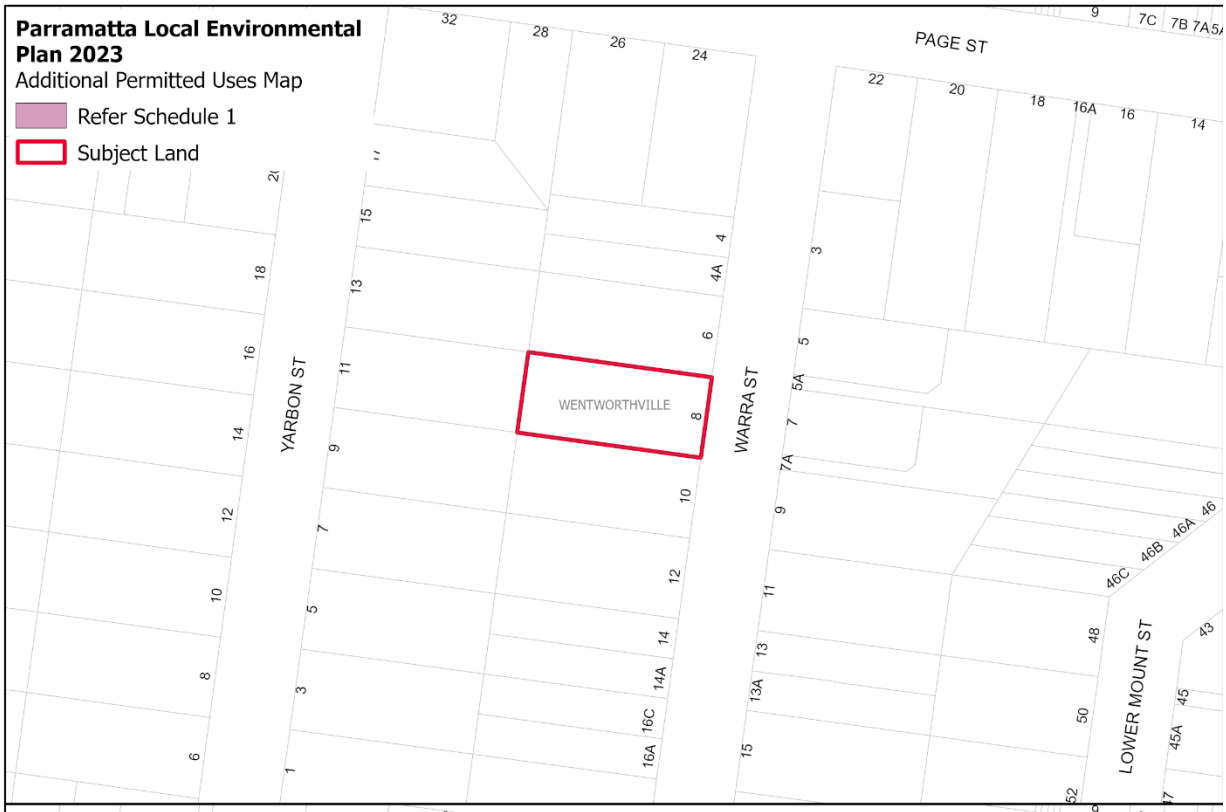


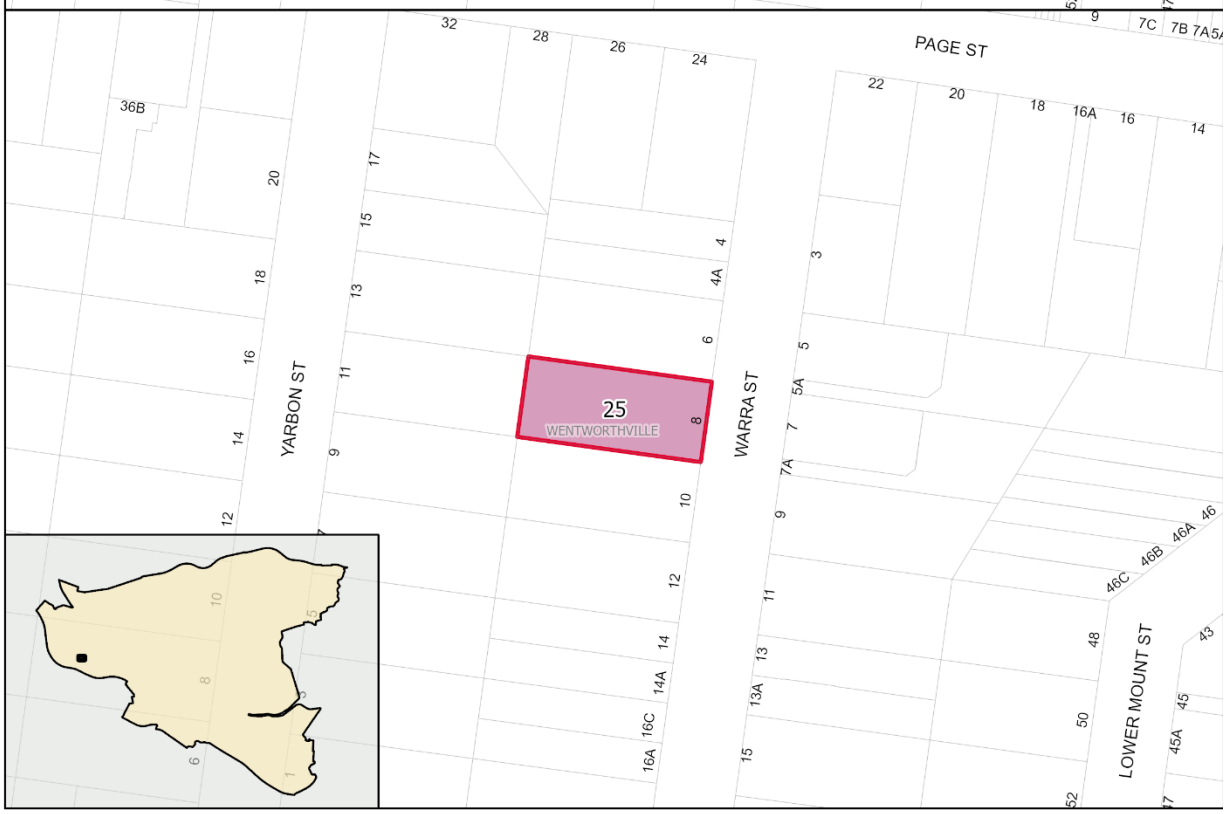
110. 59 Carlingford Road, Epping (Lot 1, DP 1076697), *North Side Chinese Alliance Church*



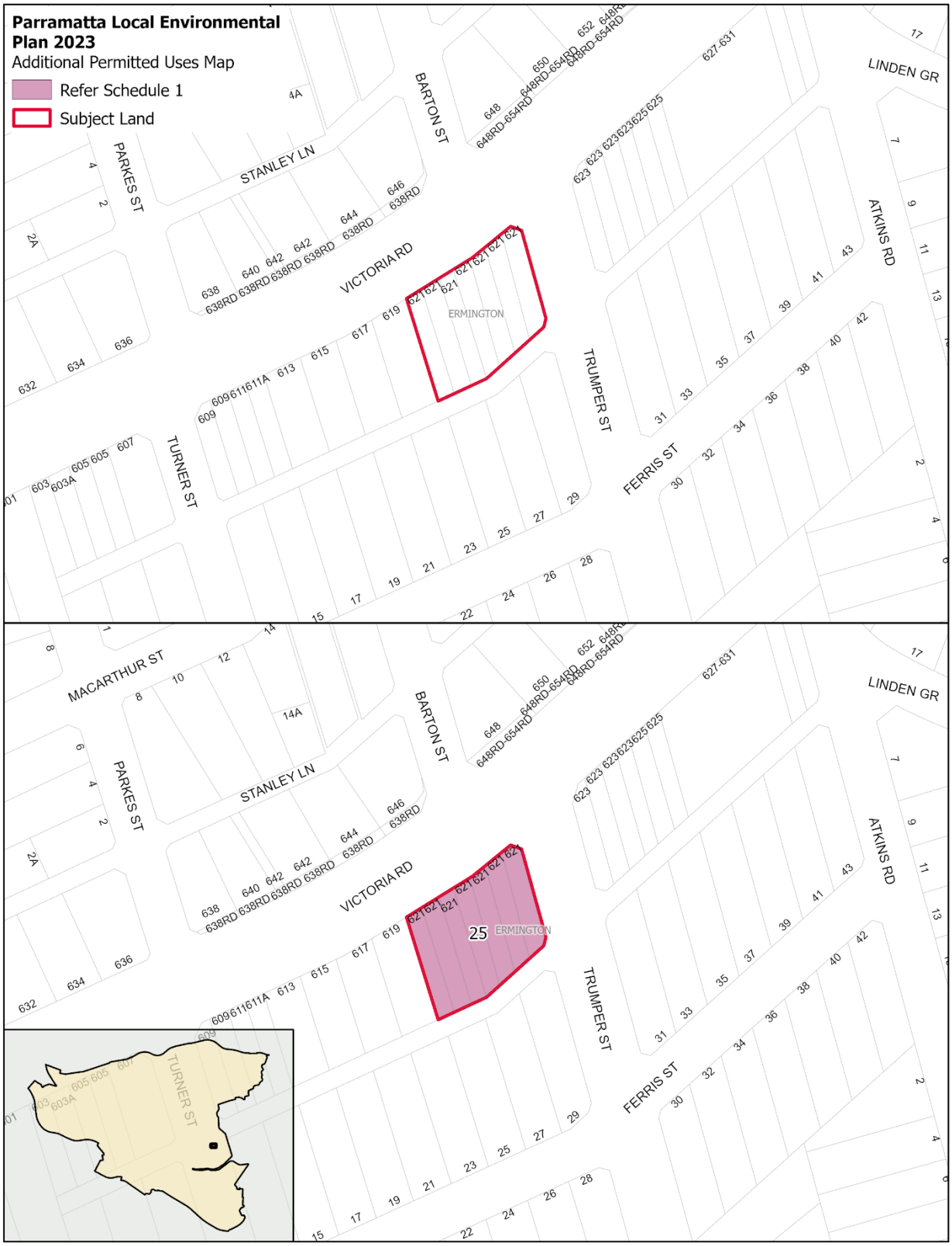


111. 8 Warra Street, Wentworthville (Lot 161, DP 8850), Name of PoPW unknown

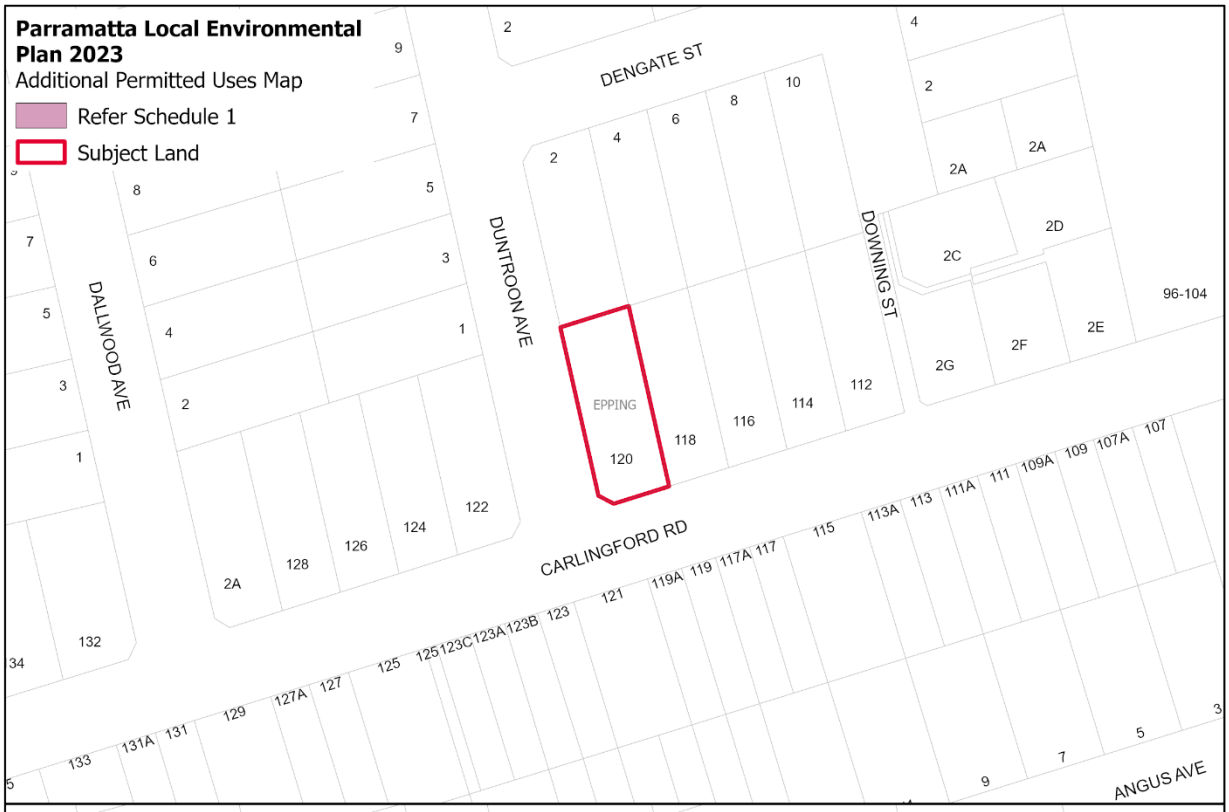


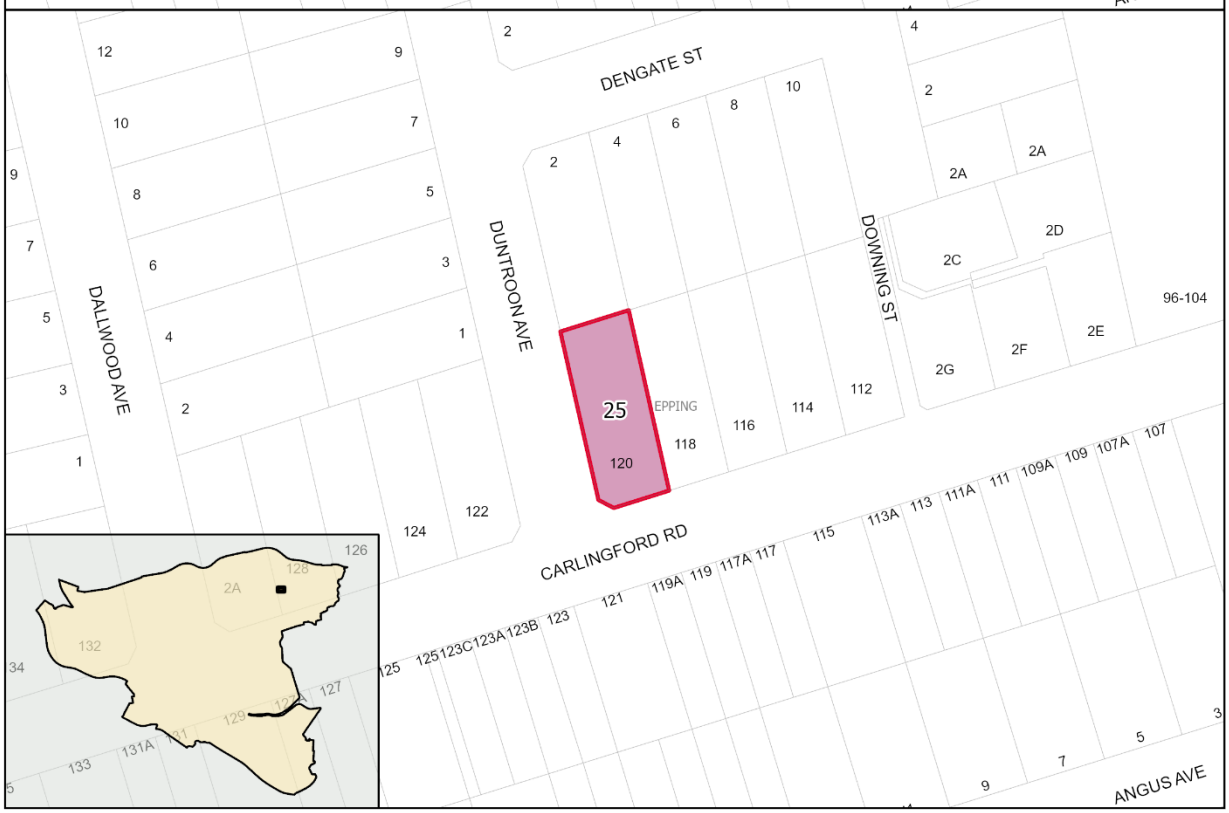


112. 621 Victoria Road, Ermington (Lots 1 and 2, DP 128379; Lots 7-11, DP 128440), *Sydney Vision Uniting Church*

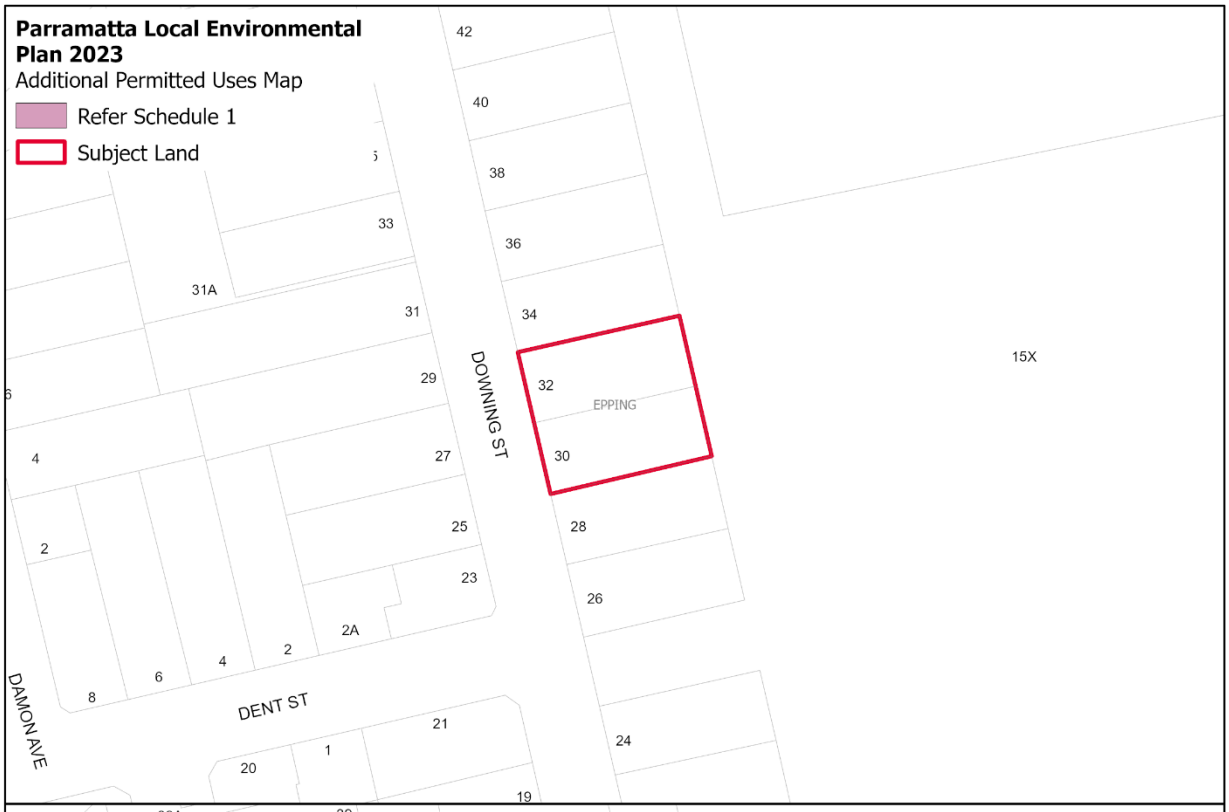


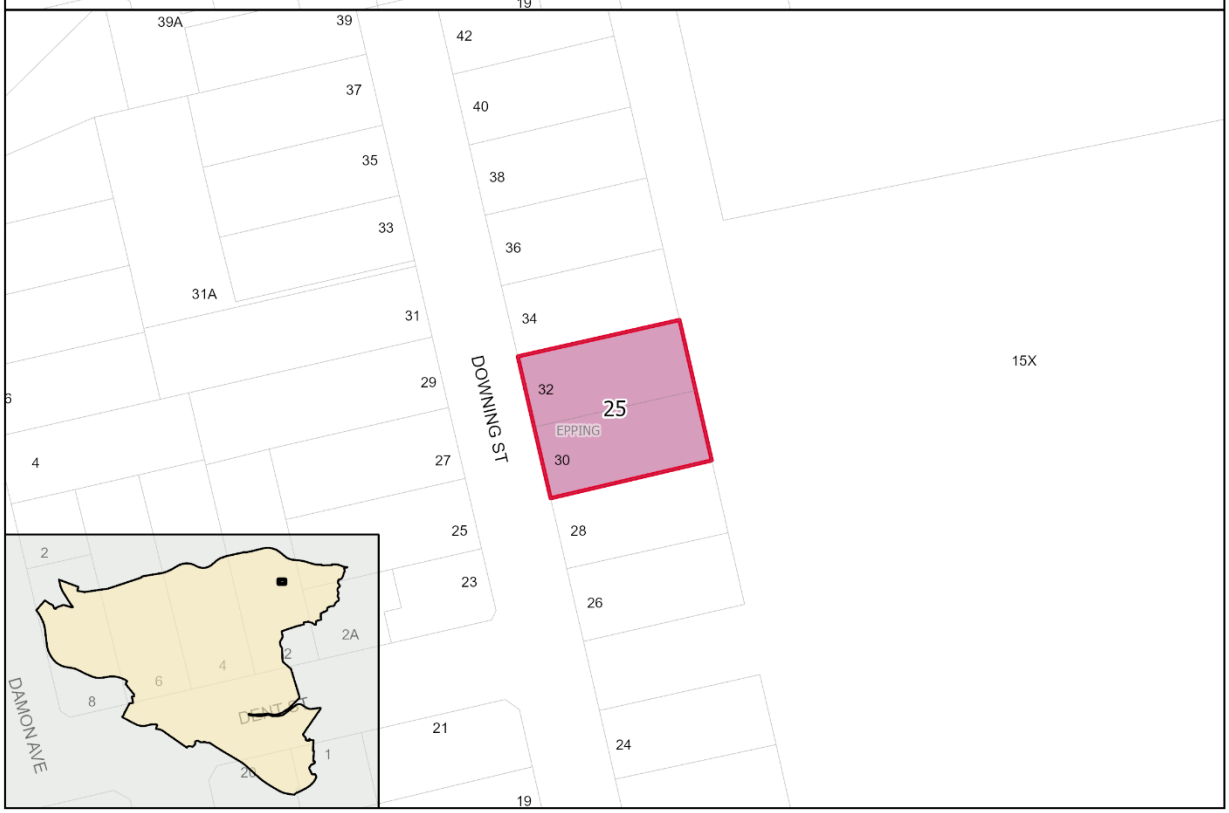
113. 120 Carlingford Road, Epping (Lot 5, DP 17442), *Epping Gospel Chapel*



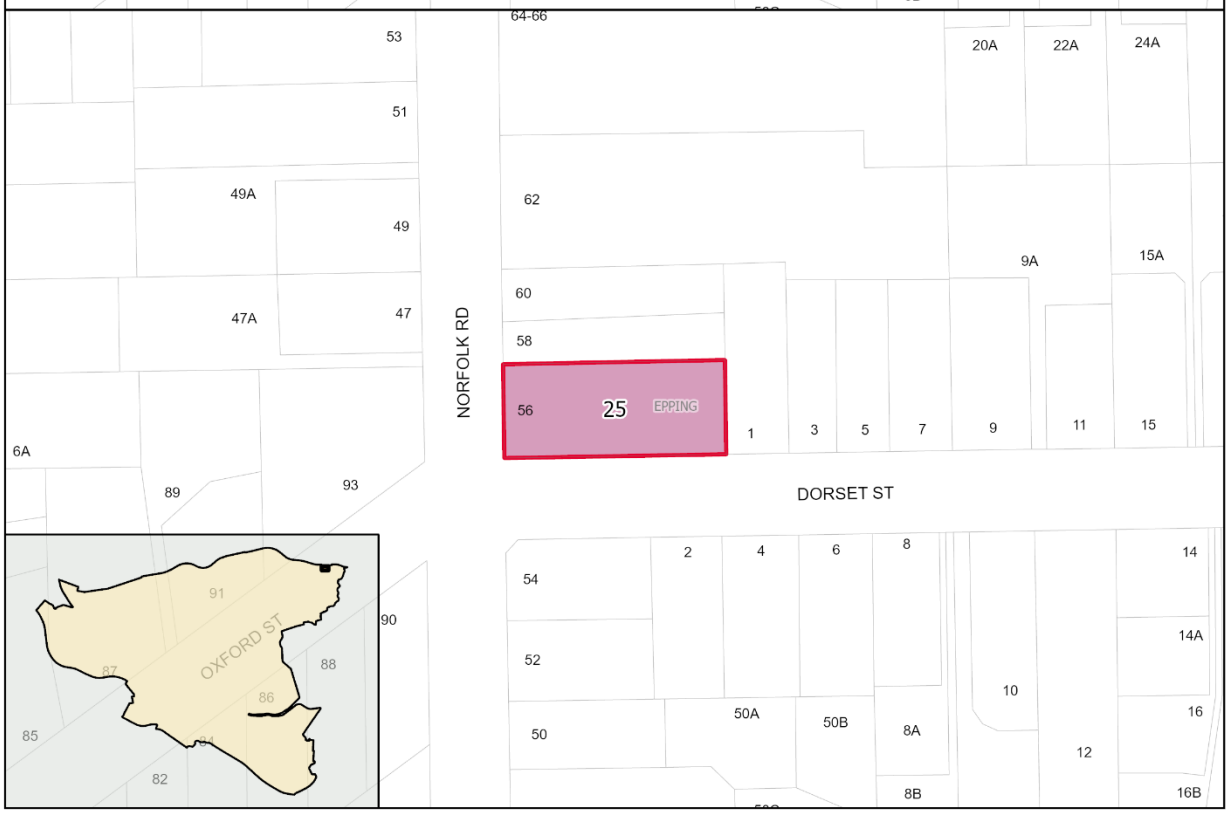


114. 30-32 Downing Street, Epping (Lots 40 and 41, DP 19831), *St Aidan's Anglican Church*

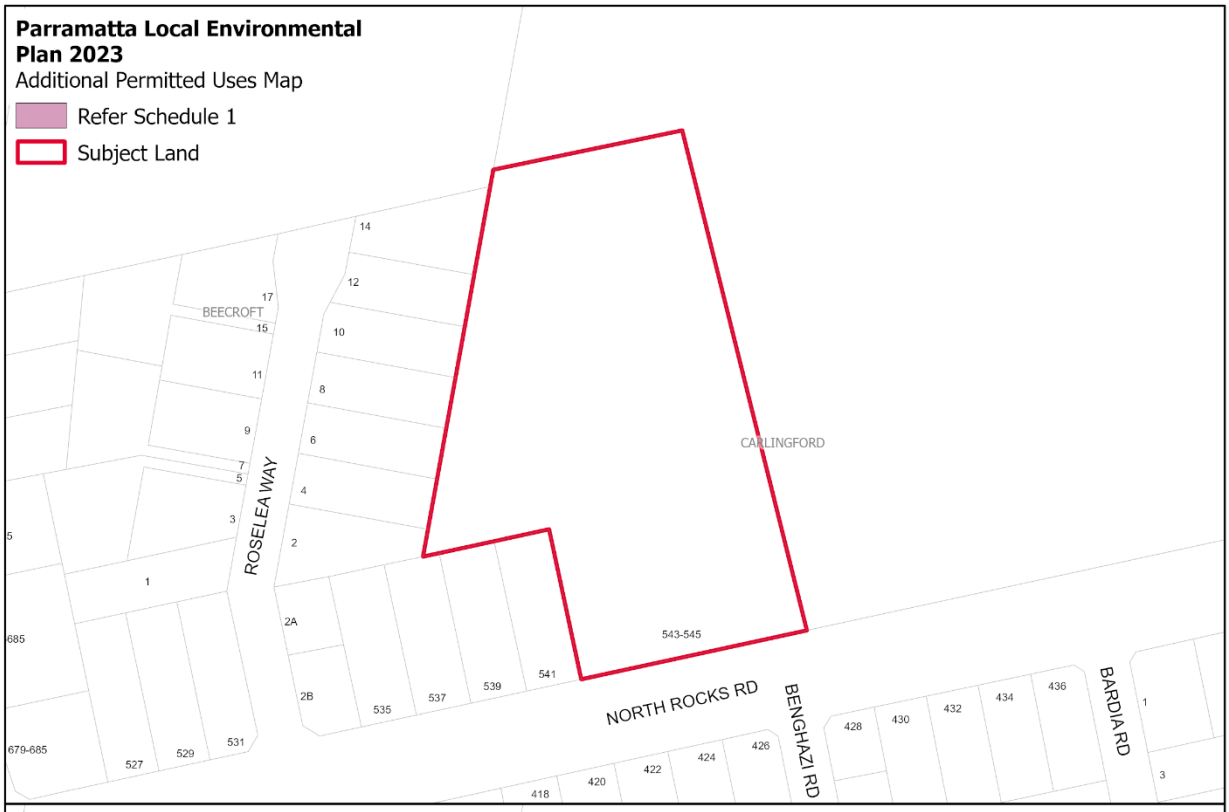


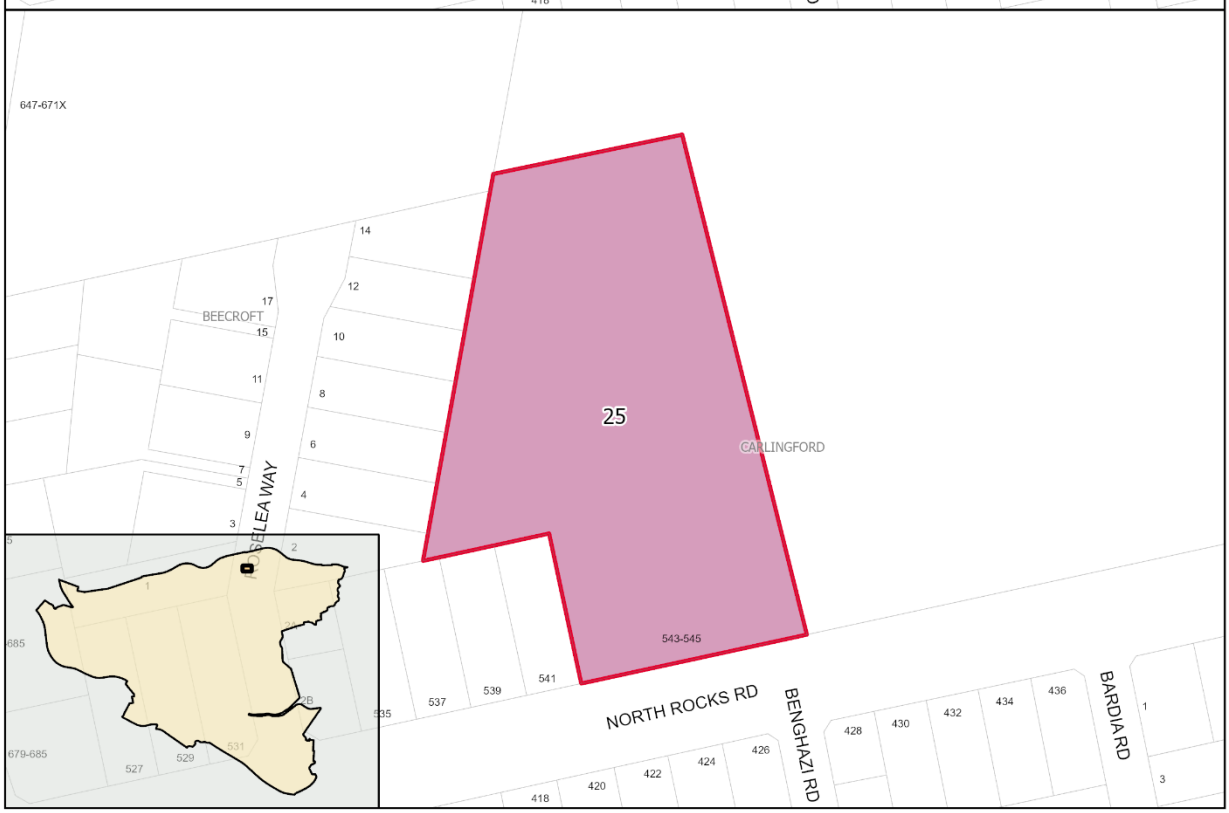


115. 56 Norfolk Street, Epping (Lot D, DP 443911), *Lifeway Lutheran Church*

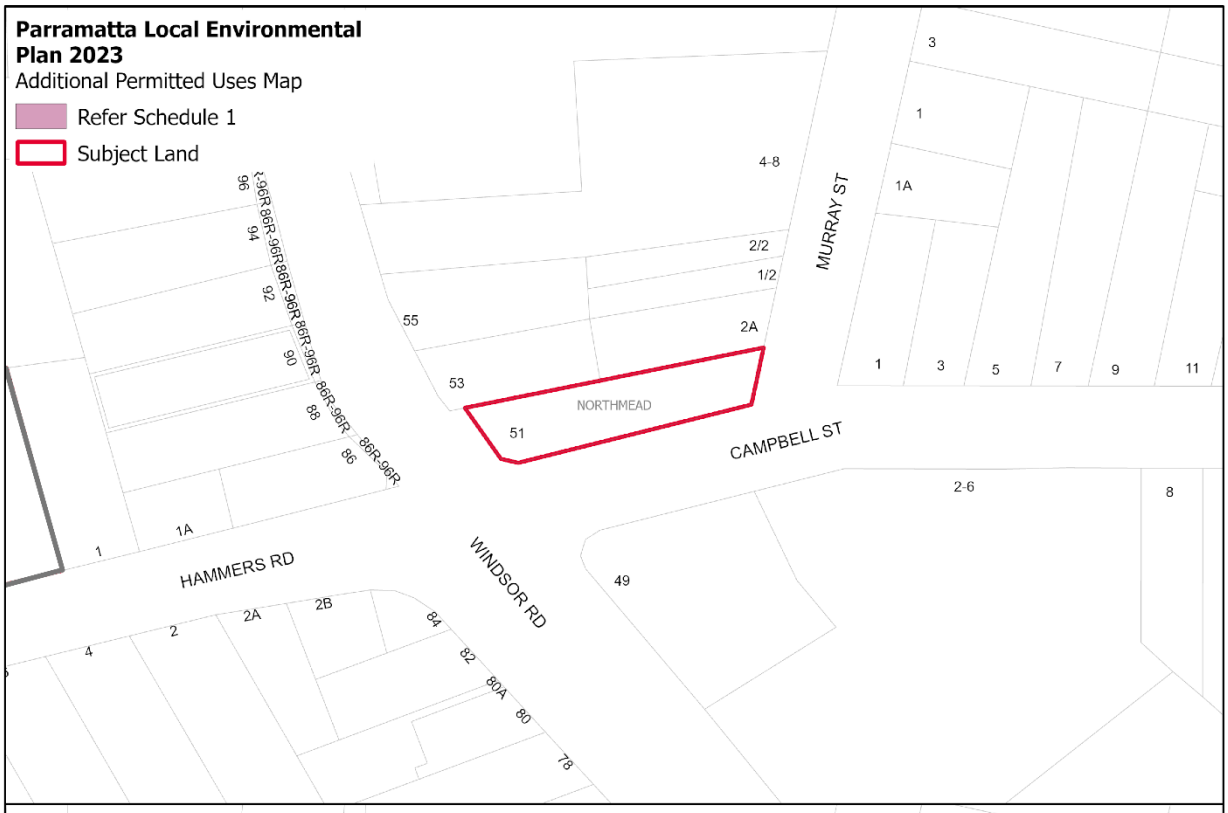


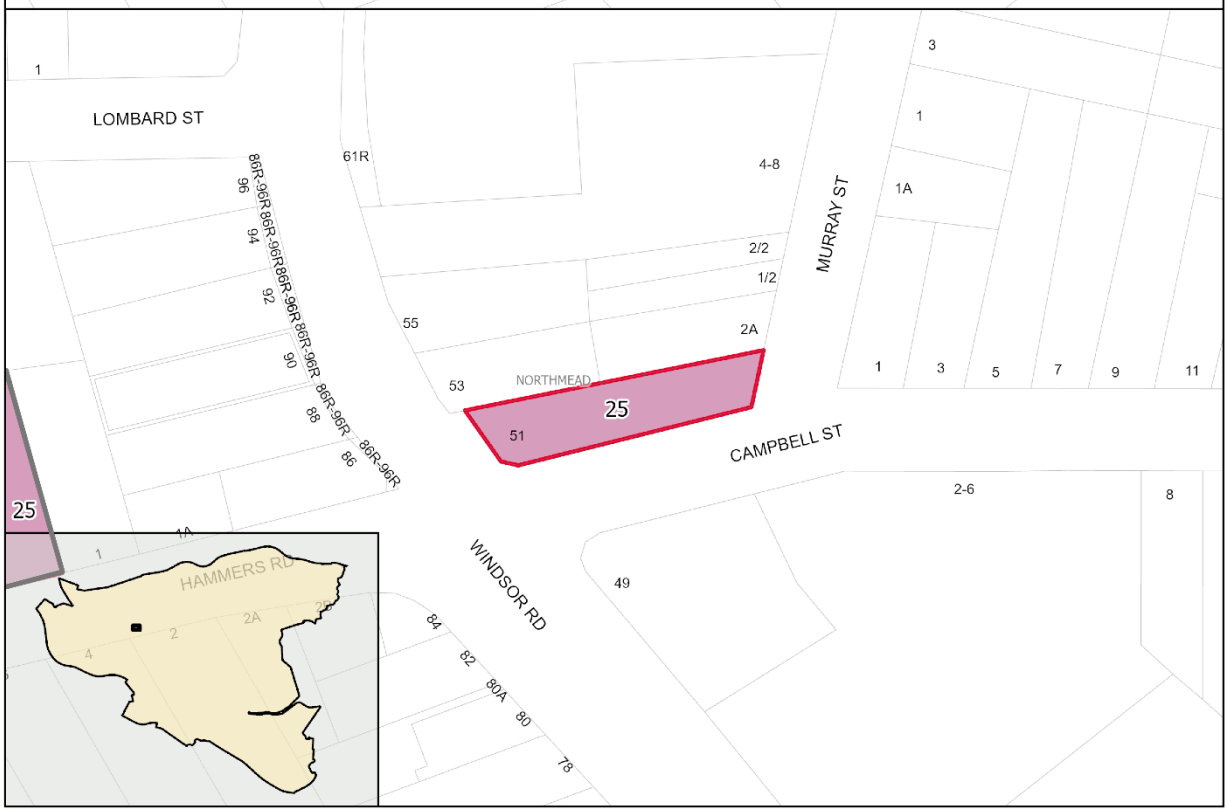
116. 543-545 North Rocks Road, Carlingford (Lot 5, DP 205746), *St Gerard Catholic Church and Primary School*



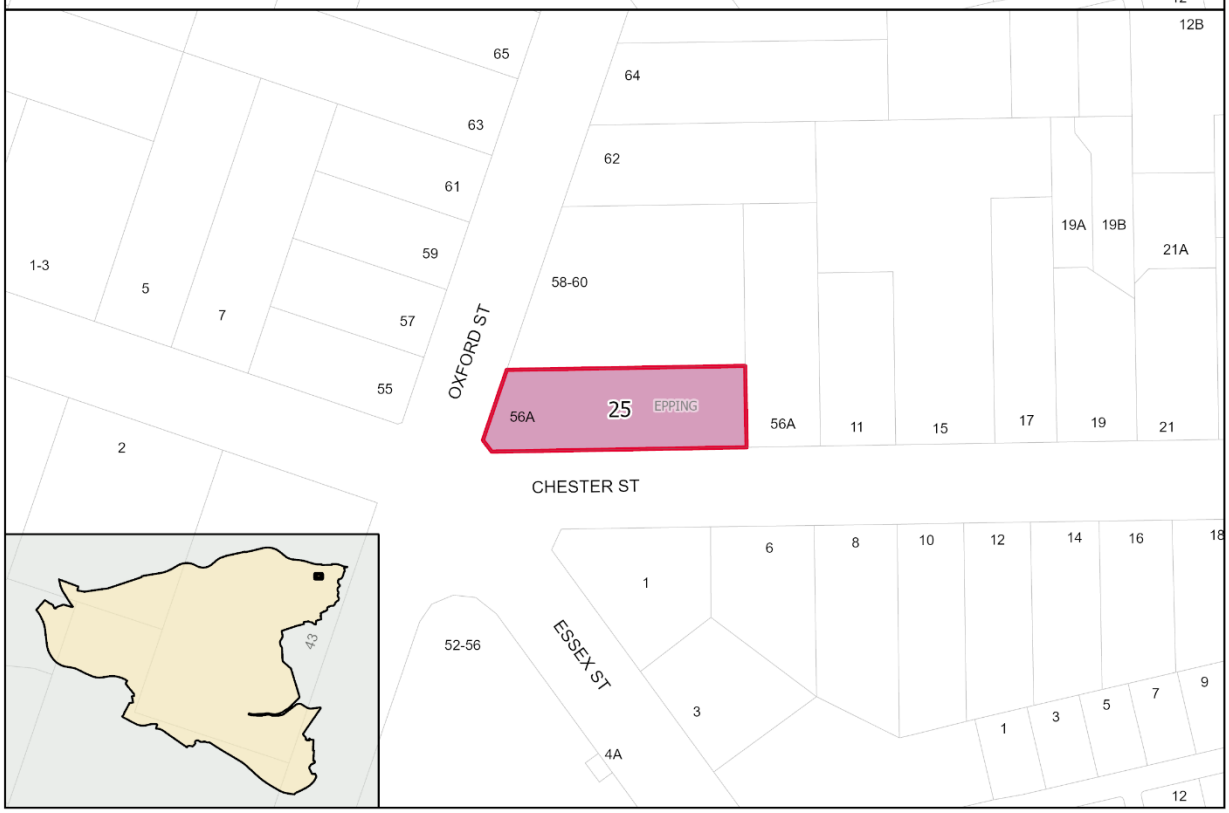


117. 51 Windsor Road, Northmead (Lot 2, DP 135749), *Sydney Woori Church*

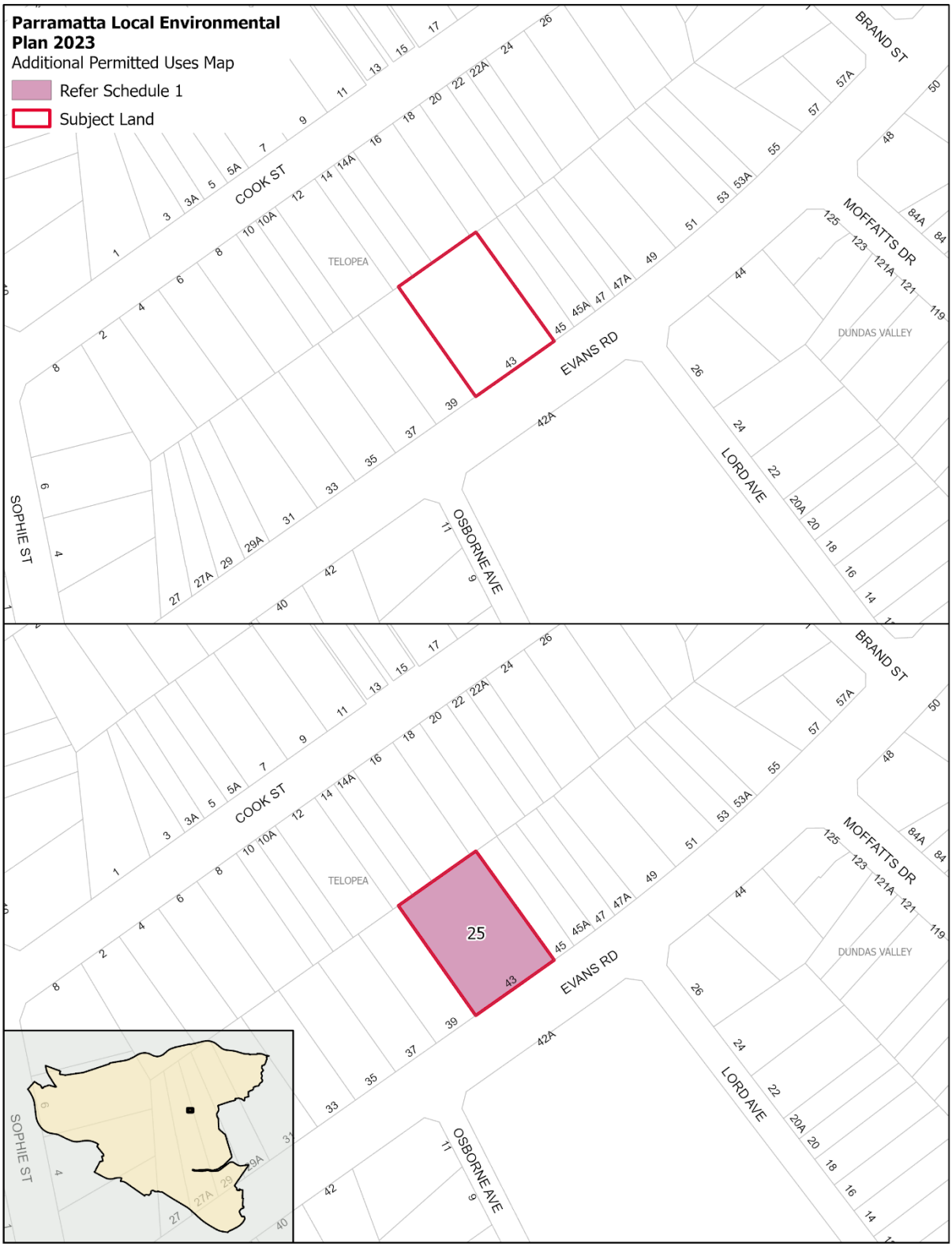




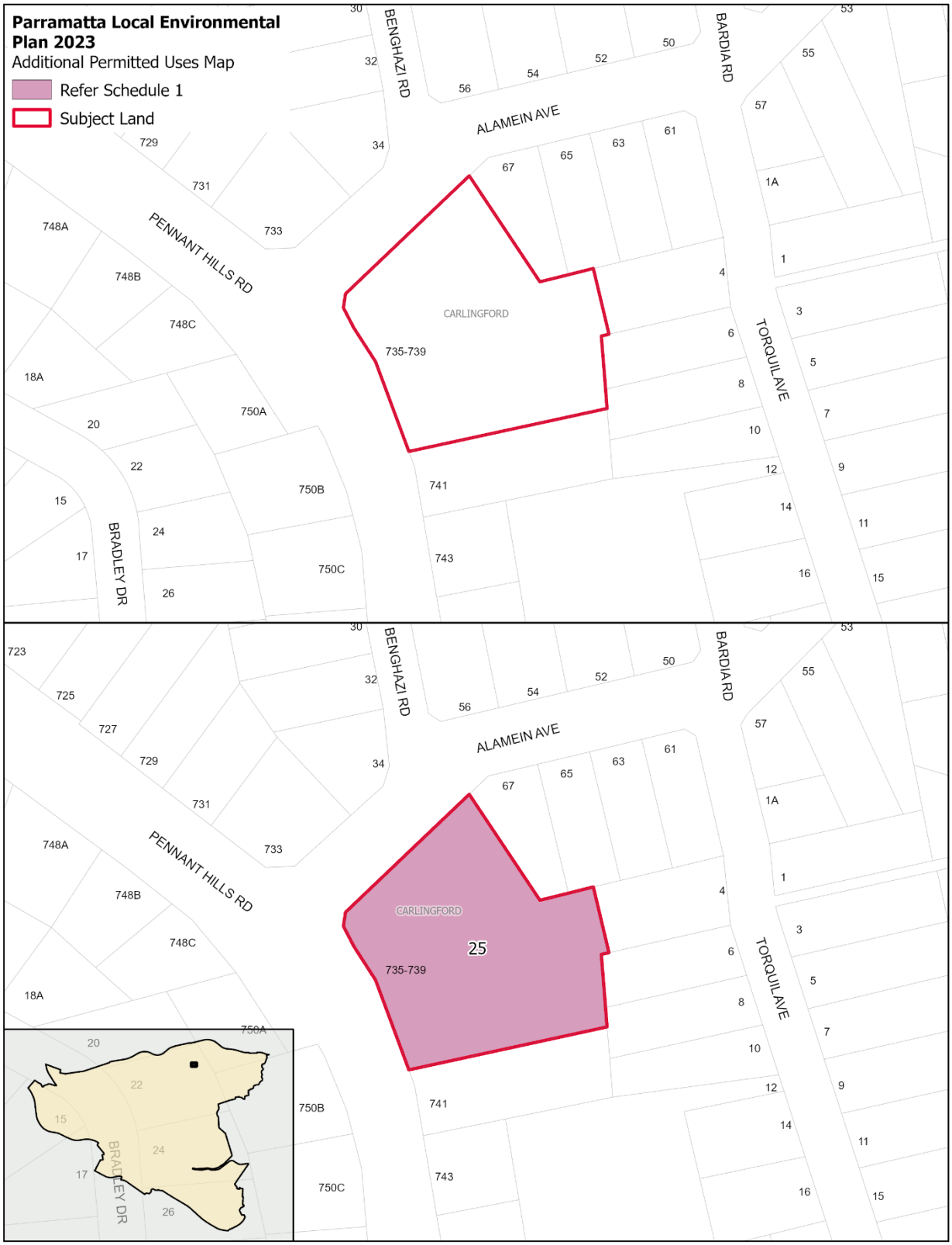
118. 56A Oxford Street, Epping (Lot A, DP 936032), *Epping Uniting Church*



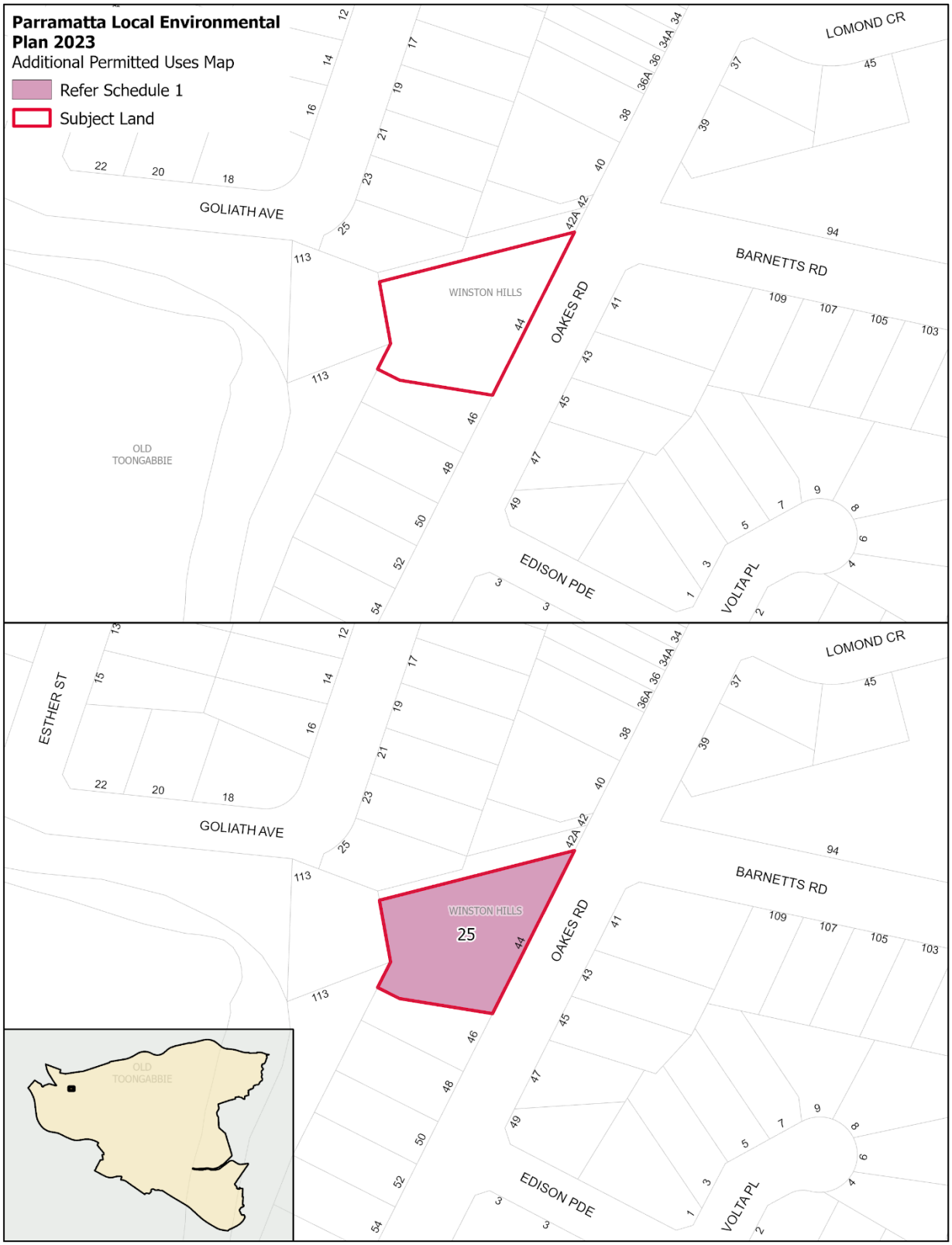
119. 43 Evans Road, Telopea (Lot 1, DP 819621*), Dundas Kingdom Hall of Jehovah's Witnesses*



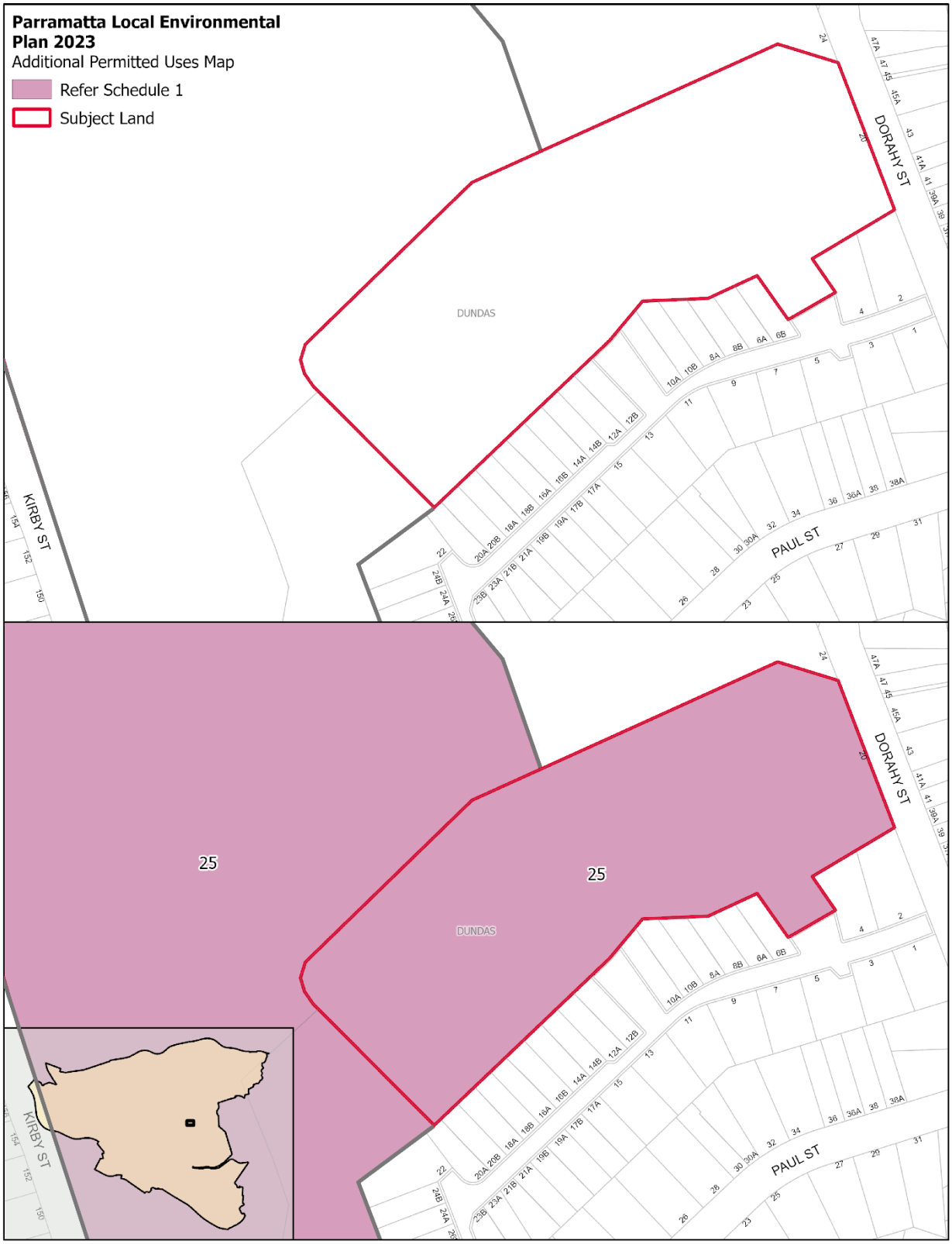
120. 735-739 Pennant Hills Road, Carlingford (Lot 100, DP 842178)



121. 44 Oakes Road, Winston Hills (Lot 3, DP 1138907), *Global Organisation for Divinity*



122. 20 Dorahy Street, Dundas (Lot 12, DP 867610), *Church of Scientology*



PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This part describes the reasons for the proposed outcomes and development standards in the Planning Proposal.

3.1 Section A - Need for the Planning Proposal

This section establishes the need for a Planning Proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is not a direct result of a single strategic study or report. The Planning Proposal addresses supplementary matters that arose from the public exhibition of the Harmonisation Planning Proposal (i.e. consolidated Parramatta Local Environmental Plan 2023 (PLEP 2023)) and also addresses housekeeping items intended to improve the accuracy and application of the PLEP 2023.

The Harmonisation Planning Proposal was a deliverable of the Land Use Planning Harmonisation Framework intended to provide a consolidated set of planning instruments following the council boundary changes in May 2016. This Planning Proposal captures supplementary matters that arose from the Land Use Planning Harmonisation Framework. The completion of the Land Use Planning Harmonisation Framework is a priority within the Parramatta Local Strategic Planning Statement (LSPS). Therefore, this Planning Proposal is in alignment with the priorities and actions of the LSPS.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the most effective way of achieving the intended outcomes.

The Planning Proposal includes matters that relate to statutory issues under Part 3 of the *Environmental Planning and Assessment Act 1979*. In this regard, the planning proposal is the only mechanism for achieving the objectives or intended outcomes relating to the properties and provisions covered by the planning proposal. The amendments proposed are minor and/or mostly administrative and will not have an adverse impact on the objectives and actions contained in the strategies outlined in Section 3.2.

A Planning Proposal will provide certainty for Council, landowners, the local community and developers to understand the proposed changes in a transparent way.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney to the year 2036.

The GSRP is structured under four themes:

- Infrastructure and Collaboration,
- Liveability,
- Productivity and
- Sustainability.

Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies.

While there are some minor policy changes proposed within this Planning Proposal, the majority of the amendments proposed are 'housekeeping' and are considered minor and/or administrative. These administrative changes are clarifying existing policy or aligning policy with previous planning decisions (e.g. removing a heritage listing from Schedule 5 following its approved demolition via the DA process).

As such, the proposed amendments are not considered to undermine, contradict, or have an adverse impact on the objectives and actions contained in the GSRP and have not been explicitly discussed below. However, the objectives relevant to the more substantive policy changes within this Planning Proposal have been included and discussed.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the GSRP's applicable Infrastructure and Collaboration objectives is provided in Table 3a below *(see above for explanation of inclusions)*.

Table 3a – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration

Direction	Relevant Objective	Comment
A city supported by infrastructure	**O2:** Infrastructure aligns with forecast growth – growth infrastructure compact **O4:** Infrastructure use is optimised	**Land Reservation Acquisition amendments** Whilst an administrative change, the Planning Proposal aligns with this objective by updating the Land Reservation Acquisition (LRA) maps within the PLEP 2023 to remove sites that have already been delivered for public infrastructure (i.e. Epping Road Widening between Blaxland Road and Essex Street, and expansion at 88 Church Street, Parramatta). This change ensures the LRA maps are reflective of the current acquisitions required to deliver infrastructure for the community.

Liveability

An assessment of the Planning Proposal's consistency with the GSRP's applicable Liveability objectives is provided in Table 3b below *(see above for explanation of inclusions).*

Table 3b – Consistency of Planning Proposal with relevant GSRP Actions – Liveability

Direction	Relevant Objective	Comment
Housing the city	**O10**: Greater housing supply **O11:** Housing is more diverse and affordable	**Dwelling Mix in PLEP 2023** Council has identified the need to elevate the dwelling mix objectives and controls from the Parramatta DCP 2023 into the Parramatta LEP 2023. This is due to the controls within the PDCP 2023 inadvertently resulting in high density residential development not delivering a genuine mix of dwelling sizes to serve the community of Parramatta due to the flexibility and range of the controls per dwelling size, and as it holds less statutory weighting compared to controls within the PLEP 2023. New dwelling mix controls are proposed for residential flat buildings and shop top housing with at least 10 dwellings across the Parramatta Local Government Area (LGA). The clause will assist in accommodating for the diverse household compositions within the LGA and help promote a dwelling supply that can respond to the changing needs of the population. Adding the dwelling mix requirements in PLEP 2023 will help safeguard housing diversity in the LGA more efficiently. The clause will also affirm Council's role in providing a diversity of housing sizes to meet community needs into the future as per the Local Strategic Planning Statement 2036, as well as ensuring access to quality and affordable housing that accommodates the needs of all household types as per the Draft Social Sustainability Strategy 2024-2033. This supports the delivery of the Liveability direction and objectives.
A city of great places	**O12:** Great places that bring people together	**Active Uses in PLEP 2023** The Planning Proposal includes improvements to LEP Clause 6.12 Ground Floor development in zone E1, Clause 8.4 Active Street Frontages, and Clause 7.10 Active Frontages. The proposed changes are intended to encourage the appropriate types of ground floor uses that will encourage the movement of people within these areas. The Planning Proposal also includes changes to the APU for Melrose Park North to enable the development of food and drink premises on R4 zoned land. Changes to Melrose Park North align with the current provisions of Melrose Park South for R4 High Density Residential. Additionally, existing Places of Public Worship are proposed to be added as an APU to enable expansions that support operational needs beyond existing use rights. These changes align with the liveability direction and objectives.
	O13: Environmental heritage is identified, conserved and enhanced	**Heritage Matters** The Planning Proposal contains several heritage administrative changes to specific heritage items identified in PLEP 2023. In some instances, changes include amendments to heritage boundaries to reflect approved Development Applications and updates to name of heritage items to reflect heritage findings. These changes are ensuring the heritage listings in Schedule 5 and the maps are up to date.

Productivity

The proposed changes under the Planning Proposal have nil impact on the GSRP's applicable Productivity objectives. Therefore, no objectives have been commented on

below. As explained above, the majority of the amendments proposed are 'housekeeping' and are considered minor and/or administrative. As such, the proposed amendments are not considered to undermine, contradict, or have an adverse impact on the objectives and actions contained in the GSRP and have not been explicitly discussed in relation to Productivity objectives.

Sustainability

An assessment of the Planning Proposal's consistency with the GSRP's applicable Sustainability objectives is provided in Table 3c below *(see above for explanation of inclusions).*

Table 3c – Consistency of Planning Proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	**O25**: The coast and waterways are protected and healthier	The Planning Proposal includes rezonings of 17B Short Street, Wentworthville (**Item 15**) and part of 2A Crimea Street, Parramatta (**Item 16**) to W1 Natural Waterways. This assists in the prevention of development that would have an adverse impact on the natural values of those sites' waterways, as well as the ongoing protection and management of these sites via Council's Community and Crown Land Plan of Management. Additionally, the Planning Proposal seeks to rezone part of Lake Parramatta from W1 Natural Waterways to W2 Recreational Waterways. This is considered appropriate as the W2 zone reflects the primarily recreational function of Lake Parramatta. As such, the planning proposal is consistent with this direction.
	O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The Planning Proposal includes amendments to include the vegetated parts of 3 Morton Avenue, Carlingford (also known as North Rocks Fire Brigade) on the Biodiversity Map of PLEP 2023. The Planning Proposal includes a reduction to the extent of the Biodiversity mapping at 87-129 Pennant Hills Road, North Parramatta (The Kings School). Council reduced areas identified on the Biodiversity Map that included existing development on the southern portion of the site, and therefore had nil or compromised biodiversity values. Intact areas of biodiversity were retained. The changes are considered a suitable adjustment to the biodiversity layer. As such, the planning proposal is consistent with this direction.
	O31: Public open space is accessible, protected and enhanced	***Rezoning of specific land*** The Planning Proposal includes changes to the zoning of remanent vegetation along Terry' s Creek and Dence Park from RE1 Public Recreation to E2 Environment Conservation. This will ensure appropriate management of the lands and also deliver a continuous corridor along Terry's Creek. ***Rezoning of Public Reserves*** Council recently adopted the *Community and Crown Land Plan of Management 2023* (Plan of Management) which applies to all parks and reserves. It provides a framework to ensure a consistent and transparent approach to guide the management and use of public land. The Plan of Management includes specific actions to ensure that relevant Environmental Planning Instrument (EPI) (in this case the PLEP 2023) zones public reserves for the intended purpose and characteristics (e.g. public recreation) and that all land dedicated for open space under Voluntary Planning Agreements are appropriately zoned. The Planning Proposal includes amendments to various public reserves across the LGA to be rezoned from the existing zone to either RE1 Public Recreation, W1 Natural Waterway, or W2

		Recreational Waterway to ensure that Council's public reserves and appropriately zoned and protected and deliver on the requirements of the Plan of Management. As such, the planning proposal is consistent with this direction.

Implementation

An assessment of the Planning Proposal's consistency with the GSRP's applicable Implementation objectives is provided in Table 3d below *(see above for explanation of inclusions).*

Table 3d – Consistency of Planning Proposal with relevant GSRP Actions – Implementation

Direction	Relevant Objective	Comment
Implementation	**O39**: A collaborative approach to city planning	This planning proposal aims to promote orderly development that aligns with local, district and regional planning frameworks. The planning proposal will ensure a collaborative approach to city planning is achieved through consultation with relevant state agencies and the Department of Planning, Housing and Infrastructure. Additionally, the planning proposal will be placed on public exhibition for community consultation and feedback. The planning proposal supports the objectives of Parramatta's Community Engagement Strategy. This strategy is consistent with the Greater Sydney Region Plan and outlines a collaborative approach with the community throughout planning, design, development and management. As such, the planning proposal is consistent with this direction.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions.

While there are some minor policy changes proposed within this Planning Proposal, the majority of the amendments proposed are 'housekeeping' and are considered minor and/or administrative. These administrative changes are clarifying existing policy or aligning policy with previous planning decisions (e.g. removing a heritage listing from Schedule 5 following its approved demolition via the DA process).

As such, the proposed amendments are not considered to undermine, contradict, or have an adverse impact on the objectives and actions contained in the CCDP and have not been explicitly discussed below. However, the Planning Priorities and Actions relevant to the more substantive policy changes within this Planning Proposal have been included and discussed.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the CCDP's applicable Infrastructure and Collaboration Priorities and Actions is provided in Table 4a below *(see above for explanation of inclusions)*.

Table 4a – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure **O1:** Infrastructure supports the three cities **O2:** Infrastructure aligns with forecast growth – growth infrastructure compact **O3:** Infrastructure adapts to meet future need **O4:** Infrastructure use is optimised	**PP C1: Planning for a city supported by infrastructure** • **A1:** Prioritise infrastructure investments to support the vision of *A metropolis* • **A2:** Sequence growth across the three cities to promote north-south and east-west connections • **A3**: Align forecast growth with infrastructure • **A4:** Sequence infrastructure provision using a place based approach • **A5**: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • **A6**: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities	Refer to the response against the GSRP above, O2 and O4 in Table 3a.
O5: Benefits of growth realized by collaboration of governments, community and business	**PP C2: Working through collaboration** • **A7:** Identify prioritise and delivery collaboration areas	Refer to the response against the GSRP above, O39 in Table 3d.

Liveability

An assessment of the Planning Proposal's consistency with the CCDP's applicable Liveability Priorities and Actions is provided in Table 4b below *(see above for explanation of inclusions)*.

Table 4b – Consistency of Planning Proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
Housing the city **O10**: Greater housing supply **O11:** Housing is more diverse and affordable	**PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport**	Refer to the response against the GSRP above, O10 and O11 in Table 3b.
A city of great places **O12:** Great places that bring people together **O13:** Environmental heritage is identified, conserved and enhanced	**PP C6: Creating and renewing great places and local centres, and respecting the District's heritage** • **A18**: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • **A19**: Identify, conserve and enhance environmental heritage by (a-c) • **A20**: Use place-based planning to support the role of centres as a focus for connected neighbourhoods • **A22**: Use flexible and innovative approaches to revitalise high streets in decline.	Refer to the response against the GSRP above, O13 in Table 3b.

Productivity

The proposed changes under the Planning Proposal have nil impact on the CCDP's applicable Productivity objectives. Therefore, no objectives have been commented on below. As explained above, the majority of the amendments proposed are 'housekeeping' and are considered minor and/or administrative. As such, the proposed amendments are not considered to undermine, contradict, or have an adverse impact on the objectives and actions contained in the CCDP and have not been explicitly discussed in relation to Productivity objectives.

Sustainability

An assessment of the Planning Proposal's consistency with the CCDP's applicable Productivity Priorities and Actions is provided in Table 4d below *(see above for explanation of inclusions)*.

Table 4c – Consistency of Planning Proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
A city in its landscape **O25**: The coast and waterways are protected and healthier	**PP C13: Protecting and improving the health and enjoyment of the District's Waterways** • **A60**: Protect environmentally sensitive areas of waterways • **A61**: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • **A62**: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes • **A63**: Work towards reinstating more natural conditions in highly modified urban waterways	Refer to the response against the GSRP above, O27 and O31 in Table 3c.
O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	**PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes** • **A65:** Protect and enhance biodiversity by (a-c) [abridged]	Refer to the response against the GSRP above, O27 and O31 in Table 3c.
O31: Public open space is accessible, protected and enhanced	**PP C17: Delivering high quality open space** • **A71**: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]	Refer to the response against the GSRP above, O31 in Table 3c.

3.2.2 Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the Planning Proposal.

Community Strategic Plan 2018-2036 (City of Parramatta)

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region. The changes sought in the planning proposal are minor and mostly administrative in nature and will not undermine the initiatives within this plan.

Parramatta Local Strategic Planning Statement City Plan 2036

The Parramatta Local Strategic Planning Statement City Plan 2036 (LSPS) came into effect on 31 March 2020, becoming the primary strategic planning document for guiding and monitoring Council's long-term vision for land use and infrastructure provision within the LGA. The LSPS outlines considerations for housing, economic growth, heritage protection, and local character whist ensuring sustainable growth within Parramatta and its role as Greater Sydney's Central City.

The progression of this Planning Proposal is consistent with the priorities described within the LSPS with particular focus on the following:

LSPS Planning Priority	Planning Proposal mechanism
Planning priority 1 – Expand Parramatta's economic role as the Central City of Greater Sydney	**Item 24:** Clarification of ground floor active uses within the E1 zone. **Item 31:** Application of food and drink premises as an additional permitted use for R4 High Density Residential zoned land within Melrose Park North.
Planning priority 6 – Provide for community infrastructure and recreation opportunities **Planning priority 14 –** Protect and enhance our trees and green infrastructure to improve liveability and ecological health	**Item 32:** Introduction of advertising signage for public sportsgrounds in the RE1 Public Recreation zone as exempt development. **Items 33 to 73**: Rezoning of public reserves and waterways to RE1 Public Recreation and W1 Natural Waterway.
Planning priority 4 – Focus housing and employment growth in the GPOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy (when endorsed) **Planning priority 7 –** Provide for a diversity of housing types and sizes to meet community needs into the future	**Item 27:** Introduction of mix of dwelling sizes for residential flat buildings and shop top housing.

Parramatta Local Housing Strategy 2020

The City of Parramatta has prepared its Local Housing Strategy (LHS), which was approved by Council on 13 July 2020 to support and inform the LSPS. Key objectives of the LHS include the following:

- Housing delivery that complements the economic significance of the City;
- Housing affordability and place-based outcomes that meet the needs of residents;
- Additional housing is sequenced with existing transport and capacity improvements;
- Community infrastructure is adequately funded and delivered with new housing; and
- Local mechanisms improve built form environmental performance and reduce urban heat impacts.

The planning proposal is consistent with the key objectives of the LHS, by supporting diverse dwelling mixes within residential flat buildings and shop top housing. This ensures that 3-bedroom apartments will be delivered across the LGA. A copy of the LHS approved by the Secretary, Department of Planning, Industry and Environment on 29 July 2021 can be accessed via: *https://www.cityofparramatta.nsw.gov.au/local-housing-strategy*

3.2.3 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Not applicable - the Planning Proposal does not have any relationship to state and

regional studies or strategies.

3.2.4 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of Planning Proposal with relevant SEPPs

SEPP	Consistency	Comment
SEPP (Exempt and Complying Development Codes) 2008	✓	**Consistent.** **The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP.** May apply to future development.
SEPP (Housing) 2021	N/A	The planning proposal does not contain provisions that would affect the application of this SEPP.
SEPP (Resilience and Hazards) 2021	N/A	The planning proposal does not contain provisions that would affect the application of this SEPP.
SEPP (Industry and Employment) 2021	✓	**Consistent.** The **planning proposal seeks to introduce advertising signage** at public sporting facilities that are zoned RE1 Public Recreation as exempt development, in line with Clause 3.8 of the SEPP. This ensures that an appropriate size and locational criteria is provided within PLEP 2023. The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP.
SEPP (Transport and Infrastructure) 2021	✓	**Consistent.** The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP.
SEPP (Biodiversity and Conservation) 2021	✓	**Consistent.** The planning proposal seeks to apply the C2 Environmental Conservation zone to Dence Park and vegetation east of Epping Aquatic Centre. This ensures a continuous riparian corridor along Terry's Creek. The proposal also seeks to amend the Biodiversity Map for two sites: 1. Identify bushland and vegetation with ecological value at the southern portion of 102 Murray Farm Road, Carlingford (North Rocks Fire Brigade) on the Biodiversity Map. 2. Amend the biodiversity layer for 87-129 Pennant Hills Road, North Parramatta (The Kings School) to remove areas that have existing development. Due to the nil or compromised biodiversity values of the identified areas, the reduction in the biodiversity layer is considered a suitable adjustment. This will enhance the recognition and protection of biodiversity values within these sites and ensure a consistent approach is taken to managing development impacts.
SEPP (Planning Systems) 2021	✓	**Consistent.** The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	✓	**Consistent.** The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP.
SEPP (Sustainable Buildings) 2022	✓	**Consistent.** The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP. Detailed compliance with the SEPP will be demonstrated at the Development Application stage.

3.2.5 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals for new LEPs. The directions are listed under nine focus areas:

1. Planning Systems and Planning Systems – Place Based
2. Design and Place (This Focus Area was blank when the Directions were made)
3. Biodiversity and Conservation
4. Resilience and Hazards
5. Transport and Infrastructure
6. Housing
7. Industry and Employment
8. Resources and Energy
9. Primary production

The following directions are considered relevant to the subject Planning Proposal.

Table 6 – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Planning Systems and Planning Systems – Place Based		
Direction 1.1 – Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal applies to land within Sydney's Central City. The Planning Proposal is consistent with the goals, directions and actions contained in the Greater Sydney Region Plan as discussed in Section 3.2.1 and 3.2.2 of this Planning Proposal, respectively.	Yes
Direction 1.3 – Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral. The proposal will maintain the existing provisions contained within relevant instruments and is consistent with this direction.	Yes
Direction 1.4 – Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal seeks to amend Clause 10A of Schedule 1 of the PLEP 2023 to extend the existing 'food and drink premises' Additional Permitted Use (APU) for R4 High Density Residential zoned land in the Melrose Park South to Melrose Park North (**Item 31**). This is to mirror the existing APU and ensure the APU applies across the Melrose Park Precinct. This provision is to ensure the daily needs of residents are met within the R4 High Density zone and contribute to liveability. No additional development standards or requirements other than those already contained in PLEP 2023 are proposed and expand the application of an existing site specific provision. As such, the planning proposal is consistent with this direction.	Yes
2. Design and Place		
This Focus Area was blank at the time the Directions were made.	The Direction was blank when made.	Yes.
3. Biodiversity and Conservation		

Relevant Direction	Comment	Compliance
Direction 3.1 – Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	Application to this direction are the following items: • **Item 1:** Amendments to the Biodiversity Map to remove areas with existing development within The Kings School site. These areas had nil or compromised biodiversity values. Intact areas of biodiversity were retained. The changes are considered a suitable adjustment to the biodiversity layer. • **Item 2:** Inclusion of significant vegetation located at the southern portion of the North Rocks Fire Brigade site on the Biodiversity Map. • **Item 13:** Rezoning of Dence Park and vegetation east of Epping Aquatic Centre from RE1 Public Recreation to C2 Environmental Conservation. The Planning Proposal is consistent with this direction, in that it seeks to facilitate the protection and conservation of environmentally sensitive areas.	Yes
Direction 3.2 – Heritage Conservation The objective of this direction is to protect and conserve environmentally sensitive areas.	Application to this direction are the following items: • **Item 3:** Remove listing of 1-3 Ada Street, Harris Park (I221) given the no heritage value remaining on the property. • **Item 4:** Remove listing of 3 A'Beckett Street, Granville (I169) given the no heritage value remaining on the property. • **Item 5:** Remove the listing of 25 Station Street, Dundas (I55) given the no heritage value remaining on the property. • **Item 6:** Remove the listing of 7 Galloway Street, North Parramatta (I332) given the no heritage value remaining on the property. • **Item 7:** Amend the address and property description of I25 to reflect true extent of listing. • **Item 8:** Amend the item name of I64 to reflect true heritage attributes of the listing. • **Item 9:** Amend the item name and property description of I541 to reflect true heritage attributes of the listing. The property changes are generally of minor significance, seek to conserve items of heritage significance, delist sites where the heritage item has been removed, accurately identify heritage items, and reflect the existing uses.	Yes
Direction 3.5 – Recreation Vehicle Areas The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	The Planning Proposal is consistent with this direction, in that it: is not proposing to enable land to be developed for the purpose of a recreation vehicle area.	Yes
4. Resilience and Hazards		
Direction 4.1 – Flooding The objectives of this direction are to: (a) Ensure that development of flood prone land is consistent with the NSW Government's	This planning proposal maintains the current planning provisions with respect to the management of flood prone land. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required	Yes

Relevant Direction	Comment	Compliance
Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	to ensure compliance with Council's water management controls within the Parramatta DCP 2023. The proposed changes are of minor significance and are consistent with this direction.	
Direction 4.3 Planning for Bushfire Protection The objectives of this direction are to: (a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) Encourage sound management of bush fire prone areas.	The planning proposal maintains the current planning provisions with respect to permitted densities and land uses within bushfire prone land. As the planning proposal does not seek to introduce incompatible land uses or deliver additionally housing within bushfire prone area, the planning proposal is consistent with this direction.	Yes
Direction 4.4 – Remediation of Contaminated Land The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.	The land is not within an investigation area within the meaning of the *Contaminated Land Management Act 1997* and has not been subject to development as described in Table 1 of the contaminated land planning guidelines. As such, the planning proposal is consistent with this direction.	Yes
Direction 4.5 - Acid Sulfate Soils The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	The planning proposal maintains the current planning provisions with respect to the management of acid sulfate soils. The proposed changes are of minor significance, does not propose an intensification of land uses, and are consistent with this direction.	Yes
5. Transport and Infrastructure		
Direction 5.1 – Integrating Land Use and Transport The objective of this direction is to ensure that development reduces dependence on cars, increases the choice of available transport and improves access to housing, jobs and services by walking, cycling and public transport.	The Planning Proposal does not change residential land uses near transport nodes, impact on transport connectivity, or promote car usage. The proposed amendments are of administrative nature and do not undermine the intent of this direction.	Yes
Direction 5.2 – Reserving Land for Public Purposes The objectives of this direction are to facilitate the provision pf public services and facilities by reserving land for public purposes and facilitate the removal of reservations where the land is no longer required for acquisition.	The Planning Proposal will amend the Land Reservation Acquisition (LRA) Map for road widenings within the Epping Strategic Centre and Parramatta City Centre. It proposes to remove the reserved local road widening at 88 Church Street, Parramatta and classified road widenings along Epping Road (between Blaxland Road and Essex Street), as these have been delivered and do not require identification on the LRA Map.	Yes

Relevant Direction	Comment	Compliance
	As such, the Planning Proposal is consistent with this direction.	
6. Housing		
Direction 6.1 – Residential Zones The objectives of this direction are to encourage a variety and choice of housing types, make efficient use of existing infrastructure and services and minimise the impact of residential development.	The proposed inclusion of dwelling mix rates for residential flat buildings and shop top housing ensures that suitable dwelling mixes are delivered across the LGA – this includes 3-bedroom units (considered suitable family-sized units) to support the needs of families and children, which is the predominant household type in the LGA. This is consistent with this direction, in that it: • supports residential development in an existing urban area that will be fully serviced by existing infrastructure, and • does not reduce the permissible residential density of land. As such, the Planning Proposal is consistent with this direction.	Yes
7. Industry and Employment		
Direction 7.1 – Business and Industrial Zones The objectives of this direction are to: (a) Encourage employment growth in suitable locations, (b) Protect employment land in business and industrial zones; and (c) Support the viability of identified centres.	The proposed changes are generally of minor significance, do not propose changes to employment lands or undermine any existing controls design to encourage employment growth, and reflects existing uses thereby maintaining the viability of the City of Parramatta. Applicable to this direction are: • **Item 24:** Clarification of "active uses" for ground floor development in Zone E1. • **Item 31:** Introduce food and drink premises in R4 zoned land in Melrose Park North as an additional permitted use. • **Items 33 to 73**: which seeks to rezone a number of public reserves from their current business or industrial zonings (MU1 Mixed Use, E4 General Industrial, E5 Heavy Industrial, or E1 Local Centre) to RE1 Public Recreation. These changes reflect the existing use and/or intended development outcomes of the land, does not reduce employment land in the business and industrial zones, and supports the viability of Melrose Park. As such, the Planning Proposal is consistent with this direction.	Yes

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed amendments are mostly minor and/or administrative and will have no significant impacts on critical habitats, threatened species, populations, ecological communities or their habitats.

Biodiversity management

The planning proposal makes updates to the Biodiversity Map within the PLEP 2023 for two sites within the City. The extent of the application of the Biodiversity Map for the land at 87-129 Pennant Hills Road, North Parramatta (The Kings School) is proposed to be adjusted to remove the affectation from where there are existing buildings and do not contain vegetation of biodiversity value. In addition, part of the land at 102 Murray Farm Road, Carlingford (North Rocks Fire Brigade) is being added to the Biodiversity Map to require further environmental protection measures. Both changes will improve the accuracy of the PLEP 2023 Biodiversity Map and ensure suitable protection for lands that contain significant vegetation with biodiversity values.

In addition, Council officers also understand that the Office of Environment and Heritage also undertakes periodic updates to the *Biodiversity Values Map and Threshold Tool* which involves the removal of mapping based on new information. Therefore, it is considered reasonable to review and update the Biodiversity Map in light of new information and justification.

Environmental conservation

This Planning Proposal also seeks to rezone 41 parcels identified as community land by the *Community and Crown Land Plan of Management* 2023 from residential, commercial, or industrial zones to suitable environmental or waterway zones. This update ensures that all public reserves are zoned to reflect their principal intended use and will improve the accuracy of the PLEP 2023 Land Use Zoning Map.

Heritage management

This Planning Proposal removed items from Schedule 5 of the PLEP 2023 and the Heritage Map. These changes are strictly administrative to remove items that have been demolition as part of development approvals; and seeks to update the names of heritage items to ensure they are more accurate. These changes to not have a fundamental impact on heritage values in the LGA and are design to improve the accuracy of the schedule and mapping.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are not potential environmental effects as a result of this Planning Proposal. The Planning Proposal makes minor changes and on certain sites increases the protection of environmental values via a rezoning to C2 Environmental Conservation or by including the land on the Biodiversity map. Any impacts on environmental values will be addressed as part of any future development applications.

3.3.3 Has the Planning Proposal adequately addressed any social and economic effects?

The planning proposal addresses the following social effects:

Social

<u>Apartment dwelling mix</u>

The Planning Proposal seeks to introduce a new clause relating to apartment dwelling mix within residential flat buildings and shop top housing. The new clause elevates dwelling mix requirements from the PDCP 2023 to the PLEP 2023 to increase adherence and statutory weighting of this policy during the assessment process.

The absence of this control in the PLEP 2023 has resulted in recent residential developments providing limited 3-bedroom (i.e. family sized apartments) and resulting development outcomes not delivering an appropriate dwelling mix to meet the needs of the City. The new clause will help ensure that the City meets housing directions in the Parramatta LSPS 2036 and the Draft Social Sustainability Strategy 2024-2033, and ensure housing is provided for all household types.

Places of Public Worship

The Planning Proposal also seeks to include Places of Public Worship (PoPW) as an Additional Permitted Use on R2 zoned sites with an existing PoPW. The R2 Low Density Residential zone in the PLEP 2023 does not currently permit PoPW in order to preserve the low-density residential environment of this zone. However, existing PoPW that are zoned R2 currently function under existing use rights which limits their ability to expand within their landholdings. The Planning Proposal seeks to permit PoPW on these sites to allow them to grow and alter their structures as needed to support their communities.

Economic

There are not economic impacts from the Planning Proposal.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The planning proposal will not place additional demands on public infrastructure. The properties affected by the planning proposal have or are located in close proximity to public infrastructure including sewage, water supply, power and telecommunication services. The Planning Proposal contains minor changes of low impact and do not increasing development or housing, and therefore do not impact on infrastructure demand.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PART 4 – MAPS

This section contains existing and proposed controls for mapping and site-specific provisions of this Planning Proposal in accordance with the DPE's *Local Environmental Pan Making Guideline 2023*.

4.1 Mapping

This planning proposal seeks to amend the following:

- Amend the Land Zoning Map to rectify zoning anomalies across **53** sites within the LGA.
    - 13 parcels along Epping Road (refer to **Item 12**).
    - Part of 2 parcels within Dence Park, Epping (refer to **Item 13**).
    - 3 other zoning anomalies (refer to **Items 14** to **16**).
    - 41 sites within public reserves (refer to **Items 33 to 73**).
- Amend the Heritage Map to remove or amend **7** local heritage items across the LGA. Refer to **Items 3** to **9**.
- Amend the Additional Permitted Uses Map to include land zoned R4 High Density Residential within the Melrose Park North Precinct. Refer to **Item 31**.
- Amend the Land Reservation Acquisition Map to remove 88 Church Street, Parramatta and **13** lots along Epping Road, Epping between Blaxland Road and Essex Street. Additionally, update inconsistent wording. Refer to **Items 10** and **11**, respectively.
- Amend the Biodiversity Map to remove part of 87-129 Pennant Hills Road and include part of 102 Murray Farm Road, Carlingford, North Parramatta. Refer to **Item 1** and **2**, respectively.
- Amend the Height of Building Map to include a 0m maximum building height for planned civic space within North Parramatta. Refer to **Item 17**.
- Delete the Intensive Urban Development Area Map. Refer to **Item 19**.
- Amend the street network for part of Melrose Park North within the Land Zoning Map, Design Excellence Map, Height of Building Map, and Land Reservation Acquisition Map. Refer to **Item 18**.
- Include 49 sites with an existing Place of Public Worship within the R2 Low Density Residential zone on the Additional Permitted Uses Map and Schedule. Refer to **Item 30** and **Table 1.c.**

A copy of the proposed changes to these maps are outlined in Part 2.

PART 5 – COMMUNITY CONSULTATION

The Planning Proposal is to be publicly available for community consultation. Given that elements of the Planning Proposal are in response to specific submissions received during the exhibition of Harmonisation Planning Proposal, Council officers have notified these specific submitters to keep them informed of the progress of the outcome of the review of the orange matters process which is ahead of the formal exhibition period (community consultation).

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's website; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the Planning Proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the Planning Proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the Planning Proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the Planning Proposal.

Table 7 – Anticipated timeframe to Planning Proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	July 2024
Report to Council on the assessment of the PP	August 2024
Referral to Minister for review of Gateway determination	October 2024
Updated PP and submitted to DPHI for review of Gateway Determination	December 2024
Date of issue of the Gateway determination	January 2024 to February 2025
Commencement and completion dates for public exhibition period	March to May 2025
Commencement and completion dates for government agency notification	March to May 2025
Consideration of submissions	June 2025
Consideration of Planning Proposal post exhibition and associated reports to LPP and Council	June/July 2025
Submission to the Department to finalise the LEP	July/August 2025
Notification of instrument	September 2025

Appendix 1 – Council resolution of 12 July 2021 – Decision Pathway 3 – Orange Matters

See separate attachment.

Appendix 2 – Community and Crown Land Plan of Management

See separate attachment.