

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

Council on [12 July 2021](#) (refer to Item 17.3) resolved to investigate fourteen (14) matters as part of 'Decision Pathway 3 – Orange Matters' as part of an alternate planning process (i.e. a Housekeeping Planning Proposal) separate to the Harmonisation Planning Proposal. A copy of the fourteen (14) matters, including specific matters identified to be part of a housekeeping planning proposal, are included below in Table 3.

**Table 3 – Changes that have merit for further investigation (via [Decision Pathway 3 - Orange](#))**

Issue	Details	Proposed Grouping
1. Environmental Heritage listings – review requested	Submissions request review of Heritage listings and descriptions for specific sites: 38-50 South Street Rydalmere (Truganini House), The Kings School and Schools Infrastructure NSW.	<b>Policy review and investigation as part of Housekeeping PP.</b>
2. Biodiversity layer - Review requested	Submissions request review of the Biodiversity layer – mapping of certain sites: 361-365 North Rocks Road, North Rocks, The Kings School and Schools Infrastructure NSW.	<b>Policy review and investigation as part of Housekeeping PP.</b>
3. Schedule 5 – Environmental Heritage – items that have been demolished.	Submission requests to remove specific item that has been demolished as part of approved development. Consistent approach required across whole of LGA and implemented through a Housekeeping PP.	<b>Housekeeping PP</b>
4. Epping Precinct	Submissions object to various LEP control provisions that are currently being reviewed as part of a separate Planning Proposal for the Epping Precinct.	<b>Precinct-based PP matter</b>
5. 725 Blaxland Road – Land reservation and acquisition.	Request from landowner to acquire or remove from LRA Map and rezone site from RE1. Policy review to determine where acquisition is needed and whether funding is available.	<b>Precinct-based PP matter</b>  This will be addressed as part of a strategic assessment of future open space provision in Epping and presented to Council for consideration as part of the Epping Precinct work.
6. CBD Precinct	Submissions object to various LEP control provisions that are currently being proposed as part of the CBD Planning Proposal.	<b>Precinct-based PP matter</b>  Policy matters relating to the Parramatta CBD Precinct are being addressed via the CBD Planning Proposal.
7. Clause 6.13 - ground floor uses in B1 and B2 Zones.	Investigate significance of issues - Consider excluding tourist and visitor accommodation and car parks at ground floor.	<b>Policy review and investigation</b>  This will be dealt with as part of Actions A6 in the LSPS which involves a review of the B1 and B2 Neighbourhood zones
8. Various sites in CBD Planning Investigation Areas	Submissions were lodged requesting a review of controls in 3 of the Planning Investigation Areas currently identified as part of the CBD planning policy review process.	<b>Precinct-based PP matter</b>  Investigation Area will be dealt with as part of that continuation of CBD Planning Review process.

Issue		Details	Proposed Grouping
9.	Office of Environment Energy and Science which forms part of the Department of Planning Industry and Environment has suggested numerous amendments to the exhibited Draft Harmonisation Planning Proposal	For details of the numerous requests refer to CER Appendix B Row 8 but suggested amendments include <ul style="list-style-type: none"> <li>Changes to the zoning treatment of river and riparian zone areas, wetlands and vegetation corridors and pockets and site specific rezonings;</li> <li>Changes to objectives of the plan and objectives of various zones;</li> <li>Introducing further environmental protections in clauses related to Temporary use of land and Exempt and Complying Development, Minimum lot size and Earthworks</li> </ul>	<b>Addressed as part of future LEP Housekeeping amendment process.</b>
10.	Car parking rates.	TfNSW recommends Council consider setting maximum car parking rates for development located close to public transport.	<b>DCP Review Matter</b>  This will be dealt with as part of addressing Actions A15 and A23 in Council's LSPS and is also being addressed across Council's various Precinct projects.
11.	Setback controls for residential development.	Submission recommends 1.5m side setback for first and second floor residential buildings.	<b>DCP Review Matter</b>  A harmonisation DCP will be prepared by Council that will address various development controls.
12.	Dual Occupancy permissibility based on bushfire prone land	The NSW Rural Fire Service and DPIE noted that the Dual Occupancy constraints analysis seems to have been completed without the benefit of bushfire prone land analysis which is now available to Council.	<b>Addressed as part of future LEP Housekeeping amendment process.</b>
<b>Additional matters included following Council Resolution of 12 July 2021:</b>			
13.	Dual Occupancy Prohibition Mapping in Winston Hills area	Prepare Planning Proposal seeking to include certain land in the Winston Hills area for inclusion in the Dual Occupancy Prohibition Map.	Separate Planning Proposal to be prepared and submitted to DPIE for Gateway Request by end of 2021.
14.	Places of Public Worship Review.	Re-examine the approach to permitting Places of Public Worship in the R2 Low Density Residential Zone noting:  Submissions objected to proposed change to Places of Public Worship – Zoning changed from primarily SP2 to R2 and prohibition of Places of Public Worship within R2 zones which has the impact of these Places of Public Worship operating under existing use rights provisions: <ul style="list-style-type: none"> <li>Opposed to rezoning sites from current zoning to R2: submissions requested no change to zoning.</li> <li>Opposed to prohibition in R2: submissions requested no prohibition of Places of Public Worship in this zone,</li> </ul> Submission requested that if rezoning proceeds, then existing sites be identified on the Additional Permitted Uses Map.	<b>Policy review and investigation as part of Housekeeping PP.</b>