



IRF 25/226

Gateway determination report – PP-2024-2710

Parramatta LEP Harmonisation Supplementary
Matters and Housekeeping Planning Proposal

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A - Planning Proposal (December 2024)
Attachment 1a – Further information received from Council, dated 13 November 2024
Attachment 1b – Further information received from Council (Places of Public Worship), dated 20 December 2024
Attachment 1c – Further information received from Council (public plaza site), dated 20 December 2024
Attachment 1d - Council list of consequential mapping amendments, dated 12 March 2025.
Attachment 2 - Council Meeting Report (12 August 2024)
Attachment 3- Council Meeting Minutes (12 August 2024)
Attachment 4 - Local Planning Panel (LPP) Report (16 July 2024)
Attachment 5 - Local Planning Panel (LPP) Minutes (16 July 2024)
Attachment 6 - Council Resolution of 12 July 2021 Decision for Orange Matters
Attachment 7 - Community and Crown Land Plan of Management

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	City of Parramatta
PPA	City of Parramatta Council
NAME	Harmonisation Supplementary Matters and Housekeeping Planning Proposal
NUMBER	PP-2024-2710
LEP TO BE AMENDED	Parramatta Local Environmental Plan (LEP) 2023
ADDRESS	City of Parramatta LGA
DESCRIPTION	N/A
RECEIVED	12/12/2024
FILE NO.	IRF25/226
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Address supplementary matters resulting from the consolidated Parramatta LEP 2023; and
- Ensure consistency and technical accuracy of the planning instrument and mapping.

The intended outcomes of the planning proposal are to:

- Finalise supplementary matters remaining from the consolidated Parramatta LEP 2023, correct anomalies and inconsistencies and clarify policy intent to ensure consistency of the written instrument and mapping.

The objectives and intended outcomes of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Parramatta LEP 2023 per the changes set out as follows. The planning proposal contains an explanation of provisions that adequately explains how

the objectives of the proposal will be achieved. There are minor changes required for technical accuracy, and a Gateway condition is recommended that all errors to be corrected prior to exhibition of the planning proposal.

Table 3.1 Proposed Changes to the Biodiversity Map

Number identified in the PP	Subject land	Proposed changes
1	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)	Amend the Biodiversity Map to reduce the extent of the affectation on 87-129 Pennant Hill Road, Parramatta (reduced by 10,364 sqm or 2.4% from 435,403 sqm to 425,039 sqm)
2	102 Murray Farm Road, Carlingford (Lot 25, DP 848644)	Amend the Biodiversity Map to include part of 102 Murray Farm Road, Carlingford on the Biodiversity Map

Table 3.2 Proposed Changes to the Heritage Schedule and Map

Number identified in the PP	Subject land	Heritage Item No.	Proposed changes
3	1 and 3 Ada Street, Harris Park (Lots A and B, DP 382156)	I221	Remove Heritage Item I211 from Heritage Schedule and Map as the 'Single story residence' has been demolished in 2020 with DA consent (DA/487/2018).
4	3 A'Beckett Street, Granville (Lots 4A and 5A, DP 101953)	I169	Remove Heritage Item I169 from Heritage Schedule and map as the building has been demolished. <i>Note: Page 10 of the PP refers to DP 101963 of the site which is incorrect. Gateway condition included requiring the PP to be updated to reflect the correct DP number.</i>
5	25 Station Street, Dundas (Lot 1, DP 215527)	I55	Remove Heritage Item I55 from Heritage Schedule and Map as the 'Single story residence' has been demolished with DA consent (DA/899/2016).

6	7 Galloway Street, North Parramatta (Lot 1, DP 127064)	I332	<p>Remove Heritage Item I55 from Heritage Schedule and Map as the 'Single story residence' has been demolished with DA consent (DA/371/2018).</p> <p><i>Note: Page 12 of the PP refers to DP 1277626 of the site which is inconsistent with the current Heritage Schedule. Gateway condition included requiring the PP to be updated to reflect the correct DP number.</i></p>			
7	260 and 262 Marsden Road (Lots 52 and 51, DP 1256234)	I25	<p>Update the address and property description of Heritage Item I25 due to approved subdivision as shown below.</p>			
	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
8	64 Hughes Avenue, Ermington (Part of Lot 1, DP 128574)	I151	<p>Update the Heritage Item to reflect its cultural significance as the result of recent heritage report of the site.</p> <p><i>Note: Page 14 of the Planning proposal refers to I64 for the site which is incorrect. Gateway condition included requiring the PP to be updated to reflect the correct Heritage Item number.</i></p>			
	Suburb	Item name	Address	Property description	significance	Item No
	Ermington	Bulla Cream Dairy Willowmere – house, billiards room, grounds, garden and three mature Canary Island date palms (Phoenix Canarensis)	64 Hughes Avenue	Part of Lot 1, DP 128574	Local	I151
9	153 George Street (Lot 30, DP 1285977) and 153A George Street (Lot 2, DP 1257603)	I541	<p>Update Heritage Item I541 from Heritage Schedule and Map to reflect correct description and boundary of the Heritage Item.</p>			

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	I541

*Note: Page 15 of the Planning proposal refers to **I151** as the Item no. in the proposed amendment section which is incorrect. Gateway condition included requiring the PP to be updated to reflect the correct Heritage Item number.*

Table 3.3 Proposed Changes to the Land Reservation Acquisition (LRA) Map

Number identified in the PP	Subject land	Proposed changes
10	88 Church Street, Parramatta (SP 95239)	Remove 88 Church Street, Parramatta from the LRA Map as the land has been dedicated to Council as part of a mixed-use development that delivered road widening.
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, DP1204060; 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	Remove the 13 lots along the south side of Epping Road between Blaxland and Essex Street. The Land is currently identified as 'Classified Road SP2' to assist with road widening, which has been completed and the acquisition is no longer required.

Table 3.4 Proposed Changes the Land Zoning Map

Number identified in the PP	Subject land	Current zoning	Proposed zoning	Reason for change
12	Refer to 13 lots identified	R4 High Density Residential	SP2 Classified Road	The identified parcels have been reserved for road widening, and the

	above in Item 11	R2 Low Density Residential		<p>project was completed in 2018. The rezoning of the lots from R4 or R2 to SP2 will accurately reflect the long-term use of the land.</p> <p>A Gateway condition is included requiring updates to the relevant HOB and FSR maps to reflect the changes of zoning for the subject lots.</p>
13	Part of Dence Park (Lot 1, DP 1083761 and Lot 1, DP 441025)	RE1 Public Recreation	C2 Environmental Conservation	The rezoning of two areas within Dence Park will assist with delivering a consistent riparian corridor that is in alignment with the existing wider Terry Creek corridor and ensure the long-term use of the land has appropriate zoning.
14	228 Marsden Road, Carlingford (Lot 1, DP 1284636)	SP2 Infrastructure	R2 Low Density Residential	<p>It is proposed to rezone a small section (northern corner) of the lot from SP2 to R2 consistent with the remainder of the lot, to resolve a zoning anomaly resulting from subdivision and subsequent consolidation.</p> <p>A Gateway condition is included requiring updates to the relevant HOB and FSR maps to reflect the changes of zoning for the subject lots.</p>
15	17B Short Street, Wentworthville (Lot 2, DP 547478)	R4 High Density Residential	W1 Natural Waterway	The proposed rezoning is to reflect the land's function as a stormwater channel and ensure the appropriate zoning for the land's long-term use, as requested by Sydney Water.
16	2A Crimea Street, Parramatta (Lot 1, DP 745112)	R2 Low Density Residential	W1 Natural Waterway	<p>The proposed rezoning is to reflect the land's function as a water main and stormwater channel and ensure the appropriate zoning for the land's long-term use, as requested by Sydney Water.</p> <p>A Gateway condition is included requiring updates to the relevant HOB and FSR maps to reflect the changes of zoning for the subject lots.</p>

Table 3.5 Proposed Changes to Hight of Building (HOB) Map

Number identified in the PP	Subject land	Current HOB	Proposed HOB	Recommended HOB	Reason for 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)	57m 40m (Note: The planning proposal document refers to 24m and 15m as the current HOB which is incorrect and must be updated.)	0m	9m	<p>The site has been identified as a location for future civic space due to its proximity to public transport infrastructure. A 0m height limit is proposed to enable the delivery of the civic space consistent with the local infrastructure strategy.</p> <p>The proposed 0m height is considered as overly restrictive and will not allow for flexibility in future design, where any minor realignment of the building envelope would require a further LEP amendment. In addition, uses such as kiosks (common in plaza type areas) would be prohibited.</p> <p>Council has provided an acceptable solution that proposes a 9m building height and a site-specific clause explaining the intended use of the area. However, further consultation with TfNSW is required regarding this matter and it is considered appropriate to resolve the amended building height through the public exhibition process.</p> <p>This aspect of the planning proposal should also include a label 'subject to consultation with TfNSW', indicating the proposed building height remains unresolved.</p> <p>A Gateway condition requiring this change to be made is included.</p>

Table 3.6 Proposed Changes to Specific Sites

Number identified in the PP	Subject land	Proposed changes
18	Melrose Park North	<p>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 (changes to the Maps shown in Section 1.5 below) to reflect existing development consent (DA/1100/2021).</p> <p>It is noted that this amendment is the subject of another planning proposal (PP-2024-1748) and will result in duplication.</p>

		A Gateway condition is included requiring the removal of this Item from the list of amendments.
19	Intensive Urban Development Area Map	Delete the intensive Urban Development Area Map to reflect clauses (cl 6.14, cl 7.27 & cl 8.11 of PLEP 2023) that have been appealed upon finalisation of the <i>State Environmental Planning Policy Amendment (Housing and Productivity Contributions) 2023</i> .

Table 3.7 Proposed Changes to Specific Clauses (CI)

Number identified in the PP	Subject clause	Proposed changes
20	CI 3.3 Environmentally sensitive areas	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.
	CI 6.3 Biodiversity	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	CI 4.1C Minimum subdivision lot size for dual occupancy	4.1C Minimum subdivision lot size for dual occupancy and manor houses
22	CI 5.1 Relevant Acquisition Authority & Land Reservation	Amend the table in CI 5.1(2) by deleting: “Zone SP2 Infrastructure and marked “Local road” and “Zone SP2 Infrastructure and marked “School” From “Type of land shown on Map” and “Council” and “Department of Education” From “Authority of the State”
23	CI 5.1A Development on land intended to be	Amend the table in Clause 5.1A(3) to include LRAs marked “Regional cycleway” as followed: 5.1A Development on land intended to be acquired for public purposes

	acquired for public purposes	<p>(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.</p> <table><tr><th>Land</th><th>Development</th></tr><tr><td>Zone E2 Commercial Centre or MU1 Mixed Use and marked “Regionalcycleway”</td><td>Regional cycleways</td></tr></table>	Land	Development	Zone E2 Commercial Centre or MU1 Mixed Use and marked “Regionalcycleway”	Regional cycleways
Land	Development					
Zone E2 Commercial Centre or MU1 Mixed Use and marked “Regionalcycleway”	Regional cycleways					
24	CI 6.12 Ground floor development in Zone E1	<p>6.12 Ground floor development in Zone E1</p> <p>(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 –</p> <p>(a) will not be used for the purposes of residential accommodation or serviced apartments, and</p> <p>(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.</p>				
	CI 7.10 Active Frontages	<p>7.10 Active frontages</p> <p>(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-</p> <p>(a) will not be used for the purposes of residential accommodation or serviced apartments, and</p> <p>(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</p>				
	CI 8.4 Active Street frontages in Zone E1	<p>8.4 Active street frontages in Zone E1</p> <p>(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 –</p> <p>(a) will not be used for the purposes of residential accommodation or serviced apartments, and</p> <p>(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.</p>				
25	CI 6.20 Height of buildings for certain land in Telopea	<p>Amend Clause 6.20(1) to (2) to omit references to mapping colour as follows:</p> <p>6.20 Height of buildings for certain land in Telopea Precinct</p>				

	Precinct	<p>(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 –</p> <p>(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 –</p>
26	Cl 6.21 Floor Space Ratio for certain land	<p>Amend Clause 6.21(1) to (3) to omit references to mapping colour as follows:</p> <p>6.21 Floor space ratio for certain land in Telopea Precinct</p> <p>(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 –</p> <p>(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.</p> <p>(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 2,000m².</p>
27	Part 6 Additional local provisions	<p>Insert new provisions as Clause 6.24 Mix of dwelling sizes in residential flat buildings and shop top housing to promote housing diversity. It is intended to insert a new provision as follows:</p> <p>6.24 Mix of dwelling sizes in residential flat buildings and shop top housing</p> <p>(1) The objectives of this clause are to promote residential development across the Parramatta Local Government Area that provides for –</p> <p>(a) Delivery of a mix of dwelling sizes to promote housing diversity with the City of Parramatta.</p> <p>(b) Encourage developments that can accommodate diverse household types and the changing needs of households within the City of Parramatta.</p> <p>(2) This clause applies to development for the following purposes that results in at least 10 dwellings –</p> <p>(a) residential flat buildings, and</p> <p>(b) shop top housing.</p>

		<p>(3) Development consent must not be granted under this clause unless the consent authority is satisfied that –</p> <p>(a) at least 15% of dwellings, rounded up to the nearest whole number of dwellings, in the development to be 3 or more bedrooms.</p> <p>(b) no more than 75% of dwellings, rounded down the nearest whole number of dwellings, in the development to be 2 bedrooms,</p> <p>and</p> <p>(c) at least 10% of dwellings, rounded up to the nearest whole number of dwellings, in the development to have 1 bedroom/studio.</p> <p>This proposed amendment requires further review and an established evidence base to ensure the proposed changes will not negatively impact feasibility for future development and therefore impede housing supply within the LGA. Section 4.1 of this report provides further discussion.</p>
28	CI 7.17 Car parking – General	<p>Amend Clause 7.17(2) to omit reference to buildings with a GFA <2,000m² as follows:</p> <p>7.17 Car Parking – General</p> <p>(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—</p> <p>Retail premises</p> <p>For a building with no more than 2,000m² of gross floor area used for retail premises —</p> <p>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</p> <p>b) otherwise – as calculated using the car parking formula</p>
29	CI 7.25 High performing building design	<p>Amend Clause 7.25(4)(c)(i) to (ii) to clarify ‘room’ in the context of hotel, motel, and serviced apartments as follows:</p> <p>7.25 High performing building design</p> <p>(c) the part of a building used for the purposes of hotel or motel accommodation or serviced apartments is capable of achieving the following—</p> <p>(i) a maximum energy target of 5,220kg CO₂e per hotel or motel room or serviced apartment each year,</p> <p>(ii) a maximum water target of 76.1kL per hotel or motel room or serviced apartment each year.</p>
30	Existing Places of Public Worship	<p>Amend the Additional Permitted Use Schedule and Map to include existing Places of Public Worship that are currently operating on land zoned R2 (Refer to Table 3.8).</p> <p>This is proposed to enable these existing sites currently operating to expand beyond the provisions of existing use rights.</p> <p>These proposed amendments are recommended to be removed from the planning proposal based on lack of supporting analysis and broader policy</p>

		justification, see section 4.1 in this report for further discussion.
31	Schedule 1: 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.
32	PLEP – Schedule 2 Exempt Development	<p>Amend Schedule 2 to include advertising signage for public sportsgrounds in RE1 Public Recreation zoned land in Schedule 2 Exempt Development. With detailed development standards as followed:</p> <p>Advertisements – signs on field fencing and amenity facilities at sports fields in Zone RE1</p> <p>(1) Must only provide information about sponsors of teams or organisations using the sporting facility.</p> <p>(2) Must not contain direct product advertising for the following –</p> <ul style="list-style-type: none"> a. alcohol, b. tobacco products, c. adult entertainment, being entertainment including nudity indecent acts, or sexual activity. d. gambling products <p>(3) Must not obstruct any gates, access points or openings.</p> <p>(4) Must face the playing area and must not be visible from outside of the site on which it is displayed.</p> <p>(5) If affixed to perimeter fencing of the playing area:</p> <ul style="list-style-type: none"> 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. <p>(6) Must not obstruct the sight line of vehicular traffic.</p> <p>(7) Must be removable signs or fixings and must not be painted directly onto fencing or amenity facilities.</p> <p>(8) Must not cover more than 25% of the field facing surface area of any amenity facilities.</p> <p>(9) Must not be illuminated.</p> <p>(10) Must be installed in accordance with the following:</p> <ul style="list-style-type: none"> 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

The planning proposal also contains a list of public reserves to be rezoned, these are set out in **Table 4.7**, see Section 1.5 of this report with the detailed map changes identified.

It is noted that as a result of a number of the proposed amendments set out in the tables above, consequential mapping will be required for public exhibition. For example, where the zoning of a site is proposed to be changed from R2/R4 to RE1/ SP2/ W1 the HOB and FSR maps will need to be amended to remove these controls from the specific sites. A full list of these consequential

amendments is set out in Council's email dated 12 March 2025 (**Attachment 1d**). These mapping changes are considered within the scope of the original Planning Proposal and are included as a Gateway condition to ensure the full scope of proposed changes are publicly exhibited.

Table 3.8 List of places of public worship proposed to be added to the Additional Permitted Uses Map

Number identified in the PP	Subject land
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

1.4 Site description and surrounding area

The planning proposal applies to land in the Parramatta local government area (LGA). Certain administrative amendments apply to specific sites as identified in the explanation of provisions in Sections 1.3 and 1.5.

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Biodiversity Map, Heritage Map, Land Reservation Acquisition Map, Height of Building Map, Design Excellence Map, Land Zoning Map, Intensive Urban Development Area Map and Additional Permitted Uses Maps, which are suitable for community consultation.

Consequential mapping changes arising from the proposal for Items 12, 14-16, 33-52, 54, 56-58, 60-71 and 73 is required and a Gateway condition is included to this effect.

Table 4.1 Amendments to the Biodiversity Map

Number identified in the PP	Subject site	Current	Proposed
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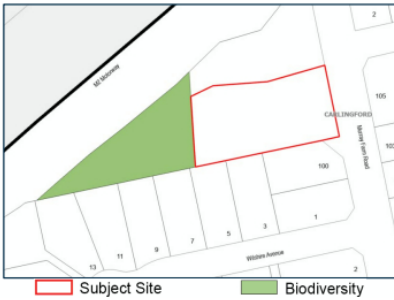

1	87-129 Pennant Hills Road, North Parramatta (Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772)		
2	102 Murray Farm Road, Carlingford (Lot 25, DP 848644)		

Table 4.2 Heritage Map to be amended

Number identified in the PP	Subject site	Current	Proposed

3	1 & 3 Ada Street, Harris Park (Lots A and B, DP 382156)	 <p>Map showing the subject site (red outline) and heritage items (orange shading) for 1 & 3 Ada Street, Harris Park. The map includes Station Street E and various lots (2.6, 2A, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 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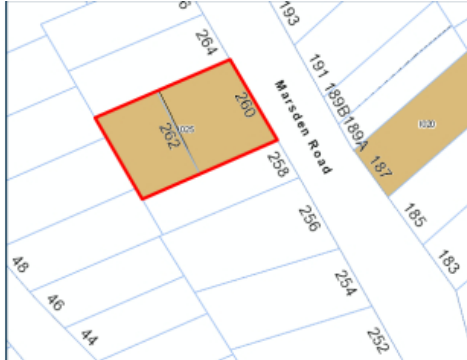

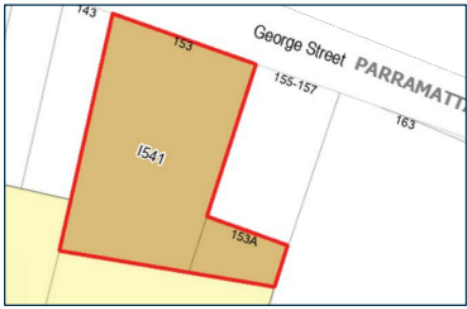
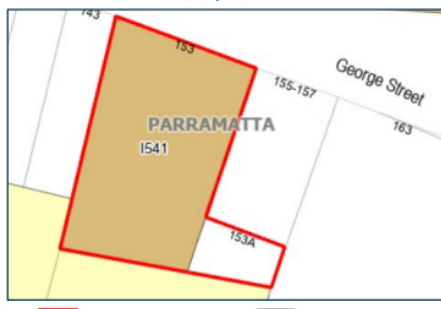
6	7 Galloway Street, North Parramatta (Lot 1, DP 1277626)	 [Red outline] Subject Site [Brown fill] Heritage Item	 [Red outline] Subject Site [Brown fill] Heritage Item
7	260 and 262 Marsden Road, Carlingford (Lots 52 and 51, DP 1256234)	 [Red outline] Subject Site [Brown fill] Heritage Item	 [Hatched] Item to be deleted [Brown fill] Item to be retained
9	153 George Street, Parramatta (Lot 30, DP 1285977) and 153A George Street, Parramatta (Lot 2, DP 1257603)	 [Red outline] Subject Site [Brown fill] Heritage Item [Yellow fill] Item - Archaeological	 [Red outline] Subject Site [Brown fill] Heritage Item [Yellow fill] Item - Archaeological

Table 4.3 Land Reservation Acquisition Map to be amended

Number identified in the PP	Subject site	Current	Proposed




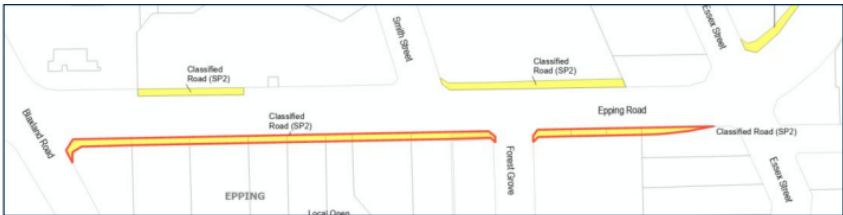




10	88 Church Street, Parramatta (part of SP 95239)	 <p>Reservation</p>	 <p>Reservation Reservation removed</p>
11	13 lots along Epping Road, Epping between Blaxland Road and Essex Street (Lot 11 DP 1204058; Lot 5, DP 1204059; Lots 9 and 10, DP 1204060; Lots 13 and 14, DP 1204061; Lot 16, DP 1204062; Lot 20, DP 10385; Lot 6, DP 1204059; Lot 19, DP 1204063; Lot 3 and 4, DP 1204064; and Lot 20, DP 1204063)	 <p>Reservation Reservation removed</p>  <p>Subject Site Reservation</p>	
18	Melrose Park North	 <p>Parramatta Local Environmental Plan 2023 Land Reservation Acquisition Map</p> <p>Subject Land Acquisition Acquisition to be removed</p> 	 <p>Parramatta Local Environmental Plan 2023 Land Reservation Acquisition Map</p> <p>Subject Land Acquisition Acquisition to be removed</p> 

Table 4.4 Land Zoning Map to be amended

Number identified in the PP	Subject site	Current	Proposed
12	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 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)	<p>Current</p> <p>Proposed</p>	
13	Part of Dence Park (Lot 1, DP 1083761 and Lot 1, DP 441025)	<p> Subject Site R2 Low Density Residential C2 Environmental Conservation W1 Natural Waterways RE1 Public Recreation </p>	<p> Subject Site R2 Low Density Residential C2 Environmental Conservation W1 Natural Waterways RE1 Public Recreation </p>

14	228 Marsden Road, Carlingford (Lot 1, DP 1284636)	 <p> Subject Site SP2 Infrastructure R2 Low Density Residential RE1 Public Recreation </p>	 <p> Subject Site SP2 Infrastructure R2 Low Density Residential RE1 Public Recreation </p>
15	17B Short Street, Wentworthville (Lot 2, DP 547478)	 <p> Subject Site R3 Medium Density Residential W1 Natural Waterways R4 High Density Residential </p>	 <p> Subject Site R3 Medium Density Residential W1 Natural Waterways R4 High Density Residential </p>
16	2A Crimea Street, Parramatta (Lot 1, DP 745112)	 <p> Subject Site R2 Low Density Residential RE1 Public Recreation W1 Natural Waterways </p>	 <p> Subject Site R2 Low Density Residential RE1 Public Recreation W1 Natural Waterways </p>



18	Melrose Park North		
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Table 4.5 List of Items on the Height of Building Map to be amended

Number identified in the PP	Subject land	Current HOB	Proposed HOB
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)		<p><i>Note: The proposed HOB map is required to be updated. A Gateway condition is included to reflect the proposed 9m height limit and additional labelling requiring further consultation with TfNSW.</i></p>

18 (Gateway condition included to remove this item from the proposal)	Melrose Park North		
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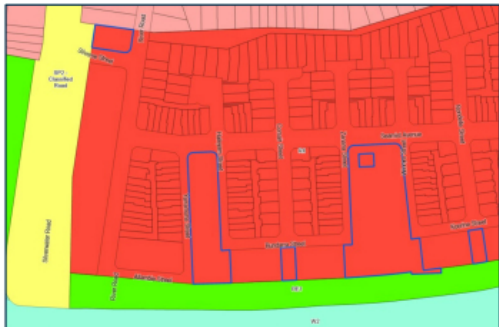
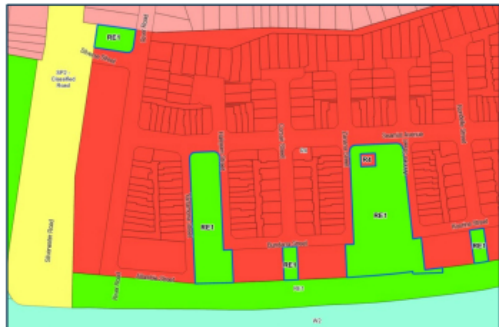
Table 4.6 other maps to be amended

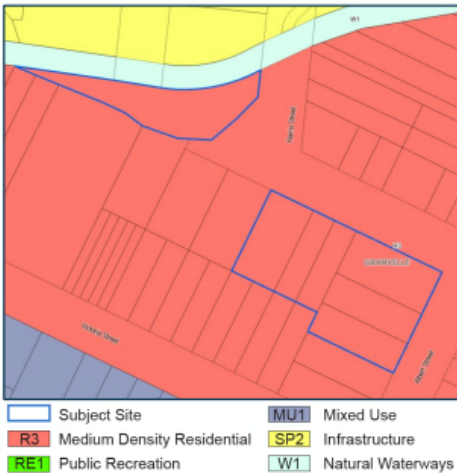
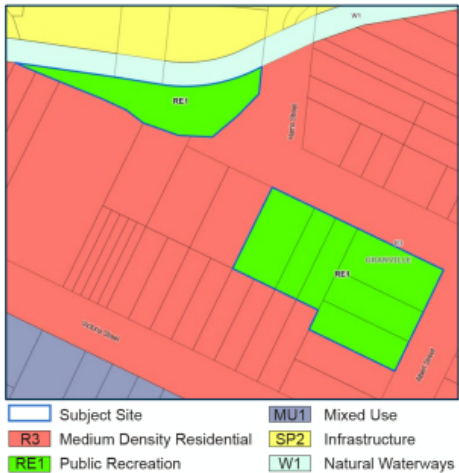



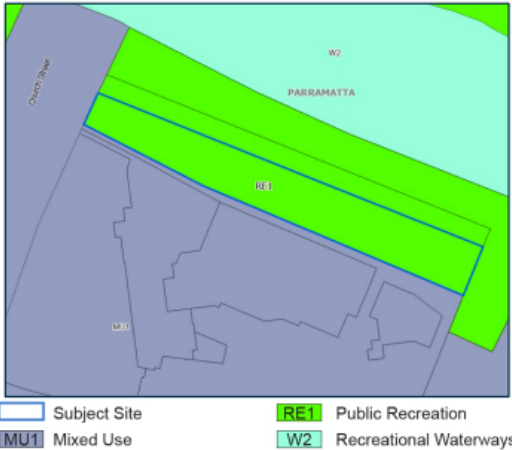
Number identified in the PP	Subject land/ Map to be amended	Current zoning	Proposed zoning
18 (Gateway condition included to remove this item from the proposal)	Melrose Park North/ Design Excellence Map		
19	PLEP/ Intensive Urban Development Area Map	Delete the Intensive Urban Development Area Map	





31	R4 zoned land in Melrose Park North/ Additional Permitted Uses Map		 10A Refer to Schedule 1
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Table 4.7 List of public reserves to be rezoned

Number identified in the PP	Subject land	Current zoning	Proposed zoning
33	Adderton Road Reserve, Telopea (Lot 1, DP 128244)	R2 Low Density Residential	RE1 Public Recreation
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site R2 Low Density Residential W1 Natural Waterways R3 Medium Density Residential RE1 Public Recreation R4 High Density Residential </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site R2 Low Density Residential W1 Natural Waterways R3 Medium Density Residential RE1 Public Recreation R4 High Density Residential </p> </div> </div>		
34	Alan Street Reserve, Rydalmere (Lots 1 and 3, DP 1126501 and Lot 11, DP 1212303)	E4 General Industrial	RE1 Public Recreation





		<div> <div>Current</div>  <div> <div>Subject Site</div> <div>E4 General Industrial</div> <div>W1 Natural Waterways</div> <div>RE1 Public Recreation</div> </div> </div> <div> <div>Proposed</div>  <div> <div>Subject Site</div> <div>E4 General Industrial</div> <div>W1 Natural Waterways</div> <div>RE1 Public Recreation</div> </div> </div>	
35	Ae2 Park, Ermington (Lot 312, DP 1187812)	R4 High Density Residential	RE1 Public Recreation
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)		
		<div> <div>Current</div>  <div> <div>Subject Site</div> <div>R2 Low Density Residential</div> <div>R4 High Density Residential</div> <div>RE1 Public Recreation</div> <div>W2 Recreational Waterways</div> <div>SP2 Infrastructure</div> </div> </div> <div> <div>Proposed</div>  <div> <div>Subject Site</div> <div>R2 Low Density Residential</div> <div>R4 High Density Residential</div> <div>RE1 Public Recreation</div> <div>W2 Recreational Waterways</div> <div>SP2 Infrastructure</div> </div> </div>	
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)	R2 Low Density Residential	RE1 Public Recreation
40	Prince Street Reserve, Harris Park (Lot 7033, DP 93890)		















	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  </div> <div style="text-align: center;"> <p>Proposed</p>  </div> </div>		
41	Boronia Park, Epping (Lot B, DP 160976)	R4 High Density Residential	RE1 Public Recreation
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  </div> <div style="text-align: center;"> <p>Proposed</p>  </div> </div>		
42	Church Street Reserve, Parramatta (Lot 203, DP 1237698)	MU1 Mixed Use	RE1 Public Recreation
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  </div> <div style="text-align: center;"> <p>Proposed</p>  </div> </div>		

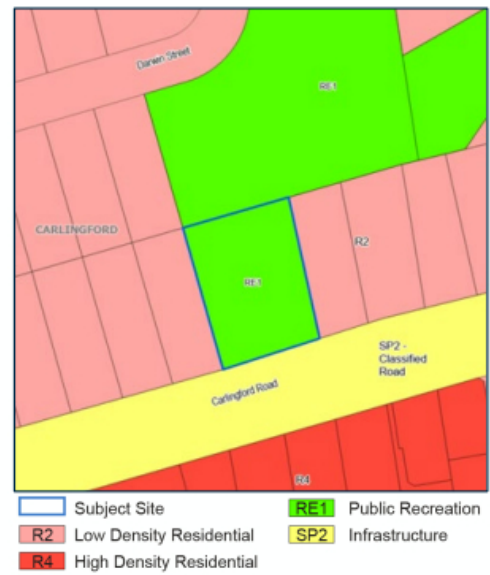
43	Cowper Street Reserve, Granville (Lot 50, DP 1284122)	MU1 Mixed Use	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site RE1 Public Recreation E3 Productivity Support SP2 Infrastructure MU1 Mixed Use </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site RE1 Public Recreation E3 Productivity Support SP2 Infrastructure MU1 Mixed Use </p> </div> </div>			
44	Dan Mahoney Reserve, North Parramatta (Part of Lot 7052, DP 1050528)	R3 Medium Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site RE1 Public Recreation R3 Medium Density Residential W1 Natural Waterways </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site RE1 Public Recreation R3 Medium Density Residential W1 Natural Waterways </p> </div> </div>			
45	Darling Mills Creek Reserve, North Rocks (Lot 91, DP 851951)	R2 Low Density Residential	C2 Environmental Conservation

	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> <p> Subject Site C2 Environmental Conservation RE1 Public Recreation R2 Low Density Residential </p> </div> <div style="text-align: center;"> <p>Proposed</p> <p> Subject Site C2 Environmental Conservation RE1 Public Recreation R2 Low Density Residential </p> </div> </div>		
46	Darling Mills Creek Reserve, North Rocks (Lot 5, DP 263454)	E4 General Industrial	RE1 Public Recreation
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> <p> Subject Site C2 Environmental Conservation R2 Low Density Residential RE1 Public Recreation W1 Natural Waterways E4 General Industrial </p> </div> <div style="text-align: center;"> <p>Proposed</p> <p> Subject Site C2 Environmental Conservation R2 Low Density Residential RE1 Public Recreation W1 Natural Waterways E4 General Industrial </p> </div> </div>		
47	Dixon Park, Parramatta (Lot 21, DP 1346)	R4 High Density Residential	RE1 Public Recreation
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> </div> <div style="text-align: center;"> <p>Proposed</p> </div> </div>		

	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p> Subject Site RE1 Public Recreation R4 High Density Residential </p> </div> <div style="text-align: center;"> <p> Subject Site RE1 Public Recreation R4 High Density Residential </p> </div> </div>		
48	Finch Reserve, Beecroft (Lot 5, DP 234158)	R2 Low Density Residential	W1 Natural Waterways
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> <p> Subject Site RE1 Public Recreation C2 Environmental Conservation </p> </div> <div style="text-align: center;"> <p>Proposed</p> <p> Subject Site RE1 Public Recreation C2 Environmental Conservation </p> </div> </div>		
49	Grand Avenue Reserve, Camelia (Lot 2, DP 628186)	E5 Heavy Industrial	RE1 Public Recreation
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> <p> Subject Site RE1 Public Recreation E5 Heavy Industrial </p> </div> <div style="text-align: center;"> <p>Proposed</p> <p> Subject Site RE1 Public Recreation E5 Heavy Industrial </p> </div> </div>		

50	Hazlewood Rose Park, Carlingford (Lot 50, DP 1217719)	R2 Low Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site W1 Natural Waterways R2 Low Density Residential RE1 Public Recreation </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site W1 Natural Waterways R2 Low Density Residential RE1 Public Recreation </p> </div> </div>			
51	Holker Street Reserve, Silverwater (Lot 397, DP 752058)	E4 General Industrial	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site W1 Natural Waterways E4 General Industrial RE1 Public Recreation </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site W1 Natural Waterways E4 General Industrial RE1 Public Recreation </p> </div> </div>			
52	Inala Place Reserve, Carlingford (Lot 2, DP 1215904)	R2 Low Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> </div> <div style="text-align: center;"> <p>Proposed</p> </div> </div>			

			  <p>  Subject Site  RE1 Public Recreation  R2 Low Density Residential  SP2 Infrastructure </p>
53	Jubilee Park, Parramatta (Lot 3, DP 529663 and Lot 62, DP 633712)	MU1 Mixed Use	RE1 Public Recreation
	<div> <div>Current</div>  <p>  Subject Site  RE1 Public Recreation  MU1 Mixed Use </p> </div> <div> <div>Proposed</div>  <p>  Subject Site  RE1 Public Recreation  MU1 Mixed Use </p> </div>		
54	Kilpack Park Carlingford (Lot 9, DP 216437)	R2 Low Density Residential	RE1 Public Recreation
	<div>Current</div> <div>Proposed</div>		



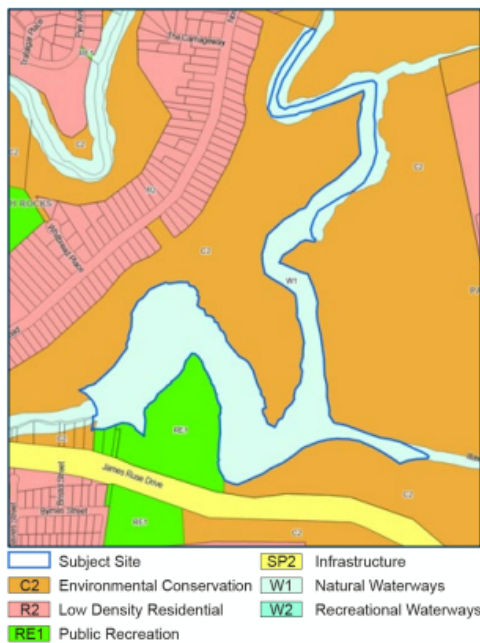
55

Lake Parramatta, North
Parramatta (Lot 7304, DP
1148769)

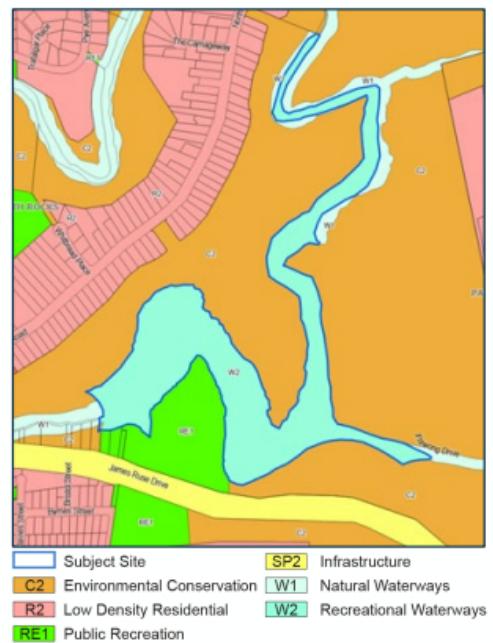
W1 Natural Waterways

W2 Recreational Waterways

Current



Proposed



56

Lynbrae Avenue Reserve,
Beecroft (Lot 19 and 30, DP
31270)





R2 Low Density Residential

RE1 Public Recreation

Current

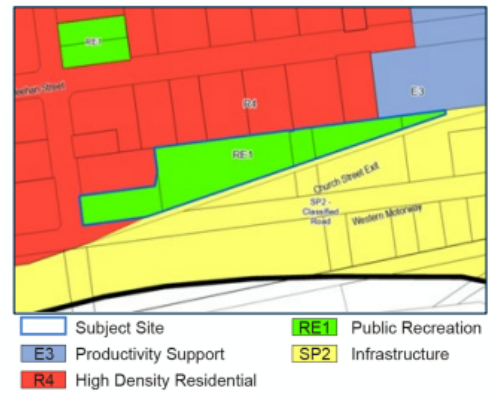
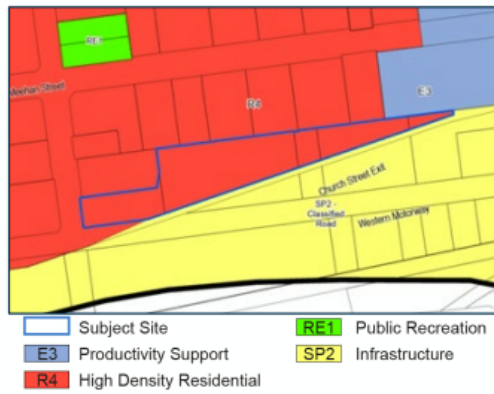
Proposed

	 <p> Subject Site RE1 Public Recreation R2 Low Density Residential</p>	 <p> Subject Site RE1 Public Recreation R2 Low Density Residential</p>	
57	Maid Marion Reserve, Northmead (Lot 27, DP 218355)	E1 Local Centre	RE1 Public Recreation
	<p>Current</p>  <p> Subject Site R2 Low Density Residential E1 Local Centre RE1 Public Recreation</p>	<p>Proposed</p>  <p> Subject Site R2 Low Density Residential E1 Local Centre RE1 Public Recreation</p>	
58	Maple Tree Road Reserve, Westmead (Lot 6, DP 1227281)	MU1 Mixed Use	RE1 Public Recreation
	<p>Current</p>  <p> Subject Site RE1 Public Recreation MU1 Mixed Use SP2 Infrastructure</p>	<p>Proposed</p>  <p> Subject Site RE1 Public Recreation MU1 Mixed Use SP2 Infrastructure</p>	

59	Maria Lock Park, North Parramatta (Lot 7038, DP 1123939)	E1 Local Centre	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site R2 Low Density Residential E1 Local Centre RE1 Public Recreation E3 Productivity Support </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site R2 Low Density Residential E1 Local Centre RE1 Public Recreation E3 Productivity Support </p> </div> </div>			
60	McMullen Avenue Reserve, Carlingford (Lot 40, DP 26990)	R2 Low Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site RE1 Public Recreation R2 Low Density Residential </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site RE1 Public Recreation R2 Low Density Residential </p> </div> </div>			
61	Model Farms Siding Reserve, Winston Hills (Lot 7014, DP 1058971)	R2 Low Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> </div> <div style="text-align: center;"> <p>Proposed</p> </div> </div>			

	 <p> Subject Site RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure R3 Medium Density Residential</p>	 <p> Subject Site RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure R3 Medium Density Residential</p>	
62	Oakes Road Reserve, Winston Hills (Lot 4, DP 1138907)	R2 Low Density Residential	RE1 Public Recreation
	<div><div><p>Current</p><p> Subject Site RE1 Public Recreation R2 Low Density Residential</p></div><div><p>Proposed</p><p> Subject Site RE1 Public Recreation R2 Low Density Residential</p></div></div>		
63	Putt Putt Park, Melrose Park (Lot 30, DP 1304564)	MU1 Mixed Use	RE1 Public Recreation
	<div><div><p>Current</p><p> Subject Site MU1 Mixed Use R2 Low Density Residential SP2 Infrastructure RE1 Public Recreation</p></div><div><p>Proposed</p><p> Subject Site MU1 Mixed Use R2 Low Density Residential SP2 Infrastructure RE1 Public Recreation</p></div></div>		
64	Railway Street Reserve, Granville (Lots 20-22, DP 801968; Lot 102, DP 883680; Lot 19, 801968)	R4 High Density Residential	RE1 Public Recreation

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65

Robin Street Park, Carlingford
(Lot 36, DP 29440)

R2 Low Density Residential

RE1 Public Recreation

Current



Proposed



66

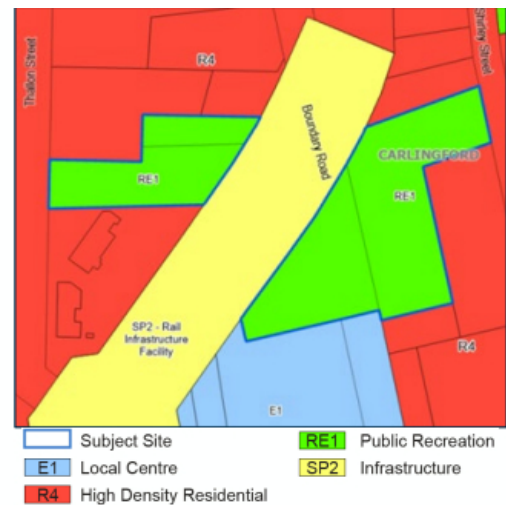
Shirley Street Reserve,
Carlingford (part of Lot 10, DP
1255614)E1 Local Centre and R4 High
Density Residential



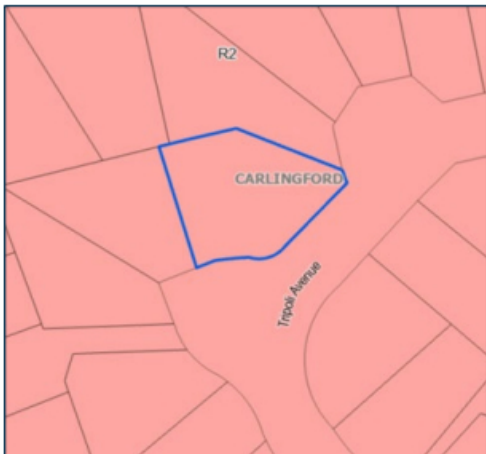
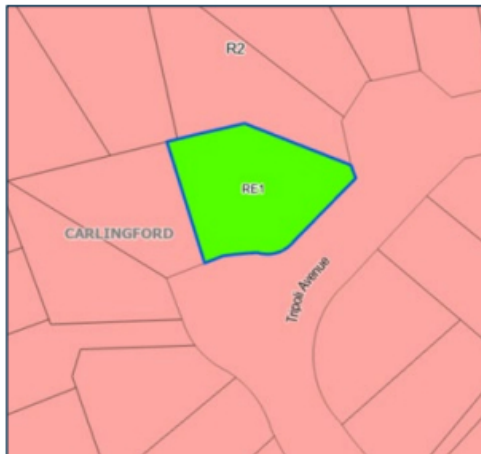
RE1 Public Recreation





















Current

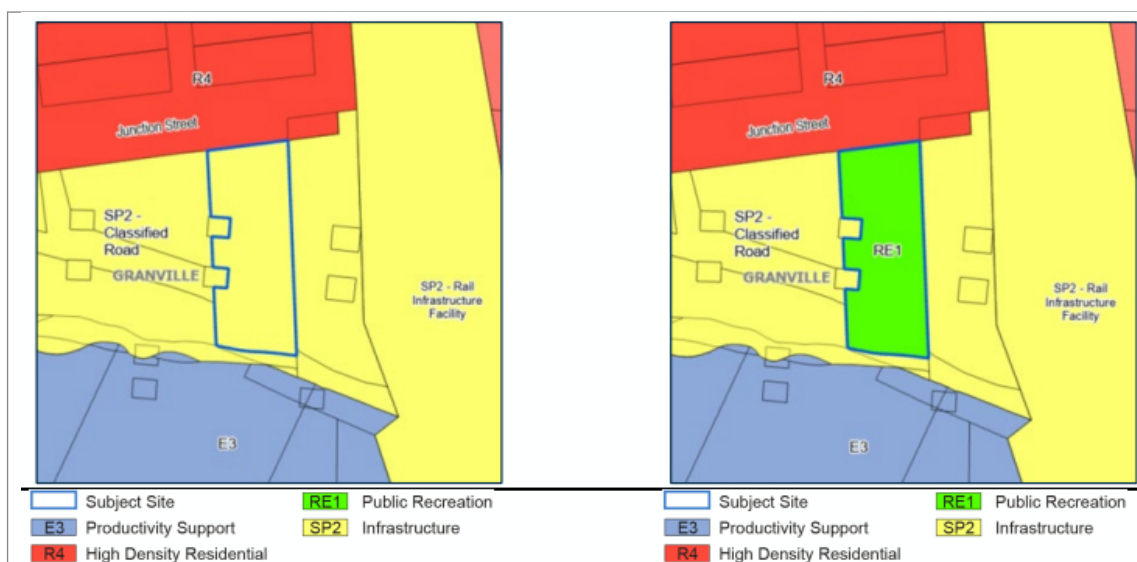


Proposed



67	Thallon Street Reserve, Carlingford (part of Lot 2, DP 1240443)	E1 Local Centre and R4 High Density Residential	RE1 Public Recreation
68	Tiara Place Reserve, Granville (Lots 12, 13 and 14, DP 801968)	R4 High Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site RE1 Public Recreation R4 High Density Residential SP2 Infrastructure </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site RE1 Public Recreation R4 High Density Residential SP2 Infrastructure </p> </div> </div>			
69	Tripoli Avenue Reserve, Carlingford (Lot 34, DP 263807)	R4 High Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p>  <p> Subject Site RE1 Public Recreation R2 Low Density Residential </p> </div> <div style="text-align: center;"> <p>Proposed</p>  <p> Subject Site RE1 Public Recreation R2 Low Density Residential </p> </div> </div>			
70	Tynan Park, Ermington (Lot 48, DP 31538)	R2 Low Density Residential	RE1 Public Recreation
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Current</p> </div> <div style="text-align: center;"> <p>Proposed</p> </div> </div>			

	 <p> Subject Site  RE1 Public Recreation  R2 Low Density Residential</p>	 <p> Subject Site  RE1 Public Recreation  R2 Low Density Residential</p>	
71	Walter Lawry Memorial Park, North Parramatta (Lot 983, DP 823996)	R3 Medium Density Residential	RE1 Public Recreation
	<p>Current</p>  <p> Subject Site  RE1 Public Recreation  E4 General Industrial  SP2 Infrastructure  R3 Medium Density Residential</p>	<p>Proposed</p>  <p> Subject Site  RE1 Public Recreation  E4 General Industrial  SP2 Infrastructure  R3 Medium Density Residential</p>	
72	Warawara Reserve, Granville (Lot 53, DP 825637)	SP2 Infrastructure	RE1 Public Recreation
	<p>Current</p>	<p>Proposed</p>	



73

West Epping Park, Epping
(part of Lot 100, DP 834523)

R2 Low Density Residential

RE1 Public Recreation



1.6 Background

The supplementary matters listed in this planning proposal were identified when finalising the Parramatta Land Use Planning Harmonisation, including a consolidated LEPs covering the former council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills.

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. Council also resolved to further investigate twelve requests arising from the exhibition and identified them as ‘*Decision Pathway 3 – Orange Matters*’.

The Harmonisation PP was finalised on 2 March 2023, and the Parramatta Local Environmental Plan 2023 came into effect.

Since the harmonisation of the PLEP 2023, Council staff have identified housekeeping requests that need to be addressed. This planning proposal has included these housekeeping amendments aiming to improve the accuracy of the LEP.

On 9 October 2024, Council lodged the planning proposal (PP-2024-2239) with Department of Planning, Housing and Infrastructure, followed Council’s resolution at its meeting on 12 August 2024 to do so.

On 11 November 2024, Council withdrew PP-2024-2239 to update the planning proposal based on errors identified by Council after lodgement.

On 12 December 2024, Council relodged the planning proposal (PP-2024-2710),

The Department requested additional information on a number of items, this was received from Council and is attached as follows:

Attachment 1a – Items 8, 12, 14-18, 22, 23, 27, 30, 31, 33-73, dated 13 November 2024.

Attachment 1b – Proposed APUs for Places of Public Worship, dated 20 December 2024.

Attachment 1c – Proposed height limit for public plaza site, dated 20 December 2024.

Attachment 1d - Council list of consequential mapping amendments, dated 12 March 2025.

2 Need for the planning proposal

The planning proposal responds to the need for councils to update their LEPs and the proposal is necessary to address the supplementary matters that have arisen since the Parramatta harmonisation LEP has been finalised. Council has undertaken reviews of the additional matters and incorporated various administrative errors and inaccuracies identified into the planning proposal.

Many of the mapping issues identified could be addressed through an expedited amendment under Section 3.22 of the EP&A Act. However, this would necessitate several separate reports, as some errors and inaccuracies require further justification and would not qualify for the Section 3.22 process. Therefore, Council has opted to pursue a consolidated report that addresses all relevant issues together, streamlining and simplifying the process.

3 Strategic assessment

3.1 District Plan

The planning proposal covers various sites within Parramatta LGA, within the Central City District Plan (March 2018). The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

The Department is satisfied the planning proposal gives effect to the Central City District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 5 District Plan assessment

District Plan Priorities	Justification
--------------------------	---------------

C1 Planning for a city supported by Infrastructure	The planning proposal includes updating to the Land Reservation Acquisition (LRA) maps, which aligns with the objective to reflect the current acquisitions required to deliver infrastructure for the community and maintain an accurate reference in the current LEP.
C5 Providing housing supply choice and affordability with access to jobs, services and public transport	<p>The planning proposal proposes to introduce dwelling mix controls into the PLEP 2023. However, this approach requires further review and an established evidence base to ensure the proposed changes will not negatively impact feasibility for future development and therefore impede housing supply within the LGA.</p> <p>A Gateway condition requiring further justification of the need for this proposed amendment, including demonstrating the benefits of introducing a dwelling mix control into the PLEP, is included.</p>
C6 Creating and renewing great places and local centres, and respecting the District's heritage	<p>The planning proposal includes several changes to specific heritage items identified in PLEP 2023 (see Tables 3.2 & 4.2). The proposed changes are administrative in nature and will ensure the heritage schedule is up to date to allow Council to better protect the heritage items.</p> <p>Furthermore, the proposed changes to the active frontage provisions seek to ensure engaging and revitalised interfaces with the public and private domain.</p>
C15 Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	<p>The planning proposal seeks to amend the Biodiversity Map for two sites (see Tables 3.1 & 4.1), as well as applying the C2 Environmental Conservation zone to Dence Park (Item 13) and vegetation east of Epping Aquatic Centre (Item 45).</p> <p>The amendment to the Biodiversity Map will ensure a consistent approach in managing development impacts. The amendment to the C2 zone will allow for a continuous riparian corridor to be identified and protected.</p>
C17 Delivering high quality open space	The planning proposal includes Items 33-73 for rezoning of public reserves and water ways to RE1 Public Recreation and W1 Natural Waterway. The proposed change will ensure the long-term intended use of the land is reflected in the LEP and work to protect the public open space.

3.2Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Parramatta 2038 Community Strategic Plan	<p>Parramatta 2038 Community Strategic Plan provides long term vision for the City of Parramatta which also links to the long-term future of Sydney. It is a four-year program of actions which outlines how to realise the potential of Parramatta and spread those benefits locally and regionally.</p> <p>The planning proposal is considered to meet the strategies and key objectives identified in the plan including:</p> <ul style="list-style-type: none"> • Supporting the building of a resilient future • Maintaining a planning framework that recognise the significance in protecting natural environment • Enhancing development opportunities for employment land and industrial land • Respecting and protecting the history and heritage of North Parramatta
Local Strategic Planning Statement	<p>Council's Local Strategic Planning Statement City Plan 2036 (LSPS) was published on 31 March 2020. Council's LSPS sets out a 20-year land use planning vision for the City of Parramatta. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character.</p> <p>The planning proposal is generally administrative in nature; however, it will ensure the PLEP is generally consistent with the priorities and actions of the LSPS.</p>
Parramatta Local Housing Strategy	<p>The Parramatta Local Housing Strategy (LHS) was endorsed by the Department on 29 July 2021. A key objective of the Strategy is to ensure that delivery of housing is aligned with growth in infrastructure and supporting services.</p> <p>The planning proposal recognises a significant loss of 3-bedroom units in high density developments across the LGA and seeks to introduce dwelling mix controls into the PLEP 2023 (currently in the DCP). This prescribes a minimum 15% of dwellings have three bedrooms or more within residential flat buildings and shop top housing with at least 10 dwellings across the LGA. The basis for this proposal is to efficiently safeguard housing diversity in the LGA. 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.</p> <p>However, this approach requires further review and an established evidence base to ensure the proposed changes will not negatively impact feasibility for future development and therefore impede housing supply within the LGA.</p> <p>A Gateway condition requiring further justification of the need for this proposed amendment, including demonstrating the benefits of introducing a dwelling mix control into the PLEP, is included.</p>
Parramatta CBD Planning Strategy	<p>Parramatta CBD Planning Strategy was adopted by Council on 27 April 2015 to review the existing planning framework and develop a program to engage the community and stakeholders to achieve the best outcome. The planning proposal is largely administrative in nature and will assist in providing a local environmental plan that is clear and technically accurate for any future development in the CBD.</p> <p>Specific to the CBD, the proposal includes a site for future civic space (listed as Item 17). The proposal seeks to amend the height limit for the site ensure delivery</p>

of this important civic space in accordance with the planning strategy.

3.3Local Planning Panel (LPP) recommendation

The planning proposal was reported to the Parramatta Local Planning Panel (LPP) on 16 July 2024 (**Attachment 4**) in accordance with requirements of section 2.19 of the EP&A Act. The LPP supported that the planning proposal with the following recommendations:

- (a) *That Council approve the recommended pathways for resolving the outstanding ‘Orange Matters’ arising from the exhibition of the Parramatta Harmonisation Planning Proposal as detailed in Attachment 1.*
- (b) *That Council approve the ‘housekeeping’ and administrative changes to the PLEP 2023 contained in Attachment 2.*
- (c) *That Council approve the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal at Attachment 3 for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure.*
- (d) *That Council endorse to maintain the prohibition of Places of Public Worship in the R2 Low Density zone and include Places of Public Worship as an Additional Permitted Use on land with an existing Places of Public Worship in the R2 Low Density zone; and update the Planning Proposal at Attachment 3 with the associated amendments prior to forwarding the Planning Proposal to the Department of Planning, Housing and Infrastructure.*
- (e) *That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.*
- (f) *That Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.*
- (g) *In inserting the dwelling mix clause into the LEP, the LPP considers that Council needs to consider:*
 - *whether this will just create a more bureaucratic process whereby developers that seek to vary the provision now in the DCP will now still seek to vary it via Clause 4.6 variations and whether the supporting objectives proposed are adequate to maintain Council’s policy position;*
 - *the adequacy of research undertaken to justify the provision and whether there is likely to be any unintended consequences on housing supply as a result.*
- (h) *With regard to the proposed provision to enable sports ground advertising as ‘exempt’ development, the LPP recommends Council also precluding gambling advertising in addition to the other proposed forms of advertising to which the provision will not apply.*
- (i) *In prohibiting Places of Public Worship in the R2 Low Density Zone, Council should ensure all faiths are currently adequately catered for and/or that sufficient opportunities exist for new Places of Public Worship in other zones in the LGA.*

3.4Section 9.1 Ministerial Directions

The planning proposal’s consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/	Reasons for Consistency or Inconsistency
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	Not Applicable	
1.1 Implementation of Regional Plans	Yes	<p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>As discussed in section 3.1 of this report, the planning proposal is generally consistent with the Regional Plan.</p>
1.4 Site Specific Provisions	Yes	<p>The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Item 31 proposes to introduce food and drink premises in R4 zoned land in Melrose Park North as an additional permitted use.</p> <p>Item 32 proposes to introduce advertising signage on RE1 zoned land in Melrose Park North.</p> <p>Both of these proposed amendments allow flexibility for development reflecting the existing or intended use of the land and are consistent with this direction.</p>
3.1 Conservation Zones	Yes	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>The planning proposal is consistent with this direction in seeking to facilitate the protection and conservation of environmentally sensitive areas (Items 1, 2 & 13).</p>
3.2 Heritage Conservation	Yes	<p>The objective of Direction 3.2 is to conserve items, areas, objectives and places of environmental heritage significance and indigenous heritage significance.</p> <p>The proposal includes several amendments to heritage items (see Tables 3.2 & 4.2). The proposal seeks to amend the heritage listings in the LEP by:</p> <ul style="list-style-type: none"> - Removing items where buildings have been removed (with approvals); - Update address/property description of the heritage items for accuracy; and - Update name of heritage item to reflect its cultural significance. <p>The proposed changes do not change the ongoing application of the existing LEP and DCP provisions for heritage conservation. The proposal is considered consistent with this Direction.</p>
4.1 Flooding	Yes	<p>The objectives of this direction are to:</p> <p>(a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(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.</p> <p>The proposed changes are considered to be of minor significance on any potentially flood affected land. No provision is proposed to be</p>

		changed in respect of the management of flood prone land through this amendment.
4.3 Planning for Bushfire Protection	Yes	<p>The objectives of this direction are to:</p> <p>(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</p> <p>(b) Encourage sound management of bush fire prone areas.</p> <p>The planning proposal does not seek to change the provision or land use permissibility within bushfire prone land and it is consistent with this direction.</p>
4.4 Remediation of Contaminated Land	Yes	<p>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.</p> <p>The planning proposal does not seek to change controls that apply to potentially contaminated land and it is consistent with this direction.</p>
4.5 Acid Sulfate Soils	Yes	<p>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.</p> <p>The planning proposal does not seek to change controls that apply to land that has a probability of containing acid sulfate soils and it is consistent with this direction.</p>
5.1 Integrating Land Use and Transport	Yes	<p>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.</p> <p>The Planning Proposal does not change employment or residential land uses near transport nodes, impact on transport connectivity, or promote car usage. Generally, the proposed amendments are of administrative nature and do not undermine the intent of this direction.</p> <p>In particular, the proposal includes provisions to secure a site as future civic space due to its proximity to public transport infrastructure within the Parramatta CBD (listed as Item 17).</p>
5.2 Reserving Land for Public Purposes	Yes	<p>This Direction relates to the administrative processes behind the creation, removal or alteration of reservations of land for public purposes.</p> <p>Under this Direction, a planning proposal must not create, alter or reduce existing rezonings or reservations of land for public purposes with the approval of the relevant authority and the Secretary (or delegate) of the Department.</p> <p>The planning proposal alters existing reservation areas by amending the LRA Map (Items 10 & 11). The proposed changes reflect where road widening has been delivered in accordance with the designation and the land is no longer required to be indicated on the LRA map. As a precaution, consultation with Transport for NSW (TfNSW) during exhibition is required to confirm the removal of the proposed redundant</p>

		reservations and a Gateway condition is included.
6.1 Residential Zones		<p>Direction 6.1 aims to encourage a variety of housing types, make efficient use of infrastructure and services and minimise the impact of residential development on the environment.</p> <p>The proposal includes a new provision of prescribing dwelling diversity (Item 27) within residential flat buildings and shop top housing with at least 10 dwellings across the LGA.</p> <p>This approach requires further review and an established evidence base to ensure the proposed changes will not negatively impact feasibility for future development and therefore impede housing supply within the LGA.</p> <p>A Gateway condition requiring further justification of the need for this proposed amendment, including demonstrating the benefits of introducing a dwelling mix control into the PLEP, is included.</p>
7.1 Employment Zones	Yes	<p>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.</p> <p>The proposed changes to Employment zones are reflective of the intended uses or development outcomes for the land and will not significantly impact on the general controls for the zones.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Exempt and Complying Development Codes) 2008	This SEPP aims to provide streamlined assessment processes for development that complies with specified development standards.	Yes	<p>The planning proposal seeks to introduce sportsground sponsorship advertising signage at public sporting facilities (Item 32) that are zoned RE1 Public Recreation as exempt development. This will provide a framework to allow this type of signage within the LGA and eliminates the requirements for development application. Detailed requirements will be included so that an appropriate size and locational criteria is provided within PLEP 2023.</p> <p>The planning proposal does not contain any provisions that contradict or would hinder the application of the SEPP.</p>

<p>SEPP (Industry and Employment) 2021</p>	<p>This SEPP provides consistent zoning and development control provisions to facilitate development of the area known as the Western Sydney Employment Area (WSEA) for the purposes of employment and industry.</p>	<p>Yes</p>	<p>The proposal includes the following amendments in relation to this SEPP:</p> <ul style="list-style-type: none"> Item 24: Further controls for “active uses” for ground floor development in the E1 Zone. Item 31: Introduce food and drink premises as an additional permitted use in R4 zoned land in Melrose Park North. Items 33 to 73: seek to rezone a number of public reserves from their current zoning (MU1 Mixed Use, E4 General Industrial, E5 Heavy Industrial, or E1 Local Centre) to RE1 Public Recreation. <p>The proposed changes will not reduce employment or industrial land and reflect the existing/intended use of the land.</p>
<p>State Environmental Planning Policy (Biodiversity and Conservation) 2021</p>	<p>This SEPP aims to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p>	<p>Yes</p>	<p>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:</p> <ol style="list-style-type: none"> 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. <p>Due to the nil or compromised biodiversity values of the identified areas, the reduction in the biodiversity layer is considered a suitable adjustment. Furthermore, a Gateway condition requiring consultation with The Department of Climate Change, Energy, the Environment and Water NSW (DCCEEWS) is included as a Gateway condition to review the reduction in biodiversity mapping.</p> <p>This will enhance the recognition and protection of biodiversity values within these sites and ensure a consistent</p>

			approach is taken to managing development impacts.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The SEPP aims to facilitate the effective delivery of infrastructure	Yes	The proposal includes updates to land use zonings to reflect existing uses. This includes SP2 zoning to accurately reflect the long-term use of the land which will utilise the provisions of this SEPP.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment		
Heritage impact	<p>The proposal includes several amendments to heritage items (see Table 3.2 & 4.2). in summary these changes involved:</p> <ul style="list-style-type: none"> • Removing Items where buildings have been removed with consent; • Update address/property description of the heritage item; • Update name of heritage item to reflect its cultural significance. <p>The proposal does not seek to reduce the ongoing application of existing LEP and DCP provisions for heritage conservation.</p> <p>It is recommended that consultation be undertaken with the Heritage and Environment Division to confirm the suitability of the proposal and a Gateway condition is included to this effect.</p>		
Built form	<p>The planning proposal includes an amendment to the HOB Map to reduce heights from 57m and 40m to 0m for a section 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) – Item 17 in the proposal.</p> <table> <tr> <td>Current control</td><td>Proposed control</td></tr> </table>	Current control	Proposed control
Current control	Proposed control		

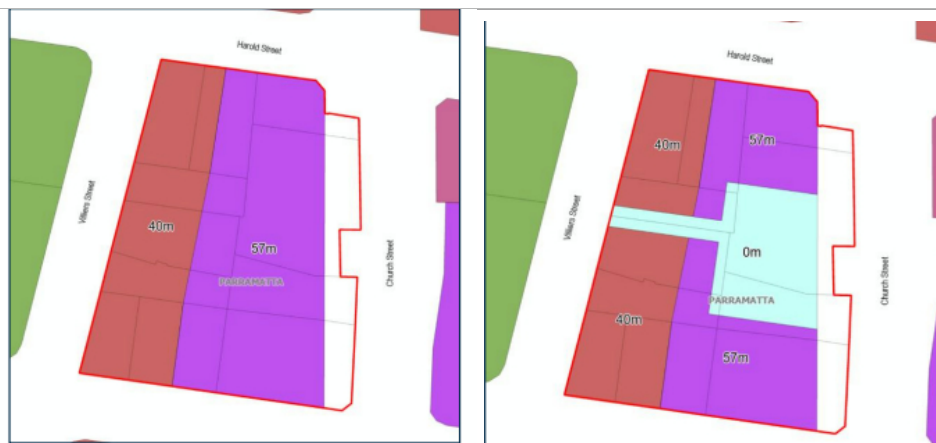


Figure 1 Current and Proposed controls for the civic plaza (Item 17)

The subject area has been identified as a potential public plaza space due to its proximity to public transport infrastructure in Council's *Draft Church Street North Precinct Development Control Plan*, which addresses the need for community space identified in the *Parramatta Community Infrastructure Strategy 2020*. A 0m height limit is proposed to assist with the delivery of this civic space.

The proposed 0m height is considered as overly restrictive and will not allow for flexibility in future design, where any minor realignment of the building envelope would require a further LEP amendment. In addition, uses such as kiosks (common in plaza type areas) would be prohibited.

Council has provided an acceptable solution that proposes a 9m building height and a site-specific clause explaining the intended use of the area.

The affected sites are owned by Council and TfNSW. Council have advised that TfNSW have been informed of the proposal as part of the notification process for the Draft Church Street North Precinct DCP. However, it is recommended that TfNSW are also consulted specifically on the proposed amendment to the building height controls to enable the amended building height to be resolved through the public exhibition process.

This aspect of the planning proposal should be updated to include a label 'subject to consultation with TfNSW', indicating the proposed building height remains unresolved, for the purposes of public exhibition.

Gateway conditions requiring the amendment to the building height control and further consultation are included.

Biodiversity

The planning proposal seeks to reduce the extent of the biodiversity mapping on The Kings School site where it is redundant due to existing development and include part of the North Rocks Fire Brigade site for biodiversity mapping due to identified ecological values. The proposal also seeks to apply the C2 Environmental Conservation zone to Dence Park and vegetation east of Epping Aquatic Centre to ensure a continuous riparian corridor along Terry's Creek.

Further, administrative changes to the land use zoning for 41 public reserves (as identified in the *Community and Crown Land Plan of Management 2023*) to RE1 Public Recreation, W1 Natural Waterways, W2 Recreational Waterways, and C2 Environmental Conservation are proposed to ensure the land is zoned for its purpose and long-term use.

The proposed changes will improve the accuracy of the PLEP 2023 Biodiversity Map and ensure suitable protection for lands that contain significant vegetation with

	<p>biodiversity values. Further consultation with DCCEEW is required as a Gateway condition to ensure consistency in this mapping approach.</p> <p>This will enhance the recognition and protection of biodiversity values within these sites and ensure a consistent approach is taken to managing development impacts.</p>
Housing Supply	<p>The planning proposal recognises a significant loss of 3-bedroom units in high density developments across the LGA and seeks to introduce dwelling mix controls into the PLEP 2023 (currently in the DCP). This prescribes a minimum 15% of dwellings have three bedrooms or more within residential flat buildings and shop top housing with at least 10 dwellings across the LGA.</p> <p>The basis for this proposal is to efficiently safeguard housing diversity in the LGA. 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.</p> <p>It is considered that this approach requires an established evidence base through supporting studies to justify its inclusion in the PLEP. A current market demand analysis should be undertaken to demonstrate the following in relation to the proposed clause:</p> <ul style="list-style-type: none"> ○ The proposed amendment will not have a detrimental impact on development feasibility across the LGA. ○ The proposed amendment will not have a detrimental impact on housing supply across the LGA. ○ The overall benefits of the proposed amendment. <p>It is noted that the Parramatta LPP recommendations included similar concerns around the proposed introduction of a dwelling mix clause (Attachment 4). The analysis must be undertaken prior to public exhibition to ensure that the community can fully understand the impacts of the proposal.</p> <p>A Gateway condition requiring the supporting justification set out above is included and requires it to be endorsed by the Department prior to public exhibition.</p>
Residential Amenity in the R2 zone	<p>The planning proposal seeks to include an Additional Permitted Use (APU) for existing Places of Public Worship (PoPW) in the R2 Low Density Residential zone (49 sites proposed to be listed in Schedule 1 to the zone). This is proposed to enable the operations and building structures to increase and intensify (with consent) beyond the provisions of existing use rights.</p> <p>The R2 Low Density Residential zone in the PLEP 2023 currently prohibits PoPW and any existing PoPW can continue operation under existing use rights provisions.</p> <p>The justification for the proposed change is to allow greater flexibility to these existing operations than if relying on the parameters of existing use rights, which can be difficult to determine.</p> <p>Council provided further justification in order to fully assess the impacts of this aspect of the proposal, received 20 December 2024 (Attachment 1b). Council's extensive review set out options for proceeding after considering the following:</p> <ul style="list-style-type: none"> ● Relevant background including the historic permissibility of PoPW prior to the finalisation of the Harmonisation Planning Proposal and historic development activity relating to PoPW. ● State Government direction on PoPW permissibility (including relevant Practice

	<p>Notes).</p> <ul style="list-style-type: none"> • The objectives of the R2 zone and the compatibility of PoPW in the R2 zone, and where PoPW are permitted in other zones. • The number of existing PoPW operating under existing use rights in the R2 zone. <p>As a summary, the PLEP 2011 and, post harmonisation, PLEP 2023 have prohibited PoPW in the R2 zone due to a lack of compatibility with the character and amenity envisaged for the low density residential zone. In particular, hours of operation, building scale and the potential for noise, traffic, and parking congestion.</p> <p>It is recognised that PoPW have the need to renew existing facilities and expand within their sites to cater for the evolving needs of their communities. However, in order to manage the impacts on the surrounding R2 zoned land, any changes in operation or built form should be guided by existing use rights which does not permit significant changes in intensity.</p> <p>The PLEP 2023 contains a number of residential and employment zones where PoPW are permissible within the LGA (R3, R4, E1, E2, E3, E4, E5 and MU1). It is considered that there are widespread opportunities to accommodate PoPW as a land use within the City of Parramatta. These zones are deemed to be more appropriate for the location of PoPW as the potential amenity impacts arising from their scale and operation are compatible with those of other land uses permitted in these zones.</p> <p>On this basis, the current proposal is considered to be a 'quick fix' that has not properly considered the site specific amenity impacts (49 sites in total) across the R2 zone that have the potential to undermine the purpose of the low density residential zoning afforded to these areas.</p> <p>The Gateway includes a condition requiring the removal of this part of the proposal (Items 74 – 122) and it is recommended that a wholistic policy approach for the R2 zone and/ or the PoPW land use be developed and implemented as part of a future proposal.</p> <p>In the interim, a PoPW requiring significant expansion/ intensification within the R2 zone should look to more appropriately located sites outside the R2 zone for long term planning or consider a site specific rezoning/ APU where a case by case merit test of the site can be considered.</p>
Flooding	As discussed under section 3.4 Direction 4.1 Flooding.
Acid Sulphate Soils	As discussed under section 3.4 Direction 4.5 Acid Sulfate Soils

4.2 Social and economic

Given the administrative nature of the planning proposal, it is not considered that there will be any negative social or economic impacts resulting from the proposal. A positive social outcome of the proposal is that it will result in a more consistent and technically accurate local environmental plan.

4.3 Infrastructure

The proposal will not facilitate any redevelopment or intensify the development potential of the existing urban areas and therefore will not require additional local or state infrastructure provision.

The proposal states the relevant acquisition authority has acquired land parcels on the Land Reservation Acquisition (LRA) maps and seeks to remove them from the LRA maps (see Table 3.3 & 4.3). Consultation with Transport for NSW (TfNSW) during exhibition is required to confirm the

removal of the proposed redundant reservations and a Gateway condition is included.

5 Consultation

5.1 Community

The planning proposal is categorised as a complex under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Transport for NSW, particular comments required on the proposed height limit for the public plaza (Item 17) and removal of land from the LRA map (Items 10 & 11).
- Biodiversity, Conservation and Science Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on proposed amendments to biodiversity mapping (Items 1, 2 & 13).
- Heritage and Environment Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on the proposed amendments to the heritage mapping (Items 3-9).

6 Timeframe

Council proposes 9 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a complex.

The Department recommends an LEP completion date of 17 March 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to this effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the planning proposal is generally administrative in nature the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- It is not inconsistent with the Central District Plan or relevant local strategic planning documents; and
- It facilitates the finalisation of appropriate supplementary matters remaining from the consolidation of the Parramatta LEP 2023; and corrects anomalies and inconsistencies and

clarifies policy intent to ensure consistency of the LEP instrument and mapping.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- Correct the errors as set out in the Department's Gateway report (dated March 2025);
- Include mapping, for the purposes of public exhibition, for consequential mapping changes arising from the proposal for Items 12, 14-16, 33-52, 54, 56-58, 60-71 and 73.
- Amend Item 17 (Church Street North public plaza site) and associated mapping to reflect the amended HOB of 9m and label 'subject to consultation with TfNSW' indicating this aspect of the proposal remains unresolved;
- Remove Item 18 (Melrose Park duplicate matters) and associated mapping from the proposal;
- Update Item 27 (proposed dwelling mix clause) to provide an evidence based justification to support this proposed amendment. This must include a current market demand analysis that demonstrates:
 - The proposed amendment will not have a detrimental impact on development feasibility across the LGA.
 - The proposed amendment will not have a detrimental impact on housing supply across the LGA.
 - The overall benefits of the proposed amendment.
- Remove Items 74-122 (proposed APU's for PoPW in R2 zone) and associated mapping from the proposal;

The amended planning proposal shall be submitted to the Department for review and endorsement, prior to commencement of community and/or agency consultation.

9 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. The planning proposal is to be updated to:
 - (a) Correct the errors as set out in the Department's Gateway report (dated March 2025);
 - (b) Include mapping, for the purposes of public exhibition, for consequential mapping changes arising from the proposal for Items 12, 14-16, 33-52, 54, 56-58, 60-71 and 73.
 - (c) Amend Item 17 (Church Street North public plaza site) and associated mapping to reflect the amended HOB of 9m and label 'subject to consultation with TfNSW' indicating this aspect of the proposal remains unresolved;
 - (d) Remove Item 18 (Melrose Park duplicate matters) and associated mapping from the proposal;
 - (e) Update Item 27 (proposed dwelling mix clause) to provide an evidence based justification to support this proposed amendment. This must include a current market demand analysis that demonstrates:
 - The proposed amendment will not have a detrimental impact on development feasibility across the LGA.
 - The proposed amendment will not have a detrimental impact on housing supply across the LGA.
 - The overall benefits of the proposed amendment.

- (f) Remove Items 74-122 (proposed APU's for PoPW in R2 zone) and associated mapping from the proposal;
2. The amended planning proposal shall be submitted for review and approval, prior to commencement of community and/or agency consultation.
 3. Consultation is required with the following public authorities:
 - Transport for NSW, particular comments required on the proposed height limit for the public plaza (Item 17) and removal of land from the LRA map (Items 10 & 11).
 - Biodiversity, Conservation and Science Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on proposed amendments to biodiversity mapping (Items 1, 2 & 13).
 - Heritage and Environment Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on the proposed amendments to the heritage mapping (Items 3-9).
 4. The planning proposal should be made available for community consultation for a minimum of 30 working days.

The timeframe for the LEP to be completed is on or before 17 March 2026



(Signature)

24/03/2025

(Date)

Holly Villella

Manager, Local Planning (Central, West and South)



(Signature)

24 March 2025 (Date)

Tina Chappell

Director, Local Planning (Central, West and South)

Assessment officer

Shili Wang

Planning Officer

Local Planning and Council Support (Central, West and South)