

Attachment 4 – Summary of Changes to Draft Parramatta Development Control Plan.

This document outlines the changes recommended to be **supported** and able to be progressed with the Draft ‘Harmonisation’ Parramatta Development Control Plan (DCP) at this time (post exhibition prior to finalisation).

These changes are included in the Draft Parramatta Development Control Plan 2023 proposed for Council endorsement and provided as Attachment 1 of the Council Report.

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Table 1 Changes that are supported to be made to the DCP post exhibition prior to finalisation.

Table 1 below comprises the changes to the Draft Parramatta Development Control Plan 2023 that are ‘supported’ by Council officers.

DCP Section	Details	Proposed amendment	Justification																	
Whole of DCP	<p>As part of the Employment Zones Reform in 2021, the Department of Planning and Environment introduced 5 new employment zones and 3 new supporting zones into the Standard Instrument (Local Environmental Plans) Order 2006. The changes were introduced through 6 self-repealing SEPPs which commenced on 26 April 2023. However, the zones were introduced earlier in the City of Parramatta through the notification of the ‘harmonised’ <i>Parramatta LEP 2023</i> in March 2023.</p> <p>As part of the Employment Zone Reform, permissibility of different land uses was also transferred from previous business zones to the new employment zones. As part of the transfer process, changes in land use permissibility occurred in the equivalent zones, including the land use of ‘tourist and visitor accommodation’ which was previously permitted in the B1 Neighbourhood Centre and B2 Local Centre however, as part of the Employment Zone Reform is no longer permitted in the E1 Local Centre zone.</p> <p>Section 8.1 – Strategic Centres of the draft Harmonisation DCP includes detailed controls for Epping Strategic Centre (currently zoned in E1 Local</p>	<p>Business zones and industrial zones will be converted to their equivalent employment zone as per below table;</p> <table border="1"> <thead> <tr> <th>Current DCP reference</th> <th>Proposed DCP reference</th> </tr> </thead> <tbody> <tr> <td>B1 Neighbourhood Centre</td> <td rowspan="2">E1 Local Centre</td> </tr> <tr> <td>B2 Local Centre</td> </tr> <tr> <td>B3 Commercial Core</td> <td>E2 Commercial Core</td> </tr> <tr> <td>B4 Mixed Use</td> <td>MU1 Mixed Use</td> </tr> <tr> <td>B5 Business Development</td> <td rowspan="3">E3 Productivity Support</td> </tr> <tr> <td>B6 Business Enterprise</td> </tr> <tr> <td>B7 Business Park</td> </tr> <tr> <td>IN1 General Industrial</td> <td>E4 General Industrial</td> </tr> <tr> <td>IN2 Light Industrial</td> <td>E5 Heavy Industrial</td> </tr> </tbody> </table>	Current DCP reference	Proposed DCP reference	B1 Neighbourhood Centre	E1 Local Centre	B2 Local Centre	B3 Commercial Core	E2 Commercial Core	B4 Mixed Use	MU1 Mixed Use	B5 Business Development	E3 Productivity Support	B6 Business Enterprise	B7 Business Park	IN1 General Industrial	E4 General Industrial	IN2 Light Industrial	E5 Heavy Industrial	<p>Proposed amendment required to ensure the draft Harmonisation DCP reflects the zoning name changes as a result of the Employment Zone Reform and the updated zoning references of the <i>Parramatta LEP 2023</i>.</p>
		Current DCP reference	Proposed DCP reference																	
B1 Neighbourhood Centre	E1 Local Centre																			
B2 Local Centre																				
B3 Commercial Core	E2 Commercial Core																			
B4 Mixed Use	MU1 Mixed Use																			
B5 Business Development	E3 Productivity Support																			
B6 Business Enterprise																				
B7 Business Park																				
IN1 General Industrial	E4 General Industrial																			
IN2 Light Industrial	E5 Heavy Industrial																			
	<p>Removal of disclaimer text in the blue text box titled “NSW State Employment Zones Reform”. This disclaimer was required for the purpose of exhibition as land use zone references were carried over from previous DCPs, and not updated as per the zoning references of the <i>Parramatta LEP 2023</i>.</p>	<p>Given the DCP has now been amended so the reference in the DCP and LEP align this disclaimer is no longer required.</p>																		

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DCP Section	Details	Proposed amendment	Justification
	<p>Centre) and makes reference to the omitted land use of 'tourist and visitor accommodation' under the on-site car parking. therefore, this reference in the DCP is redundant and needs to be removed.</p> <p>It is proposed to update the references made in the draft Harmonisation DCP to reflect zoning labels contained in the <i>Parramatta LEP 2023</i> and remove the onsite parking reference made to 'tourist and visitor accommodation' that is no longer permitted.</p>	<p>Amendments made to <i>Notes</i> under Table 8.1.1.2.12.2 - On Site Car Parking Rates (Epping Town Centre Core) of Section 8.1.1.2 – Epping Town Centre shown as below <u>red text and underlined</u>:</p> <p>Notes:</p> <p><i>***Visitor parking for medium/high residential development is required for development proposals comprising more than 5 dwellings. <u>On-site parking for visitor accommodation applies to areas accessible by road only.</u></i></p>	<p>Proposed amendments remove redundant land use reference as a result of the Employment Zones Reform. As the land use of 'Tourist and visitor accommodation' is no longer permitted under E1 Local Centre, which is not the zoning of the entire Epping Town Centre.</p>
<p>2.15 Signage</p>	<p>A drafting error has been identified where objective O.08 under Section 2.25 – Signage had omitted the word "pollution".</p> <p>It is proposed to amend the draft Harmonisation DCP inserting 'pollution' back in O.08.</p>	<p>Amend O.08 of Section 2.15 – Signage to read as shown in <u>red text and underlined</u>:</p> <p>O.08 <i>Limit the overall amount of signage through the provision of fewer, more effective signs, to avoid the creation of visual <u>pollution</u> on buildings and streetscapes.</i></p>	<p>Proposed amendments rectify a drafting error, and is a result of submission received.</p> <p><i>Further information on the submission is available at Submission No.43.bp, Table 3 of Attachment 3 – Submission Summary and Officer Response.</i></p>
<p>3.3.1.6 Internal Amenity</p>	<p>The control of C.02 under Section 3.3.1.6 Internal Amenity of the draft Harmonisation DCP specifies the requirement of minimum area for master bedroom and all other bedrooms in dwelling houses, secondary dwellings and dual occupancies. Concerns raised this control would cause confusion to the DCP users as in whether the minimum area exclude wardrobe space.</p> <p>It is proposed to amend the draft Harmonisation DCP to clarify the requirement excludes wardrobe space from the minimum area applies to master bedrooms and all other bedrooms for</p>	<p>Amend C.02 of Section 3.3.1.6 Internal Amenity to read as shown in <u>red text and underlined</u>:</p> <p>C.02 <i>Master bedrooms are to have a minimum area of 10m², and all other bedrooms are to be a minimum of 9m² (<u>excluding in all cases the minimum area must exclude any wardrobe space</u>).</i></p>	<p>Proposed amendments required to provide clarity on requirements for minimum area for master bedroom and all other bedrooms as a result of submission received.</p> <p><i>Further information on the submission is available at Submission No.43.bx, Table 3 of Attachment 3 – Submission Summary and Officer Response.</i></p>

DCP Section	Details	Proposed amendment	Justification
	dwelling houses, secondary dwellings and dual occupancies.		
<p>3.3 Dwelling Houses, Secondary Dwellings and Dual Occupancies</p> <p>3.4 Multi-Dwelling Housing</p>	<p>Section 3.3 – Dwelling Houses, Secondary Dwellings and Dual Occupancies and Section 3.4 – Multi-Dwelling Housing include requirements for planting of trees subject to lot size.</p> <p>Typographical error exists, in the criteria that specify how many trees are required on different sized lots, which need to be resolved.</p> <p>It is proposed to clarify the tree planting requirements for lot size of 600sqm and rectify the error for tree requirement for lots between 600sqm and 1500sqm.</p> <p>Additional wording has been added to provide direction in instances where a 13m tree cannot be accommodated, Council may consider a smaller canopy tree.</p>	<p>Amendments have been made to the following sections of the draft Harmonisation DCP and are shown in <u>red text and underlined</u>:</p> <ul style="list-style-type: none"> • Section 3.3.1.4 – C.07 • Section 3.3.2.4 – C.07 • Section 3.4.1.5 – C.08 • Section 3.4.2.4 – C.06 • Section 3.4.3.5 – C.05 <p>C.XX <i>Trees with a minimum mature height of 13 metres must be planted per parent lot at the following rates:</i></p> <p>a) <i>A minimum of 2 trees for sites <u>less than 600m² or less.</u></i></p> <p>b) <i>A minimum of 4 trees for sites 600 – <u>1,500m².</u></i></p> <p>c) <i>A minimum of 5 trees for sites greater than <u>1,500m².</u></i></p> <p><u><i>Where it is demonstrated that a 13m tree cannot be planted, a smaller canopy tree may be considered.</i></u></p>	<p>Proposed amendment required to provide clarity on tree planting requirements and rectify the typographical errors for lots between 600sqm and 1500sqm.</p> <p>Changes made to the control will allow trees smaller than 13m to be planted where a development application demonstrates that a 13m tree cannot be accommodated. This is to ensure Council's intended tree protection requirements are clear and consistent with the draft Harmonisation DCP objectives. This will ensure appropriate planting will be included in the development application, and the requirement to plan a tree will not be omitted completely if a 13m tree cannot be accommodated.</p>
<p>3.3.2 Key Development Standards for Dual Occupancies</p>	<p>Section 3.3.2.2 – Minimum Site Frontage and Site Area of the draft Harmonisation DCP site frontage width controls for proposed dual occupancies within cul-de-sacs sites, and minimum site size requirements for battle axe lots.</p> <p>It is proposed to amend the draft Harmonisation DCP by inclusion of two diagrams to illustrate requirements to assist DCP users.</p>	<p>Amendments made to Section 3.3.2 – Key Development Standards for Dual Occupancies as shown in <u>red text and underlined</u>:</p> <p>Insertion of <u>Figure 3.3.2.1.1 – Site frontage requirements for dual occupancies proposed within cul-de-sacs</u>, as well as reference to this figure within C.02:</p> <p>C.02 <i>For sites located within cul-de-sacs, the minimum site frontage width should be measured</i></p>	<p>Proposed amendment is a result of submission received suggesting draft Harmonisation DCP provide more detail on requirements for dual occupancies on cul-de-sacs and battle-axe lots. Council officers agree that explanatory diagrams would help clarify Council's requirements for battle-axe lots and cul-de-sac sites and remove potential ambiguity for the DCP users.</p> <p>Figure 3.3.2.1.1 – Site frontage requirements for dual occupancies</p>

DCP Section	Details	Proposed amendment	Justification
		<p><i>in a straight line from corner to corner along the front boundary line, <u>as per Figure 3.3.2.1.1.</u></i></p> <p>Insertion of <u>Figure 3.3.2.1.2 - Minimum site area for battle-axe lots</u>, as well as reference to this figure within C.03:</p> <p>C.03 <i>A development lot must be a minimum of 600m², as per the Parramatta LEP 2023. The area of any access corridor, right of carriageway, battle-axe handle or the like will be excluded for the purpose of lot area calculations, <u>as per Figure 3.3.2.1.2.</u></i></p>	<p>proposed within cul-de-sacs provides visual details to clarify the minimum site frontage requirements for dual occupancies within cul-de-sacs and Figure 3.3.2.1.2 – Minimum site area for battle-axe lots diagrammatically demonstrates the requirements of minimum site area for battle-axe lots.</p> <p><i>Further justification on the proposed changes contained in response to Submission No.48.d in Table 3 of Attachment 3- Submission Summary and Officer Response.</i></p>
<p>3.4 Multi-Dwelling Housing</p>	<p>The controls of C.07 and C.08 under Section 3.4 – Muti-Dwelling Housing exhibited for terraces and town houses provided two front setback controls in relation to considerations of street trees, which would cause confusion to the DCP users.</p> <p>It is proposed to amend controls to provide concise requirements for front setbacks, and delineate when a lesser setback could be considered.</p>	<p>New control has been inserted to replace the C.07 and C.08 under Section 3.4.1.2 and Section 3.4.2.2 applied for terrace and town house dwelling types as shown in <u>red text and underlined</u>:</p> <p><u>C.07 — Where street trees are provided directly in front of the development lot, buildings must be setback a minimum of 4 metres from the street boundary.</u></p> <p><u>C.08 — Where no street trees are provided directly in front of the development lot, buildings must be setback a minimum of 6 metres from the street boundary to support canopy tree planting within the front setback.</u></p> <p><u>C.07 A minimum front setback of 6 metres is required however, a lesser front setback, to a minimum of 4 metres may be considered subject to a local street character assessment that includes existing street trees and the ability of the street to accommodate the future planting of canopy trees.</u></p>	<p>Multi-dwellings (i.e. terraces and town houses) provide diverse housing in a medium density residential setting and therefore must have setbacks to suit this setting.</p> <p>It is important that appropriate setbacks provided for multi-dwelling housing (i.e. terraces and town houses) consider the local street character and provide opportunity to accommodate planting of trees.</p> <p>Proposed change is a result of submission received and consistent with Council’s policy intent. It will provide clarity on the minimum front setback requirements for multi-dwelling housing and allow adequate space for deep soil to cater for large tree planting and improve street amenity.</p> <p><i>Further justification on the proposed changes contained in response to Submission No.43. cb in Table 3 of Attachment 3 – Submission Summary and Officer Response.</i></p>

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<p>3.5.1.2 Preliminary Building Envelope for Apartment Buildings</p>	<p>C.01 of Section 3.5.1.2 – Preliminary Building Envelope for Apartment Buildings outlines the maximum number of building storeys must be consistent with the maximum building height mapped under the Paramatta LEP 2023.</p> <p>An error has been identified in C.01 wherein the maximum building height for a 7-storey building was incorrectly drafted as 24m rather than 23m as per the Parramatta LEP 2023.</p> <p>It is proposed to amend the draft Harmonisation DCP to rectify the drafting error.</p>	<p>Amendment made to C.01 of Section 3.5.1.2 and is shown in red as below:</p> <p><i>C.01 The maximum building height must be consistent with the Parramatta LEP 2023 Height of Buildings Map and correspond in storeys as follows:</i></p> <table border="1" data-bbox="936 475 1512 930"> <thead> <tr> <th data-bbox="936 475 1220 563">Metres (as per the LEP)</th> <th data-bbox="1227 475 1512 563">Maximum number of storeys</th> </tr> </thead> <tbody> <tr> <td data-bbox="936 568 1220 624">11 m</td> <td data-bbox="1227 568 1512 624">3 storeys</td> </tr> <tr> <td data-bbox="936 628 1220 684">14 m</td> <td data-bbox="1227 628 1512 684">4 storeys</td> </tr> <tr> <td data-bbox="936 689 1220 745">17 m</td> <td data-bbox="1227 689 1512 745">5 storeys</td> </tr> <tr> <td data-bbox="936 750 1220 805">20 m</td> <td data-bbox="1227 750 1512 805">6 storeys</td> </tr> <tr> <td data-bbox="936 810 1220 866">24 m 23 m</td> <td data-bbox="1227 810 1512 866">7 storeys</td> </tr> <tr> <td data-bbox="936 871 1220 927">26 m</td> <td data-bbox="1227 871 1512 927">8 storeys</td> </tr> </tbody> </table>	Metres (as per the LEP)	Maximum number of storeys	11 m	3 storeys	14 m	4 storeys	17 m	5 storeys	20 m	6 storeys	24 m 23 m	7 storeys	26 m	8 storeys	<p>Proposed amendment is a result of submission received and is considered as administrative rectifying a drafting error during the consolidation process.</p> <p><i>Further information about the submission received is contained in Submission No. 43.cg in Table 3 of Attachment 3 - Submission Summary and Officer Response.</i></p>
Metres (as per the LEP)	Maximum number of storeys																
11 m	3 storeys																
14 m	4 storeys																
17 m	5 storeys																
20 m	6 storeys																
24 m 23 m	7 storeys																
26 m	8 storeys																
<p>5.1.1 Flooding</p>	<p>The draft wording for flooding controls under C.17 of Section 5.1.1 – Flooding would cause potential confusion to the DCP users.</p>	<p>Amendment made to add the following wording (in <u>red text and underlined</u>) to the existing control:</p> <p><i>C.17 The following ‘Sensitive Uses and facilities’ being centre-based child care and aged care facilities that occupy land subject to flooding in a PMF event, may be considered provided Council can be satisfied that:</i></p> <ul style="list-style-type: none"> • ... • <i>Building access and egress does not require people to traverse hazardous floodwaters – that is Hazard Level H3 and above <u>including</u> any flood between the 1% AEP and the PMF.</i> 	<p>Proposed amendment is a result of submission received suggesting additional text to ensure the 1% AEP and PMF events are considered during the assessment of applications against the control.</p> <p>Change is minor in nature and considered administrative to ensure Council’s policy position for Section 5.1.1 – Flooding is clear.</p> <p><i>Further information about the submission received is contained in Submission No. 54.c. in Table 4 of Attachment 3 - Submission Summary and Officer Response.</i></p>														

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5.1.1 Flooding	<p>C. 29 (b) under Section 5.1.1 – Flooding of the draft Harmonisation DCP specifies that shelter in place (SIP) facilities must be designed for a refuge stay of at least 48 hours, with longer time periods addressed in design, equipment and provisioning.</p> <p>However, this is an error as the draft Harmonisation DCP approach is to utilise existing controls where appropriate. Shelter in place controls contained in the draft Harmonisation DCP were informed by the Parramatta City Centre DCP which require 72-hour refuge provisions. Therefore the amendment is considered administrative as it is inline with what is required in other parts of the LGA (the City Centre).</p> <p>It is noted in January 2023, DPE exhibited a draft Shelter-in-place Guideline, this guideline outlines considerations for council development control plans and development approvals including objective and design principles for SIP facilities. Council officers are working closely with DPE in finalising the SIP guideline and considered appropriate to rectify this control in light with further information available through the progress of above-mentioned project.</p>	<p>Amendment made to add the following wording (in <u>red text and underlined</u>) to the existing control:</p> <p>C.29 <i>Shelter in place or vertical evacuation measures must satisfy the following requirements:</i></p> <p><i>b) Refuge shelters must be adequate and fit for purpose (size, design, equipment, supplies) and maintained as such in perpetuity.</i></p> <p><i>c) Unless otherwise advised by Council, facilities must be designed for a refuge stay of at least <u>48 72 hours</u>, with longer time periods addressed in design, equipment and provisioning.</i></p>	<p>Proposed amendment applies consistent controls across the LGA, in accordance with the City Centre DCP controls.</p> <p>Control C.05 (b) of Section 9.7.4 – Flood Warning and Emergency Response Planning under the Parramatta City Centre Site specific provisions specifies design requirements for SIP must provide the minimum refuge stay of 72 hours rather than 48 hours.</p>

DCP Section	Details	Proposed amendment	Justification
<p>5.3.4 Tree and Vegetation Preservation</p>	<p>The draft Harmonisation DCP specifies the prescribed trees and vegetation that are protected in <i>Chapter 2</i> of the <i>Biodiversity and Conservation SEPP</i> and/or <i>Clause 5.10</i> of the <i>Parramatta LEP 2023</i>.</p> <p>The current control includes the wording of ‘intentionally planted’ to introduce additional tree protection. For more detail on Council’s approach to tree controls in the draft Harmonisation DCP, see Attachment 2 to the Council Report from 28 November 2023.</p> <p>It is proposed to amend the draft Harmonisation DCP to explain what may be considered as ‘intentionally planted’.</p>	<p>Add the following wording (in <u>red text and underlined</u>) to the existing C.01 under <i>Prescribed Trees and Vegetation</i> of Section 5.3.4 – Tree and Vegetation Preservation:</p> <ul style="list-style-type: none"> • <i>Any tree with a height equal to or exceeding three (3) metres or any tree capable of growing to a height of 3 metres (where the tree with a height less than 3 metres has been intentionally planted; and/or is required to be planted and maintained as part of a development consent or tree permit determination notice):</i> <ul style="list-style-type: none"> - <i>that is or forms part of a heritage item, or</i> - <i>that is within a heritage conservation area; or</i> - <i>that is located within a Special Character Area as defined by this DCP.</i> 	<p>Proposed amendment required to provide further clarity on what is included in the term ‘<i>intentionally planted</i>’, which is considered minor in nature and consistent with Council’s policy intent.</p> <p>The proposed amendment includes additional wording to specify that any tree or vegetation planted as a condition of a development consent or tree permit determination notice (i.e. intentional planted) is protected under the DCP provisions C.01 of Section 5.3.4 – Tree and Vegetation Preservation.</p>
<p>5.3.4 Tree and Vegetation Preservation</p>	<p>The Biodiversity Offsets Scheme (BOS) is referenced numerous times throughout the draft Harmonisation DCP, however, it is not properly defined. It is proposed to add the definition of BOS under this section to provide clarity.</p>	<p>Add the following definition (in <u>red text and underlined</u>) to definitions located in Section 5.3.4.</p> <p><u>Biodiversity Offsets Scheme (BOS) is the legislated framework established under Biodiversity Conservation Act 2016 (BC Act) for offsetting unavoidable impacts on biodiversity from development or vegetation clearing approvals. Applications for development or clearing approvals must set out how impacts on biodiversity will be avoided and minimised. The remaining residual impacts will need to be offset through the purchase and/or retirement of biodiversity credits or payment to the Biodiversity Conservation Fund.</u></p>	<p>The Biodiversity Offsets Scheme (BOS) is a framework established under the <i>Biodiversity Conservation Act 2016</i>. It is referenced in the draft Harmonisation DCP.</p> <p>Proposed amendments provide clarity on the definition of the Biodiversity Offsets Scheme and ensures what the draft Harmonisation DCP is referencing is clear.</p>
	<p>Table 5.3.4.1 – Type of Tree Application required. The draft Harmonisation DCP</p>	<p>Amendment made to Table 5.3.4.1 – Type of Tree Application required under Section 5.3.4 – Tree</p>	<p>Proposed amendment required to provide clarity on when an application must be made</p>

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	<p>specifies the tree application required in a table format.</p> <p>Additional wording is proposed to clarify when an application may not be required, such as tree work prescribed as exempt in the draft Harmonisation DCP.</p> <p>This amendment is proposed to provide further clarity for 'other land -tree removal or pruning' application requirements, particularly to differentiate consent requirements from the exempt tree work prescribed in the draft Harmonisation DCP.</p>	<p>and Vegetation Preservation in <u>red text and underlined</u> as below:</p> <table border="1" data-bbox="936 331 1509 568"> <tr> <td data-bbox="936 331 1099 568"><i>Other land - tree removal or pruning</i></td> <td data-bbox="1099 331 1413 568"><i>Removal or pruning of trees (<u>considered pruning in excess of exemptions prescribed in DCP section below</u>) not subject to <u>Biodiversity Offsets Scheme</u></i></td> <td data-bbox="1413 331 1509 568"><i>Tree Permit</i></td> </tr> </table>	<i>Other land - tree removal or pruning</i>	<i>Removal or pruning of trees (<u>considered pruning in excess of exemptions prescribed in DCP section below</u>) not subject to <u>Biodiversity Offsets Scheme</u></i>	<i>Tree Permit</i>	<p>for the removal or pruning of a tree under the requirements of the draft Harmonisation DCP.</p>
<i>Other land - tree removal or pruning</i>	<i>Removal or pruning of trees (<u>considered pruning in excess of exemptions prescribed in DCP section below</u>) not subject to <u>Biodiversity Offsets Scheme</u></i>	<i>Tree Permit</i>				
	<p>Additionally, Table 5.3.4.1 – Type of Tree Application required contained references to “HLEP” within the first two rows. As this references one of the legacy LEPs inherited during the Council’s amalgamation of 2016, it is required that these references are updated to the new Parramatta LEP 2023.</p>	<p>Update the first two rows of Table 5.3.4.1 – Type of Tree Application required to amend references from HLEP to <u>Parramatta LEP 2023</u>.</p>	<p>Proposed amendment is minor in nature and does not constitute a change in policy position. The proposed amendment is required to ensure that the draft DCP references the correct local environmental plan.</p>			
<p>5.4.3 All-Electric Buildings</p>	<p>Controls regarding all electric buildings have been introduced as part of harmonisation process bringing the draft Harmonisation DCP in line with the scheduled changes to <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> due to come into effect October 2023.</p> <p>The current wording under C.01 of Section 5.4.3 – All-Electric Buildings would cause confusion regarding development types to which these controls apply. It is proposed to</p>	<p>Amend C.01 of Section 5.4.3 – All-Electric Buildings in <u>red and underlined</u> as follows to remove any ambiguity of applicable development types:</p> <p>C.01 <u>New development that is:</u></p> <p>a) <u>non-residential development that is State Significant development specified in State Environmental Planning Policy (Planning Systems) 2021, Schedule 1, Section 13-15, or</u></p> <p>b) <u>commercial development</u></p> <p>All non-residential development that is State Significant Development specified in State Environmental Planning Policy (Planning</p>	<p>Proposed amendment is minor in nature and does not constitute a change in policy position. The proposed amendment is required to ensure controls are not misinterpreted and ensures Council’s intent will be reflected during the Development Assessment stage.</p>			

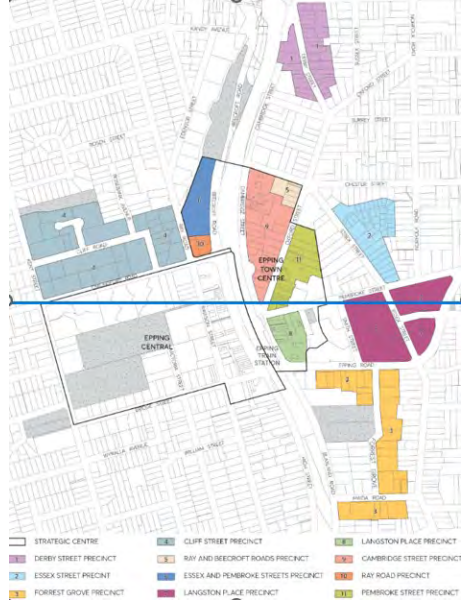
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	restructure the wording to remove any ambiguity for DCP users.	Systems) 2021, Schedule 1, Section 13-15 and all-new commercial developments are to use only electricity (grid provided and on-site renewables) for all energy requirements associated with normal operations.	
5.4.6 Natural Refrigerants in Air Conditioning	<p>The wording of the planning objective O.01 under Section 5.4.6 – Natural Refrigerants in Air Conditioning can be refined grammatically to avoid potential confusion to the DCP users.</p> <p>It is proposed to refine the wording to better communicate the intent of the objective.</p>	<p>Amend O.01 of Section 5.4.6 – Natural Refrigerants in Air Conditioning in red as follows:</p> <p>O.01 Reduce the greenhouse gas emissions associated with the release to the atmosphere through leakage or the improper disposal, of synthetic refrigerant gases with high Global Warming Potential (GWP).</p>	<p>Proposed amendments are considered minor and administrative to provide clarity on Council’s policy position regarding Natural Refrigerants in Air Conditioning.</p> <p>It is noted that Council received feedback from industry representatives regarding the safety of the refrigerants available to achieve a Global Warming Potential (GWP) of 10 or less as required under Section 5.4.6 – Natural Refrigerants in Air Conditioning. However, no change was made directly as a result of submissions received. As the proposed provisions within Section 5.4.6 – Natural Refrigerants in Air Conditioning currently apply to development within the Parramatta City Centre (via the Parramatta City Centre DCP 2011). The intention of draft Harmonisation DCP is to extend the control across the city more widely to reduce greenhouse gas emissions associated with leakage or the improper disposal of synthetic refrigerant gases with high Global Warming Potential (GWP); and to future proof new HVAC (air conditioning) systems. The proposed provisions are consistent with sustainability SEPP and relevant Council policy.</p> <p>See responses No.35.a and No.35.b in Table 2 of Attachment 3 - Submission Summary and Officer Response for more information</p>

DCP Section	Details	Proposed amendment	Justification
			<i>on strategic context, industry concerns, and technical considerations.</i>
<p>6.3 Bicycle Parking</p>	<p>C.12 in Section 6.3 – Bicycle Parking of the draft Harmonisation DCP include both reference to 'bicycle parking facilities' and 'bicycle storage facilities' which would cause confusion regarding the difference between these terms.</p> <p>It is proposed to replace the 'bicycle storage' with 'bicycle parking facilities' to remove ambiguity and ensure the controls are applied correctly.</p>	<p>Amendment made to C.12 of Section 6.3 – Bicycle Parking of the draft DCP as shown in red:</p> <p><i>C.12 Bicycle parking storage facilities are to include 10A e-bike charging outlets to 10% of spaces with no space being more than 20 metres away from a charging outlet. Chargers are to be provided by the owner.</i></p>	<p>Council officers acknowledge that the terms 'bicycle storage facilities' and 'bicycle parking' are used interchangeably within the draft Harmonisation DCP and may cause confusion to the DCP users. The proposed amendment removes the term 'bicycle storage' and replaces it with 'bicycle parking facilities' to ensure the controls in C.12 in Section 6.3 Bicycle Parking are clear.</p> <p><i>Further information on the submission received in relation to bicycle parking facilities is available at submission No.18.e and No.18.f (Table 1) and submission No.43.dv (Table 3), Attachment 3 – Submission Summary and Officer Response.</i></p>
<p>7.10.11 Epping/Eastwood, Boronia Avenue and Wyralla Avenue Conservation Areas</p>	<p>Renumbering of controls in Section 7.10.11.4 – Provisions for the Epping/Eastwood, Boronia Avenue and Wyralla Avenue Conservation Areas.</p> <p>In the exhibited version control C.08. contain the following text - "void" because this control was taken out of Parramatta DCP 2011 in April 2014 as part of DCP amendment No 4.</p>	<p>Removal of control C.08 under the Subdivision sub-heading of Section 7.10.11.4 – Provisions. Consequentially renumber all controls following C.09 for uniformity (i.e. the exhibited C.09 of Section 7.10.11.4 is now C.08).</p>	<p>The removal of C.08 control within Section 7.10.11.4 – Provision is considered an administrative amendment, as this control was taken out by a previous amendment to Parramatta DCP 2011 and this section should have been renumbered to reflect this previous change. Removal required as the control is redundant and serves no purpose.</p>
<p>7.11 Glossary of Heritage Terms</p>	<p>The draft Harmonisation DCP included definitions for 'Contributory Buildings', 'Contributory Building Map', 'Detracting Building', 'Neutral Building', as well as 'Heritage Conservation Area'. These definitions only apply to the heritage conservation areas specified under the former Parramatta DCP 2011 and were</p>	<p>Amend Section 7.11 – Glossary of Heritage Items of the draft DCP by removing the following definitions:</p> <ul style="list-style-type: none"> • 'Contributory Buildings', • 'Contributory Buildings Map', • 'Detracting Building' 	<p>Proposed amendments aim to avoid confusion for the DCP users and is resulted from <i>Submission No.40.f of Table 2 of Attachment 3 – Submission Summary and Officer Response.</i></p> <p>The current terminology used within the different Heritage Conservation DCP sections</p>

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	<p>not consistently applied to the rest of heritage conservation areas across the Parramatta LGA such as Epping and Eastwood which were formerly in the Hornsby DCP.</p> <p>it is recognised that the inclusion of these definitions, when contributory buildings are not mapped for all HCAs can be confusing. It is recognised that these definitions must form part of a broader study outside the scope of the Land Use Planning Harmonisation Framework project. This broader work may require mapping of contributory items which are not currently identified, and it is likely this work could form part of a city-wide integrated heritage study. Therefore, it is proposed to remove these definitions.</p>	<ul style="list-style-type: none"> • 'Heritage Conservation Area', and • 'Neutral Building'. 	<p>across Parramatta LGA have slightly different requirements as to what each area considers a 'contributory' item. It is also noted that the Heritage Conservation Areas (HCAs) transferred into the draft Harmonisation DCP from the Parramatta DCP 2011 are the only HCAs that map contributory buildings. Therefore, the inclusion of the above definitions does not apply consistently to all the HCAs.</p> <p>Broader work is required to map contributory items which are not currently identified, and it is likely this work could form part of a city-wide integrated heritage study. Council Officers are currently in a scoping phase of working out how the study might be completed given resources available. It is expected Council may be able to provide more information on the timing and program for the study in the third quarter of 2023.</p> <p>Therefore, it is proposed to remove definitions to ensure the definitions within the Glossary are applicable to the current content of the draft Harmonisation DCP.</p>
<p>8.1.1 Epping Strategic Centre</p> <p>8.1.1.3 – Epping Areas – Residential Development</p>	<p>The draft Harmonisation DCP as exhibited included incorrect labelling of precincts and precinct boundaries (i.e. Derby Street Precinct and Langston Place Precinct) identified within Figure 8.1.1 - Epping Strategic Centre and Figure 8.1.1.3.1 – Epping Strategic Centre.</p> <p>Note: Figure 8.1.1 and Figure 8.1.1.3.1 are identical figures referenced in different section of the draft DCP.</p>	<p>Amendments have been made to Figure 8.1.1 and Figure 8.1.1.3.1 including updates to the figures' legend and precinct boundary for Derby Street and Langston Place Precinct as below:</p> <p>Exhibited:</p>	<p>Proposed amendments to Figure 8.1.1 and Figure 8.1.1.3.1 – Epping Strategic Centre are minor and considered administrative to rectify the labelling errors.</p> <p>Some labelling errors were raised from submission No.43.eb in Table 3 of Attachment 3 – Submission Summary and Officer Response. Upon review, Council officers identified errors with regards to Figure 8.1.1 – Epping Strategic Centre. These errors are in relation to the labelling of</p>

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		 <p>Amended:</p>	<p>Cliff Road (previously labelled as “Cliff Street”) and Ray/Beecroft Roads (previously labelled as Essex and Pembroke Street) precincts, as well as the precinct boundaries for the Derby Street Precinct and Langston Place Precinct.</p>

DCP Section	Details	Proposed amendment	Justification
<p>8.1.1.1 Epping Central</p>	<p>C.50 of Section 8.1.1.1 – Epping Central incorrectly references Figure 8.1.1.11 rather than 8.1.1.13 for the identification of vehicular access points. This is an administrative error and is proposed to amend the draft Harmonisation DCP to rectify the error.</p>	<p>Amend C.50 of Section 8.1.1.1 – Epping Central under the draft DCP as below <u>in red and underlined</u>.</p> <p>C.50 <i>A maximum 3 vehicular access points should be provided off the eastern side of Rawson Street. Preferred vehicular access points are identified at <u>Figure 8.1.1.13</u> Figure 8.1.1.11. Opportunities for amalgamated or shared vehicular entry points are also encouraged along the western side of Rawson Street.</i></p>	<p>Proposed change is an administrative error and is resulted from submission received.</p> <p><i>Further information regarding the submission is available at Submission No.43.es of Table 3 – Attachment 3 Submission Summary and Officer Response.</i></p>
<p>8.1.1.2 Epping Town Centre</p>	<p>The draft Harmonisation DCP includes Figure 8.1.1.2.13.2 – Existing and proposed through-block connections under Section 8.1.1.2 – Epping Town</p>	<p>Amend the DCP to:</p> <ul style="list-style-type: none"> Remove the Figure 8.1.1.2.13.2 – Existing and proposed through-block connections; and 	<p>Proposed amendments rectify an administrative error, as highlighted in Submission No.43.es of Table 3 in Attachment 3 – Submission Summary and Office Response.</p>

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	<p>Centre. Its inclusion has been identified as an administrative error.</p> <p>This figure was prepared as part of the Epping Planning Review (EPR) Discussion Paper which informed the Council-led Planning Proposal to increase commercial floorspace within Epping Town Centre in 2021. The Planning Proposal was not supported by the Department of Planning Environment, and therefore the resulting working within the EPR was not implemented via a planning instrument and/or DCP provision. The error occurred was likely due to the concurrent work that was undertaken for the Harmonisation DCP project and the EPR project.</p> <p>It is proposed to remove this figure to correct this error.</p>	<ul style="list-style-type: none"> • Renumber Figure 8.1.1.2.13.3 to Figure 8.1.1.2.13.23. 	<p>Amendment required to ensure draft Harmonisation DCP contains current Council policy and references correct information.</p>				
<p>8.1.1.2.4 Scale of Epping Town Centre</p>	<p>The draft Harmonisation DCP as exhibited included reference to the previous HOB and FSR Maps legend annotation (e.g. X1, X2, AA1, AA2) specified:</p> <ul style="list-style-type: none"> • <i>In Table 8.1.1.2.4.1 – Summary of FSR Provisions of C.01 Floor Space Ratio within Section 8.1.1.2.4 Scale; and</i> • <i>In Table 8.1.1.2.4.2 – Translation of Height to Storeys of C.04 Height within Section 8.1.1.2.4 Scale.</i> 	<p>Amendments made to Table 8.1.1.2.4.1 – Summary of FSR Provisions of C.01 Floor Space Ratio shown in <u>red text and underlined</u>:</p> <ul style="list-style-type: none"> • Remove the Table 8.1.1.2.4.1; and • amend C.01 as below: <p>C.01 <i>The maximum floor space ratio for business lands shall be in accordance with the Parramatta LEP 2023 Floor Space Ratio Map. as follows:</i></p> <table border="1" data-bbox="936 1299 1525 1394"> <thead> <tr> <th><u>LEP Area</u></th> <th><u>Maximum FSR (Total)</u></th> </tr> </thead> <tbody> <tr> <td><u>Y</u></td> <td><u>4:5</u></td> </tr> </tbody> </table>	<u>LEP Area</u>	<u>Maximum FSR (Total)</u>	<u>Y</u>	<u>4:5</u>	<p>Proposed amendments remove outdated mapping legend reference due to the commencement of <i>Parramatta LEP 2023</i> and the NSW Planning Portal's EPI Viewer.</p>
<u>LEP Area</u>	<u>Maximum FSR (Total)</u>						
<u>Y</u>	<u>4:5</u>						

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DCP Section	Details	Proposed amendment	Justification		
	<p>These legend references are redundant, as of March 2023, the legal maps (i.e. zoning, Height of Buildings and Floor Space Ratio maps) specified under the <i>Parramatta LEP 2023</i> have been moved to the NSW Planning Portal's EPI Viewer and do not use these legend references.</p> <p>It is proposed to update the controls to remove the redundant mapping legend references for the above mentioned tables.</p>	<table border="1" data-bbox="936 256 1525 304"> <tr> <td style="text-align: center;">AA</td> <td style="text-align: center;">6:1</td> </tr> </table> <p><i>Notes: As detailed in Clause 4.5 of the Parramatta LEP 2023, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the Parramatta LEP 2023 for the definition of Gross Floor Area.</i></p> <p>Amendment made to Table 8.1.1.2.4.2 – Translation of Height to Storeys of C.04 Height:</p> <ul style="list-style-type: none"> renumber Table 8.1.1.2.4.2 – Translation of Height to Storeys to Table 8.1.1.2.1.1; and remove the first column (titled “LEP Area”) of Table 8.1.1.2.4.2. 	AA	6:1	
AA	6:1				
<p>8.2 Local Centres</p>	<p>The draft Harmonisation DCP as exhibited included reference to the Carter Street precinct in Figure 8.2.1 – Local centres, which was identified as an administrative error.</p> <p>It is proposed to amend the map to remove this reference.</p>	<p>Amend Figure 8.2.1 – Local centres to remove the Carter Street precinct.</p>	<p>Proposed amendment required to remove reference to the Carter Street precinct, and rectify an administrative error.</p>		
<p>8.2.3 Granville Local Centre</p>	<p>The draft Harmonisation DCP as exhibited made references to the area outside of the Parramatta LGA boundary within Figure 8.2.3.1 – Granville Local Centre (PRCUTS), Section 8.2.3 – Granville Local Centre and Section 8.2.3.1 – Granville Town Centre. It is proposed to remove these references to ensure controls only apply to the areas within City of Parramatta Council LGA.</p>	<p>Amendments made to Section 8.2.3 – Granville Local Centre as below:</p> <ul style="list-style-type: none"> Remove references to South Street, Carlton Street, William Street and Jamieson Street in O.01 and O.07(b) of Section 8.2.3.1 – Granville Town Centre as they are no longer within the Parramatta LGA boundary. Remove O.02 and C.04 of Section 8.2.3.1 – Granville Town Centre as these apply to South Street, Granville which is no longer within the 	<p>Proposed amendment required to remove references to areas no longer within Parramatta LGA after the Proclamation of the City of Parramatta in 2016 which resulted in a change of local government boundary. References to South Street, Carlton Street, William Street, Jamieson Street, Enid and Diamond Aves Granville as well as controls applying to these areas will be removed. Minor change is also made to the PRCUTS Figure to refine the boundary of Cumberland</p>		

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		<p>Parramatta LGA boundary. Consequentially renumber the objectives and controls of Section 8.3.2.1.</p> <ul style="list-style-type: none"> • Remove C.04, C.21, C.29 and C.30 under Section 8.2.3.1 – Granville Town Centre as these apply to William Street, Granville, which is no longer within the Parramatta LGA boundary. • Remove the introductory text under ‘Residential zone’ in Section 8.2.3.1.1 – Desired Future Character as this section makes reference to the new residential development in Enid and Diamond Avenues as well as references to William Street, which are no longer within Parramatta LGA. • Amend Figure 8.2.3.1 – Granville Local Centre (PRCUTS) to delineate the Parramatta LGA boundary and areas that are under the City of Cumberland Council boundary. 	<p>City Council and Parramatta Council LGA boundary.</p> <p>Proposed amendment resulted from submission received and is contained at <i>Submission No. 53.b and No.53.c in Table 4 of Attachment 3 – Submission Summary and Officer Response</i>, which requested to remove these reference to those area that are no longer within the City of Parramatta Council LGA, to avoid confusion on which controls would apply.</p>
<p>8.2.6 Melrose Park Urban Renewal Precinct</p>	<p>On 12 December 2022, Council endorsed the Holdmark Site Planning Proposal and its accompanied site specific DCP and Volunteering Planning Agreement (VPA) for Melrose Park Urban Renewal Precinct (Holdmark site). The Planning Proposal was finalised by the Department of Planning on 16 December 2022. To view the Minutes from this meeting, please visit Council’s Business Paper page.</p> <p>The draft Harmonisation DCP as exhibited did not include the site specific DCP, as it was being finalised together with the associated VPA.</p>	<p>Amend the draft Harmonisation DCP by inserting site specific development controls for Melrose Park under Section 8.2.6 Melrose Park Urban Renewal Precinct.</p> <p>Note: Due to project time constraints, formatting and references made across Section 8.2.6 of the draft DCP will be amended and reviewed prior to publication on Council’s website following Council’s endorsement to ensure its seamless integration into the final version of the Harmonisation DCP.</p>	<p>Proposed amendments required to insert site specific DCP for Melrose Park South are administrative and consistent with Council’s resolution. As the planning package for Melrose Park Urban Renewal Precinct (Holdmark Site) has now been finalised and came into effect.</p>

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	<p>The VPA executed on 9 March 2023 and the site-specific controls for Melrose Park Urban Renewal Precinct (Holdmark site) came into effect on 30 June 2023.</p> <p>It is therefore proposed to amend the draft Harmonisation DCP to include the site specific DCP under section 8.2.6 Melrose Park Urban Renewal Precinct (Holdmark site) as the planning package for this site has now been finalised.</p>		
<p>8.3 Neighbourhood Precincts</p>	<p>The draft Harmonisation DCP as exhibited identified the Harris Park Special Areas and River Road West precincts as part of the Harris Park neighbourhood precinct within Figure 8.3.1 – Neighbourhood precincts. This was identified as an administrative error, with the map requiring an update to individually identify the Harris Park Special Areas and River Road West precincts.</p>	<p>Amend Figure 8.3.1 – Neighbourhood precincts and its legend to include the identification of the Harris Park Special Areas and River Road West precincts (identified as “2” and “3”, respectively). Consequentially relabel the remaining precincts within the figure to align with the appropriate section numbering within Section 8.3 – Neighbourhood Precincts.</p>	<p>Proposed amendment required to provide clarify within the figure and its relationship with the overall section.</p>
<p>8.5.7 264-268 Pennant Hills Road, Carlingford</p>	<p>Figure 5.7.3.1 – Extract from Parramatta LEP 2011 Height of Buildings LEP Map refers to the Height of Buildings Map within PLEP 2011, and needs to be updated to the relevant mapping within the new Parramatta LEP 2023.</p>	<p>Delete the exhibited Figure 8.5.7.3.1 and replace it with a new extract of the Height of Buildings map from the Parramatta LEP 2023.</p>	<p>Amendment proposed are administrative only and are required for consistency within the Parramatta LEP 2023. Amendment ensures draft Harmonisation DCP contains current Council policy and references correct information.</p>
<p>Part 9 City Centre</p>	<p>The exhibited draft Harmonisation DCP did not include Parramatta City Centre (CBD) DCP controls, the exhibition material only included a placeholder. The CBD DCP was finalised on 2 December 2022 through a separate planning process</p>	<p>Controls have been transferred from the former Parramatta DCP 2011 to the Part 9 of Parramatta DCP 2023 as below:</p> <ul style="list-style-type: none"> Transfer Part 6 – Parramatta City Centre of Parramatta DCP 2011 to Section 9.1 of the draft DCP; and 	<p>Amendment proposed are administrative and consistent with the project plan and Council’s policy intent. Amendments required to ensure a consolidated set of controls contained within one DCP.</p>

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	<p>under the Parramatta CBD Planning Framework.</p> <p>Administrative changes have been made to the draft Harmonisation DCP post exhibition to include the CBD DCP controls.</p>	<ul style="list-style-type: none"> Transfer Section 4.3.3 – Parramatta City Centre (Deferred Area A) of Parramatta DCP 2011 to Section 9B of the draft DCP. Update reference number and page number where required. 	
Section 9B City Centre Deferred Areas	<p>A mapping anomaly of the Parramatta City Centre boundary in Section 9B of the draft DCP has been identified with the inclusion of 15 Albert Street, North Parramatta.</p> <p>This site was excluded from the Parramatta City Centre boundary due to the deferral of the land north of the Parramatta River by Department of Planning and Environment during the finalisation process of the Parramatta City Centre Planning Proposal (previously known as CBD Planning Proposal). As such this land is not subject to the City Centre DCP controls.</p> <p>It is proposed to amend the draft DCP to exclude the site from Section 9B Parramatta City Centre controls.</p>	<p>Insertion of additional text shown in <u>red text and underlined</u> under Section 9B Introduction on page 9B – 341, stating:</p> <p><i>The controls in this Section prevail where there is any inconsistency with Part 9 or other Section of the DCP except in the case of the site specific controls in Section 9B.6, <u>and in the case of the R2 Low Density Residential zoned land at 15 Albert Street.</u></i></p> <p><i><u>The site known as Lot 5, DP795141 which constitutes part of the property known as 15 Albert Street, North Parramatta is zoned R2 Low Density Residential. The controls affecting this site are contained in Part 3 – Residential Development of this DCP.</u></i></p>	<p>Proposed amendment is considered administrative and consistent with Council policy.</p> <p>It is noted the site is zoned under R2 Low Density Residential and the controls within Parramatta City Centre DCP are not applicable to residential zoned lands (i.e. controls apply to commercial zoned lands within CBD).</p> <p>It is therefore considered the proposed amendment needed to direct the DCP users at the beginning of Section 9B to the relevant Part of the DCP (Part 3 – Residential Development).</p>
Throughout DCP	<p>The draft Parramatta DCP 2023 contains references to <i>Parramatta Local Environmental Plan 2011</i>, this has been updated to the current LEP in force.</p>	<p>Update references from <i>Parramatta Local Environmental Plan 2011</i> to <i>Parramatta Local Environmental Plan <u>2023</u></i>.</p>	<p>These administrative changes are required to ensure the current Local Environmental Plan is referenced.</p>
Throughout DCP	<p>Similar to the above, the draft Parramatta DCP 2023 contains clause references to <i>Parramatta Local Environmental Plan 2011</i>. These individual references have</p>	<p>Update clause references from <i>Parramatta Local Environmental Plan 2011</i> to corresponding clauses within <i>Parramatta Local Environmental Plan 2023</i>.</p>	<p>These administrative changes are required to ensure the current Local Environmental Plan is referenced.</p>

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	been updated to the relevant clauses within the current LEP in force.	For example, Clause 7.17 Car parking – Parramatta Park and Park Edge Highly Sensitive Area of PLEP 2011 is now found in Clause <u>7.19</u> of PLEP 2023.	
Throughout DCP	The Draft Harmonisation DCP contains general typographical and grammatical errors which will be rectified as part of the post-exhibition report to Council. The correction of these errors will not change the policy intent, it will ensure Council's direction is clear.	Rectify general typographical and grammatical errors throughout the draft Harmonisation DCP document.	Changes are required to correct typographical and grammatic error to ensure that Council's policy direction is clear.