

Project Summary

Harmonisation Supplementary Matters & Housekeeping Planning Proposal

The City of Parramatta Council is exhibiting the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal. The Planning Proposal has been prepared to make several minor updates to the planning controls in the *Parramatta Local Environmental Plan 2023 (PLEP 2023)*. These updates include:

- Supplementary matters arising from the finalisation of the Parramatta Land Use Planning Harmonisation Framework (also known as the Harmonisation Planning Proposal or consolidated *PLEP 2023*), which require amendments to *PLEP 2023*.
- Housekeeping amendments to the *PLEP 2023* instrument and associated mapping. These are administrative updates such as correcting errors, updating references, or improving clarity and are not considered policy amendments.

Summary of changes

The table below provides a summary of the changes proposed in the Planning Proposal. For further information in relation to the proposed amendments to the *PLEP 2023* instrument and mapping, please refer to Part 2 of the Planning Proposal which details the nature of the change and the draft wording and/or relevant mapping.

Proposed Change	Land Affected
Administrative changes to the description of three (3) Heritage Items in Schedule 5 – Environmental Heritage to accurately reflect heritage significance and item. This includes changes to the name and/or property description of an existing heritage item.	The proposed amendment will ensure that the Heritage Map and schedule accurately captures areas of heritage significance. <ul style="list-style-type: none"> • 260 and 262 Marsden Road, Carlingford. • 64 Hughes Avenue, Ermington. • 153 George and 153A George Street, Parramatta.
Administrative changes to remove or amend four (4) Heritage Items in Schedule 5 – Environmental Heritage and Heritage Map as the items have been incorrectly mapped, demolished, and/or redeveloped.	The existing listing of these properties are no longer valid or required and can be removed to ensure accuracy of the schedule and map. <ul style="list-style-type: none"> • 1-3 Ada Street, Harris Park. • 3 A'Beckett Street, Granville. • 25 Station Street, Dundas. • 7 Galloway Street, North Parramatta.
Administrative changes to the Zoning Map for three (3) sites to address anomalies and ensure appropriate zoning to reflect long term use of land.	<ul style="list-style-type: none"> • 228 Marsden Road, Carlingford. • 17B Short Street, Wentworthville. • 2A Crimea Street, Parramatta.

<p>Administrative changes to the Zoning Map for forty-one (41) public reserves across the Parramatta LGA to rezone to RE1 Public Recreation, W1 Natural Waterways, W2 Recreational Waterways, and C2 Environmental Conservation to ensure the land is zoned for their purpose and long-term use.</p>	<ul style="list-style-type: none"> Refer to Table 1.b. in the Planning Proposal.
<p>Inclusion of an Additional Permitted Use for Melrose Park North to permit food and drink premises in R4 High Density Residential zoned land in Schedule 1 Additional Permitted Uses and identification on the Additional Permitted Uses map.</p>	<ul style="list-style-type: none"> Melrose Park North
<p>Removal of Clause 6.19 and amendment of the Subdivision Prohibition Map which prohibits the subdivision of dual occupancies on certain residential zoned land. Its removal is proposed to delete outdated controls and align the approach to dual occupancy subdivision with that of the rest of the Parramatta LGA.</p>	<ul style="list-style-type: none"> The clause applies to portions of Carlingford, North Rocks, Oatlands and Northmead zoned R2 Low Density Residential and R3 Medium Density Residential.
<p>Minor non-policy amendments to nine (9) LEP clauses to correct anomalies and improve technical accuracy, including refinements to four (4) clauses to deliver and clarify policy intent.</p>	<ul style="list-style-type: none"> The proposed clauses are intended to apply to multiple parcels of land across the City that are subject to these provisions.
<p>Repeal of Intensive Urban Development (IUD) map following repeal of LEP clauses that relate to IUD Map by State Government on 1 October 2023 via <i>SEPP (Housing and Productivity Contributions) 2023</i>.</p>	<ul style="list-style-type: none"> This map no longer applies and therefore does not impact any specific parcel of land.
<p>Removal of fourteen (14) lots from the Land Reservation Acquisition (LRA) Map and rezoning of thirteen (13) lots to SP2 Infrastructure as the land has been acquired by the relevant acquisition authority for infrastructure.</p>	<ul style="list-style-type: none"> 88 Church Street, Parramatta (LRA only) 13 lots along Epping Road, between Blaxland Road and Essex Street, Epping.
<p>Rezoning of land from RE1 Public Recreation to C2 Environmental Conservation along Terrys Creek Corridor due to presence of ecological values.</p>	<ul style="list-style-type: none"> Parts of Dence Park, Epping
<p>Reduction in the extent of the Biodiversity Map on The Kings School to remove the biodiversity layer from existing buildings given biodiversity values are non-existent or compromised. The amendment is considered suitable to ensure that the biodiversity mapping does not apply to areas comprised and correctly reflects the ecological values present on the subject site.</p>	<ul style="list-style-type: none"> The Kings School - 87-129 Pennant Hills Road, North Parramatta
<p>Inclusion on the Biodiversity Map of part of 102 Murray Farm Road, Carlingford due to ecological values. The amendment is considered suitable to respond to the ecological values that has been identified on the southern portion of the subject site.</p>	<ul style="list-style-type: none"> Part of 102 Murray Farm Road, Carlingford (North Rocks Fire Brigade site)

Consequential Mapping Amendments that are a direct result of proposed changes to planning controls and/or principal mapping amendments. These updates ensure that the spatial representation in *PLEP 2023* aligns with the intended outcomes. In the context of this Planning Proposal, consequential mapping includes:

- Amendments to the Floor Space Ratio Map.
- Amendments to the maximum Height of Buildings Map.
- Amendments to the Lot Size Map.
- Amendments to the Heritage Map.
- Amendments to the Key Site Map.
- Amendments to the Additional Local Provision Map.
- Amendment to the Dual Occupancy Prohibition Map.

The mapping changes are applied across various locations in the Parramatta LGA where zoning amendments have been proposed.

Have Your Say

Written submissions on the Planning Proposal are welcome. Council will consider all submissions before a final decision has been made.

You can make a submission by:

Online: Use the submission form on Participate Parramatta which is accessible via this link or the QR code below.

<https://participate.cityofparramatta.nsw.gov.au/harmonisation-supplementary-matters>

Email: council@cityofparramatta.nsw.gov.au (Ref: Exhibition Phase – Housekeeping PP) and addressed to Rafael Morrissey and Darren Ung.

Post: City of Parramatta Council
Attn: Darren Ung - Project Officer, Major Project & Precincts
Subject: Exhibition Phase – Housekeeping PP
PO Box 32, Parramatta NSW 2124

If you have any questions regarding making a submission, please call (02) 9806 5050 and ask to speak to Rafael Morrissey or Darren Ung.



ENGLISH

If you require interpretation assistance with this letter, please contact the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 5.00pm, Monday to Friday.

FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretar nitong sulat, pakitawagan ang Serbisyo ng Pag-iinterpretar sa Telepono (131 450) (Telephone Interpreter Service) at hilingin sa kanilang tawagan ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5.00n.h, Lunes hanggang Biyernes.

CHINESE

如果您需要传译员协助才能看懂本信件，请联系电话传译员服务（131 450），然后要求他们联系市议会（9806 5050）。办公时间是星期一至星期五上午8时30分至下午5时。

ARABIC

إذا كنت بحاجة إلى مساعدة لتفسير محتوى هذه الرسالة، يرجى الاتصال بخدمة الترجمة الهاتفية (131 450) واطلب منهم الاتصال بالمجلس (9806 5050). ساعات العمل هي 8:30 صباحاً حتى 5:00 مساءً ، من يوم الاثنين إلى يوم الجمعة.

HINDI

यदि आपको इस पत्र के लिए दुभाषिए की सहायता की आवश्यकता है, तो कृपया टेलीफोन दुभाषिया सेवा (131 450) से संपर्क करें और उनसे काउंसिल (9806 5050) से संपर्क कराने के लिए कहें. कार्य के घंटे हैं: सुबह 8:30 से शाम 5:00 बजे तक, सोमवार से शुक्रवार.

KOREAN

본 문서에 관해 통역의 도움이 필요하시면, 전화통역 서비스(131 450)로 연락해서 카운슬 전화(9806 5050) 연결을 요청하시기 바랍니다. 근무 시간은 월~금요일 오전 8시 30분부터 오후 5시까지입니다.