

City of Parramatta Council News - Harmonisation

Some of you would have received the following announcement from Parramatta Council who are going through a similar exercise that Hornsby Council is doing. Readers are invited to comment on the new planning controls.

We are writing to advise that exhibition of the Harmonisation Planning Proposal has commenced. The Planning Proposal will create a new Local Environmental Plan (LEP) for the City of Parramatta Local Government Area (LGA). The new LEP will replace the existing LEPs that currently apply to land within the LGA and will be the primary legal planning document for guiding development and land use decisions made by Council.

This work is required as the City of Parramatta Council area is currently operating under five separate sets of planning controls, as a result of changes to Council boundaries in May 2016.

Summary of proposed changes

The primary focus of the new LEP is harmonisation (or consolidation) of the existing planning controls that apply across the City of Parramatta. It does not propose major changes to zoning or increases to density controls. However, in order to create a single LEP, some changes are proposed to the planning controls applying to certain parts of the LGA. These include:

- Changes to the types of development that are allowed in certain areas, including where dual occupancies can be built.
- Changes to bring a consistent approach to height and floor space ratio controls applying to residential zones; and
- A limited number of changes to the zoning of some sites to address inconsistencies and anomalies across current land use plans.

Have your say

The Planning Proposal and supporting documents, including maps of proposed changes, will be on public exhibition from Monday 31 August 2020 until Monday 12 October 2020, and can be viewed at:

- [Council's website](#)
- Council's Customer Contact Centre: [126 Church Street, Parramatta](#), between 9:00am – 3:00pm, Monday – Friday
- Council libraries (subject to Covid-19 restrictions – [please check here for further details](#))

Written submissions on the Planning Proposal can be made during the exhibition period, via:

- [Council's website](#)
- Email: planningharmonisation@cityofparramatta.nsw.gov.au (quoting reference: F2020/02092)
- Post: City of Parramatta Council, Attention: Land Use Planning Harmonisation (Ref: F2020/02092), PO Box 32, Parramatta NSW 2124

Submissions need to be received by 5.00pm Monday 12 October 2020. Delegation for making the new LEP has not been issued to Council. At the conclusion of the exhibition period, and after consideration of any submissions received, Council will submit the Planning Proposal to the Department of Planning, Industry & Environment, who will be responsible for finalising the LEP.

For further information or queries, you can call the Land Use Planning Harmonisation Team on (02) 9806 5050 or email us at planningharmonisation@cityofparramatta.nsw.gov.au.

Out-of-hours Phone Sessions

To provide you with additional opportunities to ask questions, we are offering dedicated out-of-hours phone sessions during the exhibition period. [CLICK HERE to book a session](#).

Regards

Land Use Planning Harmonisation

(02) 9806 5050

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