

# Parramatta Local Environmental Plan 2011

[2011-540]



New South Wales

## Status Information

### Currency of version

Historical version for 8 November 2019 to 5 December 2019 (accessed 25 July 2024 at 19:49)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

### Provisions in force

The provisions displayed in this version of the legislation have all commenced.

### About this plan

This Plan is a [standard instrument local environmental plan](#) under the [Environmental Planning and Assessment Act 1979](#).

### Notes—

- **See also**  
[Planning Legislation Amendment Bill 2019](#)
- **Editorial note**  
The Parliamentary Counsel's Office is progressively updating certain formatting styles in versions of NSW in force legislation published from 29 July 2019. For example, colons are being replaced by em-dashes. Text of the legislation is not affected.

This version has been updated.

### Authorisation

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File last modified 8 November 2019

# Parramatta Local Environmental Plan 2011



New South Wales

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# Parramatta Local Environmental Plan 2011



New South Wales

## Part 1 Preliminary

### 1.1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011*.

### 1.1AA Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

### 1.2 Aims of Plan

- (1) This Plan aims to make local environmental planning provisions for land in Parramatta in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows—
  - (a) to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,
  - (b) to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,
  - (c) to identify, conserve and promote Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,
  - (d) to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,
  - (e) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,
  - (f) to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,

- (g) to improve public access along waterways where natural values will not be diminished,
- (h) to enhance the amenity and characteristics of established residential areas,
- (i) to retain the predominant role of Parramatta's industrial areas,
- (j) to ensure that development does not detract from the economic viability of Parramatta's commercial centres,
- (k) to ensure that development does not detract from the operation of local or regional road systems,
- (l) to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,
- (m) to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,
- (n) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.

### **1.3 Land to which Plan applies**

This Plan applies to the land identified on the [Land Application Map](#).

### **1.4 Definitions**

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

### **1.5 Notes**

Notes in this Plan are provided for guidance and do not form part of this Plan.

### **1.6 Consent authority**

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

### **1.7 Maps**

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name—
  - (a) approved by the local plan-making authority when the map is adopted, and
  - (b) as amended or replaced from time to time by maps declared by environmental



planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made.

(1AA) (Repealed)

- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

**Note—**

The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning and Environment.

### **1.8 Repeal of planning instruments applying to land**

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

**Note—**

The following local environmental plans are repealed under this provision—

*Parramatta Local Environmental Plan 1990 (Toongabbie Ward)*

*Parramatta Local Environmental Plan 1993 (Dundas Ward)*

*Parramatta Local Environmental Plan 1996 (Heritage and Conservation)*

*Parramatta Local Environmental Plan 2001*

*Parramatta City Centre Local Environmental Plan 2007*

- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

### **1.8A Savings provision relating to development applications**

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

**Note—**

However, under Division 4B of Part 3 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.

### **1.9 Application of SEPPs**

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies—

*State Environmental Planning Policy No 1—Development Standards*

#### **1.9A Suspension of covenants, agreements and instruments**

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply—
  - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
  - (b) to any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
  - (c) to any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
  - (d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
  - (e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
  - (f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
  - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 28 of the Act, the Governor, before the making of this clause, approved

of subclauses (1)–(3).

## **Part 2 Permitted or prohibited development**

### **2.1 Land use zones**

The land use zones under this Plan are as follows—

#### **Residential Zones**

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential

#### **Business Zones**

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor

#### **Industrial Zones**

- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial

#### **Special Purpose Zones**

- SP1 Special Activities
- SP2 Infrastructure

#### **Recreation Zones**

- RE1 Public Recreation
- RE2 Private Recreation

**Environment Protection Zones**

E2 Environmental Conservation

E3 Environmental Management

**Waterway Zones**

W1 Natural Waterways

W2 Recreational Waterways

**2.2 Zoning of land to which Plan applies**

For the purposes of this Plan, land is within the zones shown on the [Land Zoning Map](#).

**2.3 Zone objectives and Land Use Table**

- (1) The Land Use Table at the end of this Part specifies for each zone—
  - (a) the objectives for development, and
  - (b) development that may be carried out without development consent, and
  - (c) development that may be carried out only with development consent, and
  - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part—
  - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
  - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

**Notes—**

- 1** Schedule 1 sets out additional permitted uses for particular land.
- 2** Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.
- 3** Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4** Clause 2.6 requires consent for subdivision of land.
- 5** Part 5 contains other provisions which require consent for particular development.

## 2.4 Unzoned land

- (1) Development may be carried out on unzoned land only with development consent.
- (2) In deciding whether to grant development consent, the consent authority—
  - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
  - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

## 2.5 Additional permitted uses for particular land

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out—
  - (a) with development consent, or
  - (b) if the Schedule so provides—without development consent,in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

## 2.6 Subdivision—consent requirements

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

### Notes—

**1** If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.

**2** Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.

- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the [Lot Size Map](#) in relation to that land.

### Note—

The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

## 2.7 Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

**Note—**

If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

## 2.8 Temporary use of land

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 28 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that—
  - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
  - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
  - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
  - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3)(d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

## Land Use Table

**Note—**

A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies—

*State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

*State Environmental Planning Policy (Infrastructure) 2007*—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

*State Environmental Planning Policy No 33—Hazardous and Offensive Development*

*State Environmental Planning Policy No 50—Canal Estate Development*

*State Environmental Planning Policy No 64—Advertising and Signage*

*State Environmental Planning Policy (Primary Production and Rural Development) 2019*

## **Zone R1 General Residential**

### **1 Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Attached dwellings, Boarding houses; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings, Seniors housing; Shop top housing; Tank-based aquaculture

### **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone R2 Low Density Residential**

## **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

## **2 Permitted without consent**

Home occupations

## **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Water recycling facilities

## **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone R3 Medium Density Residential**

### **1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential



environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.
- To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

## **2 Permitted without consent**

Home occupations

## **3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities

## **4 Prohibited**

Pond-based aquaculture Any development not specified in item 2 or 3

## **Zone R4 High Density Residential**

### **1 Objectives of zone**

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day

to day needs of residents.

- To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.

## **2 Permitted without consent**

Home occupations

## **3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities

## **4 Prohibited**

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

### **Zone B1 Neighbourhood Centre**

#### **1 Objectives of zone**

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

#### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Health consulting rooms; Hostels; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Water recycling facilities; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Plant nurseries; Pond-based aquaculture Port facilities; Pubs; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Rural supplies; Sewerage systems; Sex services premises; Signage; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## **Zone B2 Local Centre**

### **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.

- To maximise public transport patronage and encourage walking and cycling.
- To encourage the construction of mixed use buildings that integrate suitable commercial, residential and other developments and that provide active ground level uses.

## **2 Permitted without consent**

Home occupations

## **3 Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Water recycling facilities; Any other development not specified in item 2 or 4

## **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## **Zone B3 Commercial Core**

## **1 Objectives of zone**

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Parramatta City Centre as the regional business, retail and cultural centre, and as a primary retail centre in the Greater Metropolitan Region.
- To create opportunities to improve the public domain and pedestrian links throughout the Parramatta City Centre.
- To provide for the retention and creation of view corridors.
- To protect and enhance the unique qualities and character of special areas and heritage values within the Parramatta City Centre.
- To protect and encourage accessible city blocks by providing active street frontages, and a network of pedestrian-friendly streets, lanes and arcades.

## **2 Permitted without consent**

Nil

## **3 Permitted with consent**

Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hospitals; Hotel or motel accommodation; Information and education facilities; Medical centres; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Tourist and visitor accommodation

## **4 Prohibited**

Pond-based aquaculture Any development not specified in item 2 or 3

## **Zone B4 Mixed Use**

## **1 Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.
- To create opportunities to improve the public domain and pedestrian links.
- To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.
- To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.

## **2 Permitted without consent**

Home occupations

## **3 Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Water recycling facilities; Any other development not specified in item 2 or 4

## **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services);

Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## **Zone B5 Business Development**

### **1 Objectives of zone**

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To maintain the economic strength of centres by limiting retailing activity.
- To enable land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To encourage a range of tourism, recreation, function and entertainment uses in proximity to the Rosehill Racecourse, the Parramatta River and the Western Sydney University.
- To provide for automotive businesses, trades and services to reinforce the existing functions of land within the zone.
- To ensure that development is arranged and carried out in a way that does not intrude on the amenity of adjoining residential areas or detract from the function of commercial development in the commercial core.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Building identification signs; Business identification signs; Centre-based child care facilities; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries;

Respite day care centres; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales and hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

### **Zone B6 Enterprise Corridor**

#### **1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

#### **2 Permitted without consent**

Nil

#### **3 Permitted with consent**

Building identification signs; Business identification signs; Business premises;



Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Self-storage units; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

### **Zone IN1 General Industrial**

#### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To facilitate a range of non-industrial land uses that serve the needs of workers and visitors.

## **2 Permitted without consent**

Nil

## **3 Permitted with consent**

Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Horticulture; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

## **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

### **Zone IN2 Light Industrial**

#### **1 Objectives of zone**

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

- To support and protect industrial land for industrial uses.

## **2 Permitted without consent**

Nil

## **3 Permitted with consent**

Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

## **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Port facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Retail premises; Rural industries; Sewerage systems; Signage; Storage premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

### **Zone IN3 Heavy Industrial**

#### **1 Objectives of zone**

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.

- To support and protect industrial land for industrial uses.
- To allow a wide range of industrial and heavy industrial uses serving the Greater Metropolitan Area of Sydney and beyond.
- To ensure that opportunities are not lost for realising potential foreshore access on land that is contaminated and currently not suitable for public access.

## **2 Permitted without consent**

Nil

## **3 Permitted with consent**

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; General industries; Hardware and building supplies; Hazardous storage establishments; Heavy industries; Horticulture; Kiosks; Medical centres; Offensive storage establishments; Oyster aquaculture; Pubs; Roads; Rural supplies; Sawmill or log processing works; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Water storage facilities; Any other development not specified in item 2 or 4

## **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Port facilities; Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## **Zone SP1 Special Activities**

### **1 Objectives of zone**

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Aquaculture; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

### **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone SP2 Infrastructure**

### **1 Objectives of zone**

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose; Aquaculture; Environmental protection works; Flood mitigation works; Recreation areas; Roads

### **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone RE1 Public Recreation**

### **1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park.
- To create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment.

### **2 Permitted without consent**

Environmental protection works; Flood mitigation works

### **3 Permitted with consent**

Aquaculture; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Water recycling facilities

### **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone RE2 Private Recreation**

### **1 Objectives of zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the

needs of the local population and of the wider Sydney region.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities

**4 Prohibited**

Any other development not specified in item 2 or 3

**Zone E2 Environmental Conservation**

**1 Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

**2 Permitted without consent**

Environmental protection works; Flood mitigation works

**3 Permitted with consent**

Environmental facilities; Oyster aquaculture; Roads

**4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service

stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

### **Zone E3 Environmental Management**

#### **1 Objectives of zone**

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

#### **2 Permitted without consent**

Flood mitigation works; Home occupations

#### **3 Permitted with consent**

Building identification signs; Business identification signs; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Home-based child care; Home businesses; Home industries; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture

#### **4 Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

### **Zone W1 Natural Waterways**

#### **1 Objectives of zone**

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- To provide for cultural and scientific study of natural waterways.
- To enable works associated with the rehabilitation of land towards its natural state.



## **2 Permitted without consent**

Environmental protection works; Flood mitigation works

## **3 Permitted with consent**

Aquaculture; Environmental facilities; Roads

## **4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

### **Zone W2 Recreational Waterways**

#### **1 Objectives of zone**

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.
- To enable works associated with the rehabilitation of land towards its natural state.

#### **2 Permitted without consent**

Environmental protection works; Flood mitigation works

#### **3 Permitted with consent**

Aquaculture; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Passenger transport facilities; Port facilities; Recreation areas; Research stations; Roads; Water recreation structures; Wharf or boating facilities

#### **4 Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3

## Part 3 Exempt and complying development

### 3.1 Exempt development

**Note—**

Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development—

- (a) must be of minimal environmental impact, and
- (b) cannot be carried out in a declared area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016* or declared critical habitat under Part 7A of the *Fisheries Management Act 1994*, and
- (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).

(1) The objective of this clause is to identify development of minimal environmental impact as exempt development.

(2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.

(3) To be exempt development, the development—

- (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
- (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
- (c) must not be designated development, and
- (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

(4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2-9 is exempt development only if—

- (a) the building has a current fire safety certificate or fire safety statement, or
- (b) no fire safety measures are currently implemented, required or proposed for the building.

(5) To be exempt development, the development must—

- (a) be installed in accordance with the manufacturer's specifications, if applicable, and

- (b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.

**Note—**

See *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* and Part 5A of the *Local Land Services Act 2013*.

- (6) A heading to an item in Schedule 2 is part of that Schedule.

### **3.2 Complying development**

- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with—
  - (a) the development standards specified in relation to that development, and
  - (b) the requirements of this Part,is complying development.

**Note—**

See also clause 5.8(3) which provides that the conversion of fire alarms is complying development in certain circumstances.

- (3) To be complying development, the development must—
  - (a) be permissible, with development consent, in the zone in which it is carried out, and
  - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
  - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

### **3.3 Environmentally sensitive areas excluded**

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause—

***environmentally sensitive area for exempt or complying development*** means

any of the following—

- (a) the coastal waters of the State,
- (b) a coastal lake,
- (c) land within the coastal wetlands and littoral rainforests area (within the meaning of the [Coastal Management Act 2016](#)),
- (d) land reserved as an aquatic reserve under the [Fisheries Management Act 1994](#) or as a marine park under the [Marine Parks Act 1997](#),
- (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
- (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
- (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
- (h) land reserved under the [National Parks and Wildlife Act 1974](#) or land acquired under Part 11 of that Act,
- (i) land reserved or dedicated under the [Crown Lands Act 1989](#) for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
- (j) land that is a declared area of outstanding biodiversity value under the [Biodiversity Conservation Act 2016](#) or declared critical habitat under Part 7A of the [Fisheries Management Act 1994](#).

## **Part 4 Principal development standards**

### **4.1 Minimum subdivision lot size**

- (1) The objectives of this clause are as follows—
  - (a) to ensure that new subdivisions reflect characteristic lot sizes and patterns of the area.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land—

(a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or

(b) by any kind of subdivision under the *Community Land Development Act 1989*.

(4A) Despite subclause (3)—

(a) the size of any battleaxe lot, or other lot with an access handle, must not be less than 670 square metres, and

(b) if a lot is a battleaxe lot, or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purposes of this clause.

(4B) Subclause (3) does not apply to the subdivision of a lot in any of the following zones if there is a dual occupancy on the lot and one dwelling will be situated on each lot resulting from the subdivision—

(a) Zone R2 Low Density Residential,

(b) Zone R3 Medium Density Residential,

(c) Zone R4 High Density Residential.

#### **4.1AA Minimum subdivision lot size for community title schemes**

[Not adopted]

#### **4.1A (Repealed)**

#### **4.2 Rural subdivision**

[Not applicable]

#### **4.3 Height of buildings**

(1) The objectives of this clause are as follows—

(a) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,

(c) to require the height of future buildings to have regard to heritage sites and their settings,

(d) to ensure the preservation of historic views,

(e) to reinforce and respect the existing character and scale of low density residential areas,

(f) to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

(2A) Despite subclause (2), any development on land identified with a thick blue line and labelled “Area 1” on the [Height of Buildings Map](#) is not to exceed the height determined in accordance with the Table to this clause.

| <b>Site area</b>              | <b>Maximum height</b> |
|-------------------------------|-----------------------|
| ≤ 950 square metres           | 15 metres             |
| > 950 ≤ 2,100 square metres   | 21 metres             |
| > 2,100 ≤ 3,200 square metres | 39 metres             |
| > 3,200 square metres         | 52 metres             |

#### **4.4 Floor space ratio**

(1) The objectives of this clause are as follows—

- (a) to regulate density of development and generation of vehicular and pedestrian traffic,
- (b) to provide a transition in built form and land use intensity within the area covered by this Plan,
- (c) to require the bulk and scale of future buildings to have regard to heritage sites and their settings,
- (d) to reinforce and respect the existing character and scale of low density residential areas.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).

(2A) Despite subclause (2), land identified with a thick blue line and labelled “Area 1” on the [Floor Space Ratio Map](#) is not to exceed the relevant floor space ratio determined in accordance with the Table to this clause.

| <b>Site area</b>            | <b>Maximum floor space ratio</b> |
|-----------------------------|----------------------------------|
| ≤ 950 square metres         | 1.5:1                            |
| > 950 ≤ 2,100 square metres | 3.5:1                            |

|                               |       |
|-------------------------------|-------|
| > 2,100 ≤ 3,200 square metres | 4.5:1 |
| > 3,200 square metres         | 6:1   |

#### 4.5 Calculation of floor space ratio and site area

(1) **Objectives** The objectives of this clause are as follows—

- (a) to define **floor space ratio**,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to—
  - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
  - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
  - (iii) require community land and public places to be dealt with separately.

(2) **Definition of “floor space ratio”** 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.

(3) **Site area** In determining the site area of proposed development for the purpose of applying a floor space ratio, the **site area** is taken to be—

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)-(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

(4) **Exclusions from site area** The following land must be excluded from the site area—

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

(5) **Strata subdivisions** The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

- (6) **Only significant development to be included** The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.
- (7) **Certain public land to be separately considered** For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.
- (8) **Existing buildings** The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.
- (9) **Covenants to prevent “double dipping”** When consent is granted to development on a site comprised of 2 or more lots, a condition of the development consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.
- (10) **Covenants affect consolidated sites** If—
- (a) a covenant of the kind referred to in subclause (9) applies to any land (**affected land**), and
  - (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,
- the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.
- (11) **Definition** In this clause, **public place** has the same meaning as it has in the [Local Government Act 1993](#).

#### 4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows—
- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
  - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.



- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
  - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
  - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless—
  - (a) the consent authority is satisfied that—
    - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
    - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
  - (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider—
  - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
  - (b) the public benefit of maintaining the development standard, and
  - (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—
  - (a) the subdivision will result in 2 or more lots of less than the minimum area

specified for such lots by a development standard, or

- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following—
  - (a) a development standard for complying development,
  - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#) applies or for the land on which such a building is situated,
  - (c) clause 5.4,
    - (ca) a development standard that relates to the height of a building, or a floor space ratio, in Parramatta City Centre (as referred to in clause 7.1(1)) by more than 5%,
    - (cb) clause 8.1, 8.1A or 8.2.

## Part 5 Miscellaneous provisions

### 5.1 Relevant acquisition authority

- (1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the [Land Acquisition \(Just Terms Compensation\) Act 1991](#) (**the owner-initiated acquisition provisions**).

**Note—**

If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the [Land Acquisition \(Just Terms Compensation\) Act 1991](#) requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the [Land Reservation Acquisition Map](#) (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

| <b>Type of land shown on Map</b>   | <b>Authority of the State</b>   |
|--|---|
| Zone RE1 Public Recreation and marked "Local open space"                         | Council   |
| Zone RE1 Public Recreation and marked "Regional open space"                      | The corporation constituted under section 8 of the Act                          |
| Zone SP2 Infrastructure and marked "Classified road"                             | Roads and Maritime Services   |
| Zone E1 National Parks and Nature Reserves and marked "National Park"            | Minister administering the <a href="#">National Parks and Wildlife Act 1974</a> |
| Zone R2 Low Density Residential marked "Local road widening"                     | Council   |
| Zone B1 Neighbourhood Centre marked "Local road widening"                        | Council   |
| Zone B2 Local Centre marked "Local road widening"                                | Council   |
| Zone B3 Commercial Core and marked "Local road widening"                         | Council   |
| Zone B4 Mixed Use marked "Local road widening"                                   | Council   |
| Zone B6 Enterprise Corridor marked "Local road widening"                         | Council   |
| Zone SP2 Infrastructure and marked "Strategic bus corridor"                      | Roads and Maritime Services   |
| Zone E2 Environmental Conservation and marked "Local environmental conservation" | Council   |

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

#### **5.1A Development on land intended to be acquired for public purposes**

- (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.
- (2) This clause applies to land shown on the [Land Reservation Acquisition Map](#) and specified in Column 1 of the Table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.

- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that Table.

| <b>Column 1</b>  | <b>Column 2</b>          |
|--|--------------------------|
| <b>Land</b>  | <b>Development</b>       |
| Zone B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor or R2 Low Density Residential and marked "Local road widening" | Roads                    |
| Zone B3 Commercial Core and marked "Local road widening"   | Roads                    |
| Zone SP2 Infrastructure and marked "Classified road"   | Roads                    |
| Zone SP2 Infrastructure and marked "Strategic bus corridor"  | Roads                    |
| Zone RE1 Public Recreation and marked "Local open space"   | Recreation areas         |
| Zone RE1 Public Recreation and marked "Regional open space"  | Recreation areas         |
| Zone E2 Environmental Conservation and marked "Local environmental conservation"   | Environmental facilities |

## 5.2 Classification and reclassification of public land

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as "operational land" or "community land" in accordance with Part 2 of Chapter 6 of the [Local Government Act 1993](#).

**Note—**

Under the [Local Government Act 1993](#), "public land" is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the [Local Government Act 1993](#). Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the [Local Government Act 1993](#).
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the [Local Government Act 1993](#).
- (4) The public land described in Part 1 of Schedule 4—

- (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
  - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—
- (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
  - (b) any reservations that except land out of the Crown grant relating to the land, and
  - (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

**Note—**

In accordance with section 30(2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

### **5.3 Development near zone boundaries**

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to land that is within 1 metre of any zone boundary.
- (3) This clause does not apply to—
  - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
  - (b) land within the coastal zone, or
  - (c) land proposed to be developed for the purpose of sex services or restricted premises.
- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that—

- (a) the development is not inconsistent with the objectives for development in both zones, and
  - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.
- (5) This clause does not prescribe a development standard that may be varied under this Plan.

#### 5.4 Controls relating to miscellaneous permissible uses

- (1) **Bed and breakfast accommodation** If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

**Note—**

Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.

- (2) **Home businesses** If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area.
- (3) **Home industries** If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.
- (4) **Industrial retail outlets** If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed—
- (a) 5% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
  - (b) 400 square metres,
- whichever is the lesser.
- (5) **Farm stay accommodation** If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.
- (6) **Kiosks** If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 10 square metres.
- (7) **Neighbourhood shops** If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 80 square metres.
- (7AA) **Neighbourhood supermarkets** If development for the purposes of a neighbourhood

supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.

- (8) **Roadside stalls** If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 8 square metres.
- (9) **Secondary dwellings** If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—
- (a) 60 square metres,
  - (b) 5% of the total floor area of the principal dwelling.
- (10) **Artisan food and drink industry exclusion** If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed—
- (a) 5% of the gross floor area of the industry, or
  - (b) 400 square metres,
- whichever is the lesser.

## **5.5 (Repealed)**

## **5.6 Architectural roof features**

- (1) The objectives of this clause are as follows—
- (a) to allow roof features that integrate with the building composition and form, where the height of the building also satisfies the objectives of clause 4.3 of this Plan.
- (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.
- (3) Development consent must not be granted to any such development unless the consent authority is satisfied that—
- (a) the architectural roof feature—
    - (i) comprises a decorative element on the uppermost portion of a building, and
    - (ii) is not an advertising structure, and
    - (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and

- (iv) will cause minimal overshadowing, and
- (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

### **5.7 Development below mean high water mark**

- (1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.
- (2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).

### **5.8 Conversion of fire alarms**

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent—
  - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
  - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
  - (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of—
  - (a) internal alterations to a building, or
  - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause—



**private service provider** means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

## **5.9, 5.9AA (Repealed)**

## **5.10 Heritage conservation**

### **Note—**

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) **Objectives** The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Parramatta,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of

heritage significance,

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) **When consent not required** However, development consent under this clause is not required if—

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development—

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) **Heritage assessment** The consent authority may, before granting consent to any

development—

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

- (6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—
  - (a) notify the Heritage Council of its intention to grant consent, and
  - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—
  - (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
  - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.
- (9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—
  - (a) notify the Heritage Council about the application, and
  - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

- (10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
  - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
  - (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
  - (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
  - (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

#### **5.11 Bush fire hazard reduction**

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

**Note—**

The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

#### **5.12 Infrastructure development and use of existing buildings of the Crown**

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

#### **5.13 Eco-tourist facilities**

[Not adopted]

#### **5.14 Siding Spring Observatory—maintaining dark sky**

[Not adopted]

**5.15 Defence communications facility**

[Not adopted]

**5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones**

[Not applicable]

**5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations**

[Not applicable]

**5.18 Intensive livestock agriculture**

[Not applicable]

**5.19 Pond-based, tank-based and oyster aquaculture**

(1) **Objectives** The objectives of this clause are as follows—

- (a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,
- (b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.

(2) **Pond-based or tank-based aquaculture—matters of which consent authority must be satisfied before granting consent** The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following—

- (a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,
- (b) in the case of—
  - (i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and
  - (ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and
  - (iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3

Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and

- (iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.

(3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.

(4) **Extensive pond-based aquaculture permitted without consent in certain zones**

Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if—

(a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and

(b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.

(5) **Oyster aquaculture—additional matters that consent authority must consider in determining a development application**

In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider—

(a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and

(b) the *NSW Oyster Industry Sustainable Aquaculture Strategy*.

(6) **Oyster aquaculture permitted without consent in priority oyster aquaculture areas**

Development for the purpose of oyster aquaculture may be carried out without development consent—

(a) on land that is wholly within a priority oyster aquaculture area, or

(b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.

(7) **Definitions** In this clause—

**aquaculture industry development plan** means an aquaculture industry development plan published under Part 6 of the *Fisheries Management Act 1994*.

**extensive aquaculture** has the same meaning as in the *Fisheries Management (Aquaculture) Regulation 2017*.

**NSW Oyster Industry Sustainable Aquaculture Strategy** means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry).

**priority oyster aquaculture area** means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the *NSW Oyster Industry Sustainable Aquaculture Strategy*, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.

## Part 6 Additional local provisions—generally

### 6.1 Acid sulfate soils

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the [Acid Sulfate Soils Map](#) as being of the class specified for those works.

| Class of land | Works   |
|---------------|---|
| 1             | Any works.  |
| 2             | Works below the natural ground surface.<br>Works by which the watertable is likely to be lowered.   |
| 3             | Works more than 1 metre below the natural ground surface.<br>Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.  |
| 4             | Works more than 2 metres below the natural ground surface.<br>Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.  |
| 5             | Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. |

- (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the *Acid Sulfate Soils Manual* and has been provided to the consent authority.

- (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if—
  - (a) a preliminary assessment of the proposed works prepared in accordance with the *Acid Sulfate Soils Manual* indicates that an acid sulfate soils management plan is not required for the works, and
  - (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.
- (5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power)—
  - (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
  - (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
  - (c) minor work, being work that costs less than \$20,000 (other than drainage work).
- (6) Despite subclause (2), development consent is not required under this clause to carry out any works if—
  - (a) the works involve the disturbance of less than 1 tonne of soil, and
  - (b) the works are not likely to lower the watertable.

## **6.2 Earthworks**

- (1) The objectives of this clause are as follows—
  - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
  - (b) to allow earthworks of a minor nature without requiring separate development consent.
- (2) Development consent is required for earthworks unless—
  - (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or



- (b) the work is ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters—
- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
  - (b) the effect of the proposed development on the likely future use or redevelopment of the land,
  - (c) the quality of the fill or the soil to be excavated, or both,
  - (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
  - (e) the source of any fill material and the destination of any excavated material,
  - (f) the likelihood of disturbing relics,
  - (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

**Note—**

The [National Parks and Wildlife Act 1974](#), particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

### **6.3 Flood planning**

- (1) The objectives of this clause are as follows—
- (a) to minimise the flood risk to life and property associated with the use of land,
  - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
  - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—
- (a) is compatible with the flood hazard of the land, and
  - (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and

- (c) incorporates appropriate measures to manage risk to life from flood, and
  - (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
  - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.
- (5) In this clause—
- flood planning level** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

#### 6.4 Biodiversity protection

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity, including the following—
- (a) protecting native fauna and flora,
  - (b) protecting the ecological processes necessary for their continued existence,
  - (c) encouraging the recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the [Natural Resources—Biodiversity Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider any adverse impact of the proposed development on the following—
- (a) native ecological communities,
  - (b) the habitat of any threatened species, populations or ecological community,
  - (c) regionally significant species of fauna and flora or habitat,
  - (d) habitat elements providing connectivity.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or

- (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

### **6.5 Water protection**

- (1) The objective of this clause is to maintain the hydrological functions of riparian land, waterways and aquifers, including protecting the following—
  - (a) water quality,
  - (b) natural water flows,
  - (c) the stability of the bed and banks of waterways,
  - (d) groundwater systems.
- (2) This clause applies to land identified as “Riparian Land and Waterways” on the [Natural Resources—Riparian Land and Waterways Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider any adverse impact of the proposed development on the following—
  - (a) the water quality of receiving waters,
  - (b) the natural flow regime,
  - (c) the natural flow paths of waterways,
  - (d) the stability of the bed, shore and banks of waterways,
  - (e) the flows, capacity and quality of groundwater systems.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
  - (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
  - (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
  - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

## **6.6 Development on landslide risk land**

- (1) The objective of this clause is to ensure that proposed development on land to which this clause applies is commensurate with the underlying geotechnical conditions and to restrict development on unsuitable land.
- (2) This clause applies to land identified as “Landslide risk land” on the [Natural Resources—Landslide Risk Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development’s design is responsive to the constraints of landslide risk, including the following—
  - (a) site layout, including access,
  - (b) the building’s design and construction methods,
  - (c) the amount of cut and fill that will be required,
  - (d) wastewater management, stormwater and drainage across the site,
  - (e) the specific geotechnical constraints of the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
  - (a) the development is designed and will be sited, constructed and managed to avoid any landslide risk and potential adverse impact on the development or on land in the vicinity of the development; and
  - (b) wastewater, stormwater and drainage across the site will be managed so as to not affect the rate, volume and quantity of water leaving the land.

## **6.7 Foreshore building line**

- (1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
- (2) Development consent must not be granted to development on land in the foreshore area except for the following purposes—
  - (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,
  - (b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,
  - (c) development for the purposes of boat sheds, sea retaining walls, wharves,

slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).

- (3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied that—
- (a) the development will contribute to achieving the objectives for the zone in which the land is located, and
  - (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and
  - (c) the development will not cause environmental harm such as—
    - (i) pollution or siltation of the waterway, or
    - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or
    - (iii) an adverse effect on drainage patterns, and
  - (d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and
  - (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
  - (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and
  - (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore.

### **6.8 Restricted premises**

- (1) Development consent must not be granted for development for the purpose of restricted premises if the premises would be located on land that adjoins land, or is separated only by a road from land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential or Zone RE1 Public Recreation.
- (2) Despite any other provision of this Plan, development consent must not be granted to the carrying out of development for the purpose of restricted premises unless the consent authority is satisfied that—
- (a) no part of the restricted premises, other than an access corridor, will be located within 1.5 metres (measured vertically) from any adjoining footpath, roadway,

arcade or other public thoroughfare, and

- (b) no part of the restricted premises or building in which the premises will be situated will be used as a dwelling unless separate access will be available to the dwelling, and
- (c) any signage related to the premises will be of a size, shape and content that does not interfere with the amenity of the locality, and
- (d) no other objects, products or goods related to the restricted premises will be visible from outside the premises.

- (3) In deciding whether to grant development consent for the purpose of restricted premises, the consent authority must take into account the impact the proposed development would have on any place that is regularly frequented by children for educational, recreational or cultural activities.

#### **6.9 Location of sex services premises**

- (1) Despite any other provision of this Plan, development consent must not be granted to development for the purposes of sex services premises unless the premises are located—
  - (a) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any residence or any land in a residential zone, and
  - (b) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any place of public worship, hospital, school, centre-based child care facility, community facility or recreation area.
  - (c) (Repealed)
- (2) Development consent must not be granted to development for the purposes of sex services premises in a building that contains a dwelling if any part of the access to the sex services premises is shared with the dwelling.
- (3) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following—
  - (a) whether the operation of the sex services premises will be likely to cause a disturbance in the neighbourhood because of its size, location, hours of operation, clients or the number of employees and other people working in it,
  - (b) whether the operation of the sex services premises will be likely to interfere with the amenity of the neighbourhood,
  - (c) whether the operation of the sex services premises will be likely to cause a disturbance in the neighbourhood when taking into account other sex services

premises operating in the neighbourhood involving similar hours of operation,

- (d) the impact the proposed development would have on any place that is regularly frequented by children for educational, recreational or cultural activities that adjoins or is in view of the proposed development.

#### **6.10 Development on certain land at Westmead**

- (1) This clause applies to the following land at Westmead (other than the land identified as “St Vincent’s building” on the *Key Sites Map*)—
  - (a) 2A Darcy Road, being part of Lot 8, DP 1077852,
  - (b) 158–164 Hawkesbury Road, being Lot 7, DP 1077852.
- (2) If development on land to which this clause applies has a frontage to Hawkesbury and Darcy Roads, development consent must not be granted to the development unless at least 30% of the gross floor area of the building is used for a purpose other than residential accommodation.

#### **6.10A Development on 24–26 Railway Parade, Westmead**

- (1) This clause applies to 24–26 Railway Parade, Westmead, being Lot 10, DP 605684, Lot 1, DP 952720 and Lot 1, DP 972068.
- (2) Despite clause 4.4, development consent must not be granted for development on land to which this clause applies if the floor space ratio for any part of a building used or proposed to be used for residential purposes exceeds 1.5:1.

#### **6.11 Dual occupancies on land in Zones R2, R3 and R4**

- (1) Development consent may only be granted to development for the purpose of a dual occupancy on a lot in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if the lot has an area of not less than 600 square metres.
- (2) Without limiting subclause (1), development consent may only be granted to development for the purpose of a dual occupancy (detached) on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if the land—
  - (a) contains a heritage item, or
  - (b) contains 2 street frontages.
- (3) Despite any other provision of this Plan, development consent must not be granted to development for the purpose of a dual occupancy on land shown coloured purple and edged heavy black on the [Dual Occupancy Prohibition Map](#).

## 6.12 Design excellence

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Parramatta.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as “Parramatta North Urban Renewal Area” and “Telopea Precinct” on the [Key Sites Map](#) or as “B” on the [Design Excellence Map](#).
- (3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
  - (c) whether the development detrimentally impacts on view corridors,
  - (d) whether the development detrimentally impacts on any land protected by solar access controls established in the *Parramatta Development Control Plan*,
  - (e) the requirements of the *Parramatta Development Control Plan*,
  - (f) how the development addresses the following matters—
    - (i) the suitability of the land for development,
    - (ii) existing and proposed uses and use mix,
    - (iii) heritage issues and streetscape constraints,
    - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
    - (v) bulk, massing and modulation of buildings,
    - (vi) street frontage heights,
    - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,



- (viii) the achievement of the principles of ecologically sustainable development,
  - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
  - (x) the impact on, and any proposed improvements to, the public domain.
- (5) Development consent must not be granted to the following development to which this clause applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development—
- (a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),
  - (b) development having a capital value of more than \$100,000,000,
  - (c) development for which the applicant has chosen to have such a competition.
- (6) Subclause (5) does not apply if the Council certifies in writing that the development is one for which an architectural design competition is not required.
- (7) In deciding whether to grant development consent to the development application, the consent authority is to take into account the results of the architectural design competition.
- (8) In this clause—

***Parramatta Development Control Plan*** means the Parramatta Development Control Plan, as in force at the commencement of [State Environmental Planning Policy Amendment \(Telopea Precinct\) 2018](#).

### **6.13 Design excellence—generally**

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Parramatta.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as “A” on the [Design Excellence Map](#).
- (3) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—
- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

- (c) whether the proposed development detrimentally impacts on view corridors,
- (d) how the proposed development addresses the following matters—
  - (i) the suitability of the land for development,
  - (ii) the existing and proposed uses and use mix,
  - (iii) any heritage and archaeological issues and streetscape constraints or opportunities,
  - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
  - (v) the bulk, massing and modulation of buildings,
  - (vi) street frontage heights,
  - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
  - (viii) the achievement of the principles of ecologically sustainable development,
  - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
  - (x) the impact on, and any proposed improvements to, the public domain,
  - (xi) the impact on any special character area,
  - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
  - (xiii) excellence and integration of landscape design.
- (4) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (5) Development consent must not be granted to the following development to which this Plan applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development—
  - (a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),
  - (b) development having a capital value of more than \$100,000,000,

- (c) development for which the applicant has chosen to have such a competition.
- (6) Subclause (5) does not apply if the Council certifies in writing that the development is one for which an architectural design competition is not required.
- (7) In deciding whether to grant development consent to the development application, the consent authority is to take into account the results of the architectural design competition.

#### **6.14 Development on certain land at Granville**

- (1) This clause applies to the following land at Granville—
  - (a) 59 Cowper Street, being Lot 1, DP 998948,
  - (b) 61 Cowper Street, being Lot 1, DP 783581,
  - (c) 26 Good Street, being Lot 1, DP 604204,
  - (d) 32 Good Street, being Lot 1, DP 76041,
  - (e) 38 Good Street, being Lots 1, 2 and 7, Section A, DP 979437,
  - (f) 134 Parramatta Road, being Lot 1, DP 721626,
  - (g) 138 Parramatta Road, being Lots 1-6, DP 1075357,
  - (h) 142 Parramatta Road, being Lot 12, DP 575064.
- (2) Development consent must not be granted to development on land to which this clause applies involving the erection of a building unless the consent authority is satisfied that the gross floor area of the part of the building that is used for purposes other than residential accommodation will not exceed 4,000 square metres.

#### **6.15 Particular dual occupancy subdivisions must not be approved**

- (1) This clause applies to land shown in red hatching and marked “South Parramatta Conservation Area” on the [Heritage Map](#).
- (2) Development consent must not be granted for a subdivision that would create separate titles for each of the two dwellings resulting from a dual occupancy development.
- (3) This clause does not apply in relation to a subdivision under either of the following Acts—
  - (a) the [Community Land Development Act 1989](#),
  - (b) the [Strata Schemes Development Act 2015](#).

### 6.16 Height of buildings for certain land in Telopea Precinct

- (1) The consent authority may, despite clause 4.3, grant consent to development for the purposes of a building on land shown edged heavy blue and identified as “Area A” on the [Height of Buildings Map](#) with a maximum height as follows, but only if the development has a site area of at least 3,000 square metres and includes a footpath or road, at least 8 metres wide, between Benaud Place and Evans Road, Telopea—
  - (a) 34 metres—if the site area of the development is 6,000 square metres or less,
  - (b) 40 metres—in any other case.
- (2) Despite clause 4.3, the maximum height for a building on land shown edged heavy blue and identified as “Area B” on the [Height of Buildings Map](#) may exceed the maximum height identified for that land on the [Height of Buildings Map](#) by 5 metres, but only if the consent authority is satisfied that the building will have retail premises, business premises or community facilities on any ground level.
- (3) Despite clause 4.3, the maximum height for a building on land identified as “Telopea Precinct” on the [Key Sites Map](#) may exceed the maximum building height identified for that land on the [Height of Buildings Map](#), but only if the consent authority is satisfied that—
  - (a) the building is in Zone B4 Mixed Use or Zone R4 High Density Residential, and
  - (b) any additional height that exceeds the maximum will be used for or in relation to an open roof-top, and
  - (c) there will be no additional overshadowing.
- (4) In this clause—

**open roof-top** means an area used for the purpose of recreation by building tenants, including communal amenities and gardens.

### 6.17 Floor space ratio for certain land in Telopea Precinct

- (1) The consent authority may, despite clause 4.4, grant consent to development for the purposes of a building on land shown edged heavy blue and identified as “Area A” on the [Floor Space Ratio Map](#) with a maximum floor space ratio as follows, but only if the development has a site area of at least 3,000 square metres and includes a footpath or road, at least 8 metres wide, between Benaud Place and Evans Road, Telopea—
  - (a) 2.4:1—if the site area of the development is 6,000 square metres or less,
  - (b) 3:1—in any other case.
- (2) Despite clause 4.4(2), the maximum 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](#), but only if the consent authority is satisfied that the additional floor space will be used for community facilities.

- (3) Despite clause 4.4(2), the floor space ratio for a building on land shown edged heavy pink and identified as “Area C” on the [Floor Space Ratio Map](#) is not to exceed 2:1 if the site area is at least 2,000 square metres.

#### **6.18 Development requiring the preparation of a development control plan**

- (1) The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.
- (2) This clause applies to development on land identified as “Telopea Precinct” or as “C” on the [Key Sites Map](#).
- (3) The development control plan must provide for all of the following—
  - (a) design principles drawn from an analysis of the site and its context,
  - (b) heritage conservation, including both Aboriginal and European heritage,
  - (c) encouragement of sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,
  - (d) impact on, and improvements to, the public domain,
  - (e) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,
  - (f) application of the principles of ecologically sustainable development,
  - (g) identification, extent and management of watercourses, wetlands and riparian lands and any buffer areas,
  - (h) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation,
  - (i) opportunities to apply integrated natural water-cycle design and integrated renewable energy design.

#### **6.19 Floor space ratio for certain land at Granville**

- (1) This clause applies to land identified as “C” on the [Key Sites Map](#).
- (2) Despite clause 4.4(2), the maximum floor space ratio for all buildings on land to which this clause applies may exceed the floor space ratio shown for the land on the [Floor](#)

[Space Ratio Map](#), but only if the consent authority is satisfied that—

- (a) development on the land provides for a minimum area of 3,200 square metres of publicly accessible open space, and
  - (b) the floor space ratio will not exceed 6:1.
- (3) The site area of proposed development on the land is, for the purpose of applying a floor space ratio under clause 4.5, taken to include land that—
- (a) is dedicated to the Council for a public purpose or otherwise set aside as publicly accessible open space, and
  - (b) would have been part of the site area if it had not been so dedicated or set aside.

#### **6.20 Development of land at 38, 40 and 42 East Street, Granville**

- (1) This clause applies to the following land at Granville—
  - (a) 38 East Street, being Lot 1, DP 1009146,
  - (b) 40 East Street, being Lot 1, DP 195784,
  - (c) 42 East Street, being Lot 1, DP 996285.
- (2) In calculating the gross floor area of proposed development on land to which this clause applies for the purpose of applying a floor space ratio, the consent authority may exclude, up to a maximum of 400 square metres across the proposed development, the floor area of enclosed balconies with a frontage on to the railway line.

### **Part 7 Additional local provisions—Parramatta City Centre**

#### **7.1 Land to which this Part applies**

- (1) This Part applies to all land in Parramatta City Centre, as identified on the [Additional Local Provisions Map](#).
- (2) A provision in this Part prevails over any other provision of this Plan to the extent of any inconsistency.

#### **7.2 Floor space ratio**

- (1) Despite clause 4.4, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the [Floor Space Ratio Map](#) is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in—
  - (a) if the site area for the development is less than or equal to 1,000 square metres—Column 2 of the table, or

- (b) if the site area for the development is greater than 1,000 square metres but less than 1,800 square metres—Column 3 of the table, or
- (c) if the site area for the development is equal to or greater than 1,800 square metres—Column 4 of the table.

| Column 1 | Column 2 | Column 3   | Column 4 |
|----------|----------|------------|----------|
| 6:1      | 4:1      | (4 + 2X):1 | 6:1      |
| 8:1      | 5:1      | (5 + 3X):1 | 8:1      |
| 10:1     | 6:1      | (6 + 4X):1 | 10:1     |

- (2) For the purposes of Column 3 of the table to subclause (1)—

$$X = (\text{the site area in square metres} - 500)/1500$$

- (3) This clause does not apply to land marked “Area 8” on the [Special Provisions Area Map](#).

### 7.3 Car parking

- (1) If development for a purpose set out in Column 1 of the table to this subclause includes a car parking space in connection with that use, the development must provide no more than the number of car parking spaces specified opposite that use in Column 2 of that table.

| Column 1  | Column 2   |
|---|--|
| Proposed use  | Maximum number of parking spaces   |
| Centre-based child care facilities                      | A maximum of 1 parking space to be provided for every 4 child care places  |
| Commercial premises                                     | A maximum of 1 parking space to be provided for every 100 square metres of gross floor area  |
| Drive-in take away food and drink premises with seating | A maximum of 1 parking space to be provided for every 10 square metres of gross floor area or 1 parking space to be provided for every 6 seats (whichever is the lesser) |
| Health consulting rooms                                 | A maximum of 1 parking space to be provided for every 300 square metres of gross floor area  |

|  |   |
|--|---|
| Hostels and residential care facilities                  | A maximum of 1 parking space to be provided for every 10 beds plus 1 parking space to be provided for every 2 employees plus 1 parking space to be provided that is suitable for an ambulance |
| Hotel accommodation                                      | A maximum of 1 parking space to be provided for every 5 hotel rooms or suites plus 1 parking space to be provided for every 3 employees   |
| Motels   | A maximum of 1 parking space to be provided for every 2 motel rooms or suites plus 1 parking space to be provided for every 3 employees   |
| Multi dwelling housing: 1, 2 and 3 bedrooms              | A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors   |
| Restaurants or cafes                                     | A maximum of 1 parking space to be provided for every 10 square metres of gross floor area or 1 parking space to be provided for every 4 seats (whichever is the lesser)                      |
| Seniors housing (other than residential care facilities) | A maximum of 1 parking space to be provided for every 10 dwellings plus 1 parking space to be provided for every 10 dwellings for visitors  |
| Shops  | A maximum of 1 parking space to be provided for every 30 square metres of gross floor area  |
| Warehouses or distribution centres                       | A maximum of 1 parking space to be provided for every 300 square metres of gross floor area   |

- (2) The number of car parking spaces to be provided under subclause (1) is to be calculated by including any existing car parking spaces.
- (3) The consent authority may approve additional car parking spaces in excess of the number of car parking spaces calculated under subclause (2), but only if the additional car parking spaces approved are to be included as part of the building's gross floor area, whether the space is below or above ground level (existing).
- (4) If the consent authority is satisfied that there are car parking spaces in excess of the requirements of the occupiers of an existing building, the consent authority may grant development consent to the use of those car parking spaces by persons other than the occupiers of the building.
- (5) Subclause (3) does not apply to a public car parking station owned by the Council.



#### **7.4 Sun access**

- (1) The objective of this clause is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing.
- (2) The consent authority must not grant consent to development on any land if the consent authority is satisfied that the development will result in any additional overshadowing, between 12 noon and 2pm, on Parramatta Square, being the land at Parramatta Square shown with blue hatching on the [Sun Access Protection Map](#).
- (3) If the consent authority considers that development that is the subject of a development application is likely to cause excessive overshadowing of the Lancer Barracks site or Jubilee Park, it must take into consideration the relevant sun access plane controls specified for that land in section 4.3.3 of the Parramatta Development Control Plan in determining that development application.
- (4) This clause applies despite clause 7.11(2)(f).

#### **7.5 Serviced apartments**

- (1) Development consent must not be granted to development on land in Zone B3 Commercial Core for the purpose of the strata subdivision of a building or part of a building that is or has been used for serviced apartments.
- (2) Development consent must not be granted to development on land in Zone B4 Mixed Use for the purpose of the strata subdivision of a building or part of a building that is or has been used for serviced apartments, unless the consent authority is satisfied that the following design principles are achieved for the development as if it were a residential flat development—
  - (a) the design quality principles set out in Schedule 1 to [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#),
  - (b) the design principles of the *Apartment Design Code* (within the meaning of that Policy).
- (3) Development consent must not be granted to development for the purpose of serviced apartments on the following land, comprising the eastern part of the land bounded by Macquarie Street, Smith Street, Darcy Street and Church Street, Parramatta—
  - (a) any part of Lot 2, DP 1192394 that is in Zone B3 Commercial Core (eastern part of Civic Place),
  - (b) Lot 1, DP 863571 (153 Macquarie Street, Parramatta),
  - (c) Lot 1, DP 1192394 (169 Macquarie Street, Parramatta),

(d) Lot 1, DP 1136922 (1 Smith Street, Parramatta).

## 7.6 Airspace operations

- (1) The objective of this clause is to protect airspace around airports.
- (2) This clause applies to land identified as “Area 3”, “Area 6” or “Area 7” on the [Special Provisions Area Map](#).
- (3) The consent authority must not grant development consent to development that is a controlled activity within the meaning of Division 4 of Part 12 of the [Airports Act 1996](#) of the Commonwealth on land to which this clause applies unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.

### Note—

**Controlled activities** include the construction or alteration of buildings or other structures that cause an intrusion into prescribed airspace (being generally airspace around airports). Controlled activities cannot be carried out without an approval granted under regulations made for the purposes of Division 4 of Part 12 of the [Airports Act 1996](#) of the Commonwealth.

## 7.7 Development on land at Church and Early Streets, Parramatta

- (1) This clause applies to the following land—
  - (a) land at 83 Church Street, Parramatta, being Lot 10, DP 733044 and at 44 Early Street, Parramatta, being Lot B, DP 304570 (**Site 1**),
  - (b) land at 63 Church Street, Parramatta, being Lot 20, DP 732622 (**Site 2**).
- (2) The objectives of this clause are to ensure that development on land to which this clause applies—
  - (a) provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for commercial purposes, and
  - (b) does not adversely impact the amenity of the precinct by reason of the scale and bulk of the development.
- (3) Development consent must not be granted for development (including staged development) for the purposes of a new building, or extension of an existing building, on Site 1 unless the following conditions are satisfied—
  - (a) at least 40% of the gross floor area of Site 1 is used for a purpose other than residential accommodation or serviced apartments,
  - (b) the floor space ratio of Site 1 does not exceed—
    - (i) if the development includes a basement to be used for commercial purposes—7.2:1, or

- (ii) in any other case—6.4:1,
  - (c) the gross floor area of each storey of a building above a height of 40 metres does not exceed 700 square metres.
- (4) Development consent must not be granted for development (including staged development) for the purposes of a new building, or extension of an existing building, on Site 2 unless at least 40% of the gross floor area of Site 2 is used for a purpose other than residential accommodation or serviced apartments.

#### **7.8 Development on land at 160-182 Church Street, Parramatta**

- (1) This clause applies to land marked “Area 3” on the [Special Provisions Area Map](#).
- (2) Despite clauses 4.3, 4.4 and 7.10(5), the consent authority may grant consent to development on land to which this clause applies, but only if the consent authority is satisfied that the gross floor area of any resulting building will not be greater than 95,000 square metres and of that gross floor area—
  - (a) not less than 10% will be used for common areas such as common rooms, communal gardens, corridors, foyers and recreation facilities (indoor), and
  - (b) not less than 5% will be used for private open space.

#### **7.9 Development on land at 189 Macquarie Street, Parramatta**

- (1) This clause applies to land marked “Area 4” on the [Special Provisions Area Map](#).
- (2) Despite clauses 4.3, 4.4 and 7.10(5), the consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if—
  - (a) the design of the building or alteration is the result of a competitive design process as required by clause 7.10(5), and
  - (b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 7.10(4), and
  - (c) the development continues to include a public car park on the site (the area of which is not subject to paragraphs (e) and (f)), and
  - (d) the development does not result in a building with a building height that exceeds 91.3 metres above natural ground level, and
  - (e) the development does not result in a building with a gross floor area that exceeds 36,000 square metres, excluding any floor space used only for private balconies and communal open space, and

(f) the development does not result in a building with a gross floor area that exceeds 2,750 square metres that is used for the purposes of communal open space and private balconies.

(3) In this clause—

**communal open space** means areas for the purpose of recreation for use by building tenants, including gymnasiums, common rooms and communal gardens.

**private balcony** means a balcony, terrace, deck or winter garden (whether unenclosed, partially enclosed or wholly enclosed) that is attached to a dwelling for private use.

### **7.9A Development of land at 7 Charles Street and 116 Macquarie Street, Parramatta**

- (1) This clause applies to Lots 3 and 4, DP 17466 (7 Charles Street) and Lot 12, DP 706694 (116 Macquarie Street), Parramatta.
- (2) Development consent must not be granted to the erection of a building on land to which this clause applies unless the consent authority is satisfied that at least 6,000 square metres of the floor space of the building will be used for commercial premises.

### **7.10 Design Excellence—Parramatta City Centre**

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land to which this Part applies.
- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
  - (c) whether the proposed development detrimentally impacts on view corridors,
  - (d) how the proposed development addresses the following matters—
    - (i) the suitability of the land for development,

- (ii) the existing and proposed uses and use mix,
  - (iii) any heritage and archaeological issues and streetscape constraints or opportunities,
  - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
  - (v) the bulk, massing and modulation of buildings,
  - (vi) street frontage heights,
  - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
  - (viii) the achievement of the principles of ecologically sustainable development,
  - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
  - (x) the impact on, and any proposed improvements to, the public domain,
  - (xi) the impact on any special character area,
  - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
  - (xiii) excellence and integration of landscape design.
- (5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development—
- (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres,
  - (b) development on a site greater than 1,000 square metres and up to 1,800 square metres seeking to achieve the maximum floor space ratio identified on the [Floor Space Ratio Map](#), where amalgamation with adjoining sites is not physically possible,
  - (c) development having a capital value of more than \$10,000,000 on a “Key site” identified on the [Key Sites Map](#),
  - (d) development having a capital value of more than \$100,000,000 on any other site,
  - (e) development for which the applicant has chosen such a process.

- (6) A competitive design process is not required under subclause (5) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances and that the development—
- (a) involves only alterations or additions to an existing building, and
  - (b) does not significantly increase the height or gross floor area of the building, and
  - (c) does not have significant adverse impacts on adjoining buildings and the public domain, and
  - (d) does not significantly alter any aspect of the building when viewed from public places.
- (7) If, before the commencement of this clause, the Secretary issued a certificate under clause 22B(5) of *Parramatta City Centre Local Environmental Plan 2007* for any development to which subclause (5) of this clause applies, then subclause (5) of this clause does not apply to that development.
- (8) If the design of a new building, or an external alteration to an existing building, is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence, it may grant development consent to the erection of the new building, or the alteration to the existing building, with—
- (a) in any case—a building height that exceeds the maximum height shown for the land on the [Height of Buildings Map](#) or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#) (or both) by up to 15%, or
  - (b) if the proposal is for a building containing entirely non-residential floor space in Zone B4 Mixed Use—a building height that exceeds the maximum height shown for the land on the [Height of Buildings Map](#) or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#) (or both) by up to 25%.
- (9) In this clause—
- building or alteration exhibits design excellence** means a building where the design of the building (or the design of an external alteration to the building) is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence.
- competitive design process** means an architectural design competition carried out in accordance with procedures approved by the Secretary of the Department of Planning and Environment.

**7.11 Development on land at 153 Macquarie Street and part of 1A Civic Place, Parramatta**

- (1) This clause applies to land marked “Area 5” on the [Special Provisions Area Map](#).
- (2) The consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if—
  - (a) the design of the building or alteration is the result of a competitive design process as required by clause 7.10(5), and
  - (b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 7.10(4), and
  - (c) the development does not result in a building with a gross floor area that exceeds 46,200 square metres, and
  - (d) at least 90% of the floor space of the building will be used for business premises, office premises or retail premises, and
  - (e) no part of the building will be used for residential purposes, and
  - (f) the development does not result in any additional overshadowing on the land shown with blue hatching on the [Sun Access Protection Map](#) between 12 noon and 2pm on 21 June in each year.

**7.12 Development on land at 180 George Street, Parramatta**

- (1) This clause applies to land marked “Area 6” on the [Special Provisions Area Map](#).
- (2) Despite clauses 4.4 and 7.2, the minimum floor space ratio for a building on land to which this clause applies that is used for any of the following purposes is 1:1—
  - (a) commercial premises,
  - (b) tourist and visitor accommodation,
  - (c) centre-based child care facilities,
  - (d) serviced apartments.
- (3) Despite clause 7.3, the maximum number of car parking spaces for residential accommodation on land to which this clause applies is as follows—
  - (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,

(d) 1 space per 3 bedroom apartment.

- (4) Despite clause 7.3, the maximum number of car parking spaces for a building on land to which this clause applies that is used for the purposes of commercial premises, tourist and visitor accommodation, centre-based child care facilities or serviced apartments, and has a floor space ratio greater than 3.5:1, is to be calculated using the following formula—

$$M = (G \times A) \div (50 \times T)$$

where—

**M** is the maximum number of parking spaces, and

**G** is the gross floor area of all commercial premises, tourist and visitor accommodation, centre-based child care facilities and serviced apartments in the building in square metres, and

**A** is the site area in square metres, and

**T** is the total gross floor area of all buildings on the site in square metres.

### **7.13 Development on land at 2-10 Phillip Street, Parramatta**

- (1) This clause applies to land marked “Area 7” on the [Special Provisions Area Map](#).
- (2) The consent authority may, despite any other provision of this Plan, grant consent to the erection of a building on land to which this clause applies that has a floor space ratio that exceeds the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#) by an amount of up to 5.5:1, but only if the consent authority is satisfied that the additional floor area will be used only for the purposes of hotel or motel accommodation or commercial premises.
- (3) The consent authority must not grant consent to the erection of a new building on land to which this clause applies unless the consent authority is satisfied that part of the building will be used for the purposes of commercial premises and that part will have a minimum gross floor area that equates to a floor space ratio of 1:1.
- (4) Gross floor area that is to be used for the purposes of commercial premises may be counted only for the purposes of satisfying subclause (2) or (3), but not for the purposes of satisfying both those subclauses.
- (5) Despite clause 7.3, the maximum number of car parking spaces permitted for a building on land to which this clause applies is the number permitted under subclauses (6) and (7).
- (6) The maximum number of car parking spaces for residential accommodation in the building is as follows—



- (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (7) The maximum number of car parking spaces for hotel or motel accommodation or commercial premises in the building is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1)—

$$M = (G \times A) \div (50 \times T)$$

where—

**M** is the maximum number of parking spaces, and

**G** is the gross floor area of all hotel or motel accommodation or commercial premises in the building in square metres, and

**A** is the site area in square metres, and

**T** is the total gross floor area of all buildings on the site in square metres.

#### **7.14 Car parking for certain land in Parramatta City Centre**

- (1) This clause applies to the following land—
- (a) Lot 1, DP 1041242, 220 Church Street, Parramatta,
  - (b) Lot 1, DP 702291, 230 Church Street, Parramatta,
  - (c) Lot B, DP 394050, 48 Macquarie Street, Parramatta,
  - (d) Lot 11, DP 1115358, Lot 30, DP 1115365 and Lot 20, DP 1115360, 184–188 George Street, Parramatta.
- (2) The maximum number of car parking spaces for residential accommodation in a building on land to which this clause applies is as follows—
- (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (3) The maximum number of car parking spaces for non-residential premises in a building on land to which this clause applies is to be calculated using the following formula (but

only if the building has a floor space ratio greater than 3.5:1)—

$$M = (G \times A) \div (50 \times T)$$

where—

**M** is the maximum number of parking spaces.

**G** is the gross floor area of all non-residential premises in the building in square metres.

**A** is the site area in square metres.

**T** is the total gross floor area of all buildings on the site in square metres.

(4) This clause applies despite clause 7.3.

#### **7.15 Development on land at 2-6 Hassall Street, Parramatta**

(1) This clause applies to land at 2-6 Hassall Street, Parramatta, being Lot 22, DP 608861, Lot 62, DP 1006215 and Lot 7, DP 128820.

(2) The maximum number of car parking spaces for commercial premises and educational establishments in a building on land to which this clause applies is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1)—

$$M = (G \times A) \div (50 \times T)$$

where—

**M** is the maximum number of parking spaces, and

**G** is the gross floor area of all commercial premises and educational establishments in the building in square metres, and

**A** is the site area in square metres, and

**T** is the total gross floor area of all buildings on the site in square metres.

(3) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies unless the consent authority is satisfied that—

(a) the building complies with the following standards (but only if the building has a gross floor area that exceeds 10,000 square metres)—

(i) the energy target is a maximum 140 kg/m<sup>2</sup> per year,

(ii) the water target is a maximum 65 kL/m<sup>2</sup> per year, and

(b) the building utilises a dual water reticulation system containing pipes for potable water and recycled water for all internal and external water uses.

(4) This clause applies despite clause 7.3.

#### **7.16 Development on land at 12A Parkes Street, Harris Park**

(1) This clause applies to land marked “Area 8” on the [Special Provisions Area Map](#).

(2) The consent authority must not grant consent to the erection of a new building on land to which this clause applies unless, in addition to being satisfied of the matters mentioned in clause 6.3(3) in relation to the development on the land, the consent authority is satisfied that the building—

(a) contains an area that is—

(i) located above the probable maximum flood level, and

(ii) connected to an emergency electricity and water supply, and

(iii) of sufficient size to provide refuge for all occupants of the building (including residents, workers and visitors), and

(b) has an emergency access point to the land that is above the 1% annual exceedance probability event, and

(c) is able to withstand the forces of floodwaters, debris and buoyancy resulting from a probable maximum flood event.

(3) Despite clause 7.3, the maximum number of car parking spaces permitted for a building on land to which this clause applies is the number permitted under subclauses (4) and (5).

(4) The maximum number of car parking spaces for residential accommodation in the building is as follows—

(a) 0.1 space per studio apartment,

(b) 0.3 space per 1 bedroom apartment,

(c) 0.7 space per 2 bedroom apartment,

(d) 1 space per 3 bedroom apartment.

(5) The maximum number of car parking spaces for commercial premises in the building is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1)—

$$M = (G \times A) \div (50 \times T)$$

where—

**M** is the maximum number of parking spaces.

**G** is the gross floor area of all hotel or motel accommodation or commercial premises in the building in square metres.

**A** is the site area in square metres.

**T** is the total gross floor area of all buildings on the site in square metres.

- (6) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government.

## Part 8 Intensive urban development areas

### 8.1 Arrangements for designated State public infrastructure

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.
- (3) This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).
- (4) In this Part—

**designated State public infrastructure** means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) land required for regional open space,

- (d) social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes),
- (e) light rail infrastructure.

**intensive urban development area** means the area of land identified as “Intensive Urban Development Area” on the [Intensive Urban Development Area Map](#).

**Intensive Urban Development Area Map** means the [Parramatta Local Environmental Plan 2011 Intensive Urban Development Area Map](#).

### **8.1A Arrangements for designated State public infrastructure for certain land at Granville**

- (1) This clause applies to land identified as “A” on the [Intensive Urban Development Area Map](#).
- (2) Clause 8.1 extends, in relation to land to which this clause applies, to development for the purposes of commercial premises and mixed use development.
- (3) However, subclause (2) does not apply unless the development will result in an increase in the floor space for commercial premises and mixed use development provided on the land to which this clause applies.

**Note—**

Clause 8.1 applies to development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area.

### **8.2 Public utility infrastructure**

- (1) Development consent must not be granted for development on land in an intensive urban development area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.
- (3) In this clause—

**public utility infrastructure**, in relation to an intensive urban development area, includes infrastructure for any of the following—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage.

### **8.3 Relationship between Part and remainder of Plan**

A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.

## **Schedule 1 Additional permitted uses**

(Clause 2.5)

### **1 Use of certain land at 181 James Ruse Drive, Camellia**

- (1) This clause applies to land at 181 James Ruse Drive, Camellia, being Lots 1-4, DP 128720, Lots 2-17 and 25, DP 6856, Lot 1, DP 724228, Lots 1-6, DP 2737, Lots 7A and 9A, DP 418035, Lot 1, DP 499552, Lot 10, DP 610228, Lot 2, DP 512655, Lot 2, DP 549496, Lot 1, DP 927064 and Lot 1, DP 668318.
- (2) Development for the purposes of shops is permitted with development consent.

### **2 Use of certain land at Camellia and Rosehill**

- (1) This clause applies to the following land—
  - (a) 175 James Ruse Drive, Camellia, being Lot 1, DP 733217,
  - (b) 1B Grand Avenue, Camellia, being Lot 2, DP 430623,
  - (c) 1C Grand Avenue, Camellia, being Lot 1, DP 208282,
  - (d) 39 James Ruse Drive, Rosehill, being Lot 3, DP 45090,
  - (e) the north-western part of 2B Grand Avenue, Rosehill (being Lot 1, DP 126879), bounded by the railway line to the east, James Ruse Drive to the west, and 39 James Ruse Drive, Rosehill to the north, extending to the Oak Street footbridge.
- (2) Development for the purposes of shops is permitted with development consent.

### **3 Use of certain land at Midson Road, Eastwood**

- (1) This clause applies to land at Midson Road, Eastwood, being Lots 1-12, DP 270605.
- (2) Development for the purposes of multi dwelling housing and residential flat buildings is permitted with development consent.

### **4 Use of certain land at 15A Cowells Lane, Ermington**

- (1) This clause applies to land at 15A Cowells Lane, Ermington, being Lot 11, DP 828501.
- (2) Development for the purposes of multi dwelling housing is permitted with development consent.

#### **5 Use of certain land at 150 Rawson Road, Guildford**

- (1) This clause applies to land at 150 Rawson Road, Guildford, being Lot 6, DP 18288 and Lot 1, DP 23249.
- (2) Development for the following purposes is permitted with development consent—
  - (a) a bottle shop (but only if the gross floor area of the bottle shop does not exceed 1,350m<sup>2</sup>),
  - (b) hotel or motel accommodation.
- (3) In this clause, **bottle shop** means retail premises, being licensed premises under the [Liquor Act 2007](#), the principal purpose of which is the retail sale of liquor in sealed containers for consumption away from the premises.

#### **6 Use of certain land at 332 Woodville Road, Guildford**

- (1) This clause applies to land at 332 Woodville Road, Guildford, being Lot B, DP 366981.
- (2) Development for the purposes of a restaurant or cafe is permitted with development consent.

#### **7 Use of certain land at North Parramatta**

- (1) This clause applies to land in Zone R2 Low Density Residential bounded by Albert Street, O'Connell Street, Ross Street and Villiers Street, North Parramatta.
- (2) Development for the purposes of restaurants or cafes and office premises is permitted with development consent.

#### **8 Use of certain land at Argyle Street, Parramatta**

- (1) This clause applies to land known as Parramatta Transport Interchange, Argyle Street, Parramatta, being Lots 204 and 205, DP 1095620.
- (2) Development for the purpose of a residential flat building is permitted with development consent, but only if—
  - (a) no more than 40% of the gross floor area of the building is used for the purposes of residential accommodation, and
  - (b) at least 40% of the gross floor area of the building is used for the purposes of retail premises and business premises.

#### **9 Use of certain land at Church Street, Parramatta**

- (1) This clause applies to land at Church Street, Parramatta, being the land shown coloured pink, edged heavy black and identified as "2" on the [Additional Permitted Uses Map](#).

- (2) Development for the purpose of retail premises is permitted with development consent.

#### **10 Use of certain land at 163-165 George Street, Parramatta**

- (1) This clause applies to land at 163-165 George Street, Parramatta, being Lot 1, DP 78716, Lot 1, DP 113513, Lot 1, DP 650704 and Lot 3, DP 10735.
- (2) Development for the purposes of centre-based child care facilities, community facilities, function centres, office premises and restaurants or cafes is permitted with development consent.

#### **11 Use of certain land at Parramatta**

- (1) This clause applies to the following land—
  - (a) 70 Pemberton Street, Parramatta, being Lot 102, DP 1150350,
  - (b) 178 James Ruse Drive, Parramatta, being Lot 19, DP 226903,
  - (c) 171 Victoria Road, Parramatta, being Lot 1, DP 836958 and Lots 100 and 101, DP 816829,
  - (d) 260 Victoria Road, Parramatta, being Lot 101, DP 1150350,
  - (e) 260A Victoria Road, Parramatta, being Lot 103, DP 1150350.
- (2) Development for the purposes of light industries that carry out research and development activities on a commercial basis and office premises is permitted with development consent.

#### **12 Use of certain land at Grand Avenue, Rosehill**

- (1) This clause applies to certain land at Grand Avenue, Rosehill, as shown coloured pink, edged heavy black and numbered “1” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of office premises and shops is permitted with development consent.

#### **13 Use of certain land at 4-6 Barden Street, Northmead**

- (1) This clause applies to land at 4-6 Barden Street, Northmead, being Lot 101, DP 1083245.
- (2) Development for the purposes of business premises, medical centres and office premises is permitted with development consent.

#### **14 Use of certain land at Ermington, Harris Park, Northmead and Rydalmere**

- (1) This clause applies to the following land—



- (a) 12 Bartlett Street, Ermington, being Lot W, DP 36847,
  - (b) Jubilee Lane, Harris Park being Lots 1-4, DP 210964, Lots 1 and 3, DP 214558, Lots 1, 5 and 6, DP 219646, Lots 2 and 3, DP 363574, Lot 1, DP 381062, Lots X, Y and Z, DP 407797, Lot 2, DP 513301, Lot 1, DP 524232, Lots 1 and 3, DP 529663, Lot 6, DP 537776, Lot 9, DP 567395, Lot 2, DP 615843, Lot 62, DP 633712, and Lot 7047, DP 1060682,
  - (c) Arthur Phillip Park, Redbank Road, Northmead, being Lot 53, DP 128577,
  - (d) 89-91 Park Road, Rydalmere, being Lot 972, DP 726684.
- (2) Development for the purpose of centre-based child care facilities is permitted with development consent.

**15 Use of certain land at 111-113 Victoria Road, Parramatta**

- (1) This clause applies to land at 111-113 Victoria Road, Parramatta, being Lot 4, DP 8641.
- (2) Development for the purposes of commercial premises is permitted with development consent.

**Schedule 2 Exempt development**

(Clause 3.1)

**Note 1—**

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

**Note 2—**

Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

**Markets**

- (1) Must be carried out on land owned or managed by the Council.
- (2) Any building or other structure installed for the markets—
  - (a) must not exceed a total floor area of 20% of the site area or 350m<sup>2</sup>, whichever is the lesser, and
  - (b) must be structurally adequate, and
  - (c) must not exceed a height of 4m, and

- (d) must be at least 3m from any property boundary, and
- (e) must not be used for residential purposes or the storage or display of flammable or hazardous materials, and
- (f) must be set up and dismantled on any day that the market is held during the hours specified in subclause (3).

(3) Must operate only between 7.00 am and 5.00 pm.

## Schedule 3 Complying development

(Clause 3.2)

### Note—

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

## Part 1 Types of development

### Strata subdivision of dual occupancies

- (1) All buildings must have been approved by the Council.
- (2) Certificate of occupation must have been issued with respect to all development on the land.
- (3) Subdivision layout must not contravene the development consent for the completed development.

## Part 2 Complying development certificate conditions

### Note—

Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

### General conditions

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

## Schedule 4 Classification and reclassification of public land

(Clause 5.2)

## Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1

Column 2

| <b>Locality</b>                 | <b>Description</b>  |
|---------------------------------|---|
| Chester Hill, Boundary Road     | Part of Lot 3, DP 200423, as shown edged heavy red on the <a href="#">Land Reclassification (Part Lots) Map</a>   |
| Dundas, 47 Carson Street        | Lot 10, DP 814472   |
| Granville, 1B-1D Memorial Drive | Lots 1 and 2, DP 998929;<br>Lots A and B, DP 82118;<br>Lots 459 and 460, DP 752036  |
| Granville, 1G Memorial Drive    | Lot 1, DP 555046  |
| Guildford, 44 Brazier Street    | Lot E, DP 29548   |
| Guildford, 271A Guildford Road  | Lot 3, DP 202679;<br>Lot 1, DP 514782   |
| Guildford, 289 Guildford Road   | Lot X, DP 393216;<br>Lot 1A, DP 102144;<br>Lot 15A, DP 348714;<br>Lot 16B, DP 400725;<br>Lot D, DP 403299;<br>Lot 41, DP 503291;<br>Lot 2, DP 514685;<br>Lot B, DP 349926;<br>Lot 5, DP 521961;<br>Lots 3 and 4, DP 210468;<br>Lot 1, DP 504678 |
| Guildford, 294 Railway Terrace  | Lot 1, DP 925382  |
| Parramatta, 331A Church Street  | Lot 2, DP 791693  |
| Parramatta, 338 Church Street   | Lot 1, DP 788637  |
| Parramatta, 346A Church Street  | Lot 11, DP 846990   |
| Parramatta, 40 Marion Street    | Lots 1 and 2, DP 128775; Lot 1, DP 934330   |
| Parramatta, 1A Morton Street    | Lot 8, DP 1097934   |
| Parramatta, 30B Phillip Street  | Lot 1, DP 1106033; Lot 102, DP 1031459; Lot A, DP 421172; Lot B, DP 393866  |
| Parramatta, 46 Phillip Street   | Lot 1, DP 85028   |
| Rydalmere, 42 Bridge Street     | Lots 66-69, 208-212, 218-222 and 301-305, DP 14244;<br>Lots 1 and 2, DP 128739  |
| Toongabbie, 2 Ancona Avenue     | Lots 45 and 46, DP 213416   |

## **Part 2 Land classified, or reclassified, as operational land—interests changed**

Column 1

Column 2

Column 3

| <b>Locality</b>  | <b>Description</b>  | <b>Any trusts etc not discharged</b>  |
|--|---|---|
| Dundas, 7 Ronald Avenue (part of)  | Lot 73, DP 236724   | Easement for water supply works (J858380) and easement for transmission line (H906553) as noted on Certificate of Title Folio Identifier 73/236724                                      |
| Ermington, 38 Atkins Road  | Lot 752, DP 16184   | Nil   |
| Ermington, 64 Fitzgerald Road  | Lot 4, DP 548978  | Easement for transmission line (7404104) as noted on Certificate of Title Folio Identifier 4/548978   |
| Ermington, 20B Spurway Street (also known as 539 Victoria Road)                  | Lot 1, DP 127510  | Nil   |
| Granville, 1B-1D Memorial Drive  | Lot 7, DP 262830  | Nil   |
| Granville, 1B-1D Memorial Drive  | Lot 1, DP 1111394   | Nil   |
| Granville, 1B-1D Memorial Drive  | Lot 2, DP 1111394   | Easement for CCTV and services (DP 1111394) as noted on Certificate of Title Folio  |
| Granville, 1B-1D Memorial Drive  | Lot 7, DP 566004  | Right of way (DP 161442) and easement for drainage (DP 161442) as noted on Certificate of Title Folio Identifier 7/566004   |
| Granville, 1F Memorial Drive   | Lot 3, DP 503702  | Nil   |
| Melrose Park, 661 Victoria Road  | Lot 1, DP 128912;<br>Lots 71 and 72, DP 1136996;<br>Lot 11, DP 128907;<br>Lots 1 and 2, DP 221045 | Nil   |
| Melrose Park, 661 Victoria Road (also known as 657 Victoria Road, Melrose Park)  | Lot 2, DP 588575  | Easement for batter (G789629), easement for transmission line (Z944756) and easements for drainage (P966733) and (DP 787611) as noted on Certificate of Title Folio Identifier 2/588575 |
| Melrose Park, 661 Victoria Road (also known as 659A Victoria Road, Melrose Park) | Lot 3, DP 588575  | Easement for batter (G789629) and easements for drainage (P966733) and (DP 787611) as noted on Certificate of Title Folio Identifier 3/588575   |
| Melrose Park, 4 Wharf Road   | Lot 2, DP 128912  | Nil   |
| Melrose Park, 6 Wharf Road   | Lot 2, DP 619398  | Nil   |
| Merrylands, 4A Vairys Crescent   | Lot 7, DP 29953   | Nil   |

|   |                                      |   |
|---|--------------------------------------|---|
| Old Toongabbie, 118 Oakes Road            | Lot 8, DP 264580                     | Easement for drainage (D168154) as noted on Certificate of Title Folio Identifier 8/264580  |
| Parramatta, 162-172 Church Street         | Lot 1, DP 731780                     | Reservations and conditions in the Crown Grant, easement (K109056) and lease (Y857695) as noted on Certificate of Title Folio Identifier 1/731780 |
| Parramatta, 18 Darcy Street               | Lot 2, DP 549978                     | Reservations and conditions in the Crown Grant as noted on Certificate of Title Folio Identifier 2/549978   |
| Rydalmere, 12 Brodie Street               | Lots 158-162, DP 14244               | Nil   |
| Rydalmere, 400A Victoria Road             | Lot 1, DP 127923                     | Right of carriageway (H861067) and right of footway (H71741) as noted on Certificate of Title Folio Identifier 1/127923                           |
| Rydalmere, 400A Victoria Road             | Lot 1, DP 207680;<br>Lot 6, DP 28308 | Nil   |
| Telopea, 1A Bonar Street                  | Lot 26, DP 30958                     | Nil   |
| Telopea, 29 Wylde Street                  | Lot 18, DP 30677                     | Nil   |
| Toongabbie, 21A Tucks Road                | Lot 2, DP 1129995                    | Easement for maintenance and access (DP 1129995) as noted on Certificate of Title Folio Identifier 2/1129995                                      |
| Winston Hills, 20 Caithness Crescent      | Lot 509, DP 236732                   | Nil   |
| Winston Hills, 52 Caroline Chisholm Drive | Lot 834, DP 236126                   | Covenant relating to fencing (K698150) as noted on Certificate of Title Folio Identifier 834/236126   |
| Winston Hills, 401 Old Windsor Road       | Lot 1135, DP 204343                  | Nil   |
| Winston Hills, 2 Ursula Street            | Lot 550, DP 236489                   | Easement to drain water (DP 1142783) as noted on Certificate of Title Folio Identifier 550/236489   |

### Part 3 Land classified, or reclassified, as community land

| Column 1 | Column 2    |
|----------|-------------|
| Locality | Description |
| Nil      |             |

## Schedule 5 Environmental heritage

(Clause 5.10)

### Part 1 Heritage items

| Suburb  | Item name                                     | Address                            | Property description                      | Significance | Item no |
|---|---|------------------------------------|---|--------------|---------|
| Camellia (and Ermington; Parramatta; and Rydalmere) | Wetlands                                      | Parramatta River                   |   | Local        | I1      |
| Camellia  | Tram alignment                                | Grand Avenue                       |   | Local        | I6      |
| Camellia  | Grave of Eliner Magee and child               | 1 Grand Avenue                     | Lot 1, DP 226202;<br>Lot 102, DP 1146308  | Local        | I3      |
| Camellia  | Clyde Carlingford Rail Bridge abutments       | 1A Grand Avenue (north of)         |   | Local        | I2      |
| Camellia  | Sewage Pumping Station 67                     | 1B Grand Avenue                    | Lot 2, DP 430623                          | State        | I01643  |
| Camellia  | Pumping Station                               | 39 and 41 Grand Avenue             | Lots 1 and 2, DP 615549                   | Local        | I5      |
| Carlingford   | Dalmar Children's Home and treed accessway    | 3 Dalmar Place and Madison Avenue  | Part Lot 1, DP 270263; Lot 11, DP 1004158 | Local        | I16     |
| Carlingford   | Galarangi Reserve                             | 130 Evans Road                     | Lot 1565, DP 32105                        | Local        | I8      |
| Carlingford   | Bushland                                      | 141 Evans Road                     | Part Lot 1566, DP 32105                   | Local        | I9      |
| Carlingford   | Stone fence post (adjacent to fence of No 62) | 64 Honiton Avenue                  | Lot 1, DP 854718                          | Local        | I10     |
| Carlingford   | Remnant bushland                              | 70A Honiton Avenue                 | Lot 17, DP 251661                         | Local        | I11     |
| Carlingford   | Stone bridge Fitzgerald Forest                | 71 and 74 (rear of) Honiton Avenue | Lots 11 and 14, DP 251661                 | Local        | I12     |
| Carlingford   | Stone cottage                                 | 187 Marsden Road                   | Lot 75, DP 30610                          | Local        | I13     |
| Carlingford   | Uniting Church                                | 203 Marsden Road                   | Lot 3, DP 585674                          | Local        | I14     |
| Carlingford   | Timber cottage                                | 205 Marsden Road                   | Lot 1, DP 770483                          | Local        | I15     |
| Carlingford   | Gaskie-Ben                                    | 228 Marsden Road                   | Lot 1, DP 223742                          | Local        | I17     |

|  |   |   |  |       |        |
|--|---|---|--|-------|--------|
| Carlingford                            | St Paul's Church Cemetery                                   | 233 Marsden Road  | Lots 1 and 2, DP 1023389                                   | Local | I18    |
| Carlingford                            | Brick house   | 262 Marsden Road  | Lot 4, DP 128360   | Local | I19    |
| Carlingford                            | Carlingford Public School (and Macquarie Community College) | 263 Marsden Road and 5 Rickard Street   | Lot 12, DP 864496; Lot 11, DP 864495                       | Local | I21    |
| Carlingford                            | Water tanks and Water Board cottage                         | 263A and 265 Marsden Road   | Lot 1, DP 745083; Lot 6, DP 130713                         | Local | I20    |
| Carlingford                            | Grandview   | 300 and 300A Marsden Road   | SP 50843; Lot 4, DP 815015                                 | Local | I22    |
| Carlingford                            | Mobbs Hill Reserve  | 322A Marsden Road   | Lot 1, DP 130346   | Local | I23    |
| Carlingford                            | Former St Paul's Anglican Church                            | 346 Marsden Road  | SP 15844   | State | I00056 |
| Carlingford                            | Eric Mobbs Memorial   | 356 Marsden Road  | Lots 3-6, DP 8332; Lot 1, DP 122181                        | Local | I25    |
| Carlingford                            | Carlingford Memorial Park                                   | 362 Marsden Road  | Lots 1-9, DP 128538  | Local | I26    |
| Carlingford                            | Timber cottage  | 228 Pennant Hills Road  | Lot 3, DP 528010   | Local | I27    |
| Carlingford                            | K13 Memorial  | 304 Pennant Hills Road  | Lots 32 and 33, DP 27262                                   | Local | I28    |
| Carlingford                            | Alandale  | 10 Rickard Street   | Lot 12, DP 1114320   | Local | I29    |
| Carlingford                            | Woodlands   | 1 Tintern Avenue  | Lot D, DP 26169  | Local | I30    |
| Carlingford                            | Timber house  | 32 Tomah Street   | Lot 1, DP 410508   | Local | I31    |
| Carlingford                            | La Mascotte   | 40 Tomah Street   | Lot 2, DP 217146   | Local | I33    |
| Chester Hill                           | Everley Park  | 1 Everley Road  | Lot 1, DP 222670; Lot B, DP 415520                         | Local | I34    |
| Constitution Hill                      | Mount Dorothy Reservoir                                     | 21A Caloola Road  | Lots 54-56, DP 8850  | State | I01329 |
| Constitution Hill (and Wentworthville) | Arrunga Reserve—Toongabbie Creek                            | 27 Chetwyn Place and 4 Harris Road, Constitution Hill; 48 Mayfield Street, Wentworthville | Lot 7024, DP 1028205; Lot 45, DP 219109; Lot 12, DP 856154 | Local | I36    |
| Dundas                                 | Rapanea Community Forest                                    | 34 Brand Street   | Lot 10, DP 31752; Lot 1642, DP 214707                      | Local | I37    |

|               |  |   |  |       |        |
|---------------|--|---|--|-------|--------|
| Dundas        | Cumberland Builders Bowling Club         | 9-13 Elder Road   | Lot 1, DP 541476                           | Local | 138    |
| Dundas        | Single storey residence                  | 33 Elder Road   | Lot A, DP 413671                           | Local | 139    |
| Dundas        | Victorian house                          | 98 Kissing Point Road   | Lot 5, DP 38734                            | Local | 140    |
| Dundas        | Single storey residence                  | 311 Kissing Point Road  | Lot B, DP 364011                           | Local | 167    |
| Dundas        | Dundas Railway Station Group             | Station Street  |  | State | 101133 |
| Dundas        | Single storey residence                  | 25 Station Street   | Lot 1, DP 215527                           | Local | 142    |
| Dundas        | Single storey residence                  | 27 Station Street   | Lot 1, DP 128170                           | Local | 143    |
| Dundas Valley | Former quarry                            | 31A Alexander Street and 21B Yates Avenue (Sir Thomas Mitchell Reserve) | Part Lot V, DP 36698; Lot 1134, DP 36698   | Local | 145    |
| Dundas Valley | Lauriston Reception House                | 146 Marsden Road  | Lot 1, DP 1125573                          | Local | 146    |
| Dundas Valley | Dundas Baptist Church                    | 154 Marsden Road  | Lot 1, DP 966794                           | Local | 147    |
| Dundas Valley | Single storey residence                  | 154 Marsden Road  | Lot 26, DP 662991                          | Local | 148    |
| Dundas Valley | Former Dundas Municipal Council Chambers | 156 Marsden Road  | SP 78361                                   | Local | 150    |
| Dundas Valley | Former alignment of Marsden Road         | 160-162 Marsden Road  |  | Local | 151    |
| Eastwood      | Eastwood Brickyards                      | 37 Midson Road  | Part Lot 1 and Lot 5, DP 270605            | Local | 152    |
| Eastwood      | Milton Avenue Group                      | 18, 27 and 29A Milton Avenue  | Lots 28 and 82, DP 7004; Lot 1, DP 1110334 | Local | 153    |
| Eastwood      | Hughes Road Group (Valley Road)          | 4, 6 and 8 Valley Road  | Lots 5-7, DP 7004                          | Local | 155    |
| Epping        | Timber cottage                           | 24 Angus Avenue   | Lot 2, DP 600723                           | Local | 156    |
| Epping        | Church of Christ                         | 31 Bridge Street  | Lot 21, DP 6385                            | Local | 157    |



|        |                           |   |  |       |      |
|--------|---------------------------|---|--|-------|------|
| Epping | Edna Hunt Reserve         | 19A and 21B Cocos Avenue, 48A, 50A, and 52A Eastwood Avenue, 70A Epping Avenue, 10A, 10B and 18B Hillside Crescent, 14 and 17 Yaraan Avenue | Lot 11, DP 557009; Lots 4 and 5, DP 237914; Lot B, DP 416073; Lot 1, DP 604179; Lot 1, DP 615446; Lot C, DP 394506; Lot 1, DP 233335; Lot 1, DP 532928; Lot 12, DP 219240; Lot 19, DP 539428; Lot 3, DP 235282; Lot 3, DP 528585; Lot 5, DP 528487; Lot 5, DP 535366; Lot 5, DP 1079534; Lot 59B, DP 32800; Lots 60B and 61B, DP 404285; Lot 7, DP 526158; Lot 7, DP 557828; Lot 9, DP 527107; Lot 9, DP 542159; Lot B, DP 342872; Lot C, DP 418988; Lot D, DP 344018; Lot Z, DP 442298; Lot 2, DP 1064963; Lot 3, DP 843752; Lot 1, DP 212700; Lot 493, DP 836360 | Local | 158  |
| Epping | House                     | 14 Grandview Parade   | Lot 29, DP 6837  | Local | 1652 |
| Epping | House                     | 16 Grandview Parade   | Lot 28, DP 6837  | Local | 1653 |
| Epping | House                     | 17 Grandview Parade   | Lot 18, DP 6837  | Local | 1654 |
| Epping | Croquet Lawn and Pavilion | 43A and 47 Kent Street (Duncan Park)  | Lot 2, DP 304438; Lots 22 and 23, DP 10098   | Local | 159  |
| Epping | House                     | 61 Kent Street  | Lot 21, DP 8299  | Local | 1655 |
| Epping | House                     | 100 Midson Road   | Lot 5, DP 20058  | Local | 1656 |
| Epping | Single storey residence   | 23B Orchard Street  | Lot 2, DP 615645   | Local | 160  |
| Epping | Mount Epping              | 15 Willoughby Street  | Lot 2, DP 515226   | Local | 161  |

|           |   |   |   |       |     |
|-----------|---|---|---|-------|-----|
| Ermington | Single storey residence                     | 1/22 Cowells Lane                             | Lot 2, DP 1194224                         | Local | 162 |
| Ermington | Rose Farm House                             | 15 and 17 Honor Street                        | Lots 3 and 4, DP 227255                   | Local | 163 |
| Ermington | Bulla Cream Dairy                           | 64 Hughes Avenue                              | Lot 1, DP 128574                          | Local | 164 |
| Ermington | Kissing Point Cottage                       | 272 Kissing Point Road                        | Lot 2, DP 1037078                         | Local | 165 |
| Ermington | Signals Hall, Army Signal Corps "The White" | 272 Kissing Point Road                        | Lot 2, DP 1037078                         | Local | 166 |
| Ermington | Single storey residence                     | 400 Kissing Point Road                        | Lot 2, DP 502823                          | Local | 168 |
| Ermington | St Mark's Church of England Church          | 471 Kissing Point Road                        | Lots 1 and 2, DP 997077; Lot 2, DP 523071 | Local | 169 |
| Ermington | Single storey residence                     | 473 Kissing Point Road                        | Lot 21, Section A, DP 2916                | Local | 170 |
| Ermington | Single storey residence                     | 10 Murdoch Street                             | Lot 181, DP 16170                         | Local | 171 |
| Ermington | Single storey residence                     | 12 Murdoch Street                             | Lot 180, DP 16170                         | Local | 172 |
| Ermington | Silverwater Bridge                          | Silverwater Road                              |   | Local | 173 |
| Ermington | Well  | 38A Spofforth Street (George Kendall Reserve) | Lot 7313, DP 1157169                      | Local | 174 |
| Ermington | Spurway Street Wharf                        | 1 Spurway Street (end of)                     |   | Local | 175 |
| Ermington | Rose Farm Wharf                             | 1 Spurway Street (off)                        |   | Local | 176 |
| Ermington | House                                       | 101 Spurway Street                            | Lot 1, DP 76936                           | Local | 177 |
| Ermington | House                                       | 109 Spurway Street                            | Lot 248, DP 20041                         | Local | 178 |
| Ermington | Two storey residence                        | 2 Stewart Street                              | Lots C and D, DP 28278                    | Local | 179 |
| Ermington | R E Tebbutt Lodge                           | 40 Stewart Street                             | Lot F, DP 29480                           | Local | 180 |
| Ermington | Cottage                                     | 736 Victoria Road                             | Lot 12, DP 7863                           | Local | 181 |
| Ermington | Ermington Wharf                             | Wharf Road (end of)                           |   | Local | 182 |
| Granville | T.C. Barker and Son Pottery                 | 3 A'Beckett Street                            | Lots 4A and 5A, DP 101953                 | Local | 183 |

|           |                         |  |   |       |        |
|-----------|-------------------------|--|---|-------|--------|
| Granville | Latalda                 | 20 A'Beckett Street                                  | Lots 1 and 2, DP 128368                                 | Local | I84    |
| Granville | Conjoined residences    | 22 and 24 A'Beckett Street                           | Lots A and B, DP 415641                                 | Local | I85    |
| Granville | Cottages                | 1, 3, 5, 7 and 9 Albert Street                       | Lot 1, DP 783509; Lots A-C, DP 158106; Lot 1, DP 997298 | Local | I87    |
| Granville | Single storey residence | 12 Albert Street                                     | Lot 1, DP 986664  | Local | I88    |
| Granville | Conjoined residences    | 20 and 22 Albert Street                              | Lots 1 and 2, DP 235391                                 | Local | I89    |
| Granville | Conjoined residences    | 24 and 26 Albert Street                              | Lots A1 and A2, DP 159573                               | Local | I90    |
| Granville | Terrace housing         | 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Arthur Street | Lots 1-10, DP 241987                                    | Local | I91    |
| Granville | Stone cottages          | 15 and 17 Bennalong Street                           | Lot 1, DP 784483; Lot 1, DP 195775                      | Local | I92    |
| Granville | Crest Theatre           | 157 Blaxcell Street                                  | Lot 2, DP 217971  | State | I01664 |
| Granville | Granville Town Hall     | 10 Carlton Street                                    | Lot 1, DP 910484  | State | I01679 |
| Granville | Nallabrae               | 17-21 Carlton Street                                 | Lots 4 and 5, Section 2, DP 829                         | Local | I97    |
| Granville | Charles Street Group    | 3, 5 and 9 Charles Street                            | Lot 5, DP 712427; Lots 6-9 Section 3, DP 976445         | Local | I98    |
| Granville | Mount Beulah Hall       | 37 Cowper Street                                     | Lot C, DP 314389  | Local | I99    |
| Granville | Single storey residence | 55 Cowper Street                                     | Lot 2, DP 228004  | Local | I101   |
| Granville | Single storey residence | 57 Cowper Street                                     | Lot 1, DP 228004  | Local | I102   |
| Granville | Single storey residence | 7 Daniel Street                                      | Lot 7, DP 1106584                                       | Local | I103   |
| Granville | Single storey residence | 9 Daniel Street                                      | Lot 9, DP 1106585                                       | Local | I104   |
| Granville | Single storey residence | 11 Daniel Street                                     | Lot A, DP 318178  | Local | I105   |
| Granville | Single storey residence | 19 East Street                                       | Lot 1, DP 998696  | Local | I106   |

|           |                           |                                   |   |       |      |
|-----------|---------------------------|-----------------------------------|---|-------|------|
| Granville | Semi-detached dwellings   | 21-23 East Street                 | Lot 4, DP 805104  | Local | I107 |
| Granville | Single storey residence   | 32 Elizabeth Street               | Lot 2, DP 884277  | Local | I108 |
| Granville | Former shop               | 6-8 Factory Street                | Lot 1, DP 844490  | Local | I109 |
| Granville | Cottage                   | 37 Fifth Street                   | Lot 210, DP 1090741   | Local | I110 |
| Granville | Single storey residence   | 8 Florrie Street                  | Lot 1, DP 113288  | Local | I111 |
| Granville | Cottage                   | 10 Florrie Street                 | Lot 2, DP 113288  | Local | I112 |
| Granville | Scout Hall                | 1A Glen Street                    | Lot C, DP 355997  | Local | I113 |
| Granville | Burnett's Loan Office     | 1 Good Street                     | Lots 1 and 2, DP 200033   | Local | I114 |
| Granville | Granville Hotel           | 10 Good Street                    | Lot 1, DP 71288   | Local | I95  |
| Granville | Former School of Arts     | 12 Good Street                    | Lot 1, DP 1001554   | Local | I115 |
| Granville | Shop                      | 47 Good Street                    | Lot B, DP 367628  | Local | I116 |
| Granville | Single storey residence   | 61 Good Street                    | Lot 11, Section 1, DP 1250  | Local | I117 |
| Granville | Timber cottage            | 105 and 107 Good Street           | Lots A and B, DP 362361   | Local | I118 |
| Granville | Grimwood Street Group     | 23, 27, 28 and 30 Grimwood Street | Lot 1, DP 558217;<br>Lot 19, DP 74437;<br>Lot 7, DP 1010338;<br>Lot 11, DP 843684 | Local | I119 |
| Granville | Holy Trinity Church Group | 40 Grimwood Street                | Lot 1, DP 1049144   | Local | I120 |
| Granville | Semi-detached cottages    | 43 and 45 Grimwood Street         | Lots A and B, DP 310736   | Local | I121 |
| Granville | Single storey residence   | 4 Hewlett Street                  | Lot 15, DP 1067637  | Local | I122 |
| Granville | Single storey residence   | 6-8 Hewlett Street                | Part Lot 14, Section D, DP 975348   | Local | I123 |
| Granville | Single storey residence   | 18 Hewlett Street                 | Lot 1, DP 998959  | Local | I124 |
| Granville | Single storey residence   | 20 Hewlett Street                 | Lot 3, DP 775950  | Local | I125 |

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| Granville | Single storey residence                     | 21 Hewlett Street                   | Lot 9, DP 3071                              | Local | I126 |
| Granville | Single storey residence                     | 23 Hewlett Street                   | Lot 8, DP 3071                              | Local | I127 |
| Granville | Granville Police Station                    | 12 Hutchinson Street                | Lots 29 and 30, Section 1, DP 976382        | Local | I128 |
| Granville | Knox Presbyterian Church                    | 14 Hutchinson Street                | Lot 1, DP 1050714                           | Local | I129 |
| Granville | Terrace housing                             | 6, 8, 10, 12 and 14 Jamieson Street | Lots 1-5, DP 778262                         | Local | I130 |
| Granville | Single storey residence                     | 17 Jamieson Street                  | Lot 18, Section 1, DP 4013                  | Local | I131 |
| Granville | Conjoined residences                        | 22 and 24 Jamieson Street           | Lots 1 and 2, DP 550210                     | Local | I132 |
| Granville | Conjoined residences                        | 26 and 28 Jamieson Street           | Lots 101 and 102, DP 775235                 | Local | I133 |
| Granville | Two storey residence                        | 29 Jamieson Street                  | Lot 1, DP 744216                            | Local | I134 |
| Granville | Single storey residence                     | 30 Jamieson Street                  | Lot 1, DP 963437; Lot 6, Section 2, DP 4013 | Local | I135 |
| Granville | Conjoined residences                        | 32 and 34 Jamieson Street           | Lots 4A and 4B, DP 106295                   | Local | I136 |
| Granville | Conjoined residences                        | 36 and 38 Jamieson Street           | Lots 1 and 2, DP 508499                     | Local | I137 |
| Granville | St Mark's Anglican Church, Hall and Rectory | 39 Jamieson Street                  | Lot 10, DP 604547                           | Local | I138 |
| Granville | Two storey residence                        | 40 Jamieson Street                  | Lot 1, DP 455505; Lot 1, Section 2, DP 4013 | Local | I139 |
| Granville | Single storey residence                     | 53 John Street                      | Lot 35, Section 2, DP 947                   | Local | I140 |
| Granville | Conjoined residences                        | 55 and 57 John Street               | Lot 1, DP 103190; Lot 1, DP 850572          | Local | I141 |
| Granville | Conjoined residences                        | 34 and 36 Kemp Street               | Lots 1 and 2, DP 598372                     | Local | I142 |
| Granville | Cottage                                     | 2 Lisgar Street                     | Lot 6, Section 1, DP 1788                   | Local | I607 |

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| Granville | Single storey residence    | 5 Margaret Street                                  | Lot 1, DP 115160   | Local | I143 |
| Granville | Single storey residence    | 8 Margaret Street                                  | Lot 20, DP 975668  | Local | I144 |
| Granville | Tuena                      | 14 Margaret Street                                 | Lot B, DP 82513  | Local | I145 |
| Granville | Single storey residence    | 24 Margaret Street                                 | Lot 1, DP 724062;<br>Lot B, DP 966304  | Local | I146 |
| Granville | Single storey residence    | 8 Mary Street                                      | SP 20693   | Local | I147 |
| Granville | Granville Boys High School | 10 Mary Street                                     | Lot 1, DP 795136   | Local | I148 |
| Granville | Cottage                    | 21 Membrey Street                                  | Lot 11, DP 850956  | Local | I149 |
| Granville | Granville Swimming Pool    | 1 Memorial Drive                                   | Lot 1, DP 430693;<br>Lot 1, DP 510570;<br>Lots 21-34, DP 17572; Lot 9, DP 262830   | Local | I150 |
| Granville | Granville War Memorial     | 1 Memorial Drive                                   | Lot 1, DP 430693   | Local | I151 |
| Granville | Granville RSL Club         | 5 Memorial Drive                                   | Lot 100, DP 813998   | Local | I152 |
| Granville | Monuments                  | 5 Memorial Drive,<br>grounds of Granville RSL Club |  | Local | I206 |
| Granville | Cottage                    | 28 Mimosa Street                                   | Lot 104, DP 6784   | Local | I153 |
| Granville | New York Street Group      | 12, 13, 14, 18, 20,<br>22 and 24 New York Street   | Lot 102, DP 827912; Lot 1, DP 152709; Lot A, DP 318121; Lots 1 and 2, DP 137124; Lot 10, DP 1037057; Lot 11, DP 84371; Lot 14, DP 999601 | Local | I154 |
| Granville | Conjoined residences       | 40 and 42 Onslow Street                            | Lots 4A and 4B, DP 375269  | Local | I155 |
| Granville | Rosehill Hotel             | 91 Parramatta Road                                 | Lots 1-3, DP 780293  | Local | I156 |
| Granville | The Barn                   | 138 Parramatta Road                                | Lots 1-6, DP 1075357   | Local | I157 |
| Granville | Substation No 1            | 176A Parramatta Road                               | Lot 42, DP 747161  | Local | I158 |

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| Granville | Single storey residence     | 5 Prince Street                | Lot 1, DP 173423                                    | Local | I159 |
| Granville | Single storey residence     | 7 Prince Street                | Lot C, DP 381211                                    | Local | I160 |
| Granville | Single storey residence     | 9 Prince Street                | Lot B, DP 381211                                    | Local | I161 |
| Granville | Single storey residence     | 11 Prince Street               | Lot A, DP 381211                                    | Local | I162 |
| Granville | Single storey residence     | 17 Prince Street               | Lot B, DP 356434                                    | Local | I163 |
| Granville | Conjoined residences        | 9 and 11 Queen Street          | Lots A and B, DP 442619                             | Local | I164 |
| Granville | Conjoined residences        | 13 and 15 Queen Street         | Lots A and B, DP 107465                             | Local | I165 |
| Granville | Single storey residence     | 62 Railway Parade              | Lots 9 and 10, Section 1, DP 4013; Lot A, DP 301239 | Local | I166 |
| Granville | Wendover                    | 64 Railway Parade              | Lots 6-8, Section 1, DP 4013                        | Local | I167 |
| Granville | Single storey residence     | 70 Railway Parade              | Lots 2 and 3, Section 1, DP 4013                    | Local | I168 |
| Granville | Conjoined residences        | 2 and 4 Russell Street         | Lots 1 and 2, DP 509380                             | Local | I169 |
| Granville | Conjoined residences        | 10 Russell Street              | Lots 1 and 2, DP 127379                             | Local | I170 |
| Granville | Conjoined residences        | 12 Russell Street              | Lot 1, DP 900090; Lot 1, DP 900091                  | Local | I171 |
| Granville | Cottage                     | 41 and 43 Sixth Street         | Lot 2, DP 625679; Lot 11, DP 828651                 | Local | I172 |
| Granville | Young's Buildings           | 11, 13, 17 and 19 South Street | Lots 2-6, DP 28178                                  | Local | I173 |
| Granville | Royal Hotel                 | 16-20 South Street             | Lot 100, DP 747211                                  | Local | I174 |
| Granville | Chateau Blanc               | 51 South Street                | Lot 1, DP 361441                                    | Local | I175 |
| Granville | Granville Technical College | 80 South Street                | Lot 1, DP 582173                                    | Local | I176 |
| Granville | Shops                       | 82, 86 and 88 South Street     | Lots A and B, DP 162902; Lot 1, DP 1005779          | Local | I177 |

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| Granville | Uniting Church               | 104 South Street                            | Lot 1, DP 90266;<br>Lot A, DP 315642                           | Local | I178 |
| Granville | Single storey residence      | 14 Spring Garden Street                     | Lot 8, Section 3, DP 975187                                    | Local | I179 |
| Granville | Conjoined residences         | 24 and 26 Spring Garden Street              | Lot 1, DP 770225;<br>Lot 1, DP 112835                          | Local | I180 |
| Granville | Conjoined residences         | 28 and 30 Spring Garden Street              | Lots 12A and 12B,<br>DP 447591                                 | Local | I181 |
| Granville | Single storey residence      | 28 The Avenue                               | Lot 1, DP 779440   | Local | I182 |
| Granville | Single storey residence      | 36 The Avenue                               | Lot 12, DP 537381  | Local | I183 |
| Granville | Single storey residence      | 42 The Avenue                               | Lot 1, DP 995184   | Local | I184 |
| Granville | Conjoined residences         | 52 and 54 The Avenue                        | Lots C and D, DP 401005  | Local | I185 |
| Granville | Single storey residence      | 58 The Avenue                               | Lot B, DP 341740   | Local | I186 |
| Granville | Single storey residence      | 60 The Avenue                               | Lot 1, DP 610108   | Local | I187 |
| Granville | Single storey residences     | 66 The Avenue                               | Lot 6, DP 128858;<br>Lot 7, DP 938                             | Local | I188 |
| Granville | Single storey residence      | 74 The Avenue                               | Lot 1, DP 985119   | Local | I189 |
| Granville | Single storey residence      | 83 The Avenue                               | Lot 1, DP 936365   | Local | I190 |
| Granville | Single storey residence      | 85 The Avenue                               | Lot 1, DP 934361   | Local | I191 |
| Granville | Stone Bridge                 | 113 and 115 The Avenue (near)               |  | Local | I192 |
| Granville | The Trongate Victorian Group | 90, 92, 94, 96, 98 and 100-102 The Trongate | Lots 1-3, DP 219451; Lots A and B, DP 106943; Lot 1, DP 983817 | Local | I193 |
| Granville | Single storey residence      | 20 Victoria Street                          | Lot 1, DP 780761   | Local | I194 |
| Granville | Conjoined residences         | 22 and 24 Victoria Street                   | Lots 33 and 34, DP 847283                                      | Local | I195 |
| Granville | Single storey terraces       | 53, 55, 57, 59 and 61 Victoria Street       | Lots 1-5, DP 500090  | Local | I196 |



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| Granville | Kerb and guttering            | Length of Walter Street                   |   | Local | I204 |
| Granville | Single storey residence       | 4 Walter Street                           | Lot 2, DP 222135  | Local | I197 |
| Granville | Single storey residence       | 10 Walter Street                          | Lot B, DP 154077  | Local | I198 |
| Granville | Single storey residence       | 11 Walter Street                          | Lot 1, DP 998953  | Local | I199 |
| Granville | Single storey residence       | 26 Walter Street                          | Lot 2, DP 775950  | Local | I200 |
| Granville | Single storey residence       | 28 Walter Street                          | Lot 1, DP 775950  | Local | I201 |
| Granville | Single storey residence       | 30 Walter Street                          | Lot 30, DP 998946   | Local | I202 |
| Granville | Single storey residence       | 32 Walter Street                          | Lot 1, DP 742150  | Local | I203 |
| Granville | William Street Cottages Group | 10 William Street                         | Lot 27, DP 2371   | Local | I205 |
| Granville | Evesham                       | 102 William Street                        | Lot 2, DP 544383  | Local | I207 |
| Granville | Timber cottage group          | 115, 117 and 119 William Street           | Lot 1, DP 933493;<br>Lot 1, DP 935521;<br>Lot B, DP 326631          | Local | I208 |
| Granville | Single storey residence       | 123 William Street                        | Lots 1 and 2, DP 126844   | Local | I209 |
| Granville | Granville Public School       | 133 William Street (Lena Street)          | Closed road; Lot 1, DP 66624; Lots 1-3, DP 795085; Lot 1, DP 905172 | Local | I210 |
| Granville | Single storey residence       | 152 William Street                        | Lot 6, Section A, DP 282  | Local | I211 |
| Granville | William Street Group          | 170, 172, 174, 176 and 178 William Street | Lots A-E, DP 19167  | Local | I212 |
| Granville | Cottage                       | 183 William Street                        | Lot 11, DP 732991   | Local | I213 |
| Granville | Conjoined residences          | 9 and 11 Woodville Road                   | Lots 1 and 2, DP 577605   | Local | I214 |
| Granville | Single storey residence       | 15 Woodville Road                         | Lot 1, DP 653764  | Local | I215 |
| Guildford | Glencoe                       | 3 Barbers Road                            | Lot 2, DP 226836  | Local | I217 |

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| Guildford | Water pipeline                  | 9 Barbers Road, 67A Campbell Hill Road, 368A Railway Terrace and 579A Woodville Road | Lot 1, DP 225815; Lots 1-3, DP 225816; Lot 1, DP 599509; Lot 1, DP 225815  | Local | I223 |
| Guildford | Swift's House                   | 36 Bolton Street   | Lot 4, Section 10, DP 4047   | Local | I218 |
| Guildford | Bolton Street Group             | 45, 47 and 49 Bolton Street  | Lots 16-18, Section 2, DP 1647; Lot 6, DP 1085567  | Local | I219 |
| Guildford | Electrical substation           | 2 Bright Street  | Lots 27 and 28, Section 4, DP 868  | Local | I221 |
| Guildford | House                           | 10 Cross Street  | Lot 1, DP 381894   | Local | I224 |
| Guildford | Wingello                        | 55 Cross Street  | Lot 2, DP 208503   | Local | I225 |
| Guildford | Cottage                         | 66 Cross Street  | Lot 3, DP 4907   | Local | I226 |
| Guildford | St Mary's Anglican Church Group | 246A Guildford Road  | Lots 1-4, Section 1, DP 4047   | Local | I227 |
| Guildford | Guildford Fire Station          | 263 Guildford Road   | Lot 24, Section 3, DP 683  | Local | I228 |
| Guildford | Guildford Shop Group            | 317, 323, 327, 329, 331, 333, 335, 337, 345 and 347 Guildford Road                   | Lot 1, DP 514685; Lot 42, DP 503291; Lots A-C, DP 403299; Lot 2, DP 504315; Lots 1 and 2, DP 626032; Lots 22 and 23, DP 129060 | Local | I229 |
| Guildford | House                           | 73 Milner Road   | Lot 17, Section 9, DP 4047   | Local | I231 |
| Guildford | Former bakery                   | 332 Railway Terrace  | Lot 4, DP 661097   | Local | I232 |
| Guildford | House                           | 346 Railway Terrace  | Lot 2, DP 504399   | Local | I233 |
| Guildford | Cottage                         | 39 Rosebery Road   | Lot 18, Section 1, DP 4047   | Local | I234 |
| Guildford | Catherine                       | 55 Rosebery Road   | Lot 101, DP 610924   | Local | I235 |
| Guildford | House                           | 77 Rosebery Road   | Lot B, DP 302615   | Local | I236 |
| Guildford | Cloverdale                      | 29 Salisbury Road  | Lot 38, Section 3, DP 4047   | Local | I238 |
| Guildford | House                           | 45 Station Street  | Lot 11, Section 4, DP 1647   | Local | I239 |

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| Guildford   | Talbot Road Precinct          | 11-23 and 12-24 Talbot Road                      | Lots 1 and 2, DP 126838; Lot 20, DP 665153; Lot 1, DP 964044; Lot A, DP 332730; Lot 3, DP 330485; Lot B, DP 332730; Lot 4, DP 330485; Lot B, DP 332578; Lot 6, DP 330485; Lot 1, DP 957333; Lot 1, DP 128842; Lot 1, DP 959726 | Local | I240 |
| Guildford   | Cottage                       | 27 Woodstock Street                              | Lot 46, Section 3, DP 990  | Local | I242 |
| Guildford   | Granville South Public School | 276 Woodville Road                               | Lot 1, DP 724137; Lot 14, DP 2727; Lot 2, DP 558682; Lot 7, DP 2727; Lot A, DP 381722  | Local | I243 |
| Guildford   | Electrical substation         | 467 Woodville Road                               | Lot B, DP 388453   | Local | I244 |
| Guildford   | Milestone                     | Adjacent to 488 Woodville Road                   |  | Local | I651 |
| Harris Park | Single storey residence       | 1 and 3 Ada Street                               | Lots A and B, DP 382156  | Local | I245 |
| Harris Park | Timber cottages               | 2 and 4 Ada Street                               | Lots 6 and 7, Section 2, DP 395  | Local | I246 |
| Harris Park | Group of timber houses        | 5, 7, 9, 11 and 13 Ada Street                    | Lot 1, DP 102221; Lots 1 and 2, DP 128488; Lot 1, DP 914300; Lots 46A and 47A, DP 443448   | Local | I247 |
| Harris Park | Terrace houses                | 6, 8, 10 and 12 Ada Street                       | Lots 1-4, DP 545737  | Local | I248 |
| Harris Park | Group of cottages             | 3, 5, 9, 11, 13, 15, 17, 19 and 21 Albion Street | Lots 36, 39, 40, 41, 42 and 46, Section 1, DP 415; Lot 1, DP 185507; Lot 1, DP 980531; Lot 1, DP 940350; Lot 45, DP 128721   | Local | I249 |

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| Harris Park | Group of cottages       | 4, 6, 12, 14, 16, 18 and 20 Albion Street                               | Lot 1A, DP 333608; Lot 1, DP 809580; Lots 20, 22, 23, 24 and 27, Section 2, DP 415   | Local | I250 |
| Harris Park | Group of cottages       | 24, 26, 28, 30 and 32 Albion Street                                     | Lots 15–18, Section 2, DP 415; Lots A and B, DP 908056   | Local | I251 |
| Harris Park | Group of cottages       | 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51 Albion Street | Lot 48A, DP 372015; Lot 1, DP 431467; Lot 1, DP 127024; Lot 1, DP 974664; Lots 50 and 52–59, Section 1, DP 415; Lots 1 and 2, DP 1056854 | Local | I252 |
| Harris Park | Group of cottages       | 36, 38, 42, 44, 46, 48–50 and 52 Albion Street                          | Lot 9, Section 2, DP 415; Lot 2, DP 316665; Lots A and C, DP 388161; Lot 1, DP 1061660; Lots 1A and 2A, DP 333608                        | Local | I253 |
| Harris Park | Boundary stone          | Alfred Street (adjacent 45 Weston Street)                               |  | Local | I255 |
| Harris Park | Boundary stone          | 105B Alfred Street (alongside Clay Cliff Creek)                         | Lot A, DP 363845   | Local | I254 |
| Harris Park | Cottages                | 3 and 5 Alice Street  | Lot 101, DP 805828; Lot 9, Section 1, DP 981167  | Local | I256 |
| Harris Park | Cottages                | 6 and 10 Alice Street   | Lots 3 and 34, DP 10853  | Local | I257 |
| Harris Park | Group of cottages       | 22, 24 and 28 Alice Street  | Lots 40, 41 and 43, DP 10853   | Local | I258 |
| Harris Park | Convent of Mercy        | 33 Allen Street   | Lots 6–8, DP 13579   | Local | I259 |
| Harris Park | Conjoined residences    | 18 and 20 Bowden Street   | Lots 12 and 13, DP 702877  | Local | I260 |
| Harris Park | Single storey residence | 22 Bowden Street  | Lot 11, DP 702877  | Local | I261 |
| Harris Park | Two-storey residence    | 7 Brisbane Street   | Lot 14, Section 3, DP 981167   | Local | I262 |

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| Harris Park | Single storey residence                            | 14 Brisbane Street                             | Lot A, DP 81680   | Local | I263 |
| Harris Park | Single storey residence                            | 1 Cambridge Street                             | Lot 18, DP 874  | Local | I264 |
| Harris Park | Single storey residence                            | 3 Cambridge Street                             | Lot 17, DP 874  | Local | I265 |
| Harris Park | Single storey residence                            | 5 Cambridge Street                             | Lot 16, DP 874  | Local | I266 |
| Harris Park | Single storey residence                            | 2 Crown Street                                 | Lot 1, DP 999408  | Local | I267 |
| Harris Park | Single storey residence                            | 4 Crown Street                                 | Lot 1, DP 996846  | Local | I268 |
| Harris Park | Single storey residence                            | 5 Crown Street                                 | Lot C, DP 326493  | Local | I269 |
| Harris Park | Esperanto  | 6 Crown Street                                 | Lot 1, DP 998204  | Local | I270 |
| Harris Park | Single storey residence                            | 7 Crown Street                                 | Lot 1, DP 905506;<br>Lot 1, DP 91466  | Local | I271 |
| Harris Park | Single storey residence                            | 8 Crown Street                                 | Lot 1, DP 999407  | Local | I272 |
| Harris Park | Single storey residence                            | 10 Crown Street                                | Lot 6, DP 37348   | Local | I273 |
| Harris Park | St Paul's Anglican Church                          | 11 Crown Street                                | Lots 15 and 17,<br>Section 3, DP 981167   | Local | I274 |
| Harris Park | Single storey residence and electricity substation | 16 and 18 Crown Street                         | Lots A and B, DP 328215   | Local | I275 |
| Harris Park | Single storey residence                            | 22 Crown Street                                | Lot 1, DP 998205;<br>Lot 2, DP 948286   | Local | I276 |
| Harris Park | Cottage  | 59 Harris Street                               | Lot A, DP 105869  | Local | I277 |
| Harris Park | Group of cottages                                  | 64, 66, 68, 70, 72,<br>76 and 78 Harris Street | Lots 35, 37-39 and<br>42, Section 2, DP 415;<br>Lot 1, DP 934806;<br>Lot 2, DP 738287 | Local | I280 |
| Harris Park | Cottage  | 65 Harris Street                               | Lot 1, DP 816802  | Local | I278 |
| Harris Park | Cottages   | 67 and 69 Harris Street                        | Lots 1 and 2, DP 531819   | Local | I279 |

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| Harris Park                  | Group of cottages                    | 82, 84, 86 and 88 Harris Street   | Lots 44-46, Section 2, DP 415; Lot 47, DP 178173  | Local | I281   |
| Harris Park                  | Group of cottages                    | 90, 92, 94, 96 and 98 Harris Street   | Lots 48, 49 and 52, Section 2, DP 415; Lots 1 and 2, DP 511375  | Local | I282   |
| Harris Park                  | Group of cottages                    | 100, 102, 104, 104A, 106, 108 and 110 Harris Street   | Lots 53-57, Section 2, DP 415; Lot 20, DP 851684; Lot 1, DP 333070; Lot 60, DP 735064   | Local | I283   |
| Harris Park                  | Group of cottages                    | 42, 44, 46 and 48 Marion Street   | Lots X and Y, DP 394228; Lot 24, Section 1, DP 395; Lot A, DP 377229  | Local | I284   |
| Harris Park                  | Group of cottages                    | 65, 69, 71, 73, 75, 77 and 79 Marion Street   | Lots 5-10 and 12, DP 2114   | Local | I285   |
| Harris Park (and Parramatta) | Experiment Farm Cottage and environs | Part of the following land—7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street, Parramatta | Lots 1-3, DP 136100; Lots 12 and 13, DP 8430; Lot X, DP 401280; Lot 1, DP 256428; Lot 1, DP 188738; Lot 1, DP 115243; Lots 14-17, 27-29 and 37-39, DP 10853 | State | I00768 |
| Harris Park                  | Attached houses                      | 24 and 26 Station Street East   | Lot 1, DP 102660; Lot 1, DP 110145  | Local | I288   |
| Harris Park                  | Attached houses                      | 32 and 34 Station Street East   | Lots 101 and 102, DP 819487   | Local | I289   |
| Harris Park                  | Terrace house                        | 38 Station Street East  | Lot B, DP 430267  | Local | I290   |
| Harris Park                  | Attached houses                      | 42-44 Station Street East   | Lot A, DP 430267  | Local | I291   |
| Harris Park                  | Single storey residence              | 48 Station Street East  | Lot 34, DP 1079552  | Local | I292   |
| Harris Park                  | Iona                                 | 37 Weston Street  | Lot 6, Section 2, DP 4630   | Local | I293   |
| Harris Park                  | St Mons                              | 41 Weston Street  | Lot 8, Section 2, DP 4630   | Local | I294   |

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| Harris Park | Elderslie  | 69 Weston Street  | Lot 241, DP 1111349  | Local | I295 |
| Harris Park | Single storey residence                            | 77 Weston Street  | Lot 1, DP 112790   | Local | I296 |
| Harris Park | Single storey residence                            | 79 Weston Street  | SP 19231   | Local | I297 |
| Harris Park | Neryda   | 80 Weston Street  | Lot 1, DP 997851   | Local | I298 |
| Harris Park | Single storey residence                            | 85 Weston Street  | Lot 1, DP 745744   | Local | I299 |
| Harris Park | Single storey residence                            | 87 Weston Street  | Lots 1 and 2, DP 199790; Lot 6, Section 1, DP 981167   | Local | I300 |
| Harris Park | St Oliver's Catholic Church, School and Presbytery | 33-35 Wigram Street                                     | Lots 2-4, DP 13579; Lot 1, DP 128932   | Local | I301 |
| Harris Park | Single storey residence                            | 37 Wigram Street  | Lot 1, DP 13579  | Local | I302 |
| Harris Park | Single storey residence                            | 48 Wigram Street  | Lot 13, DP 239088  | Local | I303 |
| Harris Park | Group of cottages                                  | 59, 61, 63 and 65 Wigram Street                         | Lots 24, 27 and 28, Section 1, DP 415; Lot 101, DP 717736  | Local | I304 |
| Harris Park | Group of cottages                                  | 62, 64, 66, 68, 70, 72, 74, 76, 78 and 80 Wigram Street | Lots 27 and 28, DP 320465; Lots 1 and 2, DP 776184; Lots C and D, DP 395244; Lots 32-35, Section 1, DP 395 | Local | I306 |
| Harris Park | House  | 69 Wigram Street  | Lot A, DP 348320   | Local | I305 |
| Harris Park | Group of cottages                                  | 73, 75, 77 and 79 Wigram Street                         | Lots 18 and 20, Section 1, DP 415; Lot 17, DP 128556; Lot 1, DP 906109; Lot 1, DP 905430                   | Local | I307 |
| Harris Park | Single storey residences                           | 83, 85, 87 and 89 Wigram Street                         | Lots 10-13, Section 1, DP 415  | Local | I308 |
| Harris Park | Group of dwellings                                 | 84, 88, 94 and 102 Wigram Street                        | Lot 37, DP 177351; Lot 1, DP 1085931; Lot 45, Section 1, DP 395; Part Lot 1, DP 905616                     | Local | I309 |

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| Harris Park      | Single storey residences                      | 93, 95, 97, 99, 101 and 103 Wigram Street | Lot A, DP 927881; Lots 1 and 2, DP 501502; Lots 1-4, Section 1, DP 415 | Local | I310 |
| Melrose Park     | Landscaping (including millstones at Reckitt) | 8 and 38-42 Wharf Road                    | Lots 8 and 9, DP 111186; Lot 10, DP 1102001                            | Local | I311 |
| Merrylands       | Former shop and dwelling                      | 15 Abbott Street                          | Lot 1, Section 8, DP 1118  | Local | I312 |
| Merrylands       | Semi-detached cottages                        | 23 and 25 Augustus Street                 | Lot 1, DP 523623; Lot 1, DP 983786                                     | Local | I313 |
| Merrylands       | Cottage                                       | 29 Bertha Street                          | Lot 34, Section 2, DP 1260   | Local | I314 |
| Merrylands       | Homes for Unemployed cottage                  | 46 Bertha Street                          | Lot 25, Section 4, DP 1260   | Local | I315 |
| Merrylands       | Semi-detached cottage                         | 14 and 16 Cohen Street                    | Lots A and B, DP 441254  | Local | I316 |
| Merrylands       | Semi-detached cottage                         | 18 and 20 Cohen Street                    | Lots 1 and 2, DP 540690  | Local | I317 |
| Merrylands       | House   | 3 Earl Street                             | Lot 165, DP 926  | Local | I318 |
| Merrylands       | House   | 30 Lansdowne Street                       | Lot 21, DP 881750  | Local | I319 |
| Merrylands       | The Lodge                                     | 56 Merrylands Road                        | Lot 32, DP 9814  | Local | I320 |
| Merrylands       | Cottage                                       | 59 Merrylands Road                        | Lot 30, Section 1, DP 979564   | Local | I321 |
| Merrylands       | Victorian cottage                             | 25 Reid Street                            | Lot 42, Section 5, DP 1118   | Local | I322 |
| Merrylands       | Milestone                                     | Adjacent to 198 Woodville Road            |  | Local | I650 |
| North Parramatta | Single storey residence                       | 22 Albert Street                          | Lot 2, DP 1022948  | Local | I323 |
| North Parramatta | Oakleigh                                      | 24 Albert Street                          | Lot 1, DP 1022948  | Local | I324 |
| North Parramatta | Single storey residence                       | 30-32 Albert Street                       | SP 52211   | Local | I325 |
| North Parramatta | Single storey residence                       | 44 Albert Street                          | SP 22155   | Local | I326 |
| North Parramatta | Whiteoak                                      | 54-56 Albert Street                       | Lot 200, DP 1104602  | Local | I327 |



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| North Parramatta | The Jones               | 58 Albert Street         | Lot 1, DP 842359   | Local | I328 |
| North Parramatta | Stone kerb and gutter   | Albert Street (west arm) |  | Local | I329 |
| North Parramatta | Single storey residence | 7 Bellevue Street        | Lot 1, DP 927583   | Local | I330 |
| North Parramatta | Single storey residence | 9 Bellevue Street        | Lot 1, DP 928037   | Local | I331 |
| North Parramatta | Stone cottage           | 45 Belmore Street        | Lot 3, DP 1400   | Local | I332 |
| North Parramatta | Brick cottage           | 47 Belmore Street        | Lot 4, DP 1400   | Local | I333 |
| North Parramatta | Lake Parramatta Dam     | 28A Bourke Street        |  | State | I334 |
| North Parramatta | Lake Parramatta Reserve | 28A Bourke Street        | Lots 1-4, DP 998941; Lot 1, DP 998942; Lot 1, DP 999429; Lots 4 and 5, DP 249668; Lots 7019-7021, DP 93888; Lots 7022 and 7023, DP 1124101; Lot 7028, DP 1124167 | Local | I335 |
| North Parramatta | Conjoined residences    | 3-5 Brickfield Street    | Lot 1, DP 735819   | Local | I336 |
| North Parramatta | Single storey cottage   | 8 Brickfield Street      | Lot 1, DP 18035  | Local | I337 |
| North Parramatta | Old Wesleyan Cemetery   | 2 Buller Street          | Lot 1, DP 747007   | Local | I338 |
| North Parramatta | Ulvers Ilse             | 15 Buller Street         | Lot 4, DP 1127787  | Local | I339 |
| North Parramatta | Hazelmere               | 17 Buller Street         | Lot A, DP 917957   | Local | I340 |
| North Parramatta | Single storey residence | 19 Buller Street         | Lot 2, DP 1127787  | Local | I341 |
| North Parramatta | Timber cottage          | 27 Buller Street         | Lot C, DP 321131   | Local | I342 |
| North Parramatta | Single storey residence | 29 Buller Street         | Lot B, DP 321131   | Local | I343 |

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| North Parramatta | Cottage   | 76 Buller Street  | Lot 6, Section 66, DP 890                               | Local | I344   |
| North Parramatta | Norfolk House and potential archaeological site           | 465–473 Church Street   | SP 82775  | Local | I346   |
| North Parramatta | Single storey residence and potential archaeological site | 495 Church Street   | Lot 1, DP 172409  | Local | I347   |
| North Parramatta | Oddfellows Arms Inn                                       | 541 Church Street   | Lot 44, DP 1026766                                      | State | I00276 |
| North Parramatta | Quarry face   | 13A Davies Street   | Lot 1, DP 520042; Lot 2, DP 626112                      | Local | I349   |
| North Parramatta | Stone kerb and gutter                                     | West arm Dunlop Street (both sides)   |   | Local | I353   |
| North Parramatta | Electrical substation                                     | 1A Dunlop Street  | Lot A, DP 385603  | Local | I350   |
| North Parramatta | Stone cottage (Parramatta TV and Video)                   | 4 Dunlop Street   | Lot 2, DP 71611   | Local | I351   |
| North Parramatta | Dunlop Street Group                                       | 14, 16 and 18 Dunlop Street   | Lot 1, DP 1085444; Lot 1, DP 999457; Lot 11, DP 1125842 | Local | I352   |
| North Parramatta | House   | 52 Fennell Street   | Lot 1, DP 770449  | Local | I354   |
| North Parramatta | All Saints' Cemetery                                      | 56 Fennell Street   | Lot 7043, DP 93837                                      | Local | I355   |
| North Parramatta | Single storey residence                                   | 58 Fennell Street   | SP 79107  | Local | I356   |
| North Parramatta | Timber cottage  | 62 Fennell Street   | Lot 1, DP 982169  | Local | I357   |
| North Parramatta | Stone kerbing and tree planting                           | Fleet Street (both sides)   |   | Local | I362   |
| North Parramatta | Stone fence   | Fleet and Albert Streets (east side—between 2B Fennell Street (Fleet Street face) and 4 Fleet Street) |   | Local | I358   |

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| North Parramatta                | Parramatta Girls' Training School (Norma Parker Correctional Centre) | 1A and 1C Fleet Street  | Lots 1 and 2, DP 862127  | State | 100811 |
| North Parramatta                | Heritage brick drain   | 1A, 1C and 5A Fleet Street, 1 Fennell Street and 73A O'Connell Street | Lots 1 and 2, DP 862127; Lot 3, DP 808447; Lot 2, DP 734689; Lot 102, DP 1056802 | Local | 1360   |
| North Parramatta (and Westmead) | Cumberland District Hospital (including Wisteria Gardens)            | 5A Fleet Street, North Parramatta; 1 Hainsworth Street, Westmead      | Lots 1 and 3, DP 808447  | State | 100820 |
| North Parramatta                | Two-storey residence   | 5 Galloway Street   | Lot 14, DP 1074720   | Local | 1363   |
| North Parramatta                | Single storey residence  | 7 Galloway Street   | Lot 1, DP 127064   | Local | 1364   |
| North Parramatta                | Cottage  | 18 Galloway Street  | Lot 1, DP 126883   | Local | 1365   |
| North Parramatta                | Timber cottages  | 22 and 24 Galloway Street   | Lots 4 and 5, DP 74123   | Local | 1366   |
| North Parramatta                | Nineteenth century cottages  | 25 and 27 Galloway Street   | Lot 1, DP 797795; Lot 1, DP 745095   | Local | 1367   |
| North Parramatta                | Timber cottage   | 26 and 28 Galloway Street   | Lots 2 and 3, DP 74123   | Local | 1368   |
| North Parramatta                | Timber cottage   | 30 Galloway Street  | Lot 1, DP 74123  | Local | 1369   |
| North Parramatta                | Residence  | 1 Gladstone Street  | Lot 1, DP 127040   | Local | 1370   |
| North Parramatta                | Residence  | 47-49 Gladstone Street  | SP 75463   | Local | 1647   |
| North Parramatta                | Single storey residence  | 46 Grose Street   | Lot B, DP 324806   | Local | 1371   |
| North Parramatta                | Single storey residence  | 54 Grose Street   | SP 71937   | Local | 1372   |
| North Parramatta                | Grose Manor  | 66-68 Grose Street  | SP 74650   | Local | 1373   |
| North Parramatta                | Single storey residence  | 80 Grose Street   | Lot 3, Section 31, DP 758829   | Local | 1374   |
| North Parramatta                | Stone cottage  | 6 Iron Street   | Lot 1, DP 542999   | Local | 1375   |

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| North Parramatta | Cottages                       | 24 Iron Street              | Lot 40, DP 1072531                    | Local | I376   |
| North Parramatta | Cottage                        | 26 Iron Street              | Lot 5, DP 979533                      | Local | I377   |
| North Parramatta | Timber cottage                 | 28 Iron Street              | Lot 6, DP 979533                      | Local | I378   |
| North Parramatta | Iron Street Group              | 34 and 36 Iron Street       | Lot 1, DP 84219;<br>Lot 1, DP 68611   | Local | I379   |
| North Parramatta | Single storey residence        | 8 Isabella Street           | Lot 3, DP 430258                      | Local | I380   |
| North Parramatta | Single storey residence        | 10 Isabella Street          | Lot 1, DP 904730                      | Local | I381   |
| North Parramatta | Single storey residence        | 12A Isabella Street         | Lot 1, DP 981895                      | Local | I382   |
| North Parramatta | Girraween                      | 14 Isabella Street          | Lot B, DP 382867                      | Local | I383   |
| North Parramatta | Single storey residence        | 25 Isabella Street          | SP 35485                              | Local | I384   |
| North Parramatta | Brick cottages                 | 65 and 67 O'Connell Street  | Lot 1, DP 995215;<br>Lot 2, DP 848537 | Local | I385   |
| North Parramatta | Parramatta Correctional Centre | 73 and 73A O'Connell Street | Lots 1 and 2, DP 734689               | State | I00812 |
| North Parramatta | Pair of cottages               | 84 and 86 O'Connell Street  | Lots 11 and 12, DP 867456             | Local | I387   |
| North Parramatta | Roman Catholic Cemetery        | 1 Pennant Hills Road        | Lot 1, DP 1111985                     | Local | I388   |
| North Parramatta | Horse trough                   | 1A Pennant Hills Road       | Lot 1, DP 724342                      | Local | I389   |
| North Parramatta | Reid Home—Burnside Homes Group | 61 Pennant Hills Road       | Lot 103, DP 1046771                   | Local | I390   |
| North Parramatta | Cottage                        | 168 Pennant Street          | Lot 11, DP 1156172                    | Local | I391   |
| North Parramatta | Fibro cottage                  | 2 Prince Street             | Lot 12, DP 979533                     | Local | I392   |
| North Parramatta | Victorian cottage              | 6 Prince Street             | Lot 14, DP 979533                     | Local | I393   |
| North Parramatta | Timber cottage                 | 36 Prince Street            | Lot 41, DP 4858                       | Local | I394   |

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| North Parramatta | Single storey residence                                | 59 Ross Street           | Lot 1, DP 965118             | Local | I396 |
| North Parramatta | Timber cottage   | 64 Ross Street           | Lot 1, DP 738584             | Local | I397 |
| North Parramatta | Conjoined residences and potential archaeological site | 66 and 68 Ross Street    | Lots A and B, DP 159275      | Local | I398 |
| North Parramatta | Chivendon and potential archaeological site            | 70 Ross Street           | Lot 1, DP 778857             | Local | I399 |
| North Parramatta | Timber cottage   | 80 Ross Street           | Lot 8, Section 32, DP 758829 | Local | I400 |
| North Parramatta | Timber cottages  | 15 and 17 Seville Street | Lots 1 and 2, DP 32684       | Local | I402 |
| North Parramatta | Timber cottage   | 16 Seville Street        | Lot A, DP 365801             | Local | I401 |
| North Parramatta | Stone cottage  | 28 Seville Street        | Lot 1, DP 797114             | Local | I403 |
| North Parramatta | Brick cottage  | 34 Seville Street        | Lot 1, DP 784980             | Local | I404 |
| North Parramatta | Timber cottage   | 8 Short Street           | Lot 1, DP 912319             | Local | I405 |
| North Parramatta | Timber cottage   | 10 Short Street          | Lot 1, DP 128373             | Local | I406 |
| North Parramatta | Cottage  | 14 Short Street          | Lot B, DP 346001             | Local | I407 |
| North Parramatta | Timber cottage   | 18 Short Street          | Lot 141, DP 1093042          | Local | I408 |
| North Parramatta | Timber cottage   | 20 Short Street          | Lot 1, DP 907345             | Local | I409 |
| North Parramatta | Semi-detached cottages                                 | 22 and 24 Short Street   | Lots 1 and 2, DP 32723       | Local | I410 |
| North Parramatta | Californian bungalow                                   | 26 Short Street          | Lot 12, DP 660575            | Local | I411 |
| North Parramatta | Bungalow   | 28 Short Street          | Lot 12, DP 1049837           | Local | I412 |
| North Parramatta | Bungalow   | 32 Short Street          | Lot 1, DP 216652             | Local | I413 |
| North Parramatta | Gate posts of former villa                             | 34 Sorrell Street        | SP 49244                     | Local | I414 |

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| North Parramatta | Two storey conjoined residences | 38 Sorrell Street                        | SP 140147                    | Local | I415   |
| North Parramatta | Timber cottage                  | 42 Sorrell Street                        | Lot 2, DP 614215             | Local | I416   |
| North Parramatta | Single storey residence         | 44 Sorrell Street                        | Lot 1, DP 999333             | Local | I417   |
| North Parramatta | Single storey residence         | 50 Sorrell Street                        | Lot 170, DP 1032931          | Local | I418   |
| North Parramatta | Single storey residence         | 52 Sorrell Street                        | Lot 10, DP 1008930           | Local | I419   |
| North Parramatta | Two storey residence            | 53 Sorrell Street                        | Lot 1, DP 19079              | Local | I420   |
| North Parramatta | Endrim                          | 54 Sorrell Street (corner Harold Street) | Lots 1-4, DP 218172          | State | I00379 |
| North Parramatta | Single storey residence         | 56 Sorrell Street                        | Lot 1, DP 329888             | Local | I422   |
| North Parramatta | Single storey residence         | 60 Sorrell Street                        | Lot 1, DP 995728             | Local | I423   |
| North Parramatta | Carinya                         | 62 Sorrell Street                        | Lot 1, DP 808392             | Local | I424   |
| North Parramatta | Single storey residence         | 63 Sorrell Street                        | Lot 1, DP 710827             | Local | I425   |
| North Parramatta | Single storey residence         | 64 Sorrell Street                        | Lot B, DP 154104             | Local | I426   |
| North Parramatta | Single storey residence         | 66 Sorrell Street                        | Lot 1, DP 1110247            | Local | I427   |
| North Parramatta | Single storey residence         | 68A Sorrell Street                       | Lot 4, Section 60, DP 758788 | Local | I428   |
| North Parramatta | Single storey residence         | 70 Sorrell Street                        | Lot A, DP 334894             | Local | I429   |
| North Parramatta | Single storey residence         | 72 Sorrell Street                        | Lot B, DP 334894             | Local | I430   |
| North Parramatta | Single storey residence         | 75 Sorrell Street                        | Lot 1, DP 430258             | Local | I431   |
| North Parramatta | Single storey residence         | 76 Sorrell Street                        | Lot 1, DP 122130             | Local | I432   |
| North Parramatta | Single storey residence         | 77 Sorrell Street                        | Lot 2, DP 430258             | Local | I433   |

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| North Parramatta | Single storey residence                          | 78 Sorrell Street                        | Lot 1, DP 1111931   | Local | I434 |
| North Parramatta | Conjoined residence                              | 79 and 81 Sorrell Street                 | Lots 1 and 2, DP 537284   | Local | I435 |
| North Parramatta | Single storey residence                          | 80 Sorrell Street                        | Lot 1, DP 905232  | Local | I436 |
| North Parramatta | Single storey residence                          | 82 Sorrell Street                        | Lot 3B, DP 408317   | Local | I437 |
| North Parramatta | Conjoined residences and single storey residence | 86-90 Sorrell Street                     | Lots 1-3, SP 64711  | Local | I438 |
| Northmead        | Toongabbie Creek                                 | 2C Allambie Avenue                       | Lot 7011, DP 1028212  | Local | I439 |
| Northmead        | Cottage  | 31 Glenn Avenue                          | Lot 6, DP 27011   | Local | I441 |
| Northmead        | Cottages   | 4 and 6 Hammers Road                     | Lots 8 and 9, DP 7339   | Local | I442 |
| Northmead        | Hammer's Cottage                                 | 11-13 Harrison Street                    | Lot 11, DP 818598   | Local | I443 |
| Northmead        | Cottage  | 72 Kleins Road                           | Lot 84, DP 19717  | Local | I444 |
| Northmead        | Former tramway pier                              | 1D Redbank Road (adjacent)               |   | Local | I445 |
| Northmead        | Cottage  | 22A Redbank Road                         | Lot 191, DP 829012  | Local | I446 |
| Northmead        | House  | 15 Thomas Street                         | Lots 6 and 7, DP 9330   | Local | I447 |
| Northmead        | Moxham Park                                      | 19, 21, 21A, 21B and 21C Whitehaven Road | Lots 156 and 157, DP 20782; Lots 30 and 33, DP 226756; Lot 6, DP 239271; Lot 7013, DP 1028225; Part Lot 37, DP 752058; Lots 7300 and 7301, DP 1145172 | Local | I448 |
| Northmead        | Road structures                                  | 21B and 21C Whitehaven Road              | Lots 7300 and 7301, DP 1145172  | Local | I648 |
| Northmead        | Single storey residence                          | 64 Windsor Road                          | Lot G, DP 371732  | Local | I449 |
| Northmead        | Timber cottages                                  | 114 and 116 Windsor Road                 | Lots 4 and 5, DP 7790   | Local | I450 |
| Northmead        | Former Moxham Quarry                             | 166A Windsor Road                        | Lot 939, DP 1176567   | Local | I752 |

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| Oatlands       | Oatlands House                                      | 42 Bettington Road   | Lot 1, DP 508441  | Local | I451   |
| Oatlands       | War Memorial Home                                   | 96 Pennant Hills Road  | Lot 1001, DP 718083   | Local | I452   |
| Oatlands       | Church College                                      | 216 Pennant Hills Road   | Lot 1, DP 611214  | Local | I453   |
| Old Toongabbie | Joseph Knox Cottage                                 | 54 Binalong Road   | Lot 2, DP 703749  | Local | I455   |
| Old Toongabbie | Toongabbie Public School                            | 59 Fitzwilliam Road  | Lots 1-3, DP 795072   | Local | I456   |
| Old Toongabbie | Old Toongabbie Uniting Church                       | 271 Old Windsor Road   | Lot 1, DP 196553  | Local | I458   |
| Parramatta     | Convict drain                                       | 1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126-130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street | Lots 101 and 102, DP 1110883; Lots 10 and 12, DP 856102; Lot 1, DP 791300; Lot 100, DP 607789, SP 19718, SP 74416; Lot 12, DP 1095329; Lot 3, DP 218510; Lot H, DP 405846; Lot 1, DP 628809; Lot 1, DP 626765; Lot 2, DP 877035; Lot 1, Section 26, DP 758829, SP 75329; Lot 226, DP 1103494; Lot 1, DP 1098507; Lot 2, DP 607011 | Local | I647   |
| Parramatta     | Cottages (and potential archaeological site)        | 1 and 3 Barrack Lane (rear of 80-100 Macquarie Street)   | Lots 101 and 102, DP 1110883  | Local | I718   |
| Parramatta     | Warders cottages                                    | 1 and 3 Barrack Lane (rear of 80-100 Macquarie Street)   | Lots 101 and 102, DP 1110883  | State | I00709 |
| Parramatta     | Single storey cottage                               | 11 Betts Street  | Lot 1, DP 849351  | Local | I459   |
| Parramatta     | Chadwick Guest House (former Amwell)                | 6 Boundary Street  | Lot 45, DP 868115   | Local | I460   |
| Parramatta     | Lennox House (and adjoining brick wall on footpath) | 39 Campbell Street (and adjoining brick wall on footpath)  | Lot 1, DP 83294   | State | I00751 |



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| Parramatta | Masonic centre   | 47 Campbell Street  | Lot 7, DP 67534  | State | 1648   |
| Parramatta | Carrington Street Group  | 9, 11, 13 and 15 Carrington Street  | Lot 1, DP 1061211;<br>Lot 1, DP 198372;<br>Lot 13, DP 1088354; Lot 15, DP 866740   | Local | 1461   |
| Parramatta | Shop (former fire station)   | 140 Church Street   | SP 78606   | Local | 1649   |
| Parramatta | Parramatta Town Hall (and potential archaeological site)               | 182 Church Street   | Part Lot 1, DP 791300  | Local | 1650   |
| Parramatta | Bicentennial Square and adjoining buildings                            | 188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street | Lot 23, DP 651527; Lot 1, DP 1158833; Lot 7046, DP 93896; Lot L, DP 15108; Lot M, DP 15108   | Local | 1651   |
| Parramatta | Murrays' Building (and potential archaeological site)                  | 188 Church Street (south east corner)   | Lot 23, DP 651527  | Local | 1652   |
| Parramatta | St John's Anglican Cathedral   | 195 Church Street   | Part Lot 1 and Part Lot 2, DP 1110057  | State | 101805 |
| Parramatta | St John's Parish Hall  | 195 Church Street   | Part Lot 1 and Part Lot 2, DP 1110057  | Local | 1713   |
| Parramatta | Warden's cottage (verger's cottage)                                    | 195 Church Street (adjacent to 45 Hunter Street)  | Part Lot 2, DP 1110057   | Local | 1653   |
| Parramatta | Centennial Memorial Clock  | Bicentennial Square (opposite 196 Church Street)  |  | Local | 1654   |
| Parramatta | Shop (and potential archaeological site)                               | 197 Church Street   | Lot 1, DP 710335   | Local | 1655   |
| Parramatta | Horse parapet facade (and potential archaeological site)               | 198-216 Church Street and 38-46 Macquarie Street  | Lot 1, DP 89790;<br>Lot 1, DP 89558;<br>Lot 1, DP 72798;<br>Lot 1, DP 650150;<br>Lots A and B, DP 404724; Lot 2, DP 627838; Lot 83, DP 1136983, SP 68158 | Local | 1656   |
| Parramatta | Telstra House (former post office) (and potential archaeological site) | 211 Church Street (93-93a Marsden Street)   | Lot 1, DP 578322; Lots 100 and 101, DP 1052788   | Local | 1657   |

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| Parramatta | HMV (former Commonwealth Bank) (and potential archaeological site)                 | 215 Church Street                           | Lot E, DP 15013  | Local | 1658 |
| Parramatta | Former courthouse wall and sandstone cellblock (and potential archaeological site) | 223 and 235 Church Street                   | Lots 1 and 2, DP 205570; Lot 1, DP 329431                              | Local | 1659 |
| Parramatta | Parramatta House (and potential archaeological site)                               | 243 Church Street                           | Lot 1, DP 74622  | Local | 1660 |
| Parramatta | Shop   | 253 Church Street                           | Lot B, DP 380265   | Local | 1661 |
| Parramatta | Shop   | 255 Church Street                           | Lot 1, DP 587804   | Local | 1662 |
| Parramatta | Shop (and potential archaeological site)   | 257, 259 and 261 Church Street              | Lots 5 and 8, DP 239534; Lot 2, DP 527452                              | Local | 1663 |
| Parramatta | Shops and offices  | 263-265 Church Street                       | Lot 1, DP 136333   | Local | 1664 |
| Parramatta | Westpac Bank   | 264 Church Street (corner of George Street) | Lot 1, DP 952497   | Local | 1665 |
| Parramatta | Shop (and potential archaeological site)   | 267 Church Street                           | Lots 1 and 2, DP 400078  | Local | 1666 |
| Parramatta | Shop (and potential archaeological site)   | 269 Church Street                           | Lot C, DP 185864   | Local | 1667 |
| Parramatta | Shop (and potential archaeological site)   | 273 Church Street                           | Lot B, DP 324965   | Local | 1668 |
| Parramatta | Shops (and potential archaeological site)  | 275 and 277 Church Street                   | Lot 2, DP 709743; Lot 2, DP 331350; Lot E, DP 340000                   | Local | 1669 |
| Parramatta | Shop, office (and potential archaeological site)                                   | 279 Church Street                           | Lot 10, DP 733123  | Local | 1670 |
| Parramatta | Shop   | 281 Church Street                           | Lot 3, DP 610555   | Local | 1671 |
| Parramatta | Sandstone and brick wall   | 286 (rear), 288 and 290 Church Street       | Lot 1, DP 210616; Lot 1, DP 128501; Lot 5, DP 516126; Lot 2, DP 216665 | Local | 1672 |
| Parramatta | Shop   | 287 Church Street                           | Lot 5, DP 25055  | Local | 1673 |
| Parramatta | Shop   | 289 Church Street                           | Lot 4, DP 25055  | Local | 1674 |

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| Parramatta | Shop   | 291 Church Street                          | Lot 3, Section 24, DP 25055                  | Local | 1675   |
| Parramatta | Shop   | 293 Church Street                          | Lot 2, DP 25055                              | Local | 1676   |
| Parramatta | Shop (and potential archaeological site)   | 302 Church Street                          | Part Lot 1, DP 211499                        | Local | 1677   |
| Parramatta | Former ANZ Bank (and potential archaeological site)                              | 306 Church Street                          | Lot 10, DP 65743                             | Local | 1678   |
| Parramatta | Shop   | 311-315 Church Street                      | Lot C, DP 161817; Lot 1, DP 739012           | Local | 1679   |
| Parramatta | Shop   | 317 Church Street                          | Lot 1, DP 87514                              | Local | 1680   |
| Parramatta | Shop   | 321 Church Street                          | Lot 10, DP 541902                            | Local | 1681   |
| Parramatta | Shop   | 325 and 327 Church Street                  | Lot 1, DP 784451; Lot 6, DP 539787           | Local | 1682   |
| Parramatta | Former David Jones department store  | 330 Church Street                          | Lots 2 and 3, DP 788637; Lot 101, DP 1031459 | Local | 1683   |
| Parramatta | Lennox Bridge  | Adjacent to 339, 340 and 351 Church Street |  | State | 100750 |
| Parramatta | Alfred Square (and potential archaeological site)                                | 353D Church Street                         | Lot 1, DP 724837                             | Local | 1686   |
| Parramatta | St Peter's Uniting Church and studio theatre (and potential archaeological site) | 356 Church Street                          | Lot B, DP 154618                             | Local | 1687   |
| Parramatta | Anthony Malouf and Co  | 366 Church Street                          | Lot A, DP 90292                              | Local | 1690   |
| Parramatta | Royal Oak Hotel and stables (and potential archaeological site)                  | 387 Church Street                          | Lot 1, DP 85794                              | Local | 1691   |
| Parramatta | Stable (and potential archaeological site)                                       | 419-423 Church Street                      | SP 17206                                     | Local | 1698   |
| Parramatta | Shop   | 446 Church Street                          | Lot 1, DP 204902                             | Local | 1692   |
| Parramatta | Commercial building  | 448 Church Street                          | Lot 1, DP 70506                              | Local | 1693   |
| Parramatta | Bicycle shop   | 458 Church Street                          | Lot 711, DP 1085446                          | Local | 1694   |

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| Parramatta | Former bakery (and potential archaeological site)         | 476 Church Street     | Lot 3, DP 741890  | Local | 1695   |
| Parramatta | Llonells  | 1 Cowper Street       | Lot 1, DP 935059  | Local | 1696   |
| Parramatta | Jeshyron  | 3 Cowper Street       | Lot 1, DP 935060  | Local | 1697   |
| Parramatta | Debsmor   | 6 Crimea Street       | Lot 4, Section 10, DP 939772  | Local | 1462   |
| Parramatta | Elaine  | 12 Crimea Street      | Lot 7, Section 10, DP 939772  | Local | 1463   |
| Parramatta | Cottage   | 25 Crimea Street      | Lot 19, DP 78350  | Local | 1464   |
| Parramatta | Cottage   | 26 Crimea Street      | Lot 14, Section 10, DP 939772   | Local | 1465   |
| Parramatta | Parramatta Railway Station                                | 3 and 21 Darcy Street | Part Lot 1, DP 733457; Part Lot 1, DP 1116940; Part Lot 2, DP 1158833 | State | 100696 |
| Parramatta | Italianate villa cottage                                  | 16 Denison Street     | Lot 1, DP 513422  | Local | 1466   |
| Parramatta | Cottage   | 8 Dixon Street        | Lot 1, DP 996612  | Local | 1467   |
| Parramatta | All Saints Parochial School                               | 27 Elizabeth Street   | Lot 100, DP 786056  | Local | 1469   |
| Parramatta | All Saints Hall   | 27 Elizabeth Street   | Lot 100, DP 786056  | Local | 1552   |
| Parramatta | Single storey residence and potential archaeological site | 30 Elizabeth Street   | Lot 1, DP 89618   | Local | 1470   |
| Parramatta | Single storey residence                                   | 2 Fennell Street      | Lot 2, DP 622114  | Local | 1471   |
| Parramatta | Single storey residence                                   | 4 Fennell Street      | Lot 3, DP 622114  | Local | 1472   |
| Parramatta | Single storey residence                                   | 9 Fennell Street      | Lot 1, DP 877744  | Local | 1473   |
| Parramatta | Single storey residence                                   | 11 Fennell Street     | Lot 2, DP 877744  | Local | 1474   |
| Parramatta | Single storey residence                                   | 12 Fennell Street     | Lots 1 and 2, DP 794765   | Local | 1475   |
| Parramatta | Single storey residence                                   | 16 Fennell Street     | Lot 1, DP 781306  | Local | 1476   |

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| Parramatta | Single storey residence   | 18 Fennell Street               | Lot 18, DP 738160                       | Local | I477   |
| Parramatta | Conjoined residences  | 20 and 22 Fennell Street        | Lot 1, DP 127721;<br>Lot 1, DP 127722   | Local | I479   |
| Parramatta | Single storey residence   | 21 Fennell Street               | Lot 1, DP 199932                        | Local | I480   |
| Parramatta | Single storey residence   | 24 Fennell Street               | Lot 1, DP 770721;<br>Lot 103, DP 575238 | Local | I481   |
| Parramatta | Court house tower   | 12 George Street                | Section 20<br>Townmap                   | Local | I699   |
| Parramatta | Former Rural Bank   | 16 George Street                | Lot 1, DP 68450                         | Local | I700   |
| Parramatta | Marsdens Building<br>(and potential archaeological site)                    | 17 George Street                | Lot 1, DP 598663                        | Local | I701   |
| Parramatta | Woolpack Hotel (and potential archaeological site)                          | 19 George Street                | Lot 1, DP 74937                         | Local | I702   |
| Parramatta | Shops (and potential archaeological site)                                   | 41-59 George Street             | Lot 10, DP 858392                       | Local | I703   |
| Parramatta | Civic Arcade (former theatre) (and potential archaeological site)           | 48 George Street                | Lots 1-79, SP 159                       | Local | I704   |
| Parramatta | Dr Pringle's Cottage  | 52 George Street                | SP 21427                                | Local | I705   |
| Parramatta | Roxy Cinema   | 69 George Street                | Lots 1 and 2, DP 76080                  | State | I00711 |
| Parramatta | Perth House,<br>Moreton Bay fig tree<br>(and potential archaeological site) | 85 George Street                | SP74416                                 | State | I00155 |
| Parramatta | Shop and office (and potential archaeological site)                         | 90 George Street                | Lot 10, DP 860245                       | State | I00278 |
| Parramatta | Tara (also known as Ellengowan)   | 153 George Street               | Lot 1, DP 182726                        | Local | I483   |
| Parramatta | Trees in median strip   | 167 George Street<br>(opposite) |   | Local | I484   |
| Parramatta | Bulimba   | 169 George Street               | Lot 2, Section S, DP 1249               | Local | I485   |
| Parramatta | Cottage   | 173 George Street               | Lot 4, Section S, DP 1249               | Local | I486   |

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| Parramatta | Harrisford (and potential archaeological site)                         | 182 George Street                                       | Lot 1, DP 59495   | State | I00248 |
| Parramatta | Gasworks Bridge  | 196 George Street (adjacent)                            |   | Local | I487   |
| Parramatta | HMAS Parramatta shipwreck and memorials                                | 198 George Street                                       | Lot 1, DP 128847  | State | I01676 |
| Parramatta | Queen's Wharf Reserve and stone wall and potential archaeological site | 198 George Street                                       | Lot A, DP 444716;<br>Lot A, DP 959111;<br>Lot 1, DP 126881;<br>Lot 1, DP 128847;<br>Lot 1, DP 909045;<br>Lots 1-3, DP 1151643 | Local | I489   |
| Parramatta | Residential flats and houses   | 200, 202, 204, 208, 212, 214, 216 and 220 George Street | Lots 18-20 and 22-25, DP 35895;<br>Lots 28 and 29, DP 504954; Lot 25, DP 35969  | Local | I490   |
| Parramatta | House  | 3 Grandview Street                                      | Lots 63 and 64, DP 8016   | Local | I491   |
| Parramatta | House  | 12-14 Grandview Street                                  | SP 54665  | Local | I492   |
| Parramatta | Veterinary surgery   | 41 Great Western Highway                                | Lot 1, DP 505299  | Local | I493   |
| Parramatta | Milestone  | 93 Great Western Highway (adjacent)                     |   | Local | I494   |
| Parramatta | Conjoined residences   | 1 Grose Street  | Part Lot 1, DP 1117917  | Local | I495   |
| Parramatta | Conjoined residences   | 15 and 17 Grose Street                                  | Lots 1 and 2, DP 587980   | Local | I496   |
| Parramatta | Single storey residence and potential archaeological site              | 19 Grose Street   | Lot 3, DP 587980  | Local | I497   |
| Parramatta | Single storey residence  | 20 Grose Street   | Lot 1, DP 87837   | Local | I498   |
| Parramatta | Single storey residence  | 22 Grose Street   | Lot 2, DP 82226   | Local | I499   |
| Parramatta | Single-storey residence  | 32 Grose Street   | Lot 32, DP 1102754  | Local | I706   |

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| Parramatta | Single storey residence and potential archaeological site | 44 Grose Street                                     | Lot 5, DP 62376   | Local | 1500   |
| Parramatta | Single storey residence                                   | 2 Harold Street                                     | Lot 1, DP 816239  | Local | 1501   |
| Parramatta | Single storey residence                                   | 15 Harold Street                                    | Lot Y, DP 403388  | Local | 1502   |
| Parramatta | Semi-detached cottages                                    | 23 and 25 Hassall Street                            | Lots 1 and 2, DP 218476                                   | Local | 1708   |
| Parramatta | Commercial Hotel  | 24 Hassall Street (corner of Station Street East)   | Lot 23, DP 746354   | Local | 1707   |
| Parramatta | Hambledon Cottage and all trees                           | 47 Hassall Street                                   | Lots 2 and 3, DP 391496                                   | Local | 1504   |
| Parramatta | Two-storey residence                                      | 42 High Street                                      | Lot 1, DP 1003369;<br>Lot 1, DP 81523;<br>Lot 1, DP 81603 | Local | 1709   |
| Parramatta | Attached houses   | 49 and 51 High Street                               | Lot 2, DP 530845;<br>Lot B, DP 388388                     | Local | 1710   |
| Parramatta | Single-storey residence                                   | 65 High Street                                      | Lot 48, Section 1, DP 976; Lot 1, DP 576223               | Local | 1711   |
| Parramatta | Single-storey residence                                   | 67 High Street                                      | Lot B, DP 421597  | Local | 1712   |
| Parramatta | Redcoats' Mess House (and potential archaeological site)  | 2 Horwood Place                                     | SP 21574  | State | 100218 |
| Parramatta | Two-storey residence                                      | 41 Hunter Street                                    | Lot 1, DP 27310   | Local | 1714   |
| Parramatta | Timber cottage  | 34 Inkerman Street                                  | Lot 10, DP 1098184  | Local | 1505   |
| Parramatta | Cottage   | 40 Inkerman Street                                  | Lot 1, DP 68754   | Local | 1506   |
| Parramatta | Boundary Stone  | James Ruse Drive—under bridge (north bank of river) |   | Local | 1507   |
| Parramatta | Cottage   | 5 Lansdowne Street                                  | Lot 280, DP 136257  | Local | 1508   |
| Parramatta | Cottage   | 19 Lansdowne Street                                 | Lot 14, DP 1620   | Local | 1509   |
| Parramatta | Cottage   | 29 Lansdowne Street                                 | Lot 9, DP 1620  | Local | 1510   |

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| Parramatta | Cottage  | 35 Lansdowne Street     | Lot 6, DP 1620                             | Local | 1511 |
| Parramatta | Semi-detached cottage  | 41-43 Lansdowne Street  | Lot 21, DP 12623                           | Local | 1512 |
| Parramatta | Semi-detached cottages   | 49 Lansdowne Street     | Lot 19, DP 12623                           | Local | 1715 |
| Parramatta | Pair of cottages   | 1 and 3 Lennox Street   | Lots 1 and 2, DP 501508                    | Local | 1513 |
| Parramatta | Kia Ora (and potential archaeological site)                    | 62-64 Macquarie Street  | Lot AY, DP 400258                          | Local | 1716 |
| Parramatta | Convict barracks wall  | 80-100 Macquarie Street | Lot 65, Section 17, DP 758829              | Local | 1717 |
| Parramatta | Leigh Memorial Uniting Church                                  | 119 Macquarie Street    | Lot 1, DP 628809                           | Local | 1719 |
| Parramatta | Arthur Phillip High School (and potential archaeological site) | 175 Macquarie Street    | Lots 1 and 2, DP 115296                    | Local | 1720 |
| Parramatta | House/ Industrial  | 9 Marion Street         | Lot 10, DP 1138238                         | Local | 1721 |
| Parramatta | Single-storey residence  | 11 Marion Street        | Lot 1, DP 574174                           | Local | 1722 |
| Parramatta | Residence—Mona   | 13 Marion Street        | Lot 1, DP 528361                           | Local | 1723 |
| Parramatta | Attached house and office                                      | 17 Marion Street        | Lot 1, DP 600258                           | Local | 1724 |
| Parramatta | Single-storey residence  | 20 Marion Street        | Lot 51, DP 1187894                         | Local | 1725 |
| Parramatta | Attached house and office                                      | 23 Marion Street        | Lot 5, Section 1, DP 976                   | Local | 1726 |
| Parramatta | Single-storey residence  | 26 Marion Street        | Lot 2, DP 909383                           | Local | 1727 |
| Parramatta | Single-storey residence  | 28 Marion Street        | Lot 1, DP 966322                           | Local | 1728 |
| Parramatta | Single-storey residence  | 29 Marion Street        | Lot 8, Section 1, DP 976; Lot 1, DP 345868 | Local | 1729 |
| Parramatta | Single-storey residence  | 31 Marion Street        | Lot 9, DP 128787                           | Local | 1730 |
| Parramatta | Single-storey residence  | 37 Marion Street        | Lot 12, Section 1, DP 976                  | Local | 1731 |



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| Parramatta | St Patrick's Cathedral, presbytery and precinct (and potential archaeological site) | 1 Marist Place                       | Lot 1, DP 1034092                                    | State | 100238           |
| Parramatta | Parramatta Dam archaeological site weir   | Marsden Street                       |  | Local | 1732             |
| Parramatta | Single storey residence   | 38 Marsden Street                    | Lot 11, DP 857554                                    | Local | 1515             |
| Parramatta | Former bakery   | 40 Marsden Street                    | Lots 1 and 2, SP 54003                               | Local | 1516             |
| Parramatta | Single storey residences  | 44, 46, 48 and 50 Marsden Street     | Lots A-D, DP 447479                                  | Local | 1517             |
| Parramatta | Conjoined residences  | 56 and 58 Marsden Street             | Lots 1 and 2, DP 547259                              | Local | 1518             |
| Parramatta | Cottages  | 74 and 76 Marsden Street             | Lots 1 and 2, DP 252560                              | Local | 1519             |
| Parramatta | Single storey residences  | 78, 80, 82, 84 and 86 Marsden Street | Lots A-C, DP 337174; Lots 38 and 39, DP 37678        | Local | 1520             |
| Parramatta | Brislington property, Moreton Bay fig tree (and potential archaeological site)      | 164 Marsden Street                   | Part Lot 21 and Lot 23, DP 1173876                   | State | 100059<br>100828 |
| Parramatta | Macarthur House   | 8 Melville Street                    | Lots 1, 2 and 4, DP 228839                           | State | 100050           |
| Parramatta | Wavertree   | 10 New Zealand Street                | Lot 3, DP 211226                                     | Local | 1522             |
| Parramatta | Residential flats and houses  | 1, 3, 5, 11 and 17 Noller Parade     | Lot 31, DP 521965; Lots 12-14, and 17, DP 35895      | Local | 1523             |
| Parramatta | Oak Street cottage group  | 6, 8, 10 and 12 Oak Street           | Lots 161 and 162, DP 229139; Lots A and B, DP 412714 | Local | 1524             |
| Parramatta | Parramatta Park and old government house  | O'Connell Street                     | Lot 369, DP 752058; Lots 7054 and 7055, DP 1074335   | State | 100596           |
| Parramatta | St John's Anglican Cemetery   | 1 O'Connell Street                   | Lot 5, DP 1023282                                    | State | 100049           |

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| Parramatta | Travellers' Rest Inn Group (and potential archaeological site)              | 14 O'Connell Street and 16 Hunter Street                    | Lot 14, DP 861082; Lot 2, DP 234243         | State | 100748           |
| Parramatta | Marsden Rehabilitation Centre (and potential archaeological site)           | 24 and 24A O'Connell Street and 3 Marist Place              | Lot 1, DP 1112822; Lots 3 and 4, DP 1132683 | State | 100826<br>100771 |
| Parramatta | Avondale  | 25 O'Connell Street   | SP 22154                                    | State | 100239           |
| Parramatta | Roseneath and potential archaeological site                                 | 40 O'Connell Street   | Lot 1, DP 34629                             | State | 100042           |
| Parramatta | Single storey residence   | 50 O'Connell Street (formerly 6, 8, 10 and 12 Grose Street) | Lot 1, DP 1103632                           | Local | 1527             |
| Parramatta | Hollywood   | 62 O'Connell Street   | Lot 1, DP 69481                             | Local | 1528             |
| Parramatta | Single storey residence   | 72 O'Connell Street   | Lot 1, DP 719302                            | Local | 1529             |
| Parramatta | Dorislea  | 74 O'Connell Street   | Lot 11, DP 802292                           | Local | 1530             |
| Parramatta | Residence   | 76 O'Connell Street   | Lot 1, DP 127053                            | Local | 1531             |
| Parramatta | Charles Street Weir   | Parramatta River (adjacent to Charles Street)               |   | Local | 1733             |
| Parramatta | Cumberland Hospital Weir  | Parramatta River (adjacent to 1A and 5A Fleet Street)       |   | Local | 1734             |
| Parramatta | Wetlands  | Parramatta River  |   | Local | 1735             |
| Parramatta | Former St Andrew's Uniting Church, hall (and potential archaeological site) | 2 Phillip Street (corner of Marsden Street)                 | Lots 1 and 2, DP 986344                     | Local | 1736             |
| Parramatta | Willow Grove (and potential archaeological site)                            | 34 Phillip Street   | Lot 1, DP 569139                            | Local | 1737             |
| Parramatta | St George's Terrace (and potential archaeological site)                     | 44 Phillip Street   | Lot 1, DP 742271                            | Local | 1738             |
| Parramatta | Barnaby's Restaurant (and potential archaeological site)                    | 64 and 66 Phillip Street                                    | Lot 3, DP 591970; Lots 1 and 2, DP 128452   | Local | 1739             |

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| Parramatta | Office (and potential archaeological site)                 | 68A and 70 Phillip Street   | Lot 36, DP 1104223; SP 18038                                       | Local | 1740   |
| Parramatta | Timber cottages  | 2, 4, 6, 8 and 10 Purchase Street                                       | Lots 1 and 2, DP 170909; Lots 1 and 2, DP 115224; Lot E, DP 172693 | Local | 1532   |
| Parramatta | Stone wall   | Between Rangihou Crescent and Macarthur Street (adjacent to river bank) |  | Local | 1533   |
| Parramatta | Palms  | 5, 7 and 9 Rangihou Crescent (rear)                                     | Lots 4-6, DP 27317   | Local | 1534   |
| Parramatta | Sherbrooke   | 4 Rosehill Street   | Lots 5-7, DP 19710   | Local | 1535   |
| Parramatta | Cottage  | 10 Rosehill Street  | Lot 3, DP 737607   | Local | 1536   |
| Parramatta | Cottage  | 12 Rosehill Street  | Lot 1, DP 1015895; Lot A, DP 155249                                | Local | 1537   |
| Parramatta | Dorella  | 14 Rosehill Street  | Lot B, DP 155249   | Local | 1538   |
| Parramatta | Single storey residence and potential archaeological site  | 2 Ross Street   | Lot 1, DP 935003   | Local | 1539   |
| Parramatta | Conjoined residence  | 4 Ross Street   | Lot 46, DP 623060  | Local | 1540   |
| Parramatta | Lurlinea and potential archaeological site                 | 8-10 Ross Street  | Lot 1, DP 1020554  | Local | 1541   |
| Parramatta | Electricity substation (and potential archaeological site) | 11c Ross Street   | Lot 2, DP 234466   | Local | 1741   |
| Parramatta | Single-storey residence                                    | 14 Ross Street  | Lot B, DP 439568   | Local | 1742   |
| Parramatta | Wine bar bistro  | 16 Ross Street  | Lot 1, DP 834630   | Local | 1743   |
| Parramatta | 1st/15th Royal NSW Lancer Museum collection                | 2 Smith Street  | Lot 396, DP 39627  | State | 101824 |
| Parramatta | Lancer Barracks group                                      | 2 Smith Street  | Lot 396, DP 39627  | Local | 1751   |
| Parramatta | Two-storey residence                                       | 1 Station Street West   | Lot 34, Section 1, DP 976  | Local | 1744   |
| Parramatta | Single-storey residence                                    | 7 Station Street West   | Lot 31, Section 1, DP 976  | Local | 1745   |

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| Parramatta | Median   | Thomas Street (east end)                       |  | Local | 1546   |
| Parramatta | Newlands gates and trees   | 9 Thomas Street                                | Lots 1 and 2, DP 797543  | Local | 1544   |
| Parramatta | Broughton House  | 43A Thomas Street                              | Lot 2, DP 548376   | State | 101302 |
| Parramatta | Compax   | 1 Trott Street                                 | Lot 1, DP 127700   | Local | 1547   |
| Parramatta | Carlota  | 3 Trott Street                                 | Lot 1, DP 616000   | Local | 1548   |
| Parramatta | Weatherboard cottage   | 9 Trott Street                                 | Lots 1-3, DP 136317  | Local | 1549   |
| Parramatta | Horse trough   | Victoria Road (adjacent to 353a Church Street) |  | Local | 1747   |
| Parramatta | Convent of Our Lady of Mercy and associated buildings                      | 2, 4 and 6 Victoria Road                       | Lot 1, DP 301995; Lot 14, DP 498; Lot 2, DP 301995; Lot 4, DP 68819; Lots 3 and 5-9, DP 758788 | Local | 1550   |
| Parramatta | Rose and Crown Hotel (and potential archaeological site)                   | 11 Victoria Road (corner of Sorrell Street)    | Lot 1, DP 67120  | Local | 1746   |
| Parramatta | All Saints Church  | 21 Victoria Road (corner Elizabeth Street)     | Lot 101, DP 786056   | Local | 1551   |
| Parramatta | Dunblane   | 63 Victoria Road                               | Lot 1, DP 997613   | Local | 1553   |
| Parramatta | Canberra and Roach Manor   | 65 and 67 Victoria Road                        | Lots 1 and 2, DP 604175  | Local | 1554   |
| Parramatta | Clyde Carlingford Rail Bridge abutments                                    | 171 Victoria Road (adjacent)                   |  | Local | 1555   |
| Parramatta | UWS Parramatta Campus (former Rydalmere Hospital and Female Orphan School) | 171 Victoria Road                              | Lots 100 and 101, DP 816829  | State | 100749 |
| Parramatta | Single storey residence  | 1 Villiers Street                              | Lot 4, DP 587980   | Local | 1557   |
| Parramatta | Single storey residence  | 3 Villiers Street                              | Lot 1, DP 127026   | Local | 1558   |
| Parramatta | Attached houses  | 21 Wentworth Street                            | Lot 7, DP 555797; Lot 5, DP 531926   | Local | 1748   |
| Parramatta | Single-storey shop   | 105 Wigram Street                              | Lot 101, DP 789695   | Local | 1749   |

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| Parramatta                | Attached houses                               | 113 and 115 Wigram Street   | Lots X and Y, DP 403345   | Local | 1750   |
| Pendle Hill               | Californian bungalow                          | 9 Bago Street   | Lots 62 and 63, DP 16020  | Local | 1559   |
| Rosehill (and Parramatta) | Public reserve associated with Elizabeth Farm | 72 Alice Street, Rosehill; 105A and 105B Alfred Street and 96 Arthur Street, Parramatta | Lot C, DP 411727; Lots A and C, DP 363845; Lot 5, DP 26507  | State | 100285 |
| Rosehill                  | Elizabeth Farm House                          | 70 Alice Street   | Lot D, DP 411727  | State | 100001 |
| Rosehill                  | Victorian cottage                             | 45 Eleanor Street   | Lot 10, DP 11195  | Local | 1564   |
| Rosehill                  | Eleanor Street Group                          | 57, 59, 61, 63, 65, 67, 69, 71, 73 and 75 Eleanor Street                                | Lot 1, DP 970441; Lot 1, DP 982772; Lot 1, DP 936955; Lot X, DP 399671; Lot 2, DP 115056; Lots 17Y, 18, 19, 20A and 20B, Section E, DP 1249 | Local | 1565   |
| Rosehill                  | House   | 137 Good Street   | Lot A, DP 335934  | Local | 1652   |
| Rosehill                  | Brick house                                   | 139 Good Street   | Lot 1, DP 981538  | Local | 1567   |
| Rosehill                  | Two-storey residence                          | 144 Good Street   | Lot B, DP 324294  | Local | 1568   |
| Rosehill                  | Cottage                                       | 148 Good Street   | Lots 1 and 3, DP 961250   | Local | 1569   |
| Rosehill                  | Rosehill Public School                        | 22 Prospect Street  | Lot 1, DP 572480; Lots 1, 2 and 6-15, DP 1249; Lot 20, DP 1775; Lots 4 and 8, DP 6355   | Local | 1570   |
| Rosehill                  | Single storey residence                       | 23 Prospect Street  | Lot 9, DP 6518  | Local | 1571   |
| Rosehill                  | Single storey residence                       | 25 Prospect Street  | Lot 10, DP 6518   | Local | 1572   |
| Rosehill                  | Camden  | 60 Prospect Street  | Lot C, DP 337810  | State | 100250 |
| Rosehill                  | Comfort Lodge                                 | 62 Prospect Street  | Lot C, DP 330938  | State | 100283 |
| Rosehill                  | Capral Aluminium                              | 3-11 Shirley Street   | Lot 2, DP 864567  | Local | 1575   |
| Rosehill                  | RTA Depot                                     | 1B and 5 Unwin Street   | Lots 201 and 202, DP 870298   | Local | 1576   |
| Rosehill                  | Single-storey bungalow                        | 34 Weston Street  | Lot 17, DP 4630   | Local | 1577   |

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| Rydalmere       | Single storey residence                           | 40 Calder Road  | Lot 1, DP 201919   | Local | 1580 |
| Rydalmere       | Single storey residence                           | 53 Calder Road  | Lot C, DP 376880   | Local | 1581 |
| Rydalmere       | Florence  | 76 Calder Road  | Lot A, DP 386346   | Local | 1582 |
| Rydalmere       | Single storey residence                           | 92 Calder Road  | Lot 4, DP 26544  | Local | 1583 |
| Rydalmere       | House   | 46 Crowgey Street   | Lot 136, DP 12523  | Local | 1584 |
| Rydalmere       | Upjohn House                                      | 59 Kirby Street   | Lot 20, DP 855339  | Local | 1585 |
| Rydalmere       | Single storey residence                           | 66 Kirby Street   | Lot 9, DP 29574  | Local | 1586 |
| Rydalmere       | Single storey residence                           | 75 Kirby Street   | Lot 101, DP 785639   | Local | 1588 |
| Rydalmere       | Single storey residence                           | 72 Park Road  | Lot 42, DP 833816  | Local | 1589 |
| Rydalmere       | Single storey residence                           | 122 Park Road   | Lot 11, DP 204074  | Local | 1590 |
| Rydalmere       | Dam wall  | 7 Ronald Avenue (off)                                     | Lot 1, DP 215557   | Local | 1587 |
| Rydalmere       | Truganini House and grounds                       | 38-50 South Street  | Lot 10, DP 774181  | Local | 1591 |
| Rydalmere       | Roman Catholic Church                             | 374 Victoria Road   | Lot A, DP 159053;<br>Lots 12 and 15, DP 576386                           | Local | 1594 |
| Rydalmere       | Schoolmaster's residence                          | 395 Victoria Road   | Lot 11, DP 848136  | Local | 1595 |
| Rydalmere       | Dunluce   | 434 Victoria Road   | SP 79645   | Local | 1596 |
| Rydalmere       | Timber cottage                                    | 472 Victoria Road   | Lot 4, DP 38866  | Local | 1597 |
| Rydalmere       | Scout hut   | 6 Vineyard Street   | Lot 153, DP 12523  | Local | 1598 |
| Rydalmere       | Single storey residence                           | 24 Wattle Street  | Lot 4, DP 25680  | Local | 1599 |
| South Granville | Colquhoun Park, including palm trees and monument | 196 Blaxcell Street                                       | Lot 1, DP 136166;<br>Lot 11, DP 136168;<br>Lots 11, 52 and 53, DP 192747 | Local | 1600 |
| South Granville | Houses built for Housing Commission               | 347, 349, 351, 353, 355, 357, 359 and 361 Blaxcell Street | Lots 13-16 and 35-38, DP 35007   | Local | 1601 |

|                        |   |   |   |       |        |
|------------------------|---|---|---|-------|--------|
| South Granville        | Electrical substation                             | 415-417 Blaxcell Street   | Lot 19, DP 11886  | Local | I602   |
| South Granville        | Houses built for Housing Commission               | 27, 29, 33, 35, 37, 39, 41, 43 and 47 Chiswick Road   | Lots 39, 41-46 and 48-50, DP 35007  | Local | I603   |
| South Granville        | Houses built for Housing Commission               | 278, 286 and 288 Clyde Street   | Lot 2, DP 877380; Lots 53 and 54, DP 35007  | Local | I604   |
| South Granville        | Dellwood Shopping Centre                          | 12 Dellwood Street  | SP 43874  | Local | I605   |
| South Granville        | Acrow Building                                    | 7-11 Ferndell Street  | Lot 4, DP 541981  | Local | I606   |
| South Granville        | Houses built for Housing Commission               | 2-24 and 7-29 Montgomery Avenue   | Lots 17-25, 55-66, 68 and 69, DP 35007; Lot B, DP 413055  | Local | I608   |
| South Granville        | Stone cottage                                     | 24 Nobbs Street   | Lot 35, DP 1305   | Local | I609   |
| South Granville        | Houses built for Housing Commission               | 6, 8, 10, 12, 14, 16 and 26 Oakleigh Avenue   | Lots 12 and 28-33, DP 35007   | Local | I610   |
| Telopea (and Oatlands) | Vineyard Creek and vegetated banks (natural area) | 39A Leamington Road (part of), 50 and 52 Rock Farm Avenue (part of), Telopea; 94 Bettington Road, Oatlands (part of Vineyard Creek Reserve) | Lots 23 and 25, DP 217113; Lot 50, DP 206883; Lot 14, DP 251502; Lot 1, DP 540677; Lot 1, DP 537886 | Local | I613   |
| Telopea                | Redstone (The Winter House)                       | 34 Adderton Road and 1 Manson Street  | Lots 7 and 8, DP 24969  | State | I01795 |
| Telopea                | Tintern   | 33 Tintern Avenue   | Lot 9, DP 28328   | Local | I614   |
| Toongabbie             | Willmott's House                                  | 10 Bethel Street  | Lot 6, DP 29508   | Local | I615   |
| Toongabbie             | Wisteria Lodge                                    | 36 Bungaree Road  | Lot 3, DP 214728  | Local | I616   |
| Toongabbie             | Marist Fathers Seminary                           | 119 Rausch Street   | Lot 111, DP 749237  | Local | I617   |
| Toongabbie             | Cottage   | 13 Station Road   | Lot 10, DP 872902   | Local | I618   |
| Toongabbie             | Cottage   | 1 Wendy Place   | Lot 15, DP 205976   | Local | I619   |
| Toongabbie             | Willmot Reserve                                   | 14A Willmot Avenue  | Lot 17, DP 35665  | Local | I620   |
| Wentworthville         | Tralee Gardens Preschool Centre                   | 10 Fryer Avenue   | Lot 10, DP 531730   | Local | I621   |

|                |   |  |   |       |        |
|----------------|---|--|---|-------|--------|
| Wentworthville | Former produce store                    | 52 Railway Street                      | Lot 141, DP 997970  | Local | 1622   |
| Wentworthville | House                                   | 95 Railway Street                      | Lot 70, DP 9326   | Local | 1623   |
| Wentworthville | Cottage                                 | 105 Railway Street                     | Lot 1, DP 532482  | Local | 1624   |
| Wentworthville | Short Street Group                      | 2, 4 and 6 Short Street                | Lot 5, DP 165715;<br>Lots 21 and 22,<br>Section 4, DP<br>976563 | Local | 1625   |
| Wentworthville | Cottage                                 | 59 Wentworth Avenue                    | Lot 10, Section 3,<br>DP 976563                                 | Local | 1626   |
| Wentworthville | Castrella                               | 127 Wentworth Avenue                   | Lot X, DP 414866  | Local | 1627   |
| Westmead       | Western Sydney University               | 158-164 Hawkesbury Road                | Lot 7, DP 1077852   | Local | 1628   |
| Westmead       | Victorian residence (in grounds of UWS) | 158-164 Hawkesbury Road                | Lot 7, DP 1077852   | Local | 1629   |
| Winston Hills  | Bridge Farm                             | 23 Barnetts Road                       | Lot 103, DP 554986  | Local | 1630   |
| Winston Hills  | House                                   | 25 Barnetts Road                       | Lot 3, DP 236691  | Local | 1631   |
| Winston Hills  | Byrock                                  | 47 Barnetts Road                       | Lot 7, DP 221156  | Local | 1632   |
| Winston Hills  | Buckley House                           | 41 Buckleys Road                       | Lot 30, DP 129032   | Local | 1633   |
| Winston Hills  | Road structures                         | 21 Huxley Drive and 21 Whitehaven Road | Lot 6, DP 239271;<br>Part Lots 152 and 153, DP 230252           | Local | 1649   |
| Winston Hills  | House                                   | 76 Lanhams Road                        | Lot 1, DP 203258  | Local | 1635   |
| Winston Hills  | Stone cottage                           | 176 Windsor Road                       | Lot 18, DP 135577   | Local | 1636   |
| Winston Hills  | House                                   | 180 Windsor Road                       | Lot 22, DP 718696   | Local | 1637   |
| Winston Hills  | Santa Rosa                              | 182 Windsor Road                       | Lot 2, DP 540754  | Local | 1638   |
| Winston Hills  | Kergunyah                               | 186 Windsor Road                       | Lot 13, DP 1183314  | Local | 1639   |
| Winston Hills  | Myrai                                   | 188 Windsor Road                       | Lot 1, DP 529254  | Local | 1640   |
| Winston Hills  | Model Farm Siding Reserve               | 196 Windsor Road                       | Lots 7014 and 7015, DP 1058971                                  | Local | 1641   |
| Winston Hills  | Spanish Mission house                   | 208 Windsor Road                       | Lot 2, DP 18196   | Local | 1642   |
| Winston Hills  | "Moderne House"                         | 220 Windsor Road                       | Lot 1, DP 525833  | Local | 1643   |
| Winston Hills  | European rock carvings                  | 226 Windsor Road (rear)                | SP 34043  | State | 100680 |



|               |                   |                      |                   |       |      |
|---------------|-------------------|----------------------|-------------------|-------|------|
| Winston Hills | Yareemumba        | 234 Windsor Road     | Lot 1, DP 772001  | Local | 1645 |
| Winston Hills | Farmhouse cottage | 266–268 Windsor Road | Lot 41, DP 831663 | Local | 1646 |

## Part 2 Heritage conservation areas

| Description                                      | Identification on <a href="#">Heritage Map</a>   | Significance |
|--|--|--------------|
| Blaxcell Estate Conservation Area                | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Blaxcell Estate Conservation Area”                | Local        |
| Boronia Avenue Conservation Area                 | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Boronia Avenue Conservation Area”                 | Local        |
| Elizabeth Farm Conservation Area                 | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Elizabeth Farm Conservation Area”                 | Local        |
| Epping/Eastwood Conservation Area                | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Epping/Eastwood Conservation Area”                | Local        |
| Experiment Farm Conservation Area                | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Experiment Farm Conservation Area”                | Local        |
| Granville Conservation Area—Civic Precinct       | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Granville Conservation Area—Civic Precinct”       | Local        |
| Granville Conservation Area—Residential Precinct | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Granville Conservation Area—Residential Precinct” | Local        |
| Harris Park West Conservation Area               | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “Harris Park West Conservation Area”               | Local        |
| North Parramatta Conservation Area               | As shown in red hatching on the <a href="#">Heritage Map</a> and marked “North Parramatta Conservation Area”               | Local        |

|                                    |  |       |
|------------------------------------|--|-------|
| Sorrell Street Conservation Area   | As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Sorrell Local Street Conservation Area" |       |
| South Parramatta Conservation Area | As shown in red hatching on the <a href="#">Heritage Map</a> and marked "South Parramatta Conservation Area"     | Local |
| Wyralla Avenue Conservation Area   | As shown in red hatching on the <a href="#">Heritage Map</a> and marked "Wyralla Avenue Conservation Area"       | Local |

### Part 3 Archaeological sites

| Suburb                             | Site name                                      | Address   | Property description  | Significance | Item no |
|------------------------------------|--|---|---|--------------|---------|
| Harris Park (and Parramatta)       | Experiment Farm archaeological site            | Part of the following land—7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street (part of), Parramatta | Lots 1-3, DP 136100; Lots 12 and 13, DP 8430; Lot X, DP 401280; Lot 1, DP 256428; Lot 1, DP 188738; Lot 1, DP 115243; Lots 14-17, 27-29 and 37-39, DP 10853 | State        | A00768  |
| Old Toongabbie (and Winston Hills) | Toongabbie Government Farm Archaeological Site | 62 Oakes Road (Toongabbie Creek near Oakes Road), Old Toongabbie; 113 Goliath Avenue, Winston Hills   | Lot 7016, DP 1031216; Lot 7018, DP 1031217; Lot 18, DP 230547; Lots 222, 223 and 225, DP 234686; Lots 2 and 3, DP 551352; Part Lot 1, DP 780050             | State        | A01903  |
| Parramatta                         | Archaeological and terrestrial                 | 323 Church Street   | Lot 4, DP 525338; Lot 4, DP 520361  | Local        | A7      |
| Parramatta                         | Archaeological and terrestrial                 | 329 Church Street   | Lot 1, DP 569483  | Local        | A8      |
| Parramatta                         | Archaeological and terrestrial                 | 331 Church Street   | Lot 2, DP 535192  | Local        | A9      |
| Parramatta                         | Archaeological and terrestrial                 | 331A Church Street  | Lot 2, DP 791693  | Local        | A10     |
| Parramatta                         | Robin Thomas Reserve archaeological site       | 143A George Street  | Lots 7048 and 7049, DP 93899  | Local        | A2      |

|            |   |                            |  |       |     |
|------------|---|----------------------------|--|-------|-----|
| Parramatta | Archaeological site                     | 134-140 Marsden Street     | Lot 1, DP 953138;<br>Lot 1, DP 1079113;<br>Lots 1 and 2, DP 213184; Lot 1, DP 61073; Lot 1, DP 539968; Lots 101, 102 and 103, DP 785428; Lots A, B and C, DP 82967 | Local | A11 |
| Parramatta | Parramatta Hospital archaeological site | 22A O'Connell Street       | Part Lot 21, DP 1173876  | Local | A12 |
| Parramatta | Newlands archaeological site            | 9 Thomas Street            | Lots 1 and 2, DP 797543  | Local | A3  |
| Rosehill   | Elizabeth Farm archaeological site      | 61, 63 and 65 Alice Street | Lots 15-17, Section 2, DP 4630   | Local | A4  |
| Telopea    | Kishnaghur archaeological site          | 42A Evans Road             | Lot E, DP 36692  | Local | A6  |

## Schedule 6 Pond-based and tank-based aquaculture

(Clause 5.19)

### Part 1 Pond-based and tank-based aquaculture

#### Division 1 Site location requirements

##### 1 Conservation exclusion zones

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water—
  - (a) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
  - (b) vacant Crown land,
  - (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.
- (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned—
  - (a) land declared as an aquatic reserve under the *Marine Estate Management Act 2014*,
  - (b) land declared as a marine park under the *Marine Estate Management Act 2014*.

**Note—**

Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

## **Division 2 Operational requirements**

### **2 Species selection**

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

### **3 Pond-based aquaculture that is also intensive aquaculture—pond design**

For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.

### **4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges**

For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.

### **5 Outlets from culture ponds etc**

All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.

### **6 Definition**

In this Division—

**intensive aquaculture** has the same meaning as it has in the [Fisheries Management \(Aquaculture\) Regulation 2017](#).

## **Part 2 Extensive pond-based aquaculture**

### **Division 1 Site location requirements**

#### **7 Conservation exclusion zones**

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water—
  - (a) land declared an area of outstanding biodiversity value under the [Biodiversity Conservation Act 2016](#),
  - (b) vacant Crown land,

- (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.

**Note—**

Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

**8 Flood liability**

Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.

**Division 2 Operational requirements**

**9 Species selection**

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

**10 Pond design**

- (1) Must not require the construction of new ponds, water storages, dams or buildings.
- (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.
- (3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands.

**11 Culture water**

Must use freshwater.

**Dictionary**

(Clause 1.4)

**Note—**

The Act and the [Interpretation Act 1987](#) contain definitions and other provisions that affect the interpretation and application of this Plan.

**Aboriginal object** means any deposit, object or other material evidence (not being a handcraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

**Aboriginal place of heritage significance** means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the [Heritage Map](#), that is—

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

**Note—**

The term may include (but is not limited to) places that are declared under section 84 of the [National Parks and Wildlife Act 1974](#) to be Aboriginal places for the purposes of that Act.

**acid sulfate soils** means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

**Acid Sulfate Soils Manual** means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

**Acid Sulfate Soils Map** means the [Parramatta Local Environmental Plan 2011 Acid Sulfate Soils Map](#).

**Additional Local Provisions Map** means the [Parramatta Local Environmental Plan 2011 Additional Local Provisions Map](#).

**Additional Permitted Uses Map** means the [Parramatta Local Environmental Plan 2011 Additional Permitted Uses Map](#).

**advertisement** has the same meaning as in the Act.

**Note—**

The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

**advertising structure** has the same meaning as in the Act.

**Note—**

The term is defined as a structure used or to be used principally for the display of an advertisement.

Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

**affordable housing** has the same meaning as in the Act.

**Note—**

The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

**agricultural produce industry** means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

**Note—**

Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

**agriculture** means any of the following—

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

**Note—**

Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

**air transport facility** means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

**airport** means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

**Note—**

Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

**airstrip** means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

**amusement centre** means a building or place (not being part of a pub or registered club) used principally for playing—

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

**animal boarding or training establishment** means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

**aquaculture** has the same meaning as in the *Fisheries Management Act 1994*. It includes oyster aquaculture, pond-based aquaculture and tank-based aquaculture.

**Note—**

Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**archaeological site** means a place that contains one or more relics.

**architectural design competition** means a competitive process conducted in accordance with the Design Excellence Guidelines.

**artisan food and drink industry** means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following—

- (a) a retail area for the sale of the products,
- (b) a restaurant or cafe,
- (c) facilities for holding tastings, tours or workshops.

**Note—**

See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry.

Artisan food and drink industries are a type of **light industry**—see the definition of that term in this Dictionary.

**attached dwelling** means a building containing 3 or more dwellings, where—

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

**Note—**

Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**attic** means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

**backpackers' accommodation** means a building or place that—

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

**Note—**

Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**basement** means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

**bed and breakfast accommodation** means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and



(c) dormitory-style accommodation is not provided.

**Note—**

See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**bee keeping** means a building or place used for the keeping and breeding of bees for commercial purposes.

**Note—**

Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

**biodiversity** or **biological diversity** means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.

**biosolids treatment facility** means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

**Note—**

Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

**boarding house** means a building that—

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

**Note—**

Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**boat building and repair facility** means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

**boat launching ramp** means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

**boat shed** means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

**brothel** has the same meaning as in the Act.

**Note—**

This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

**building** has the same meaning as in the Act.

**Note—**

The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

**building height** (or **height of building**) means—

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

**building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

**Note—**

Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

**building line** or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and—

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

**bush fire hazard reduction work** has the same meaning as in the [Rural Fires Act 1997](#).

**Note—**

The term is defined as follows—

**bush fire hazard reduction work** means—

- (a) the establishment or maintenance of fire breaks on land, and
- (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,

but does not include construction of a track, trail or road.

**bush fire prone land** has the same meaning as in the Act.

**Note—**

The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146(2) of the Act.

**bush fire risk management plan** means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

**business identification sign** means a sign—

- (a) that indicates—
  - (i) the name of the person or business, and
  - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

**Note—**

Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

**business premises** means a building or place at or on which—

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

**Note—**

Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

**canal estate development** means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either—

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to—
  - (i) dwellings that are permitted on rural land, and
  - (ii) dwellings that are used for caretaker or staff purposes, or

- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

**car park** means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

**caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

**catchment action plan** has the same meaning as in the [Catchment Management Authorities Act 2003](#).

**Note—**

The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the [Catchment Management Authorities Act 2003](#).

**cellar door premises** means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

**Note—**

Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**cemetery** means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

**centre-based child care facility** means—

- (a) a building or place used for the education and care of children that provides any one or more of the following—
- (i) long day care,
  - (ii) occasional child care,
  - (iii) out-of-school-hours care (including vacation care),
  - (iv) preschool care, or
- (b) an approved family day care venue (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)),

**Note—**

An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the [Children \(Education and Care Services\) National Law \(NSW\)](#)) is provided.

but does not include—

- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the [Children \(Education and Care Services\) National Law \(NSW\)](#)), or

- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
- (h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

**charter and tourism boating facility** means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

**classified road** has the same meaning as in the [Roads Act 1993](#).

**Note—**

The term is defined as follows—

**classified road** means any of the following—

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See [Roads Act 1993](#) for meanings of these terms.)

**clearing native vegetation** has the same meaning as in Part 5A of the [Local Land Services Act 2013](#).

**clearing vegetation** has the same meaning as in [State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#).

**coastal hazard** has the same meaning as in the [Coastal Management Act 2016](#).

**coastal lake** means a body of water identified in Schedule 1 to [State Environmental Planning Policy \(Coastal Management\) 2018](#).

**coastal protection works** has the same meaning as in the [Coastal Management Act 2016](#).

**coastal waters of the State**—see section 58 of the *Interpretation Act 1987*.

**coastal zone** has the same meaning as in the *Coastal Management Act 2016*.

**commercial premises** means any of the following—

- (a) business premises,
- (b) office premises,
- (c) retail premises.

**community facility** means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
  - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

**community land** has the same meaning as in the *Local Government Act 1993*.

**correctional centre** means—

- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5(1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

**Council** means the Parramatta City Council.

**crematorium** means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

**Crown reserve** means—

- (a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or
- (b) a common within the meaning of the *Commons Management Act 1989*, or
- (c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

**curtilage**, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

**dairy (pasture-based)** means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

**Note—**

Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

**dairy (restricted)** means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

**Note—**

Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**demolish**, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

**depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

**Design Excellence Guidelines** means the Design Excellence Guidelines issued by the Secretary, as amended from time to time.

**Design Excellence Map** means the [Parramatta Local Environmental Plan 2011 Design Excellence Map](#).

**drainage** means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

**dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

**Note—**

Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

**Note—**

Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

**dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

**Note—**

Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

**Dual Occupancy Prohibition Map** means the [Parramatta Local Environmental Plan 2011 Dual](#)

[Occupancy Prohibition Map.](#)

**dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

**dwelling house** means a building containing only one dwelling.

**Note—**

Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**early education and care facility** means a building or place used for the education and care of children, and includes any of the following—

- (a) a centre-based child care facility,
- (b) home-based child care,
- (c) school-based child care.

**earthworks** means excavation or filling.

**ecologically sustainable development** has the same meaning as in the Act.

**eco-tourist facility** means a building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

**Note—**

See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**educational establishment** means a building or place used for education (including teaching), being—

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

**electricity generating works** means a building or place used for the purpose of making or generating electricity.

**emergency services facility** means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

**emergency services organisation** means any of the following—



- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

**entertainment facility** means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

**environmental facility** means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

**environmental protection works** means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

**estuary** has the same meaning as in the *Water Management Act 2000*.

**Note—**

The term is defined as follows—

**estuary** means—

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
- (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
- (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,

but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

**excavation** means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

**exhibition home** means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

**exhibition village** means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other

associated purposes.

**extensive agriculture** means any of the following—

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock,
- (c) bee keeping,
- (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.

**Note—**

Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**extractive industry** means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

**Note—**

Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

**extractive material** means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the [Mining Act 1992](#).

**farm building** means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

**farm stay accommodation** means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

**Note—**

See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**feedlot** means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm.

**Note—**

Feedlots are a type of **intensive livestock agriculture**. Intensive livestock agriculture does not include **extensive agriculture**. See the definitions of those terms in this Dictionary.

**fill** means the depositing of soil, rock or other similar extractive material obtained from the same or

another site, but does not include—

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

**filming** means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include—

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

**fish** has the same meaning as in the *Fisheries Management Act 1994*.

**Note—**

The term is defined as follows—

**Definition of “fish”**

(1)

**Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).

(2)

**Fish** includes—

- (a) oysters and other aquatic molluscs, and
- (b) crustaceans, and
- (c) echinoderms, and
- (d) beachworms and other aquatic polychaetes.

(3)

**Fish** also includes any part of a fish.

(4)

However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

**flood mitigation work** means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include

excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

**floor space ratio**—see clause 4.5.

**Floor Space Ratio Map** means the [Parramatta Local Environmental Plan 2011 Floor Space Ratio Map](#).

**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

**Note—**

Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**foreshore area** means the land between the foreshore building line and the mean high water mark of the nearest bay or river, shown as “Land below foreshore building line” on the [Foreshore Building Line Map](#).

**foreshore building line** means the line shown as the “Foreshore Building Line” on the [Foreshore Building Line Map](#).

**Foreshore Building Line Map** means the [Parramatta Local Environmental Plan 2011 Foreshore Building Line Map](#).

**forestry** means forestry operations within the meaning of the [Forestry Act 2012](#) or Part 5B of the [Local Land Services Act 2013](#).

**freight transport facility** means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

**function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

**funeral home** means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

**Note—**

Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

**garden centre** means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a restaurant or cafe and the sale of

any of the following—

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

**Note—**

Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

**general industry** means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

**Note—**

General industries are a type of **industry**—see the definition of that term in this Dictionary.

**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

**ground level (existing)** means the existing level of a site at any point.

**ground level (finished)** means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

**ground level (mean)** means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

**group home** means a permanent group home or a transitional group home.

**Note—**

Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**group home (permanent) or permanent group home** means a dwelling—

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies.

**Note—**

Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

**group home (transitional) or transitional group home** means a dwelling—

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies.

**Note—**

Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

**hardware and building supplies** means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

**Note—**

Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**hazardous industry** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality—

- (a) to human health, life or property, or

(b) to the biophysical environment.

**Note—**

Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

**hazardous storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality—

(a) to human health, life or property, or

(b) to the biophysical environment.

**Note—**

Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**headland** includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

**health care professional** means any person registered under an Act for the purpose of providing health care.

**health consulting rooms** means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

**Note—**

Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

**health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

(a) a medical centre,

(b) community health service facilities,

(c) health consulting rooms,

(d) patient transport facilities, including helipads and ambulance facilities,

(e) hospital.

**heavy industrial storage establishment** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following—

(a) a hazardous storage establishment,

(b) a liquid fuel depot,

(c) an offensive storage establishment.

**heavy industry** means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes—

(a) hazardous industry, or

(b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

**Note—**

Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

**Height of Buildings Map** means the [Parramatta Local Environmental Plan 2011 Height of Buildings Map](#).

**helipad** means a place not open to the public used for the taking off and landing of helicopters.

**heliport** means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes—

(a) a terminal building, or

(b) facilities for the parking, storage or repair of helicopters.

**Note—**

Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

**heritage conservation area** means an area of land of heritage significance—

(a) shown on the [Heritage Map](#) as a heritage conservation area, and

(b) the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

**heritage conservation management plan** means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the [Heritage Act 1977](#) that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

**heritage impact statement** means a document consisting of—

(a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and

(b) an assessment of the impact that proposed development will have on that significance, and

(c) proposals for measures to minimise that impact.

**heritage item** means a building, work, place, relic, tree, object or archaeological site the location and



nature of which is described in Schedule 5.

**Note—**

An inventory of heritage items is also available at the office of the Council.

**heritage management document** means—

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

**Heritage Map** means the [Parramatta Local Environmental Plan 2011 Heritage Map](#).

**heritage significance** means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

**high technology industry** means a building or place predominantly used to carry out an industrial activity that involves any of the following—

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

**Note—**

High technology industries are a type of **light industry**—see the definition of that term in this Dictionary.

**highway service centre** means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,

- (d) parking for vehicles,
- (e) rest areas and public amenities.

**home-based child care** means a family day care residence (within the meaning of the *Children (Education and Care Services) National Law (NSW)*) at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school.

**Note—**

A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the *Children (Education and Care Services) National Law (NSW)*.

**home business** means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**Note—**

See clause 5.4 for controls relating to the floor area used for a home business.

**home industry** means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following—

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.

**Note—**

See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

**home occupation** means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**home occupation (sex services)** means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve—

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- (c) the exhibition of any signage, or
- (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

**horticulture** means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

**Note—**

Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**hospital** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following—

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

**Note—**

Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

**hostel** means premises that are generally staffed by social workers or support providers and at which—

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

**Note—**

Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**hotel or motel accommodation** means a building or place (whether or not licensed premises under the [Liquor Act 2007](#)) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

**Note—**

Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**industrial activity** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods,

substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

**industrial retail outlet** means a building or place that—

- (a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

**Note—**

See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

**industrial training facility** means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

**industry** means any of the following—

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include—

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining.

**information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

**intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following—

- (a) dairies (restricted),
- (b) feedlots,
- (c) pig farms,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

**Note—**

Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**intensive plant agriculture** means any of the following—

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

**Note—**

Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**jetty** means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

**Key Sites Map** means the *Parramatta Local Environmental Plan 2011 Key Sites Map*.

**kiosk** means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

**Note—**

See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

**Land Application Map** means the [Parramatta Local Environmental Plan 2011 Land Application Map](#).

**Land Reclassification (Part Lots) Map** means the [Parramatta Local Environmental Plan 2011 Land Reclassification \(Part Lots\) Map](#).

**Land Reservation Acquisition Map** means the [Parramatta Local Environmental Plan 2011 Land Reservation Acquisition Map](#).

**Land Zoning Map** means the [Parramatta Local Environmental Plan 2011 Land Zoning Map](#).

**landscaped area** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

**landscaping material supplies** means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

**Note—**

Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**light industry** means a building or place used to carry out an industrial activity that does not

interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry.

**Note—**

Light industries are a type of **industry**—see the definition of that term in this Dictionary.

**liquid fuel depot** means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

**Note—**

Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**livestock processing industry** means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackeries, tanneries, woolscours and rendering plants.

**Note—**

Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

**local distribution premises** means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made.

**Note—**

Local distribution premises are a type of **warehouse or distribution centre**—see the definition of that term in this Dictionary.

**Lot Size Map** means the [Parramatta Local Environmental Plan 2011 Lot Size Map](#).

**maintenance**, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

**marina** means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities—

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,
- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,

(e) any berthing or mooring facilities.

**market** means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

**Note—**

Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

**mean high water mark** means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

**medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

**Note—**

Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

**mezzanine** means an intermediate floor within a room.

**mine** means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

**mine subsidence district** means a mine subsidence district proclaimed under section 15 of the [Mine Subsidence Compensation Act 1961](#).

**mining** means mining carried out under the [Mining Act 1992](#) or the recovery of minerals under the [Offshore Minerals Act 1999](#), and includes—

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

**Note—**

Mining is not a type of **industry**—see the definition of that term in this Dictionary.

**mixed use development** means a building or place comprising 2 or more different land uses.

**mooring** means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

**mooring pen** means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

**mortuary** means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

**moveable dwelling** has the same meaning as in the [Local Government Act 1993](#).



**Note—**

The term is defined as follows—

**moveable dwelling** means—

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the [Local Government Act 1993](#)) for the purposes of this definition.

**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

**Note—**

Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**native fauna** means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

**native flora** means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the [Fisheries Management Act 1994](#).

**native vegetation** has the same meaning as in Part 5A of the [Local Land Services Act 2013](#).

**Natural Resources—Biodiversity Map** means the [Parramatta Local Environmental Plan 2011 Natural Resources—Biodiversity Map](#).

**Natural Resources—Landslide Risk Map** means the [Parramatta Local Environmental Plan 2011 Natural Resources—Landslide Risk Map](#).

**Natural Resources—Riparian Land and Waterways Map** means the [Parramatta Local Environmental Plan 2011 Natural Resources—Riparian Land and Waterways Map](#).

**navigable waterway** means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

**neighbourhood shop** means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.

**Note—**

See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

**neighbourhood supermarket** means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area.

**Note—**

See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets.

Neighbourhood supermarkets are a type of **shop**—see the definition of that term in this Dictionary.

**nominated State heritage item** means a heritage item that—

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

**non-potable water** means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

**offensive industry** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note—**

Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

**offensive storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note—**

Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**office premises** means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

**Note—**

Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**open cut mining** means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

**operational land** has the same meaning as in the [Local Government Act 1993](#).

**oyster aquaculture** means the cultivation of any species of edible oyster for a commercial purpose.

**Note—**

Oyster aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary.

**parking space** means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

**Parramatta Development Control Plan** means the *Parramatta Development Control Plan 2011*, as in force on the commencement of [Parramatta Local Environmental Plan 2011 \(Amendment No 10\)](#).

**passenger transport facility** means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

**people who are socially disadvantaged** means—

- (a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or
- (b) people who require protection because of domestic violence or upheaval.

**people with a disability** means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

**pig farm** means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, free-range or other type of operation.

**Note—**

Pig farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**place of public worship** means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

**plant nursery** means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

**Note—**

Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

**pond-based aquaculture** means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.

**Note—**

Pond-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.

**port facilities** means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the [Ports and Maritime Administration Act 1995](#)—

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,

- (b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**potable water** means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

**poultry farm** means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation.

**Note—**

Poultry farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**private open space** means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

**property vegetation plan** mean a property vegetation plan approved under Part 4 of the [Native Vegetation Act 2003](#) before the repeal of that Act (as continued in force by the regulations under the [Biodiversity Conservation Act 2016](#)).

**pub** means licensed premises under the [Liquor Act 2007](#) the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

**Note—**

Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**public administration building** means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

**public authority** has the same meaning as in the Act.

**public land** has the same meaning as in the [Local Government Act 1993](#).

**Note—**

The term is defined as follows—

**public land** means any land (including a public reserve) vested in or under the control of the council, but does not include—

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

**public reserve** has the same meaning as in the *Local Government Act 1993*.

**public utility undertaking** means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act—

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

**rainwater tank** means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

**recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

**recreation facility (major)** means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

**recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski

centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

**Reduced Level (RL)** means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

**registered club** means a club that holds a club licence under the [Liquor Act 2007](#).

**relic** has the same meaning as in the [Heritage Act 1977](#).

**Note—**

The term is defined as follows—

**relic** means any deposit, artefact, object or material evidence that—

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

**research station** means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

**residential accommodation** means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

**residential care facility** means accommodation for seniors or people with a disability that includes—

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility.

**Note—**

Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

**residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

**Note—**

Residential flat buildings are a type of **residential accommodation**— see the definition of that term in this Dictionary.

**resource recovery facility** means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

**Note—**

Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**respite day care centre** means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

**restaurant or cafe** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

**Note—**

Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**restricted premises** means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

**restriction facilities** means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

**retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

**Note—**

Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**road** means a public road or a private road within the meaning of the [Roads Act 1993](#), and includes a classified road.

**roadside stall** means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

**Note—**

See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

**rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—

- (a) agricultural produce industries,
- (b) livestock processing industries,



- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

**Note—**

Rural industries are not a type of **industry**—see the definition of that term in this Dictionary.

**rural supplies** means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

**Note—**

Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**rural worker's dwelling** means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

**Note—**

Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**sawmill or log processing works** means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

**Note—**

Sawmill or log processing works are a type of **rural industry**—see the definition of that term in this Dictionary.

**school** means a government school or non-government school within the meaning of the [Education Act 1990](#).

**Note—**

Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.

**school-based child care** means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.

**Note—**

Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.

**secondary dwelling** means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

**Note—**

See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**self-storage units** means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

**Note—**

Self-storage units are a type of **storage premises**—see the definition of that term in this Dictionary.

**semi-detached dwelling** means a dwelling that is on its own lot of land and is attached to only one other dwelling.

**Note—**

Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**seniors housing** means a building or place that is—

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),  
and that is, or is intended to be, used permanently for—
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

**Note—**

Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**service station** means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following—

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

**serviced apartment** means a building (or part of a building) providing self-contained accommodation

to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

**Note—**

Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**sewage reticulation system** means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated—

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

**Note—**

Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

**sewage treatment plant** means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

**Note—**

Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

**sewerage system** means any of the following—

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).

**sex services** means sexual acts or sexual services in exchange for payment.

**sex services premises** means a brothel, but does not include home occupation (sex services).

**shop** means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises.

**Note—**

Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

**shop top housing** means one or more dwellings located above ground floor retail premises or business premises.

**Note—**

Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

**site area** means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

**Note—**

The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

**site coverage** means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

**small bar** means a small bar within the meaning of the [Liquor Act 2007](#).

**Note—**

Small bars are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**spa pool** has the same meaning as in the [Swimming Pools Act 1992](#).

**Note—**

The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

**Special Provisions Area Map** means the [Parramatta Local Environmental Plan 2011 Special Provisions Area Map](#).

**specialised retail premises** means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires—

- (a) a large area for handling, display or storage, or
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.

**Note—**

Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.

Specialised retail premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**stock and sale yard** means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

**Note—**

Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

**storage premises** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

**storey** means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include—

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

**Sun Access Protection Map** means the [Parramatta Local Environmental Plan 2011 Sun Access Protection Map](#).

**swimming pool** has the same meaning as in the [Swimming Pools Act 1992](#).

**Note—**

The term is defined as follows—

**swimming pool** means an excavation, structure or vessel—

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the [Swimming Pools Act 1992](#) not to be a swimming pool for the purposes of that Act.

**take away food and drink premises** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the

premises.

**Note—**

Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**tank-based aquaculture** means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.

**Note—**

Tank-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.

**telecommunications facility** means—

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

**telecommunications network** means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

**temporary structure** has the same meaning as in the Act.

**Note—**

The term is defined as follows—

**temporary structure** includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

**the Act** means the [Environmental Planning and Assessment Act 1979](#).

**timber yard** means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

**Note—**

Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

**tourist and visitor accommodation** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include—

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

**transport depot** means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

**truck depot** means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

**turf farming** means the commercial cultivation of turf for sale and the removal of turf for that purpose.

**Note—**

Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**underground mining** means—

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and
- (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

**vehicle body repair workshop** means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

**vehicle repair station** means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

**vehicle sales or hire premises** means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

**Note—**

Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**veterinary hospital** means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

**viticulture** means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

**Note—**

Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

**waste disposal facility** means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

**Note—**

Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**waste or resource management facility** means any of the following—

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

**waste or resource transfer station** means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

**Note—**

Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**water recreation structure** means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

**water recycling facility** means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated—

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

**Note—**

Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

**water reticulation system** means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities.



**Note—**

Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

**water storage facility** means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

**Note—**

Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

**water supply system** means any of the following—

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

**water treatment facility** means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

**Note—**

Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

**waterbody** means a waterbody (artificial) or waterbody (natural).

**waterbody (artificial)** or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

**waterbody (natural)** or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

**watercourse** means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

**waterway** means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

**wetland** means—

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal

communities, or

- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

**wharf or boating facilities** means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities—

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**wholesale supplies** means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the [A New Tax System \(Australian Business Number\) Act 1999](#) of the Commonwealth.