

Parramatta Local Environmental Plan 2023

[2023-117]



New South Wales

Status Information

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Provisions in force

Some, but not all, of the provisions displayed in this version of the legislation have commenced.

About this plan

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

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the [Interpretation Act 1987](#).

File last modified 16 June 2023

Parramatta Local Environmental Plan 2023



New South Wales

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2023—commencing 30 June 2023**

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Parramatta Local Environmental Plan 2023



New South Wales

Part 1 Preliminary

1.1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2023*.

1.1AA Commencement

- (1) This Plan commences on the day on which it is published on the NSW legislation website, except as provided by subclause (2).
- (2) Schedule 7 commences on 30 June 2023.

1.2 Aims of Plan

- (1) This Plan aims to make local environmental planning provisions for land in the City of Parramatta in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
- (2) The particular aims of this Plan are as follows—
 - (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
 - (a) to protect and enhance the identity, diversity and viability of Parramatta City Centre and recognise its role in the Central River City of the Six Cities Region,
 - (b) to create an integrated, balanced and sustainable environment that contributes to environmental, economic, social and physical wellbeing,
 - (c) to identify, conserve and promote the City of Parramatta's natural and cultural heritage,
 - (d) to protect and enhance the natural environment, including urban tree canopy cover and areas of remnant bushland,
 - (e) to ensure development occurs in a way that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater

- quality and flows and dependent ecosystems,
- (f) to encourage ecologically sustainable development,
 - (g) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,
 - (h) to improve public access along waterways if the access does not adversely impact the natural value of the waterways,
 - (i) to improve public access to, and within, the City of Parramatta and facilitate the use of public transport, walking and cycling,
 - (j) to encourage a range of development to meet the needs of existing and future residents, workers and visitors,
 - (k) to enhance the amenity and characteristics of established residential areas,
 - (l) to retain the predominant role of industrial areas,
 - (m) to ensure development does not detract from the economic viability of commercial centres,
 - (n) to ensure development does not detract from the operation of local or regional road systems.

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 NSW Planning Portal. 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—

[Auburn Local Environmental Plan 2010](#)

[Holroyd Local Environmental Plan 2013](#)

[Parramatta \(former The Hills\) Local Environmental Plan 2012](#)

[Parramatta Local Environmental Plan 2011](#)

(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.

Note—

[Hornsby Local Environmental Plan 2013](#) does not apply to the land to which this Plan applies.

(2A) The following environmental planning instruments are repealed—

(a) [Parramatta Local Environmental Plan 2011 \(Amendment No 59\)](#),

(b) [Parramatta Local Environmental Plan 2011 \(Amendment No 64\)](#),

(c) [Parramatta Local Environmental Plan 2011 \(Amendment No 67\)](#),

(d) *State Environmental Planning Policy (Amendment) (Parramatta CBD) (No 2) 2022*.

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 the Act, Division 3.5, 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 3.28 of the Act.
- (2) [Not applicable]

1.9A Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in a zone to be carried out in accordance with this Plan or with a consent granted under the Act, an agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve the 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 a biodiversity certification conferred under the *Biodiversity Conservation Act 2016*, Part 8, or
 - (c) to a private land conservation agreement within the meaning of the *Biodiversity Conservation Act 2016*, or
 - (d) to a relevant instrument within the meaning of the *Crown Land Management Act 2016*, section 13.4, or
 - (e) to the relevant provisions of a land management (native vegetation) code, and the necessary mandatory code compliant certificate, in relation to a set aside area under the *Local Land Services Act 2013*, Part 5A, or
 - (f) to a conservation agreement within the meaning of the *National Parks and Wildlife*

Act 1974, or

(g) to a property vegetation plan within the meaning of the *Native Vegetation Act 2003* that is continued in force by the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, or

(h) to a Trust agreement within the meaning of the *Nature Conservation Trust Act 2001* that is continued in force by the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, or

(i) to a planning agreement within the meaning of the Act, Division 7.1.

(3) This clause does not affect the rights or interests of a public authority under a registered instrument.

(4) Under the Act, section 3.16, 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

R2 Low Density Residential

R3 Medium Density Residential

R4 High Density Residential

Employment Zones

E1 Local Centre

E2 Commercial Centre

E3 Productivity Support

E4 General Industrial

E5 Heavy Industrial

Mixed Use Zones

MU1 Mixed Use

Special Purpose Zones

SP1 Special Activities

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

RE2 Private Recreation

Conservation Zones

C2 Environmental Conservation

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.
- 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 52 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).

2.9 Canal estate development prohibited

- (1) Canal estate development is prohibited on land to which this Plan applies.
- (2) In this Plan, **canal estate development** means development that involves—

- (a) a constructed canal, or other waterway or waterbody, that—
 - (i) is inundated by surface water or groundwater movement, or
 - (ii) drains to a waterway or waterbody by surface water or groundwater movement, and
- (b) the erection of a dwelling, and
- (c) one or both of the following—
 - (i) the use of fill material to raise the level of all or part of the land on which the dwelling will be erected to comply with requirements for residential development in the flood planning area,
 - (ii) excavation to create a waterway.
- (3) Canal estate development does not include development for the purposes of drainage or the supply or treatment of water if the development is—
 - (a) carried out by or with the authority of a person or body responsible for the drainage, supply or treatment, and
 - (b) limited to the minimum reasonable size and capacity.
- (4) In this clause—

flood planning area has the same meaning as in clause 5.21.

Land Use Table

Note—

State environmental planning policies, including the following, may be relevant to development on land to which this Plan applies—

[State Environmental Planning Policy \(Housing\) 2021](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#), Chapter 2—relating to infrastructure facilities, including 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 \(Resources and Energy\) 2021](#), Chapter 2

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#), Chapter 3

[State Environmental Planning Policy \(Industry and Employment\) 2021](#), Chapter 3

[State Environmental Planning Policy \(Primary Production\) 2021](#), Chapter 2

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 maintain the low density residential character of the area.
- To ensure non-residential land uses are carried out in a way that minimises impacts on the amenity of a low density residential environment.
- To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.
- To protect and enhance tree canopy, existing vegetation and other natural features.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; School-based child care; 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 the activities will not adversely affect the amenity of the neighbourhood.
- To provide a range of community facilities that serve the needs of people who live in, work in and visit 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 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; School-based child care; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities

4 Prohibited

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 for high density residential development close to open space, major transport nodes, services and employment opportunities.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if the 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 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; School-based child care; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Health consulting rooms; Home businesses; Home industries; Home occupations; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Self-storage units; Seniors housing; Service stations; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.

- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To strengthen the role of Parramatta City Centre as a regional business, retail and cultural centre and as a primary retail centre in the Six Cities Region.
- To create opportunities to improve the public domain and pedestrian links.
- To retain and create view corridors.
- To protect and enhance the unique character and qualities of special character areas and heritage values in Parramatta City Centre.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home businesses; Home industries; Home occupations; Hospitals; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with,

land uses in surrounding local and commercial centres.

- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To encourage a range of tourism, recreation, function centres and entertainment uses near major community infrastructure.
- To create an accessible and safe public domain.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure development is carried out in a way that does not adversely affect the amenity of adjoining residential areas.
- To provide for automotive businesses, trades and services to reinforce existing uses of land.
- To encourage the creation of well-designed and sustainable business park developments.
- To encourage a range of office uses.
- To minimise adverse effects on the natural environment.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training

facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recycling facilities; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To minimise adverse effects on the natural environment.

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; Goods repair and reuse premises; Hardware and building supplies; Heliports; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; 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; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; 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; Recreation facilities (major); Residential accommodation; Respite day care centres; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone E5 Heavy Industrial

1 Objectives of zone

- To provide areas for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.

- To allow a wide range of industrial uses serving the Six Cities Region.
- To preserve opportunities to create future foreshore access on contaminated land not suitable for public access.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Data centres; Depots; Freight transport facilities; General industries; Hardware and building supplies; Hazardous storage establishments; Heavy industries; Horticulture; Industrial training facilities; Kiosks; Medical centres; Offensive storage establishments; Oyster aquaculture; Pubs; 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; Artisan food and drink industries; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Early education and care 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 businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Research stations; Residential accommodation; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages

to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To create opportunities to improve the public domain and pedestrian links.
- To protect and enhance the unique qualities and character of special character areas in Parramatta City Centre.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; 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; 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 occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; 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 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

Aquaculture; Building identification signs; Business identification signs; Environmental protection works; Flood mitigation works; Recreation areas; Roads; 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 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 and cultural heritage value of parks and open space in the zone.
- To create opportunities to use riverfront land for public recreation.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; 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

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 that may be used to provide private recreation, or for major sporting and entertainment facilities, that serves the needs of the local population and 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; Centre-based child care facilities; Charter and tourism boating 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

4 Prohibited

Any development not specified in item 2 or 3

Zone C2 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; Local distribution premises; 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 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; Local distribution premises; 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; Recreation areas; Research stations; Roads; Water recreation structures; Wharf or boating facilities

4 Prohibited

Industries; Local distribution premises; 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

- (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*.
 - (e) (Repealed)
- (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 (Biodiversity and Conservation) 2021*, Chapter 2 and the *Local Land Services Act 2013*, Part 5A.

- (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 Land Management Act 2016* 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*,

(ja) land identified as “Biodiversity” on the [Natural Resources Map](#).

Part 4 Principal development standards

4.1 Minimum subdivision lot size

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

(a) to ensure new subdivisions reflect characteristic lot sizes and patterns of the area,

(b) to prevent fragmentation or isolation of land,

(c) to ensure lots are large enough to provide a high level of amenity for new development and surrounding land uses,

(d) to ensure new lots are able to accommodate development that is consistent with development controls, including adequate areas for vehicle and pedestrian access, private open space and landscaping.

(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.

(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle must not be included in calculating the lot size.

(3B) Subclause (3) does not apply to the subdivision of a lot in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if—

(a) there is a dual occupancy on the lot, and

(b) each lot resulting from the subdivision will contain a dwelling forming part of the dual occupancy.

(3C) Despite subclause (3B), subclause (3) applies to a lot on land identified as “D” on the [Dual Occupancy Prohibition Map](#) if development consent for the dual occupancy on the lot was granted after 31 August 2020.

- (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 2021*.

4.1AA Minimum subdivision lot size for community title schemes

- (1) The objectives of this clause are as follows—
 - (a) to ensure land is not fragmented by subdivisions that create additional dwelling entitlements,
 - (b) to provide for the subdivision of land at a density appropriate for the site constraints, development potential and infrastructure capacity of the land.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 2021* of land in any of the following zones—
 - (a) Zone R2 Low Density Residential,but does not apply to a subdivision by the registration of a strata plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 2021*) is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle must not be included in calculating the lot size.
- (4) This clause applies despite clause 4.1.

4.1A Minimum subdivision lot size for strata plan schemes in Zone R2

- (1) The objectives of this clause are as follows—
 - (a) to ensure land is not fragmented by subdivisions that create additional dwelling entitlements,
 - (b) to provide for the subdivision of land at a density appropriate for the site constraints, development potential and infrastructure capacity of the land.
- (2) This clause applies to land in Zone R2 Low Density Residential that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation.
- (3) A lot resulting from a subdivision of the land for a strata plan scheme, other than a lot

comprising common property, within the meaning of the *Strata Schemes Development Act 2015*, must not be less than the minimum size shown on the [Lot Size Map](#) for the land.

Note—

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

- (4) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle must not be included in calculating the lot size.

4.1B Exceptions to minimum subdivision lot sizes for attached dwellings

- (1) The objective of this clause is to encourage housing diversity without adversely impacting residential amenity.
- (2) This clause applies to land in the following zones—
 - (a) Zone R3 Medium Density Residential,
 - (b) Zone R4 High Density Residential.
- (3) A single development consent may be granted to development involving both—
 - (a) the subdivision of land into 3 or more lots, each with a lot size less than the minimum size shown for the land on the [Lot Size Map](#), and
 - (b) the erection of an attached dwelling on each lot resulting from the subdivision.
- (4) Development consent must not be granted to the development unless the consent authority is satisfied—
 - (a) the lots resulting from the subdivision are able to accommodate an attached dwelling, and
 - (b) the subdivision is appropriate having regard to the impact on the residential amenity and streetscape in the area.

4.1C Minimum subdivision lot size for dual occupancies and manor houses

- (1) The objectives of this clause are as follows—
 - (a) to ensure lots are large enough to accommodate development for the purposes of dual occupancies or manor houses that—
 - (i) provides a high level of residential amenity, and
 - (ii) is consistent with development controls, including setbacks, tree retention and adequate areas for vehicle and pedestrian access, private open space and landscaping,

(b) to minimise any adverse impacts of the development on the amenity of the neighbourhood.

(2) Development for a purpose specified in the table to this subclause may be carried out on a lot in a zone specified opposite if—

(a) the area of the lot is at least 600m², and

(b) the lot has at least a 15m wide frontage to a public road.

Land use	Zone
Dual occupancies	Zones R2, R3 and R4
Manor houses	Zone R4

(3) In this clause—

manor house has the same meaning as in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4.2 Rural subdivision

[Not applicable]

4.3 Height of buildings

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

(a) to provide appropriate height transitions between buildings,

(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,

(c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,

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

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

(f) to preserve historic views,

(g) to maintain satisfactory sky exposure and daylight to—

(i) existing buildings in commercial centres, and

(ii) the sides and rear of tower forms, and

(iii) 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) The height of a building on land identified as “Area 1” on the [Height of Buildings Map](#) must not exceed the height determined in accordance with the table to this subclause.

Site area	Maximum height
$\leq 950\text{m}^2$	15m
$> 950\text{m}^2$ and $\leq 2,100\text{m}^2$	21m
$> 2,100\text{m}^2$ and $\leq 3,200\text{m}^2$	39m
$> 3,200\text{m}^2$	52m

4.4 Floor space ratio

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

- (a) to ensure buildings are compatible with the bulk, scale and character of existing and desired future development in the surrounding area,
- (b) to regulate density of development and generation of vehicular and pedestrian traffic,
- (c) to provide a transition in built form and land use intensity,
- (d) to require the bulk and scale of future buildings to be appropriate in relation to heritage sites and their settings,
- (e) 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](#).

4.4A Exceptions to floor space ratio

(1) The floor space ratio for a building on land identified as “Area 1” on the [Floor Space Ratio Map](#) must not exceed the ratio determined in accordance with the table to this subclause.

Site area	Maximum floor space ratio
$\leq 950\text{m}^2$	1.5:1
$> 950\text{m}^2$ and $\leq 2,100\text{m}^2$	3.5:1

> 2,100m ² and ≤ 3,200m ²	4.5:1
> 3,200m ²	6:1

- (2) The floor space ratio for a building on land identified as “Area 2” on the [Floor Space Ratio Map](#) may exceed the ratio shown for the land on the [Floor Space Ratio Map](#) if the building is used for—
- (a) shop top housing, and
 - (b) another land use, other than residential accommodation—
 - (i) permitted in the zone, and
 - (ii) with a floor area at least equal to a floor space ratio of 0.5:1.
- (3) The maximum floor space ratio for a building on land in Zone E3 Productivity Support that is identified as “Area 3” on the [Floor Space Ratio Map](#) is—
- (a) for a building used for entertainment facilities, function centres, registered clubs or specialised retail premises—1.5:1, and
 - (b) for a building used for office premises or hotel or motel accommodation—3:1.
- (4) Development consent must not be granted to development on land identified as “Area 4” on the [Floor Space Ratio Map](#) if the floor space ratio of the part of the building used for residential accommodation will exceed 1.5:1.
- (5) The maximum floor space ratio for all buildings on land identified as “Area 5” on the [Floor Space Ratio Map](#) is 6:1 if the consent authority is satisfied development on the land will provide for at least 3,200m² of publicly accessible open space.
- (6) In calculating a floor space ratio under clause 4.5, the site area of proposed development on land identified as “Area 5” on the [Floor Space Ratio Map](#) is 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 the land had not been so dedicated or set aside.
- (7) In calculating a floor space ratio under clause 4.5, a maximum of 400m² of the floor area of enclosed private balconies with a frontage to the railway line may be excluded from the gross floor area of a proposed building on land identified as “Area 6” on the [Floor Space Ratio Map](#).

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 development consent is granted to development on a site comprised of 2 or more lots, a condition of the 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 Planning Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Planning 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 Planning 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 C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 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,
 - (caa) clause 5.5,
 - (ca) for Parramatta City Centre—a development standard relating to the height or floor space ratio of a building by more than 5%,
 - (cb) for a building on land in the Epping Town Centre and identified as “Area D” on the [Floor Space Ratio Map](#)—clause 4.4 if the building will be used for one or more of the following—
 - (i) for land in Zone R4 High Density Residential—attached dwellings, boarding houses, dual occupancies, dwelling houses, hostels, multi dwelling housing, residential flat buildings, semi-detached dwellings, seniors housing or shop top housing,
 - (ii) for land in Zone E1 Local Centre—boarding houses, hostels, seniors housing, shop top housing or tourist and visitor accommodation.
- (8A) Subclause (8)(cb) does not apply from the beginning of 31 July 2024.

Part 5 Miscellaneous provisions

5.1 Relevant acquisition authority

- (1) The objective of this clause is to identify, for the purposes of section 3.15 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).

Type of land shown on Map	Authority of the State
Zone RE1 Public Recreation and marked "Local open space"	Council
Zone RE1 Public Recreation and marked "Regional open space"	The corporation constituted under section 2.5 of the Act
Zone SP2 Infrastructure and marked "Classified road"	Transport for NSW
Zone C1 National Parks and Nature Reserves and marked "National Park"	Minister administering the National Parks and Wildlife Act 1974
Zone SP2 Infrastructure and marked "Local road"	Council
Zone SP2 Infrastructure and marked "Carpark"	Council
Zone SP2 Infrastructure and marked "Drainage"	Sydney Water Corporation
Zone SP2 Infrastructure and marked "School"	Department of Education
Zone SP2 Infrastructure and marked "Public Transport Corridor"	Transport for NSW
Zone R2 Low Density Residential and marked "Local road widening"	Council
Zone E1 Local Centre and marked "Local road widening"	Council
Zone E2 Commercial Centre and marked "Local road widening"	Council
Zone E3 Productivity Support and marked "Local road widening"	Council
Zone MU1 Mixed Use and marked "Local road widening"	Council

Zone C2 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—
- (a) shown on the [Land Reservation Acquisition Map](#) and specified in the table to this clause, and
 - (b) not acquired by the relevant authority of the State specified for the land in clause 5.1.
- (3) Development consent must not be granted to development on the land other than development for a purpose specified opposite the land in the table to this clause.

Land	Development
Zone R4 High Density Residential and marked “Classified road”	Roads
Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support, Zone MU1 Mixed Use or Zone R2 Low Density Residential and marked “Local road widening”	Roads
Zone SP2 Infrastructure and marked “Classified road”	Roads
Zone SP2 Infrastructure and marked “Public transport”	Roads
Zone RE1 Public Recreation and marked “Local open space”	Recreation areas
Zone RE1 Public Recreation and marked “Regional open space”	Recreation areas
Zone C2 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 and certain Crown land). 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 Land Management Act 2016*).

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 so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 1m.
- (3) This clause does not apply to—
 - (a) land in Zone RE1 Public Recreation, Zone C1 National Parks and Nature Reserves, Zone C2 Environmental Conservation, Zone C3 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 in buildings.
- (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 9 square metres.
- (9) **Secondary dwellings on land other than land in a rural zone** If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, 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 Zone E3 Productivity Support, Zone E4 General Industrial, Zone E5 Heavy Industrial, Zone W4 Working Waterfront or a 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 Controls relating to secondary dwellings on land in a rural zone

[Not adopted]

5.6 Architectural roof features

- (1) The objectives of this clause are as follows—
 - (a) if consistent with the objectives of clause 4.3—to allow roof features that integrate with the composition and form of buildings.
- (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 Dwelling house or secondary dwelling affected by natural disaster

[Not adopted]

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 the City 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 (Transport and Infrastructure) 2021*, Chapter 2.
- (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 applicable]

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 conservation zones

[Not adopted]

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 in Zone RU5 Village, Zone RU6 Transition, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support, Zone E4 General Industrial, Zone E5 Heavy Industrial or Zone MU1 Mixed Use—that the development is for the purpose of small scale aquarium fish production, and
 - (ii) pond-based aquaculture in Zone C3 Environmental Management or Zone C4 Environmental Living—that the development is for the purpose of extensive aquaculture, and
 - (iii) tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone C3 Environmental Management or Zone C4 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.

5.20 Standards that cannot be used to refuse consent—playing and performing music

- (1) The consent authority must not refuse consent to development in relation to licensed premises on the following grounds—
 - (a) the playing or performance of music, including the following—
 - (i) the genre of music played or performed, or
 - (ii) whether the music played or performed is live or amplified, or
 - (iii) whether the music played or performed is original music, or
 - (iv) the number of musicians or live entertainment acts playing or performing, or
 - (v) the type of instruments played,
 - (b) whether dancing occurs,
 - (c) the presence or use of a dance floor or another area ordinarily used for dancing,
 - (d) the direction in which a stage for players or performers faces,
 - (e) the decorations to be used, including, for example, mirror balls, or lighting used by players or performers.
- (2) The consent authority must not refuse consent to development in relation to licensed premises on the grounds of noise caused by the playing or performance of music, if the consent authority is satisfied the noise may be managed and minimised to an acceptable level.
- (3) In this clause—

licensed premises has the same meaning as in the [Liquor Act 2007](#).

5.21 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 flood function and behaviour on the land, taking into account projected changes as a result of climate change,
 - (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
 - (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.
- (2) Development consent must not be granted to development on land the consent

authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- (a) is compatible with the flood function and behaviour on the land, and
 - (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
 - (d) incorporates appropriate measures to manage risk to life in the event of a flood, and
 - (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—
- (a) the impact of the development on projected changes to flood behaviour as a result of climate change,
 - (b) the intended design and scale of buildings resulting from the development,
 - (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
 - (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.
- (4) A word or expression used in this clause has the same meaning as it has in the *Considering Flooding in Land Use Planning Guideline* unless it is otherwise defined in this clause.
- (5) In this clause—

Considering Flooding in Land Use Planning Guideline means the *Considering Flooding in Land Use Planning Guideline* published on the Department's website on 14 July 2021.

flood planning area has the same meaning as it has in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

5.22 Special flood considerations

[Not adopted]

5.23 Public bushland

- (1) The objective of this clause is to protect and ensure the ecological viability of bushland, including rehabilitated areas in urban areas, by—
 - (a) preserving biodiversity, habitat corridors and links between public bushland and other nearby bushland, and
 - (b) preserving bushland as a natural stabiliser of the soil surface, and
 - (c) preserving existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores, and
 - (d) preserving the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of bushland, and
 - (e) mitigating disturbance caused by development.
- (2) Development that will disturb, or is reasonably likely to disturb, public bushland is permitted with development consent.
- (3) Development consent must not be granted to development that will disturb, or is reasonably likely to disturb, public bushland unless the consent authority is satisfied of the following—
 - (a) the disturbance of the bushland is essential for a purpose in the public interest,
 - (b) there is no reasonable alternative to the disturbance,
 - (c) the development minimises the amount of bushland to be disturbed,
 - (d) the development includes measures to remediate the disturbed bushland.
- (4) Despite subclause (2), development that will disturb, or is reasonably likely to disturb, public bushland is permitted without development consent if the development is for the following purposes—
 - (a) the construction, operation or maintenance of pipelines to carry water, sewerage or gas or pipelines licensed under the *Pipelines Act 1967*,
 - (b) the construction, operation or maintenance of electricity or telecommunication lines,
 - (c) bush fire hazard reduction,
 - (d) the construction or maintenance of classified roads,

- (e) facilitating the recreational use of the public bushland.
- (5) Development specified in subclause (4)(e) is permitted without development consent only if it is carried out in accordance with a plan of management for the public bushland, adopted by the Council in the same way a plan of management is required to be adopted for community land under the *Local Government Act 1993*, Chapter 6, Part 2, Division 2, that includes measures for the following—
- (a) the recreational use of the land,
 - (b) bush fire hazard reduction,
 - (c) the prevention of degradation, including the alteration of drainage patterns, rubbish dumping, vehicle intrusion and infestation with weeds or non-native plants,
 - (d) the remediation of degraded public bushland.
- (6) This clause does not require development consent for clearing of native vegetation if the clearing is of a kind that is authorised under the *Local Land Services Act 2013*, section 600.
- (7) In deciding whether to grant development consent to development on land adjoining public bushland, the consent authority must consider the following—
- (a) the need to retain public bushland adjoining the site of the development,
 - (b) the likely effect of the development on public bushland, including the following—
 - (i) the erosion of soil,
 - (ii) the siltation of streams and waterways,
 - (iii) the spread of weeds and non-native plants within public bushland,
 - (c) other matters the consent authority considers relevant to the protection and preservation of public bushland.
- (8) This clause does not apply to the following land that is public bushland—
- (a) land in Zone RU1, RU2, RU3, RU4 or RU5,
 - (b) land reserved, dedicated or acquired under the *National Parks and Wildlife Act 1974*,
 - (c) land within a State forest, flora reserve or timber reserve within the meaning of the *Forestry Act 2012*,
 - (d) land to which *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 7 applies.

(9) In this clause—

disturb public bushland means—

- (a) remove vegetation from public bushland, or
- (b) cause a change in the natural ecology of public bushland that results in the destruction or degradation of the public bushland.

non-native plant means a plant that is not native vegetation.

public bushland means land—

- (a) on which there is vegetation that is—
 - (i) a remainder of the natural vegetation of the land, or
 - (ii) representative of the structure and floristics of the natural vegetation of the land, and
- (b) that is owned, managed or reserved for open space or environmental conservation by the Council or a public authority.

5.24 Farm stay accommodation

[Not adopted]

5.25 Farm gate premises

[Not adopted]

Part 6 Additional local provisions

6.1 Acid sulfate soils

- (1) The objective of this clause is to ensure 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 Works by which the watertable is likely to be lowered

3	Works more than 1m below the natural ground surface Works by which the watertable is likely to be lowered more than 1m below the natural ground surface
4	Works more than 2m below the natural ground surface Works by which the watertable is likely to be lowered more than 2m below the natural ground surface
5	Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m 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—
- (a) prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and
 - (b) provided to the consent authority.
- (4) 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
 - (c) the consent authority has confirmed the preliminary assessment by written notice to the person proposing to carry out the works.
- (5) Development consent is not required under this clause for the carrying out 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, involving the repair or replacement of the works of the public authority, required to be carried out urgently because the works—
 - (i) have been damaged, or
 - (ii) have ceased to function, or
 - (iii) pose a risk to the environment or to public health and safety,
 - (b) routine maintenance work involving the periodic inspection, cleaning, repair or replacement of the works of the public authority, other than work involving the

disturbance of more than 1 tonne of soil,

(c) work that costs less than \$20,000, other than drainage work.

(6) Development consent is not required under this clause to carry out works that—

(a) involve the disturbance of less than 1 tonne of soil, and

(b) are not likely to lower the watertable.

6.2 Earthworks

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

(a) to ensure 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 earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to—

(i) development that is permitted without development consent under this Plan,
or

(ii) development for which development consent has been given.

(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—

(a) the likely disruption of, or detrimental effect on, drainage patterns, soil stability and flooding in the locality of the development,

(b) the effect of the 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 development on the existing and likely amenity of adjoining properties,

(e) the source of fill material and the destination of excavated material,

(f) the likelihood of disturbing relics,

- (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,
- (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Note—

The *National Parks and Wildlife Act 1974*, particularly section 86, deals with harming Aboriginal objects.

6.3 Biodiversity

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity, including by—
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes, and the habitat elements providing connectivity on the land, that are necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the [Natural Resources Map](#).
- (3) In deciding whether to grant development consent to development on the land, the consent authority must consider—
 - (a) whether the development is likely to have—
 - (i) an adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) an adverse impact on the importance of the vegetation and habitat elements on the land to the survival of native fauna, and
 - (iii) the potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) an adverse impact on the habitat elements providing connectivity on the land, and
 - (v) an adverse impact on the habitat of threatened species, populations or ecological communities, and
 - (b) appropriate measures proposed to avoid, minimise or mitigate adverse impacts of the development.
- (4) Development consent must not be granted to development on the land unless the consent authority is satisfied the development—

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

6.4 Riparian land and waterways

- (1) The objective of this clause is to protect and maintain the following—
 - (a) water quality and natural water flows in waterways,
 - (b) the stability of the bed and banks of waterways,
 - (c) aquatic and riparian habitats and ecological communities,
 - (d) ecological processes in waterways and riparian areas,
 - (e) groundwater systems.
- (2) This clause applies to land identified as “Riparian land and waterways” on the [Natural Resources Map](#).
- (3) In deciding whether to grant development consent to development on the land, the consent authority must consider—
 - (a) whether the development is likely to have an adverse impact the following—
 - (i) the water quality and flows in the waterway,
 - (ii) the quality, flows and capacity of groundwater systems,
 - (iii) aquatic and riparian species, habitats and ecosystems of the waterway,
 - (iv) the stability of the bed and banks of the waterway,
 - (v) the free passage of fish and other aquatic organisms in or along the waterway,
 - (vi) future rehabilitation of the waterways and riparian areas, and
 - (b) whether the development is likely to increase water extraction from the waterway, and
 - (c) appropriate measures to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on the land unless the consent authority is satisfied the development—

- (a) is designed, and will be sited and managed, to avoid significant adverse environmental impact, or
- (b) if the impact cannot be avoided—is designed, and will be sited and managed, to minimise the impact, or
- (c) if the impact cannot be minimised—will be managed to mitigate the impact.

6.5 Stormwater management

- (1) The objectives of this clause are as follows—
 - (a) to minimise the impacts of urban stormwater on properties, native vegetation and receiving waters,
 - (b) to avoid adverse impacts of stormwater on soil and land stability,
 - (c) to protect the environmental and social values of water identified for urban waterways in the Sydney Harbour, Parramatta River and Lane Cove River catchments.
- (2) Development consent must not be granted to development unless the consent authority is satisfied the development—
 - (a) is designed to maximise the use of water permeable surfaces, having regard to the soil characteristics affecting on-site infiltration of water, and
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
 - (c) avoids significant adverse impacts of stormwater runoff on adjoining properties, native bushland, receiving waters and land used for water-based recreation or, if the impacts cannot be reasonably avoided, minimises and mitigates the impacts.

6.6 Foreshore area

- (1) The objective of this clause is to protect the Parramatta River and its tributaries by ensuring development in the foreshore area—
 - (a) will not impact natural foreshore processes, and
 - (b) will not affect the significance and amenity of the area, and
 - (c) will be compatible with the riverine environment.
- (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 on a site in the foreshore area if the levels, depth or other exceptional features of the site make it appropriate to grant development consent,
 - (c) 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 of the following—
- (a) the development will contribute to achieving the objectives for the zone in which the land is located,
 - (b) the appearance of a proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area,
 - (c) the development will not cause environmental harm, for example—
 - (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,
 - (d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway,
 - (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised,
 - (f) historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development will be carried out, and of surrounding land, will be maintained,
 - (g) for 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,
 - (h) sea level rise or change of flooding patterns as a result of climate change has been considered.
- (4) In this clause—
- foreshore area** means the land, shown as “Land below foreshore building line” on the [Foreshore Building Line Map](#), that is between—
- (a) the foreshore building line, shown as “Foreshore Building Line” on the [Foreshore](#)

[Building Line Map](#), and

- (b) the mean high water mark of the nearest bay or river.

6.7 Essential services

- (1) Development consent must not be granted to development unless the consent authority is satisfied the following essential services are available, or that adequate arrangements have been made to make them available when required—
 - (a) the supply of water,
 - (b) the supply of electricity,
 - (c) the disposal and management of sewage,
 - (d) stormwater drainage or on-site conservation,
 - (e) suitable road access.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing an essential service.

6.8 Landslide risk

- (1) The objective of this clause is to ensure development on land susceptible to landslide—
 - (a) matches the underlying geotechnical conditions of the land, and
 - (b) is restricted on unsuitable land, and
 - (c) does not endanger life or property.
- (2) This clause applies to land identified as “Landslide risk land” on the [Natural Resources Map](#).
- (3) In deciding whether to grant development consent to development on the land, the consent authority must consider the following matters to decide whether the development takes into account the risk of landslide—
 - (a) site layout, including access,
 - (b) the development’s design and construction methods,
 - (c) the amount of cut and fill that will be required for the development,
 - (d) wastewater management, stormwater and drainage across the land,
 - (e) the geotechnical constraints of the site,

- (f) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on the land unless the consent authority is satisfied—
 - (a) the development is designed, and will be sited, constructed and managed, to avoid 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 to not affect the rate, volume and quality of water leaving the land.

6.9 Restricted premises

- (1) Development consent must not be granted to development for the purposes of restricted premises unless the premises will be located at least 100m, measured from the closest boundary of the lot on which the premises are proposed, from land in a residential zone or Zone RE1 Public Recreation.
- (2) Development consent must not be granted to development for the purposes of restricted premises unless the consent authority is satisfied of the following—
 - (a) no part of the restricted premises, other than an access corridor, will be located on the ground floor,
 - (b) no part of the restricted premises, or building in which the premises will be located, will be used as a dwelling unless separate access will be available to the dwelling,
 - (c) signage related to the restricted premises will be of a size, shape and content that does not interfere with the amenity of the locality,
 - (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 to development for the purposes of restricted premises, the consent authority must take into account the impact of the development on places that are regularly frequented by children for educational, recreational or cultural activities.

6.10 Location of sex services premises

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) Development consent must not be granted to development for the purposes of sex

services premises unless the premises will be located at least 200m, measured from the closest boundary of the lot on which the premises are proposed, from—

- (a) residential accommodation or land in a residential zone, and
 - (b) places of public worship, hospitals, schools, centre-based child care facilities, community facilities and recreation areas.
- (3) Development consent must not be granted to development for the purposes of sex services premises in a building that contains a dwelling if part of the access to the sex services premises is shared with the dwelling.
- (4) 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 premises will be likely to cause a disturbance in the neighbourhood—
 - (i) because of its size, location, hours of operation, clients or the number of employees and other people working in it, or
 - (ii) when taking into account other sex services premises operating in the neighbourhood involving similar hours of operation,
 - (b) whether the operation of the premises will be likely to interfere with the amenity of the neighbourhood,
 - (c) the impact of the premises on places that are regularly frequented by children for educational, recreational or cultural activities—
 - (i) that adjoin the premises, or
 - (ii) that can be viewed from the premises, or
 - (iii) from which a person can view the premises.

6.11 Dual occupancies prohibited on certain land

- (1) Development consent must not be granted to development for the purposes of dual occupancies on land identified as “D” on the [Dual Occupancy Prohibition Map](#).
- (2) Development consent must not be granted to development for the purposes of dual occupancies (detached) on land in a residential zone unless the land—
 - (a) contains a heritage item, or
 - (b) has 2 street frontages, or
 - (c) is a corner lot within the meaning of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or

(d) is shown in red hatching and identified as “South Parramatta Conservation Area” on the [Heritage Map](#).

6.12 Ground floor development in Zone E1

- (1) The objective of this clause is to encourage the presence and movement of people by ensuring active uses are provided at street level in Zone E1 Local Centre.
- (2) Development consent must not be granted to the erection of a building, or a change of use of a building, on land in Zone E1 Local Centre unless the consent authority is satisfied the part of the ground floor of the building that faces a street will not be used for residential accommodation.
- (3) Subclause (2) does not apply to a part of a building that—
 - (a) faces a service lane, or
 - (b) is used for one or more of the following purposes—
 - (i) an entrance or lobby for part of the building,
 - (ii) access for fire services,
 - (iii) vehicular access.

6.13 Design excellence

- (1) The objective of this clause is to ensure development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the City 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 “Design Excellence Precinct” on the [Design Excellence Map](#).
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must consider 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 view corridors,

- (d) how the development addresses the following—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage and archaeological issues and the constraints and opportunities of the streetscape,
 - (iv) the location of proposed towers and other buildings, having regard to the need to achieve an acceptable relationship with existing and proposed towers and other buildings on the same site and 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, including 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 pedestrian networks,
 - (x) the impact on, and proposed improvements to, the public domain,
 - (xi) the impact on special character areas,
 - (xii) achieving appropriate interface at ground level between buildings and the public domain,
 - (xiii) excellence and integration of landscape design,
- (e) how the development addresses the protection and enhancement of green infrastructure.
- (5) Development consent must not be granted to the following development to which this clause applies unless an architectural design competition has been held in accordance with the Design Excellence Guidelines—
 - (a) development relating to a building that is, or will be, higher than 55m above ground level (existing),
 - (b) development with a capital value of more than \$100 million,
 - (c) development for which the applicant has chosen to participate in an architectural design competition.

- (6) Subclause (5) does not apply if the Council certifies in writing that an architectural design competition is not required for the development.
- (7) In deciding whether to grant development consent to development referred to in subclause (5), the consent authority must take into account the results of the architectural design competition.
- (8) In this clause—

green infrastructure means the network of green spaces, natural systems and semi-natural systems that support sustainable communities and includes waterways, bushland, tree canopy and green ground cover, parks and open spaces.

6.14 Concurrence of Planning Secretary

- (1) Development consent must not be granted to development on the following land unless the consent authority has obtained the concurrence of the Planning Secretary—
 - (a) land edged heavy blue on the [Intensive Urban Development Area Map](#),
 - (b) land in Zone E2 Commercial Centre.
- (2) In deciding whether to grant concurrence, the Planning Secretary must consider the following—
 - (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (b) the cumulative impact of the development with other development that has been, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (c) the steps taken to address the impacts, including whether a planning agreement has been, or will be, entered into contributing to designated State public infrastructure.
- (3) In deciding whether to grant concurrence, the Planning Secretary must also consult the public authorities that the Planning Secretary considers relevant to the development.
- (4) This clause does not apply to development if all or part of the land on which the development will be carried out is in a special contributions area to which a determination under the Act, section 7.23 applies.

6.15 Development on certain land at Westmead

- (1) This clause applies to development on land identified as “Area A” on the [Key Sites Map](#) involving a building with a frontage to Hawkesbury Road or Darcy Road, Westmead.
- (2) Development consent must not be granted to the development unless at least 30% of the gross floor area of the building is not used for residential accommodation.

6.16 Development on certain land at Granville

- (1) This clause applies to development on land identified as “Area B” on the [Key Sites Map](#) involving the erection of a building.
- (2) Development consent must not be granted to the development unless the consent authority is satisfied the gross floor area of the part of the building not used for residential accommodation is less than 4,000m².

6.17 Underground power lines on certain land at Carlingford

- (1) The objective of this clause is to deliver the highest standard of urban design.
- (2) In determining whether to grant development consent to development on land identified as “Area C” on the [Key Sites Map](#), the consent authority must consider whether all 132kV double circuit electricity power lines for the development will be underground.

6.18 Subdivisions for dual occupancies on certain land at Parramatta

- (1) This clause applies to land—
 - (a) shown in red hatching and identified as “South Parramatta Conservation Area” on the [Heritage Map](#), and
 - (b) on which a dual occupancy is erected or proposed to be erected.
- (2) Development consent must not be granted for the subdivision of the land if the subdivision would result in each dwelling forming part of the dual occupancy being located on separate lots.
- (3) This clause does not apply in relation to a subdivision under—
 - (a) the [Community Land Development Act 2021](#), or
 - (b) the [Strata Schemes Development Act 2015](#).

6.19 Subdivisions for dual occupancies prohibited on certain land

- (1) The objectives of this clause are as follows—
 - (a) to not allow development consent to be granted for the subdivision of land

containing certain dual occupancies,

(b) to maintain the prevailing character of lower density residential areas.

(2) This clause applies to land—

(a) identified as “S” on the [Dual Occupancy Prohibition Map](#), and

(b) on which a dual occupancy is erected or proposed to be erected.

(3) Development consent must not be granted for the subdivision of the land if the subdivision would result in each dwelling forming part of the dual occupancy being located on separate lots unless—

(a) the dual occupancy was erected, or the building work for the erection of the dual occupancy commenced, before 5 October 2012, and

(b) the erection was, or is being carried out, under a development consent granted before 18 October 1996, and

(c) the plans approved by the development consent showed parts of the building were intended for separate occupation, and

(d) the subdivision would create lots that substantially correspond with the parts shown on the plans as being intended for separate occupation, and

(e) the land is being subdivided under a strata plan.

6.20 Height of buildings for certain land in Telopea Precinct

(1) The following maximum height applies to a building on land shown edged light blue and identified as “Area A” on the [Height of Buildings Map](#) if development involving the erection of the building includes the provision of a footpath or road, at least 8m wide, between Benaud Place and Evans Road, Telopea—

(a) for development with a site area of at least 3,000m², and no more than 6,000m²—34m,

(b) for development with a site area of more than 6,000m²—40m.

(2) The height of a building on land shown edged heavy blue and identified as “Area B” on the [Height of Buildings Map](#) may exceed the maximum height shown for the land on the [Height of Buildings Map](#) by 5m if the consent authority is satisfied the ground floor of the building will be used for one or more of the following purposes—

(a) business premises,

(b) community facilities,

(c) retail premises.

- (3) The height of a building on land identified as “Telopea Precinct” on the [Key Sites Map](#) may exceed the maximum height shown for the land on the [Height of Buildings Map](#) if the consent authority is satisfied—
 - (a) the building is on land in Zone MU1 Mixed Use or Zone R4 High Density Residential, and
 - (b) the additional height will be used to provide an open rooftop, and
 - (c) there will be no additional overshadowing created by the additional height.
- (4) In this clause—

open rooftop means an area used for the recreation of residents, including communal amenities and gardens.

6.21 Floor space ratio for certain land in Telopea Precinct

- (1) The following maximum floor space ratio applies to a building on land shown edged light blue and identified as “Area A” on the [Floor Space Ratio Map](#) if development involving the erection of the building includes the provision of a footpath or road, at least 8m wide, between Benaud Place and Evans Road, Telopea—
 - (a) for development with a site area of at least 3,000m², and no more than 6,000m²—2.4:1,
 - (b) for development with a site area of more than 6,000m²—3:1.
- (2) The floor space ratio for a building on land shown edged heavy blue and identified as “Area B” on the [Floor Space Ratio Map](#) may exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#) if the consent authority is satisfied the additional floor space will be used for community facilities.
- (3) The maximum floor space ratio for a building on land shown edged heavy pink and identified as “Area C” on the [Floor Space Ratio Map](#) is 2:1 if the site area is at least 2,000m².

6.22 Development at 241-245 Pennant Hills Road, Carlingford

- (1) This clause applies to Lots 1, 2, 5 and 6, DP 805059, 241-245 Pennant Hills Road, Carlingford.
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied the building will include at least 1,970m² of floor area used for commercial premises.
- (3) In calculating a floor space ratio under clause 4.5, a maximum of 465m² of the floor area of enclosed private balconies may be excluded from the gross floor area of a building on the land.

6.23 Development requiring the preparation of development control plan

- (1) The objective of this clause is to ensure development on certain land occurs in accordance with a site-specific development control plan.
- (2) This clause applies to land identified as follows on the [Key Sites Map](#)—
 - (a) “Granville Precinct”,
 - (b) “Telopea Precinct”,
 - (c) “241–245 Pennant Hills Road, Carlingford”.
- (3) Development consent must not be granted to development on the land unless a development control plan that complies with subclause (5) or (6) has been prepared for, or applies to, the land.
- (4) Subclause (3) does not apply to development on land identified as “Telopea Precinct” on the [Key Sites Map](#) if—
 - (a) the development is for the purposes of dual occupancies, dwelling houses or secondary dwellings, or
 - (b) the consent authority is satisfied the development is of a minor nature and is consistent with the objectives of the zone in which the land is located.
- (5) The development control plan for land identified as “Granville Precinct” or “Telopea Precinct” on the [Key Sites Map](#) must provide for 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 circulation networks, car parking provision and 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 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 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) The development control plan for land identified as “241–245 Pennant Hills Road, Carlingford” on the [Key Sites Map](#) must provide for the following—
 - (a) built form controls, including the maximum number of storeys and minimum setbacks for buildings,
 - (b) detailed urban design controls for significant development sites,
 - (c) tree canopy and green cover.

Part 7 Additional local provisions—Parramatta City Centre

Division 1 Preliminary

7.1 Land to which Part applies

- (1) This Part applies to land in Parramatta City Centre.
- (2) A provision in this Part prevails over another provision of this Plan to the extent of an inconsistency.

7.2 Definitions

- (1) In this Part—

additional GFA for a building on land means the gross floor area equal to the amount by which the floor space ratio of the building exceeds the applicable FSR.

applicable FSR for a building on land means the higher of the following—

- (a) the maximum permissible floor space ratio, or
- (b) if applicable—the floor space ratio permitted under clause 7.3, 7.4 or 7.15.

BASIX target means a target for water or energy efficiency set by the Planning Secretary for BASIX certificates issued under the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#).

car parking space means a space intended to be used for the parking of cars that is ancillary to another land use on the site, but does not include the following—

- (a) a place primarily used to wash vehicles,
- (b) a place primarily used to load or unload goods,
- (c) a place primarily used to store bicycles or motorcycles,
- (d) a car parking space in a car park,

- (e) a car parking space for the exclusive use of vehicles belonging to a car share scheme.

car share scheme means a scheme in which a body corporate, an unincorporated body or a public authority—

- (a) owns or manages and maintains vehicles for shared or communal use, and
(b) hires the vehicles exclusively to members of the scheme for occasional use, on demand and on a pay-as-you-go basis.

competitive design process means an architectural design competition held in accordance with—

- (a) the Design Excellence Guidelines, and
(b) any procedures approved by the Planning Secretary.

isolated site means a site—

- (a) where amalgamation with adjoining sites is not—
(i) physically possible, or
(ii) reasonably feasible because of the nature of surrounding development, or
(b) that has a reduced development potential because of its size, shape or location.

kg CO₂e means kilograms of carbon dioxide equivalent.

maximum permissible FSR for a building on land means the maximum floor space ratio shown for the land on the [Floor Space Ratio Map](#).

maximum permissible HOB for a building on land means the maximum height of buildings shown for the land on the [Height of Buildings Map](#).

- (2) In this Part, the **car parking formula** is—

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

where—

M is the maximum number of car parking spaces.

G is the gross floor area of certain premises in the building, as specified in the provision in which the formula is used.

A is the site area.

T is the total gross floor area of all buildings on the site.

Division 2 Development standards generally

7.3 Floor space ratio

- (1) This clause applies to Parramatta City Centre, other than land identified as “Area A”, “Area 8” or “Area 11” on the [Special Provisions Area Map](#).
- (2) The maximum floor space ratio for a building on land for which the maximum permissible FSR is specified in the following table is the floor space ratio specified for the site area of the building—

Maximum permissible FSR	Site area less than 1,000m ²	Site area of at least 1,000m ² but less than 1,800m ²
4:1	3:1	(3 + X):1
6:1	4:1	(4 + 2X):1
7:1	4.5:1	(4.5 + 2.5X):1
8:1	5:1	(5 + 3X):1
10:1	6:1	(6 + 4X):1

- (3) In the table to subclause (2), **X** is calculated according to the following formula—

$$X = (\text{site area in m}^2 - 1000) / 800$$

- (4) Subclause (2) does not apply to a building on a site area of at least 1,000m² but less than 1,800m² if—
 - (a) the consent authority is satisfied the site of the building is an isolated site, and
 - (b) the building has been subject to a competitive design process, and
 - (c) the consent authority is satisfied the building exhibits design excellence considering the matters specified in clause 6.13(4)(a)-(d).
- (5) If the proposed development is to be carried out on a site area that comprises land identified as “Area 21C” on the [Special Provisions Area Map](#) and other land, land identified as “Area 21A” and “Area 21B” on the [Special Provisions Area Map](#) is excluded from the calculation of the site area.

7.4 Floor space ratio—Parramatta Park and Park Edge Highly Sensitive Area

- (1) The objective of this clause is to preserve built form controls for Parramatta Park, the Park Edge Highly Sensitive Area and certain land on the fringes of Parramatta City Centre.
- (2) This clause applies to land identified as “Area A” on the [Special Provisions Area Map](#),

other than land identified as “Area 11” on the [Special Provisions Area Map](#).

- (3) The maximum floor space ratio for a building on land for which the maximum permissible FSR is specified in the following table is the floor space ratio specified for the site area of the building—

Maximum permissible FSR	Site area less than 1,000m²	Site area of at least 1,000m² but less than 1,800m²
6:1	4:1	(4 + 2X):1
8:1	5:1	(5 + 3X):1

- (4) In the table to subclause (3), **X** is calculated according to the following formula—

$$X = (\text{site area in m}^2 - 500) / 1500$$

7.5 Additional floor space ratio—“Area 3” and “Area 5”

- (1) This clause applies to development involving the erection of a building on land identified as “Area 3” or “Area 5” of the [Additional Local Provisions Map](#) if the site area of the development is at least 1,800m².
- (2) Development to which this clause applies may exceed the applicable FSR by up to—
- 2:1 for “Area 3”, and
 - 4:1 for “Area 5”.
- (3) The additional GFA permitted in subclause (2) must be used for commercial premises.
- (4) Development consent must not be granted to development to which this clause applies unless—
- the building uses the additional floor space ratio permitted under clause 7.15, and
 - the site area has a footprint of at least—
 - for a corner site with 2 street frontages—40m by 35m, or
 - otherwise—40m by 40m, and
 - the footprint of each floor that is more than 105m above ground level (existing) is less than 40m by 40m, and
 - the consent authority is satisfied of the following—
 - the development will not adversely affect the historic streetscape of Church Street and George Street,

- (ii) the development will transition in bulk and scale to neighbouring heritage items and heritage conservation areas,
 - (iii) the development will not result in a neighbouring site becoming an isolated site with an area of less than 1,000m²,
 - (iv) if a heritage item is in the site area—the development involves the repair, restoration or reconstruction of the heritage item.
- (5) If development under this clause includes above ground car parking, the amount of gross floor area by which the development exceeds the applicable FSR must not be included when calculating the maximum number of car parking spaces under Division 4.

7.6 Development control plan for “Area 3” and “Area 5”

- (1) Development consent must not be granted to development to which clause 7.5 applies unless a development control plan has been prepared for the land.
- (2) The development control plan must provide for the following matters—
 - (a) the form and external appearance of the development with the aim of improving the quality and amenity of the public domain,
 - (b) minimising adverse impacts on view corridors,
 - (c) the suitability of the land for development,
 - (d) the existing and proposed uses of the land,
 - (e) heritage issues and streetscape constraints of the land, including scale, additional overshadowing, podium heights, tower setbacks and side setbacks between the development and adjacent heritage items,
 - (f) site amalgamation and avoiding the creation of isolated sites on adjoining sites,
 - (g) the bulk, massing and modulation of buildings,
 - (h) the location of the development, considering the need to achieve an acceptable relationship with other buildings on the same site or on neighbouring sites in terms of separation, setbacks, outlook, orientation, amenity and urban form,
 - (i) street frontage heights,
 - (j) maximising visibility of the sky from street level,
 - (k) environmental impacts, including sustainable design, overshadowing and solar access, visual and acoustic privacy, wind, noise and reflectivity,

- (l) the principles of ecologically sustainable development,
- (m) pedestrian, cycle, vehicular and service access and circulation, including the permeability of pedestrian networks,
- (n) the impact on, and improvements to, the public domain,
- (o) appropriate interfaces at ground level between the building and the public domain,
- (p) excellence in and integration of landscape design,
- (q) the incorporation of high quality public art into the fabric of buildings in public spaces,
- (r) the impact on heritage conservation areas, including additional overshadowing,
- (s) water sensitive urban design,
- (t) the development's compatibility with the intended character of the area and the development's contribution to the streetscape and sense of place in the area.

7.7 Sun access

- (1) The objective of this clause is to protect the following land from overshadowing—
 - (a) public open space in Parramatta Square and Jubilee Park,
 - (b) heritage items and curtilage at the Lancer Barracks site and Experiment Farm.
- (2) This clause applies to the following land—
 - (a) land shown in purple on the [Sun Access Protection Map](#),
 - (b) land identified as “Block A” or “Block B” on the [Sun Access Protection Map](#).
- (3) Development consent must not be granted to development on the land if a building resulting from the development will create additional overshadowing, on 21 June in any year, on the land shown with blue hatching on the [Sun Access Protection Map](#) during the following times—
 - (a) for Experiment Farm—between 10am and 2pm,
 - (b) for Jubilee Park—between midday and 2pm,
 - (c) for the Lancer Barracks site—between midday and 2pm,
 - (d) for Parramatta Square—between midday and 2pm.
- (4) Development consent must not be granted to development on land identified as “Block A” or “Block B” on the [Sun Access Protection Map](#) if a building resulting from

the development will create additional overshadowing in Parramatta Square, between 1pm and 2pm on 21 March and 23 September in any year (the **relevant period**), on the land shown with blue hatching on the [Sun Access Protection Map](#), unless an open space area is provided—

- (a) on the land shown with orange hatching on the [Sun Access Protection Map](#), and
 - (b) that is accessible by the public, and
 - (c) that is at least as large as the area of land in Parramatta Square that is overshadowed during the relevant period, and
 - (d) that is not overshadowed during the relevant period.
- (5) A building resulting from development is taken to create additional overshadowing if the amount of overshadowing on the land after the development is carried out, during the period specified in subclause (3) or (4), as applicable, will be greater than the amount of overshadowing on the land immediately before 14 October 2022.
- (6) In this clause, additional overshadowing does not include minor additional overshadowing on Parramatta Square caused by the following parts of a building, other than an excluded part—
- (a) decorative or architectural elements of the building, including the following—
 - (i) structural elements of the building,
Example—
 - Columns and pillars
 - (ii) spires,
 - (iii) flag poles,
 - (iv) public art, including sculptures or artwork,
 - (v) signage associated with the building,
 - (b) parts of the building that form part of the restoration of a heritage item on the site,
 - (c) amenities provided at ground level, including the following—
 - (i) shelters,
 - (ii) playground equipment,
 - (iii) shade structures,
 - (iv) awnings,

(v) street furniture.

(7) In this clause—

excluded part of a building means the following—

- (a) an advertising structure,
- (b) equipment for servicing the building.

Example—

Plant, lift motor rooms and fire stairs

7.8 Serviced apartments

- (1) Development consent must not be granted to development on land in Zone E2 Commercial Centre for the purposes of the strata subdivision of a building that is, or has been, used for the purposes of serviced apartments.
- (2) Development consent must not be granted to development on land in Zone MU1 Mixed Use for the purposes of the strata subdivision of a building that is, or has been used, for the purposes of serviced apartments unless the consent authority has considered the following—
 - (a) the design quality principles under [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#),
 - (b) the design principles set out in the Apartment Design Guide under that Policy.
- (3) Development consent must not be granted to development for the purposes of serviced apartments on the following land in Parramatta, comprising the eastern part of the land bounded by Macquarie Street, Smith Street, Darcy Street and Church Street—
 - (a) the eastern part of Civic Place, being the parts of Lots 100 and 101, DP 1262317 in Zone E2 Commercial Centre,
 - (b) Lot 41, DP 1238612, 153 Macquarie Street,
 - (c) Lot 10, DP 1228279, 169 Macquarie Street,
 - (d) Lot 1, DP 1136922, 1 Smith Street.

7.9 Airspace operations

- (1) The objective of this clause is to protect airspace around airports.
- (2) Development consent must not be granted to development that is a controlled activity, within the meaning of the [Airports Act 1996](#) of the Commonwealth, Part 12, Division 4, unless the applicant has obtained an 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 airspace around airports.

7.10 Active frontages

- (1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street, public space and river foreshore frontages in Zone E2 Commercial Centre and Zone MU1 Mixed Use.
- (2) This clause applies to land identified as “Active Frontage” or “Civic Link” on the [Active Frontages Map](#).
- (3) Development consent must not be granted to the erection of a building, or the change of use of a building, on the land unless the consent authority is satisfied the building will have an active frontage for the part of the ground floor of the building facing the street, river or a public space.
- (4) An active frontage is not required for a part of a building used for one or more of the following—
 - (a) entrances and lobbies, including as part of mixed use development,
 - (b) access for fire services,
 - (c) electrical services,
 - (d) vehicular access.

7.11 Floodplain risk management

- (1) The objective of this clause is to enable occupants of buildings in certain areas subject to floodplain risks—
 - (a) to shelter in a building above the probable maximum flood level, or
 - (b) to evacuate safely to land above the probable maximum flood level.
- (2) This clause applies to land identified as “Floodplain Risk Management Area” on the [Floodplain Risk Management Map](#).
- (3) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied 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 land 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.
- (4) Subclause (3)(a) does not apply if—
- (a) there is pedestrian access located between the building and land above the probable maximum flood level, and
 - (b) the pedestrian access is located above the probable maximum flood level.
- (5) In this clause—

annual exceedance probability has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual has the same meaning as in clause 5.21.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

Division 3 Design excellence

7.12 Application of Division

- (1) The objective of this Division is to deliver the highest standard of architectural, urban and landscape design.
- (2) This Division applies to development involving the erection of a building on land in Parramatta City Centre.

7.13 Design excellence

- (1) Development consent must not be granted to development to which this Division applies unless the consent authority is satisfied the building resulting from the development exhibits design excellence.
- (2) In considering whether a building exhibits design excellence, the consent authority must consider the matters specified in clause 6.13(4)(a)–(d).

7.14 Competitive design process

- (1) This clause applies to the following development to which this Division applies—
 - (a) development involving a building that has, or will have, a height above ground

- level (existing) of more than—
- (i) for development on land identified as “Area A” on the [Special Provisions Area Map](#)—55m, or
 - (ii) otherwise—40m,
- (b) development involving a building to which clause 7.3(4) applies,
- (c) development involving a building on land, other than land identified as “Area A” on the [Special Provisions Area Map](#), that—
- (i) will have a floor space ratio of at least 3:1, and
 - (ii) involves or adjoins a heritage item,
- (d) development on land identified as “Area A” on the [Special Provisions Area Map](#) if—
- (i) the site area is more than 1,000m² but no more than 1,800m², and
 - (ii) the development seeks to use the maximum permissible FSR, and
 - (iii) it is not physically possible to amalgamate the site with adjoining sites,
- (e) development with a capital value of more than—
- (i) for development on land identified as “Key site” on the [Key Sites Map](#)—\$10 million, or
 - (ii) otherwise—\$100 million,
- (f) development for which the applicant has chosen to participate in a competitive design process.
- (2) Development consent must not be granted to development to which this clause applies unless a competitive design process has been held in relation to the development.
- (3) A competitive design process is not required if the consent authority is satisfied—
- (a) a competitive design process is unreasonable or unnecessary in the circumstances, and
 - (b) the development—
 - (i) involves only alterations or additions to an existing building, and
 - (ii) does not significantly increase the height or gross floor area of the building, and
 - (iii) does not have a significant adverse impact on adjoining buildings or the

public domain, and

(iv) does not significantly alter an aspect of the building when viewed from a public place.

(4) This clause does not apply to the following development—

(a) development in relation to which the Planning Secretary had, immediately before 18 December 2015, issued a certificate under [Parramatta City Centre Local Environmental Plan 2007](#), clause 22B(5),

(b) development the subject of a concept development application for which development consent may be granted on the determination of the concept development application.

7.15 Additional building height and floor space ratio

(1) This clause applies to a building that—

(a) is a winner of a competitive design process, and

(b) the consent authority is satisfied exhibits design excellence under this Division.

(2) The building may exceed the maximum permissible HOB and the maximum permissible FSR for the land by up to 15%.

(3) The building may exceed the maximum permissible HOB and the maximum permissible FSR for the land by up to 25% if the building is—

(a) used for a purpose other than residential accommodation, and

(b) erected on land in Zone MU1 Mixed Use that is identified as “Area A” on the [Special Provisions Area Map](#).

Division 4 Car parking

7.16 Application of Division

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

(a) to identify the maximum number of car parking spaces that may be provided to service particular uses of land,

(b) to minimise the amount of vehicular traffic generated in relation to development.

(2) This Division does not apply to development for the purposes of car parks.

(3) If the maximum number of car parking spaces calculated under this Division is not a whole number, the number of car parking spaces must be rounded to the nearest whole number.

- (4) If more than 1 provision in this Division applies to mixed use development—
- (a) the maximum number of car parking spaces is the sum of the number of spaces permitted under each provision, and
 - (b) a reference in each provision to a building is taken to be a reference to the parts of the building in which the relevant land use occurs, and
 - (c) a reference in each provision to the gross floor area is taken to be a reference to the gross floor area of the parts of the building in which the relevant land use occurs.
- (5) This Division does not require a reduction in the number of car parking spaces provided in an existing building.

7.17 Car parking—general

- (1) This clause applies to development—
- (a) involving a land use specified in the table to subclause (2) if the development includes a car parking space that is ancillary to the land use, and
 - (b) that is not on land identified as “Area A” on the [Special Provisions Area Map](#).
- (2) The maximum number of car parking spaces, including existing car parking spaces, for development to which this clause applies is the number calculated for the land use in accordance with the following table—

Land use	Maximum number of car parking spaces
Attached dwellings, dwelling houses and semi-detached dwellings	1 space for each dwelling
Business premises and office premises	(a) for a building with a floor space ratio of less than or equal to 3.5:1—1 space for every 175m ² of gross floor area, or (b) otherwise—as calculated using the car parking formula
Centre-based child care facilities	1 space plus 1 space for every 100m ² of gross floor area
Health consulting rooms and medical centres	2 spaces for each consulting room

Hotel or motel accommodation and serviced apartments	<p>The sum of the following—</p> <p>(a) 1 space for every 4 bedrooms up to and including 100 bedrooms,</p> <p>(b) 1 space for every 5 bedrooms above 100 bedrooms</p>
Information and education facilities	1 space for every 200m ² of gross floor area
Light industries	1 space for every 150m ² of gross floor area
Places of public worship and entertainment facilities	<p>The greater of—</p> <p>(a) 1 space for every 10 seats, or</p> <p>(b) 1 space for every 30m² of gross floor area</p>
Residential flat buildings, dual occupancies and multi dwelling housing	<p>The sum of the following—</p> <p>(a) 0.1 space for each studio dwelling,</p> <p>(b) 0.3 space for each dwelling containing 1 bedroom,</p> <p>(c) 0.7 space for each dwelling containing 2 bedrooms,</p> <p>(d) 1 space for each dwelling with 3 or more bedrooms</p>
Retail premises	<p>For a building with no more than 2,000m² of gross floor area used for retail premises—</p> <p>(a) if the building has a floor space ratio of no more than 3.5:1—1 space for every 90m² of gross floor area, or</p> <p>(b) otherwise—as calculated using the car parking formula</p>

(3) For the car parking formula in the table to subclause (2), **G** is the gross floor area of the part of the building that is not used for residential accommodation.

7.18 Car parking for certain land

- (1) This clause applies to the following land at Parramatta—
- (a) Lot 1, DP 1041242, 220 Church Street,
 - (b) Lot 1, DP 702291, 230 Church Street,
 - (c) Lot B, DP 394050, 48 Macquarie Street,

- (d) Lot 11, DP 1115358, Lot 30, DP 1115365 and Lot 20, DP 1115360, 184–188 George Street,
 - (e) Lot 10, DP 789520, 128 Marsden Street,
 - (f) Lot 2, DP 1119257, 10 Valentine Avenue,
 - (g) Lot 1, DP 1009227 and Lot 100, DP 632636, 87 Church Street and 6 Great Western Highway,
 - (h) Lot 4, DP 310151, 55 Aird Street,
 - (i) Lot 11, DP 790287, 142–154 Macquarie Street,
 - (j) Lot 1, DP 785930, 470 Church Street,
 - (k) SP 20716, 5 Aird Street,
 - (l) Lot 156, DP 1240854, 12 Hassall Street,
 - (m) Lot 1, DP 501663 and Lot 1, DP 503651, 20 Macquarie Street.
- (2) This clause also applies to Lot 10, DP 128882, Lots 13 and 14, DP 1077402 and Lot 2, DP 128524, 14–20 Parkes Street, Harris Park.
- (3) The maximum number of car parking spaces for a building with a floor space ratio greater than 3.5:1 on the land is the number calculated using the car parking formula.
- (4) For the car parking formula in subclause (3), **G** is the gross floor area of the part of the building that is not used for residential accommodation, except as follows—
- (a) for land referred to in subclause (1)(k) and (m)—**G** is the gross floor area of all commercial premises in the building,
 - (b) for land referred to in subclause (1)(l)—**G** is the gross floor area of all commercial premises and community facilities in the building.

7.19 Car parking—Parramatta Park and Park Edge Highly Sensitive Area

- (1) This clause applies to development—
- (a) on land identified as “Area A” on the [Special Provisions Area Map](#), and
 - (b) involving a land use specified in the table to subclause (2) if the development includes a car parking space that is ancillary to the land use.
- (2) The maximum number of car parking spaces, including existing car parking spaces, for development to which this clause applies is the number calculated for the land use in accordance with the following table—

Land use	Maximum number of car parking spaces
Centre-based child care facilities	1 space for every 4 child care places
Commercial premises	1 space for every 100m ² of gross floor area
Drive-in take away food and drink premises with seating	The lesser of— (a) 1 space for every 10m ² of gross floor area, or (b) 1 space for every 6 seats
Health consulting rooms	1 space for every 300m ² of gross floor area
Hostels and residential care facilities	The sum of the following— (a) 1 space for every 10 beds, (b) 1 space for every 2 employees, (c) 1 ambulance space
Hotel or motel accommodation	The sum of the following— (a) 1 space for every 5 hotel rooms or suites, (b) 1 space for every 2 motel rooms or suites, (c) 1 space for every 3 employees
Multi dwelling housing with 1, 2 or 3 bedrooms and residential flat buildings	The sum of the following— (a) 1 space for every dwelling, (b) 1 visitor space for every 5 dwellings
Restaurants or cafes	The lesser of— (a) 1 space for every 10m ² of gross floor area, or (b) 1 space for every 4 seats
Seniors housing, other than residential care facilities	The sum of the following— (a) 1 space for every 10 dwellings, (b) 1 visitor space for every 10 dwellings
Shops	1 space for every 30m ² of gross floor area
Warehouse or distribution centres	1 space for every 300m ² of gross floor area

- (3) The consent authority may approve additional car parking spaces in excess of the maximum number of car parking spaces under this clause if the additional car parking spaces will be included as part of the building's gross floor area, whether the car parking space is below or above ground level (existing).

7.20 Use of car parking spaces by persons other than occupants of building

If the consent authority is satisfied an existing building has more car parking spaces than are needed by the occupants of the building, the consent authority may grant development consent to the use of the car parking spaces by persons other than the occupants of the building.

Division 5 Provisions for Parramatta City Centre other than “Area A”

7.21 Application of Division

This Division applies to Parramatta City Centre, other than land identified as “Area A” on the [Special Provisions Area Map](#).

7.22 Managing heritage impacts

- (1) The objective of this clause is to ensure development in Parramatta City Centre—
 - (a) relates appropriately to heritage items and heritage conservation areas, and
 - (b) responds positively to the heritage fabric of the area, the street and surrounding areas.
- (2) This clause applies to development involving the erection of a building on the following land—
 - (a) land on which a heritage item is located,
 - (b) land in a heritage conservation area,
 - (c) land adjacent to land referred to in paragraph (a) or (b).
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority has considered the following—
 - (a) the extent to which the carrying out of the development is likely to affect the heritage significance of the relevant heritage item or heritage conservation area,
 - (b) a heritage impact statement,
 - (c) if the development involves a lot amalgamation, which includes a lot that contains, or is adjacent to, a heritage item—a heritage conservation management plan that identifies whether—
 - (i) further lot amalgamations will be required to support the development of the land, while retaining the heritage significance of the heritage item, and
 - (ii) the significance of the heritage item has been prioritised in the amalgamation of the lots,

- (d) the location of a tower, if proposed, having regard to the need to achieve an acceptable relationship with the heritage item or heritage conservation area on, or adjacent to, the land in terms of separation, setbacks, amenity and urban form.

7.23 End of journey facilities

- (1) The objective of this clause is to facilitate pedestrian and cycling access to commercial premises.
- (2) This clause applies to development involving the erection of a building—
 - (a) used only for commercial premises, or
 - (b) involving mixed use development with at least 600m² of gross floor area used for commercial premises.
- (3) Development consent must not be granted to the development unless the consent authority is satisfied the building includes all of the following facilities—
 - (a) showers,
 - (b) change rooms,
 - (c) lockers,
 - (d) bicycle storage areas.

7.24 Dual water systems

- (1) The objective of this clause is to ensure the security of water supply in Parramatta City Centre.
- (2) Development consent must not be granted to the erection of a building unless the consent authority is satisfied the building uses a dual water reticulation system containing pipes for potable water and recycled water for all inside and outside water uses.

7.25 High performing building design

- (1) The objectives of this clause are as follows—
 - (a) to encourage high performing building design that minimises energy and water consumption for development for the following purposes—
 - (i) hotel or motel accommodation,
 - (ii) office premises,
 - (iii) residential flat buildings,
 - (iv) large retail premises,

- (v) serviced apartments,
 - (vi) mixed use development,
 - (b) to increase amenity to occupants in the long term,
 - (c) to ensure an increase in the gross floor area of a building is compatible with surrounding buildings in terms of bulk, height and amenity,
 - (d) to ensure high performing building measures reflect new technologies and commercial viability.
- (2) This clause applies to development for the following purposes—
- (a) office premises with a gross floor area of at least 1,250m²,
 - (b) retail premises with a gross floor area of at least 5,000m²,
 - (c) hotel or motel accommodation,
 - (d) serviced apartments,
 - (e) residential flat buildings and mixed use development that includes residential accommodation if the lot on which the development will be carried out—
 - (i) is at least 24m wide at the front building line, and
 - (ii) has a site area of at least 1,800m², and
 - (iii) has a maximum permissible FSR of at least 6:1,
 - (f) significant alterations or additions to an existing building if the development has a capital value of more than \$5 million and the building is used for one or more of the following—
 - (i) retail premises with a gross floor area of at least 5,000m²,
 - (ii) office premises,
 - (iii) hotel or motel accommodation,
 - (iv) serviced apartments.
- (3) A building resulting from, or significantly altered or added to by, development specified in subclause (2)(e) may exceed the maximum permissible FSR by up to 5% if the consent authority is satisfied of the following—
- (a) the additional GFA will be used for residential accommodation,
 - (b) the development will not adversely impact neighbouring land in terms of visual bulk or overshadowing,

- (c) the part of the building that is a dwelling is capable of exceeding—
- (i) the applicable BASIX target for water by at least 15 points or equivalent, and
 - (ii) the applicable BASIX target for energy by at least the amount of points specified for the building in the following table, or equivalent—

Height of building	Building with FSR of at least 6:1 but less than 14:1	Building with FSR of at least 14:1
	BASIX points	BASIX points
5–15 storeys	25	15
16–30 storeys	20	10
31–40 storeys	10	10
41 or more storeys	10	10

- (4) Development consent must not be granted to development specified in subclause (2)(a)–(d) or (f) unless the consent authority is satisfied of the following—
- (a) the part of a building used for retail premises is capable of achieving the following—
 - (i) a maximum energy target of 52.8kg CO₂e/m² per year,
 - (ii) a maximum water target of 1.1kL/m² per year,
 - (b) the part of a building used for office premises is capable of achieving the following—
 - (i) a maximum energy target of 63.8kg CO₂e/m² per year,
 - (ii) a maximum water target of 0.5kL/m² per year,
 - (c) the part of a building used for the purposes of hotel or motel accommodation or serviced apartments is capable of achieving the following—
 - (i) a maximum energy target of 5,220kg CO₂e per room each year,
 - (ii) a maximum water target of 76.1kL per room each year.
- (5) This clause does not apply to development to which [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 applies.

7.26 Commercial premises on certain land

- (1) The objective of this clause is to facilitate development for the purposes of commercial premises on certain land.

- (2) This clause applies to land identified as follows—
 - (a) “Clause 7.26” on the [Additional Local Provisions Map](#),
 - (b) “Area 20” on the [Special Provisions Area Map](#),
 - (c) “Area 1”, “Area 2”, “Area 3”, “Area 4” or “Area 5” on the [Additional Local Provisions Map](#).
- (3) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - (a) for land identified as “Area 20” on the [Special Provisions Area Map](#)—a gross floor area at least equal to a floor space ratio of 3:1 will not be used for residential accommodation, or
 - (b) otherwise—a gross floor area at least equal to a floor space ratio of 1:1 will be used only for commercial premises.
- (4) A building on land identified as “Area 1”, “Area 2”, “Area 3”, “Area 4” or “Area 5” on the [Additional Local Provisions Map](#) may exceed the maximum permissible FSR by up to 5% if the consent authority is satisfied of the following—
 - (a) the building will be used only for commercial premises,
 - (b) the building will not use the additional floor space ratio permitted under clause 7.25,
 - (c) the development will incorporate water sensitive urban design.

7.27 Concurrence of Planning Secretary

- (1) Development consent must not be granted to development on land identified as “Clause 7.27” on the [Intensive Urban Development Area Map](#) unless the consent authority has obtained the concurrence of the Planning Secretary.
- (2) In deciding whether to grant concurrence, the Planning Secretary must consider the following—
 - (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (b) the cumulative impact of the development with other development that has been, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and

- (ii) the need for additional designated State public infrastructure,
 - (c) the steps taken to address the impacts, including whether a planning agreement has been, or will be, entered into contributing to designated State public infrastructure.
- (3) In deciding whether to grant concurrence, the Planning Secretary must also consult the public authorities that the Planning Secretary considers relevant to the development.
- (4) This clause does not apply to development if all or part of the land on which the development will be carried out is in a special contributions area to which a determination under the Act, section 7.23 applies.

7.28 Additional floor space ratio for office premises

- (1) The objective of this clause is to ensure development on certain land in the Parramatta City Centre—
- (a) encourages employment opportunities, and
 - (b) achieves a high quality urban form and public domain.
- (2) This clause applies to land identified as “Area B” on the [Special Provisions Area Map](#).
- (3) A building on the land may exceed the maximum permissible FSR if the consent authority is satisfied the additional GFA will be used only for office premises.
- (4) Development consent must not be granted to the erection of a building, or for significant alterations or additions to a building, on the land unless the consent authority is satisfied—
- (a) a development control plan providing for the matters specified in subclause (5) has been prepared for the land, and
 - (b) the site area is at least 1,800m².
- (5) The development control plan must provide for the following—
- (a) the compatibility of the proposed development with the desired future character of the area, having regard to the future vision and objectives of Parramatta City Centre,
 - (b) the minimisation of detrimental impacts on significant view corridors, including George Street,
 - (c) the suitability of the land for development,
 - (d) heritage issues and streetscape constraints of the land,

- (e) the location of the development, having regard to the need to achieve an acceptable relationship with other buildings on the same site or on neighbouring sites in terms of separation, setbacks, outlook, orientation, amenity and urban form,
- (f) the bulk, massing and modulation of buildings,
- (g) street frontage heights,
- (h) environmental impacts, including sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
- (i) the principles of ecologically sustainable development,
- (j) pedestrian and cycle requirements, including the permeability of pedestrian networks,
- (k) the impact on, and proposed improvements to, the public domain,
- (l) appropriate interfaces at ground level between the building and the public domain,
- (m) enabling deep soil for tree planting and vegetation where appropriate,
- (n) the appropriate segmenting of large podiums at ground level to provide through-site connections and green, open public space.

Division 6 Site specific provisions

7.29 Church and Early Streets, Parramatta

- (1) This clause applies to the following land at Parramatta—
 - (a) Lot 10, DP 733044, 83 Church Street and Lot B, DP 304570, 44 Early Street (**Site 1**),
 - (b) Lot 20, DP 732622, 63 Church Street (**Site 2**).
- (2) The objectives of this clause are to ensure that development on the land—
 - (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) the scale and bulk of the development does not adversely impact the amenity of the precinct.
- (3) Development consent must not be granted to development, including staged development, involving the erection of a building on Site 1 unless the consent authority is satisfied—
 - (a) at least 40% of the gross floor area of Site 1 will be used for purposes other than

residential accommodation or serviced apartments, and

(b) the floor space ratio of Site 1 will not exceed—

(i) if the development includes a basement to be used for commercial purposes—7.2:1, or

(ii) otherwise—6.4:1, and

(c) the gross floor area of each storey of a building above a height of 40m will not exceed 700m².

(4) Development consent must not be granted to development, including staged development, involving the erection of a building on Site 2 unless the consent authority is satisfied at least 40% of the gross floor area of Site 2 will not be used for residential accommodation or serviced apartments.

7.30 160-182 Church Street, Parramatta

(1) This clause applies to land identified as “Area 3” on the [Special Provisions Area Map](#).

(2) A building on the land may have a gross floor area of up to 95,000m² if the consent authority is satisfied—

(a) at least 10% of the gross floor area will be used for common areas, such as common rooms, communal gardens, corridors, foyers and recreation facilities (indoor), and

(b) at least 5% of the gross floor area will be used for private open space.

7.31 189 Macquarie Street, Parramatta

(1) This clause applies to land identified as “Area 4” on the [Special Provisions Area Map](#).

(2) A building on the land may exceed the maximum permissible FSR and the maximum permissible HOB if the consent authority is satisfied of the following—

(a) the design of the development is the result of a competitive design process,

(b) the development exhibits design excellence, considering the matters specified in clause 6.13(4)(a)-(d), and

(c) the development continues to include a public car park on the site, and that area is not subject to paragraph (e) or (f), and

(d) the building height does not exceed 167m above natural ground level, and

(e) the gross floor area does not exceed 60,000m², excluding floor space used only for enclosed communal areas and enclosed private balconies, and

- (f) the gross floor area used for enclosed communal areas and enclosed private balconies does not exceed 2,750m².

7.32 7 Charles Street and 116 Macquarie Street, Parramatta

- (1) This clause applies to the following land at Parramatta—
 - (a) Lots 3 and 4, DP 17466, 7 Charles Street,
 - (b) Lot 12, DP 706694, 116 Macquarie Street.
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied at least 6,000m² of the floor space of the building will be used for commercial premises.

7.33 153 Macquarie Street and part of 1A Civic Place, Parramatta

- (1) This clause applies to land identified as “Area 5” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied of the following—
 - (a) the design of the development is the result of a competitive design process,
 - (b) the development exhibits design excellence, considering the matters specified in clause 6.13(4)(a)-(d),
 - (c) the gross floor area does not exceed 46,200m²,
 - (d) at least 90% of the floor space of the building will be used for business premises, office premises or retail premises,
 - (e) no part of the building will be used for residential purposes,
 - (f) the development does not result in 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.

7.34 180 George Street, Parramatta

- (1) This clause applies to land identified as “Area 6” on the [Special Provisions Area Map](#).
- (2) The minimum floor space ratio for a building used for one or more of the following purposes on the land is 1:1—
 - (a) commercial premises,
 - (b) tourist and visitor accommodation,
 - (c) centre-based child care facilities,

- (d) serviced apartments.
- (3) The maximum number of car parking spaces for a building on the land is the number calculated using the car parking formula if the building—
 - (a) is used for one or more of the following purposes—
 - (i) commercial premises,
 - (ii) tourist and visitor accommodation,
 - (iii) centre-based child care facilities,
 - (iv) serviced apartments, and
 - (b) has a floor space ratio greater than 3.5:1.
- (4) For the car parking formula in subclause (3), **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.

7.35 2-10 Phillip Street, Parramatta

- (1) This clause applies to land identified as “Area 7” on the [Special Provisions Area Map](#).
- (2) A building on the land may exceed the maximum permissible FSR by up to 5.5:1 if the consent authority is satisfied the additional gross floor area will be used only for commercial premises or hotel or motel accommodation.
- (3) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - (a) part of the building will be used for commercial premises, and
 - (b) that part of the building will have a gross floor area at least equal to a floor space ratio of 1:1.
- (4) Gross floor area used for commercial premises may be counted only to satisfy either subclause (2) or (3).
- (5) The maximum number of car parking spaces for a building on the land is the number calculated using the car parking formula if the building—
 - (a) is used for commercial premises or hotel or motel accommodation, and
 - (b) has a floor space ratio greater than 3.5:1.
- (6) For the car parking formula in subclause (5), **G** is the gross floor area of all hotel or motel accommodation or commercial premises in the building.

7.36 2-6 Hassall Street, Parramatta

- (1) This clause applies to Lot 22, DP 608861, Lot 62, DP 1006215 and Lot 7, DP 128820, 2-6 Hassall Street, Parramatta.
- (2) Development consent must not be granted to the erection of a building with a gross floor area that exceeds 10,000m² on the land unless the consent authority is satisfied the building complies with the following standards—
 - (a) the energy target is a maximum 140kg CO₂e/m² per year,
 - (b) the water target is a maximum 0.65kL/m² per year.
- (3) The maximum number of car parking spaces for a building on the land is the number calculated using the car parking formula if the building—
 - (a) is used for educational establishments, and
 - (b) has a floor space ratio greater than 3.5:1.
- (4) For the car parking formula in subclause (3), **G** is the gross floor area of educational establishments in the building.

7.37 87 Church Street and 6 Great Western Highway, Parramatta

- (1) This clause applies to land identified as “Area 10” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - (a) part of the building will be used for one or more of the following—
 - (i) commercial premises,
 - (ii) tourist and visitor accommodation,
 - (iii) centre-based child care facilities,
 - (iv) serviced apartments, and
 - (b) that part of the building will have a gross floor area equal to a floor space ratio of at least 1:1.
- (3) A building on the land may exceed the maximum permissible FSR if the consent authority is satisfied the gross floor area of the part of the building used for residential accommodation is equal to a floor space ratio of no more than—
 - (a) if the consent authority is satisfied the building exhibits design excellence—10.5:1, or
 - (b) otherwise—9:1.

7.38 55 Aird Street, Parramatta

- (1) This clause applies to land identified as “Area 14” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - (a) part of the building will not be used for residential accommodation, and
 - (b) that part of the building will have a gross floor area at least equal to a floor space ratio of 1:1.

7.39 142-154 Macquarie Street, Parramatta

- (1) This clause applies to land identified as “Area 12” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied at least 21,000m² of the gross floor area of the building will not be used for residential accommodation.
- (3) Development consent must not be granted to development on the land unless the consent authority has obtained the concurrence of Transport for NSW.
- (4) In deciding whether to grant concurrence, Transport for NSW must consider the potential effects of the development on proposed future road and public transport infrastructure in the locality.

7.40 10 Valentine Avenue, Parramatta

- (1) This clause applies to land identified as “Area 9” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted for the strata subdivision of part of a building on the land that is above ground level (existing) and used for car parks.
- (3) A building on the land may exceed the applicable FSR if the consent authority is satisfied the additional gross floor area will be used only for office premises.

7.41 197 and 207 Church Street and 89 Marsden Street, Parramatta

- (1) This clause applies to land identified as “Area 19” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - (a) part of the building will be used for commercial premises, and
 - (b) that part of the building will have a gross floor area equal to a floor space ratio of at least 1:1.
- (3) A building on the land may exceed the applicable FSR if the consent authority is

satisfied the additional gross floor area will not be used for residential accommodation.

7.42 5 Aird Street and 12 Hassall Street, Parramatta

- (1) The objectives of this clause are as follows—
 - (a) to encourage high performing building design that minimises energy and water consumption for mixed use development in Parramatta City Centre,
 - (b) to increase amenity to occupants in the long term,
 - (c) to ensure the increase in gross floor area is compatible with surrounding buildings in terms of bulk, height and amenity,
 - (d) to ensure high performing building measures reflect new technologies and commercial viability.
- (2) This clause applies to land identified as “Area 16” or “Area 17” on the [Key Sites Map](#).
- (3) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied of the following—
 - (a) the building will appropriately transition to neighbouring heritage items and heritage conservation areas,
 - (b) a gross floor area at least equal to a floor space ratio of 1:1 will be used only for commercial premises,
 - (c) the part of the building used for commercial premises is capable of achieving the following—
 - (i) a maximum energy target of 140kg CO₂e/m² per year,
 - (ii) a maximum water target of 0.65kL/m² per year,
 - (d) if at least 5,000m² of the gross floor area of the building will be used for retail premises—that part of the building is capable of achieving the following—
 - (i) a maximum energy target of 100kg CO₂e/m² per year,
 - (ii) a maximum water target of 0.95kL/m² per year.
- (4) A building on the land may exceed the applicable FSR by the following—
 - (a) 0.5:1 if the consent authority is satisfied—
 - (i) the building comprises commercial premises and dwellings, and
 - (ii) each dwelling is capable of exceeding the applicable BASIX target for water and energy by at least 10 points each or equivalent,

- (b) for land identified as “Area 16” on the [Key Sites Map](#)—1.2:1 if the consent authority is satisfied the additional GFA will be used only for commercial premises,
 - (c) for land identified as “Area 17” on the [Key Sites Map](#)—1:1 if the consent authority is satisfied the additional GFA will not be used for residential accommodation.
- (5) Clause 7.15 does not apply to a building on land to which this clause applies.

7.43 20 Macquarie Street, Parramatta

- (1) This clause applies to land identified as “Area 18” on the [Special Provisions Area Map](#).
- (2) A building on the land may have a floor space ratio of up to 10:1 if the consent authority is satisfied the additional GFA will—
 - (a) be used only for hotel or motel accommodation, and
 - (b) not be used for residential accommodation or serviced apartments.

7.44 195 Church Street, 38 and 45 Hunter Street and 65-79 Macquarie Street, Parramatta

- (1) This clause applies to land identified as “Area 21A”, “Area 21B” and “Area 21C” on the [Special Provisions Area Map](#).
- (2) Development consent must not be granted to development on land to which this clause applies unless a development control plan has been prepared for the land.
- (3) The development control plan must provide for the following matters—
 - (a) building envelope and built form controls,
 - (b) heritage and streetscape constraints or opportunities,
 - (c) impact on, and proposed improvements to, the public domain,
 - (d) vehicular access to, and design of, basement car parking.
- (4) Clause 7.15(2) does not apply to land identified as “Area 21A” on the [Special Provisions Area Map](#).

Part 8 Additional local provisions—Carter Street Precinct

8.1 Carter Street Precinct development framework

Development consent must not be granted to development in the Carter Street Precinct unless the consent authority has considered the *Carter Street Precinct Development Framework* published by the Department on 18 December 2020.

8.2 Design excellence

- (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, in the Carter Street Precinct that will result in a building with a height of more than 10m.
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must consider the matters specified in clause 6.13(4)(a)-(d).
- (5) In addition, development consent must not be granted to development to which this clause applies unless—
 - (a) a design review panel reviews the development, and
 - (b) the consent authority takes into account the findings of the design review panel.
- (6) In this clause—

design review panel means a panel of 3 or more persons established by the consent authority for the purposes of this clause.

8.3 Development of land in or adjacent to public transport corridor

- (1) Development consent must not be granted to development on land identified as the “Transport Investigation Area” on the [Additional Local Provisions Map](#) without the concurrence of Transport for NSW.
- (2) In determining whether to grant concurrence, Transport for NSW must take into account the likely effect of the development on—
 - (a) the practicability and cost of carrying out public transport projects on the land in the future, and
 - (b) the structural integrity and safety of, and the ability to operate, public transport projects on the land in the future, and
 - (c) the land acquisition costs and the costs of construction, operation and maintenance of public transport projects on the land in the future.

8.4 Active street frontages in Zone E1

- (1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone E1 Local Centre.
- (2) This clause applies to land identified as “Active street frontage” on the [Active](#)

Frontages Map.

- (3) Development consent must not be granted to the erection of a building, or a change of use of a building, on the land unless the consent authority is satisfied the building will have an active street frontage.
- (4) An active street frontage is not required for a part of a building used for one or more of the following—
 - (a) entrances and lobbies, including as part of mixed use development,
 - (b) access for fire services,
 - (c) electrical services,
 - (d) vehicular access.

8.5 Height and floor space incentives for reduced car parking

- (1) The objective of this clause is to provide an incentive to reduce the amount of parking spaces provided for residential accommodation.
- (2) If the consent authority is satisfied the amount of car parking provided for residential accommodation on land identified as “B”, “C” or “D” on the [Additional Local Provisions Map](#) does not exceed the maximum number of parking spaces specified in this clause—
 - (a) the maximum height of the building is the incentive height shown for the land on the [Height of Buildings Map](#), and
 - (b) the maximum floor space ratio for the building is the incentive floor space ratio shown for the land on the [Floor Space Ratio Map](#).
- (3) The maximum number of parking spaces for residential accommodation on land identified as “B” or “D” on the [Additional Local Provisions Map](#) is as follows—
 - (a) for each studio dwelling—0.1 space,
 - (b) for each 1 bedroom dwelling—0.3 space,
 - (c) for each 2 bedroom dwelling—0.7 space,
 - (d) for each 3 or more bedroom dwelling—1 space.
- (4) The maximum number of parking spaces for residential accommodation on land identified as “C” on the [Additional Local Provisions Map](#) is as follows—
 - (a) for each 1 bedroom dwelling—0.6 space,
 - (b) for each 2 bedroom dwelling—0.9 space,

(c) for each 3 or more bedroom dwelling—1.4 spaces.

(5) In this clause, a parking space is provided for residential accommodation if it is provided for residents of, or visitors to, the residential accommodation.

8.6 Additional exception to height of buildings

(1) The height of a building on land identified as “C” on the [Additional Local Provisions Map](#) may exceed the relevant maximum height if—

(a) the height of the building does not exceed the relevant maximum height by more than 4.5m, and

(b) the part of the building that exceeds the relevant maximum height comprises either—

(i) rooftop plant or equipment, lift overruns and associated structures, or

(ii) an architectural roof feature that complies with subclause (2).

(2) An architectural roof feature complies with this subclause if it—

(a) comprises a decorative element on the uppermost portion of a building, and

(b) is not an advertising structure, and

(c) does not include floor space area and is not reasonably capable of modification to include floor space area, and

(d) will cause minimal overshadowing, and

(e) has fully integrated into its design any building identification signage or equipment for servicing the building, including plant, lift motor rooms or fire stairs, that are contained in or supported by the roof feature.

(3) Clause 5.6 does not apply to a building on land to which this clause applies.

(4) In this clause—

relevant maximum height means the maximum height shown for the land on the [Height of Buildings Map](#) and includes any additional height permitted under clause 8.5.

8.7 Maximum number of parking spaces on certain land

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

(a) to ensure that development on certain land does not cause an increase in the number of parking spaces,

(b) to ensure that the number of parking spaces is reduced following the opening of

Sydney Metro West's Sydney Olympic Park station.

- (2) This clause applies to land identified as "A" on the [Additional Local Provisions Map](#).
- (3) The maximum number of parking spaces to be provided for residential accommodation in a building on the land is—
 - (a) for resident parking—as follows—
 - (i) for each studio dwelling—0.5 space,
 - (ii) for each 1 bedroom dwelling—1 space,
 - (iii) for each 2 bedroom dwelling—1 space,
 - (iv) for each 3 or more bedroom dwelling—2 spaces, and
 - (b) for visitor parking for every 5 dwellings—1 space.
- (4) Development consent must not be granted on or after 1 July 2030 to development on the land that would result in more than 3,426 off-street parking spaces on the land.

8.8 Site area for floor space ratio purposes

In calculating a floor space ratio under clause 4.5 for a building on land identified as "A", "B", "C" or "D" on the [Additional Local Provisions Map](#), the site area of proposed development on the land includes land that—

- (a) is dedicated to or acquired by a public authority for the purposes of a public road or the provision of public transport, and
- (b) would have been part of the site area if it had not been so dedicated or acquired.

8.9 Gross floor area for certain land

The gross floor area of all buildings on land identified as "A" on the [Additional Local Provisions Map](#) must not exceed 348,500m².

8.10 Additional floor space for community centres

In calculating a floor space ratio under clause 4.5 for a building on land identified as "C" on the [Additional Local Provisions Map](#), a part of the building used for a community centre, up to a maximum of 1,000m², must be excluded from the gross floor area of the building.

8.11 Concurrence of Planning Secretary

- (1) Development consent must not be granted to development in the Carter Street Precinct unless the consent authority has obtained the concurrence of the Planning Secretary.
- (2) In deciding whether to grant concurrence, the Planning Secretary must consider the

following—

- (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
- (b) the cumulative impact of the development with other development that has been, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
- (c) the steps taken to address the impacts, including whether a planning agreement has been, or will be, entered into contributing to designated State public infrastructure.

(3) In deciding whether to grant concurrence, the Planning Secretary must also consult the public authorities that the Planning Secretary considers relevant to the development.

(4) This clause does not apply to development if all or part of the land on which the development will be carried out is in a special contributions area to which a determination under the Act, section 7.23 applies.

(5) In this clause—

designated State public infrastructure means public facilities or services of the following kinds to the extent the facilities or services are provided or financed by the State—

- (a) State and regional roads,
- (b) social infrastructure and facilities, including schools, hospitals, emergency services and justice facilities.

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 identified as “1” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of shops is permitted with development consent.

2 Use of certain land at 21Z Farnell Avenue, Carlingford

- (1) This clause applies to land identified as “2” on the [Additional Permitted Uses Map](#).

- (2) Development for the purposes of centre-based child care facilities is permitted with development consent.

3 Use of certain land at Midson Road, Eastwood

- (1) This clause applies to land identified as “3” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) multi dwelling housing,
 - (b) residential flat buildings.

4 Use of certain land at 14 and 16 Maida Road, Epping

- (1) This clause applies to land identified as “4” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of residential flat buildings is permitted with development consent.

5 Use of certain land at Ermington, Harris Park, Northmead and Rydalmere

- (1) This clause applies to land identified as “5” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of centre-based child care facilities is permitted with development consent.

6 Use of certain land at 15A Cowells Lane, Ermington

- (1) This clause applies to land identified as “6” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of multi dwelling housing is permitted with development consent.

7 Use of certain land at Carter Street, Lidcombe

- (1) This clause applies to land identified as “7” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of food and drink premises is permitted with development consent.

8 Use of certain land at 2B Hill Road, Lidcombe

- (1) This clause applies to land identified as “8” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of food and drink premises is permitted with development consent.

9 Use of certain land at 4-6 and 8-12 Hill Road, Lidcombe

- (1) This clause applies to land identified as “9” on the [Additional Permitted Uses Map](#).

- (2) Development for the following purposes is permitted with development consent—
 - (a) food and drink premises,
 - (b) neighbourhood supermarkets.

10 Use of certain land at 175 Burnett Street, Mays Hill

- (1) This clause applies to land identified as “10” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of boarding houses is permitted with development consent.

11 Use of certain land at North Parramatta

- (1) This clause applies to land identified as “11” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) office premises,
 - (b) restaurants or cafes.

12 Use of certain land at 16 Masons Drive, North Parramatta

- (1) This clause applies to land identified as “12” on the [Additional Permitted Uses Map](#).
- (2) The use of no more than 10 rooms in Yurora House for hotel or motel accommodation is permitted with development consent.

13 Use of certain land at 64 Victoria Road, North Parramatta

- (1) This clause applies to land identified as “13” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of take away food and drink premises is permitted with development consent if the gross floor area of the premises does not exceed 100m².

14 Use of certain land at 1 Windsor Road, North Rocks

- (1) This clause applies to land identified as “14” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of retail premises is permitted with development consent if—
 - (a) the premises are primarily used to sell groceries, foodstuffs and liquor, and
 - (b) the development will not result in more than 3,800m² of the gross floor area of all buildings on the land being used for retail premises.

15 Use of certain land at 4-6 Barden Street, Northmead

- (1) This clause applies to land identified as “15” on the [Additional Permitted Uses Map](#).

- (2) Development for the following purposes is permitted with development consent—
 - (a) business premises,
 - (b) medical centres,
 - (c) office premises.

16 Use of certain land at Parramatta

- (1) This clause applies to land identified as “16” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) light industries that carry out research and development on a commercial basis,
 - (b) office premises.

17 Use of certain land at Argyle Street, Parramatta

- (1) This clause applies to land identified as “17” on the [Additional Permitted Uses Map](#), known as the Parramatta Transport Interchange.
- (2) Development for the purposes of a single residential flat building is permitted with development consent if—
 - (a) no more than 40% of the gross floor area of the building is used for residential accommodation, and
 - (b) at least 40% of the gross floor area of the building is used for retail premises or business premises, or both.
- (3) This clause does not apply to the erection of a new building if the floor space ratio of the building exceeds 6:1.

18 Use of certain land at George Street and 1 Purchase Street, Parramatta

- (1) This clause applies to land identified as “18” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) centre-based child care facilities,
 - (b) community facilities,
 - (c) function centres,
 - (d) office premises,
 - (e) restaurants or cafes.

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

- (1) This clause applies to land identified as “19” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of commercial premises is permitted with development consent.

20 Use of certain land at Grand Avenue, Rosehill

- (1) This clause applies to land identified as “20” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) office premises,
 - (b) shops.

21 Use of certain land at 108 Silverwater Road, Silverwater

- (1) This clause applies to land identified as “21” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of office premises is permitted with development consent if—
 - (a) the development is carried out in an existing building, and
 - (b) the gross floor area of the building, immediately before 18 June 2020, was not less than 2,000m².

22 Use of certain land at Wentworth Point

- (1) This clause applies to land identified as “22” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) boat building and repair facilities,
 - (b) boat launching ramps,
 - (c) boat sheds,
 - (d) marinas.

23 Use of certain land at 195 Church Street, Parramatta

- (1) This clause applies to land identified as “23” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of car parks 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.

Signage—bus shelter advertising

Must be located on or in a bus shelter owned or managed by Council.

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

(When this Plan was made this Part was blank)

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

Locality	Description
Nil	

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

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Nil		

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
Baulkham Hills	Baulkham Hills Public School	1 Russell Street	SP 86046	Local	11
Beecroft	House	66 Murray Farm Road	Lot 42, DP 16525	Local	12
Beecroft	House	107A Murray Farm Road	Lot 2, DP 512307	Local	13
Beecroft	Devlins Creek Bushland Reserve	Orchard Road	Lot 12, DP 202546; Lot 1, DP 841495; Lot 66, DP 218185; Lot 72, DP 503715; Lots 2 and 46, DP 217863; Lot 75, DP 506963	Local	14
Beecroft	Street trees	Orchard Road road reserve	Road reserve	Local	15
Camellia	Tram alignment	Grand Avenue		Local	16

Camellia	Grave of Eliner Magee and child	1 Grand Avenue	Lot 1, DP 226202; Lot 102, DP 1146308	Local	17
Camellia	Clyde Carlingford Rail Bridge abutments	North of 1A Grand Avenue		Local	18
Camellia	Sewage Pumping Station 67	1B Grand Avenue	Lot 2, DP 430623	State	19
Camellia	Pumping Station	39 and 41 Grand Avenue	Lots 1 and 2, DP 615549	Local	110
Camellia, Ermington, Parramatta and Rydalmere	Wetlands	Parramatta River		Local	111
Carlingford	Havilah stables	25 Bevan Place	Lot 202, DP 803443	Local	112
Carlingford	Havilah House	29 Bevan Place	Lot 3, DP 788924	Local	113
Carlingford	Dalmar Children's Home and accessway with trees	3 Dalmar Place and Madison Avenue	Part of Lot 1, DP 270263; Lot 11, DP 1004158	Local	114
Carlingford	Galaringi Reserve	130 Evans Road	Lot 1565, DP 32105	Local	115
Carlingford	Bushland	141 Evans Road and 334 Pennant Hills Road	Part of Lots 10 and 11, DP 1216207	Local	116
Carlingford	Stone fence post, adjacent to fence of 62 Honiton Avenue	64 Honiton Avenue	Lot 1, DP 854718	Local	117
Carlingford	Remnant bushland	70A Honiton Avenue	Lot 17, DP 251661	Local	118
Carlingford	Stone bridge in Fitzgerald Forest	71 and rear of 74 Honiton Avenue	Lots 11 and 14, DP 251661	Local	119
Carlingford	Stone cottage	187 Marsden Road	Lot 75, DP 30610	Local	120
Carlingford	Uniting Church	203 Marsden Road	Lot 3, DP 585674	Local	121
Carlingford	Timber cottage	205 Marsden Road	Lot 1, DP 770483	Local	122
Carlingford	Gaskie-Ben	228 Marsden Road	Lot 1, DP 223742	Local	123
Carlingford	St Paul's Church Cemetery	233 Marsden Road	Lots 1 and 2, DP 1023389	Local	124
Carlingford	Brick house	262 Marsden Road	Lot 4, DP 128360	Local	125

Carlingford	Carlingford Public School and Macquarie Community College	263 Marsden Road and 5 Rickard Street	Lot 12, DP 864496; Lot 11, DP 864495	Local	I26
Carlingford	Water tanks and Water Board cottage	263A and 265 Marsden Road	Lot 1, DP 745083; Lot 6, DP 130713	Local	I27
Carlingford	Grandview	300 and 300A Marsden Road	SP 50843; Lot 4, DP 815015	Local	I28
Carlingford	Mobbs Hill Reserve	322A Marsden Road	Lot 1, DP 130346	Local	I29
Carlingford	Former St Paul's Anglican Church	346 Marsden Road	SP 15844	State	I30
Carlingford	Eric Mobbs Memorial	356 Marsden Road	Lots 3-6, DP 8332; Lot 1, DP 122181	Local	I31
Carlingford	Carlingford Memorial Park	362 Marsden Road	Lots 1-9, DP 128538	Local	I32
Carlingford	House and outbuilding	381 North Rocks Road	Lot 12, DP 542855	Local	I33
Carlingford	House	557A North Rocks Road	Lot 1, DP 827063	Local	I34
Carlingford	House	157 Pennant Hills Road	Lot 1, DP 19868	Local	I35
Carlingford	House	159 Pennant Hills Road	Lot 1, DP 1100015	Local	I36
Carlingford	Timber cottage	228 Pennant Hills Road	Lot 3, DP 528010	Local	I37
Carlingford	K13 Memorial	304 Pennant Hills Road	Lots 32 and 33, DP 27262	Local	I38
Carlingford	Street trees	Plympton Road road reserve, between Calool Road and Coverdale Street	Road reserve	Local	I39
Carlingford	Ray Park	26X Plympton Road	Lot 2, DP 500461; Lot 12, DP 237797	Local	I40
Carlingford	Alandale	10 Rickard Street	Lot 12, DP 1114320	Local	I41

Carlingford	Carlingford Stock Feeds	1 Thallon Street	Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772	Local	142
Carlingford	Woodlands	1 Tintern Avenue	Lot D, DP 26169	Local	143
Carlingford	Timber house	32 Tomah Street	Lot 1, DP 410508	Local	144
Carlingford	La Mascotte	40 Tomah Street	Lot 2, DP 217146	Local	145
Cheltenham	Bushland	Southern end of Sutherland Road public reserve, along Devlin's Creek	Public reserve	Local	146
Constitution Hill	Mount Dorothy Reservoir	21A Caloola Road	Lots 54-56, DP 8850	State	147
Constitution Hill and Wentworthville	Toongabbie Creek in Arrunga Reserve	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	148
Dundas	Rapanea Community Forest	34 Brand Street	Lot 10, DP 31752; Lot 1642, DP 214707	Local	149
Dundas	Cumberland Builders Bowling Club	9-13 Elder Road	Lot 1, DP 541476	Local	150
Dundas	Single storey residence	33 Elder Road	Lot A, DP 413671	Local	151
Dundas	Victorian house	98 Kissing Point Road	Lot 5, DP 38734	Local	152
Dundas	Single storey residence	311 Kissing Point Road	Lot B, DP 364011	Local	153
Dundas	Dundas Railway Station Group	Station Street		State	154
Dundas	Single storey residence	25 Station Street	Lot 1, DP 215527	Local	155
Dundas	Single storey residence	27 Station Street	Lot 1, DP 128170	Local	156

Dundas Valley	Former quarry in Sir Thomas Mitchell Reserve	31A Alexander Street and 21B Yates Avenue	Lot V, DP 36698; Lot 1134, DP 36698	Local	157
Dundas Valley	Lauriston Reception House	146 Marsden Road	Lot 1, DP 1125573	Local	158
Dundas Valley	Dundas Baptist Church	154 Marsden Road	Lot 1, DP 966794	Local	159
Dundas Valley	Single storey residence	154 Marsden Road	Lot 26, DP 662991	Local	160
Dundas Valley	Former Dundas Municipal Council Chambers	156 Marsden Road	SP 78361	Local	161
Dundas Valley	Former alignment of Marsden Road	160-162 Marsden Road		Local	162
Eastwood	Eastwood Brickyards	8 Avondale Way, 8 Birchgrove Crescent and 37 Midson Road	Part of Lot 1, DP 270605; SP 90470; SP 90494	Local	163
Eastwood	Milton Avenue Group	18, 27 and 29A Milton Avenue	Lots 28 and 82, DP 7004; Lot 1, DP 1110334	Local	164
Eastwood	Hughes Road Group on Valley Road	4, 6 and 8 Valley Road	Lots 5-7, DP 7004	Local	165
Epping	Kooringa and garden	8 Abuklea Road	Lot 1, DP 19798	Local	166
Epping	House	21-23 Abuklea Road	Lot 14, DP 209831	Local	167
Epping	House	32 Abuklea Road	Lot A, DP 411486	Local	168
Epping	Timber cottage	24 Angus Avenue	Lot 2, DP 600723	Local	169
Epping	Bushland	Beecroft Road road reserve, between Carlingford Road and Kandy Avenue	Road reserve	Local	170
Epping	Forest Park	723X Blaxland Road	Lots 365 and 366, DP 752028	Local	171
Epping	Church of Christ	31 Bridge Street	Lot 21, DP 6385	Local	172
Epping	Araluen	2-4 Brigadoon Court	Lot 8, DP 221577; Lot 102, DP 869433	Local	173
Epping	House	72 Carlingford Road	Lot 1, DP 223691	Local	174
Epping	Armagh	82 Carlingford Road	Lot A, DP 346625	Local	175
Epping	House	88 Carlingford Road	Lot 2, DP 7370	Local	176

Epping	Epping West Public School—original building dated 1927, excluding other buildings and grounds	96-104 Carlingford Road	Lot 1, DP 161495; Lot 1, DP 122509; Lot 11, DP 1099882	Local	177
Epping	Street trees	Chester Street road reserve, east of Norfolk Street	Road reserve	Local	178
Epping	House and garden	21 Chester Street	Lot 21, DP 262348	Local	179
Epping	House and garden	23 Chester Street	Lot 2, DP 541220	Local	180
Epping	Garden	27A Chester Street	Lot 2, DP 541220	Local	181
Epping	Snaresbrook	45 Chester Street	Lot 1, DP 536152	Local	182
Epping	House	57 Chester Street	Lot 1, DP 943999	Local	183
Epping	House	70 Chester Street	Lot 2, DP 519149	Local	184
Epping	Edna Hunt Reserve	19A and 21B Cocos Avenue, 48A, 50A, and 52A Eastwood Avenue, 70A Epping Avenue, 10A, 10B and 18B Hillside Crescent and 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	185

Epping	Street trees	Dorset Street road reserve	Road reserve	Local	I86
Epping	House	5 Dorset Street	Lot G, DP 443977	Local	I87
Epping	House	15 Dorset Street	Lot 2, DP 1101289	Local	I88
Epping	Street trees and bushland	Epping Road road reserve, between Terry's Creek and Pembroke Street	Road reserve	Local	I89
Epping	House	3 Essex Street	Lot C, DP 334777	Local	I90
Epping	Rockleigh Park public reserve	5X Essex Street	Lot 3, DP 847018	Local	I91
Epping	Boy Scout Hall	6 Essex Street	Lot 25, Section 4, DP 758390	Local	I92
Epping	Wurundjer	42 Essex Street	Lot B, DP 300119	Local	I93
Epping	Asheldom	47 Essex Street	Lot 100, DP 860370	Local	I94
Epping	House	76 Essex Street	Lot A, DP 371633	Local	I95
Epping	House	84 Essex Street	Lot 44, DP 6719	Local	I96
Epping	Terry's Creek crossing and bushland in Vimiera Park	121X Essex Street	Lot 7304, DP 1145642	Local	I97
Epping	Eldruwin	34-36 Fernhill Avenue	Lot 12, DP 29479	Local	I98
Epping	House	14 Grandview Parade	Lot 29, DP 6837	Local	I99
Epping	House	16 Grandview Parade	Lot 28, DP 6837	Local	I100
Epping	House	17 Grandview Parade	Lot 18, DP 6837	Local	I101
Epping	Croquet Lawn and Pavilion in Duncan Park	43A and 47 Kent Street	Lot 2, DP 304438; Lots 22 and 23, DP 10098	Local	I102
Epping	House	61 Kent Street	Lot 21, DP 8299	Local	I103
Epping	Slab hut	78 Kent Street	Lot 1, DP 350308	Local	I104
Epping	House	100 Midson Road	Lot 5, DP 20058	Local	I105
Epping	House	167 Midson Road	Lot 1, DP 362225	Local	I106
Epping	House and garden	9 Norfolk Road	Lot 1, DP 1012652	Local	I107

Epping	House	33 Norfolk Road	Lot 3, DP 19844; Lot B, DP 356130	Local	I108
Epping	House	39 Norfolk Road	Lot D, DP 100750	Local	I109
Epping	Gwydir	40 Norfolk Road	Lot 1, DP 942564	Local	I110
Epping	House	41 Norfolk Road	Lot 7, DP 5910	Local	I111
Epping	Montrose	43 Norfolk Road	Lot 6, DP 5910	Local	I112
Epping	Glenorie	44 Norfolk Road	Lot 3, DP 554665	Local	I113
Epping	Single storey residence	23B Orchard Street	Lot 2, DP 615645	Local	I114
Epping	School of Arts and garden	9 Oxford Street	Lots 2-4, DP 1118567; Lot 1, DP 173145	Local	I115
Epping	Shops	10-16 Oxford Street	Lots B-D, DP 385600; Lot 102, DP 800177	Local	I116
Epping	Our Lady Help of Christians Church	31 Oxford Street	Lot 24, Section 1, DP 758390	Local	I117
Epping	House	38 Oxford Street	Lot 1A, DP 102387	Local	I118
Epping	House	48 Oxford Street	Lot 1, DP 206646	Local	I119
Epping	Chester Street Uniting Church and grounds	56A Oxford Street	Lots A and D, DP 936032	Local	I120
Epping	House	73A Oxford Street	Lot 2, DP 840716	Local	I121
Epping	House	85 Oxford Street	Lot 1, DP 203268	Local	I122
Epping	Folkestone	87 Oxford Street	Lot 2, DP 203268	Local	I123
Epping	House	91 Oxford Street	Lot 1, DP 603589	Local	I124
Epping	House and garden	93 Oxford Street	Lot 11, Section 9, DP 758390	Local	I125
Epping	St Alban's Anglican Church and grounds	3-5 Pembroke Street	Lots 1 and 2, DP 398835	Local	I126
Epping	Epping Public School—original building dated 1901, excluding other buildings and grounds	27-33 Pembroke Street	Lots 4-13, Section 13, DP 758390	Local	I127
Epping	Stanley House	58 Pembroke Street	Lot 1, DP 418743	Local	I128
Epping	House	108 Pennant Parade	Lot 3, DP 27715	Local	I129

Epping	Woodlands	25 Ray Road	DP 1180988	Local	I130
Epping	House	80 Ray Road	Lot 2, DP 501642	Local	I131
Epping	House	142-144 Ray Road	Lot 21, DP 619827	Local	I132
Epping	House	166 Ray Road	Lot 2, DP 218333	Local	I133
Epping	House	184 Ray Road	Lot 4, DP 218235	Local	I134
Epping	House	9 Rosebank Avenue	Lot B, DP 334278	Local	I135
Epping	House	10 Rosebank Avenue	Lot 14, DP 16580	Local	I136
Epping	Dence Park	26X Stanley Road	Lots A-C, DP 417846; Lot 1, DP 1083761; Lot 1, DP 441025; Lot 2, DP 1083761; Lot B, DP 417995; Lot A, DP 403412	Local	I137
Epping	Tallwood Lodge	35-37 Stanley Road	Lots 3 and 4, DP 203273	Local	I138
Epping	House	8 Surrey Street	Lot A, DP 327719	Local	I139
Epping	House	18 Surrey Street	Lot 1, DP 104104	Local	I140
Epping	House	33 Surrey Street	Lot A, DP 408315	Local	I141
Epping	House	40 Surrey Street	Lot 29, Section 12, DP 758390	Local	I142
Epping	House	9 Sussex Street	Lot 2, DP 513929	Local	I143
Epping	House	11 Sussex Street	Lot 3, DP 100909	Local	I144
Epping	House	15 Sussex Street	Lot A, DP 412678	Local	I145
Epping	Mount Epping	15 Willoughby Street	Lot 2, DP 515226	Local	I146
Epping	Street trees	York Street road reserve	Road reserve	Local	I147
Epping	House	20 York Street	Lot 251, DP 861299	Local	I148
Ermington	Single storey residence	1/22 Cowells Lane	Lot 2, DP 1194224	Local	I149
Ermington	Rose Farm House	15 and 17 Honor Street	Lots 3 and 4, DP 227255	Local	I150
Ermington	Bulla Cream Dairy	64 Hughes Avenue	Lot 1, DP 128574	Local	I151
Ermington	Kissing Point Cottage	272 Kissing Point Road	Lot 2, DP 1037078	Local	I152

Ermington	Signals Hall, Army Signal Corps The White	272 Kissing Point Road	Lot 2, DP 1037078	Local	I153
Ermington	Single storey residence	400 Kissing Point Road	Lot 2, DP 502823	Local	I154
Ermington	St Mark's Church of England Church	471 Kissing Point Road	Lots 1 and 2, DP 997077; Lot 2, DP 523071	Local	I155
Ermington	Single storey residence	473 Kissing Point Road	Lot 21, Section A, DP 2916	Local	I156
Ermington	Single storey residence	10 Murdoch Street	Lot 181, DP 16170	Local	I157
Ermington	Single storey residence	12 Murdoch Street	Lot 180, DP 16170	Local	I158
Ermington	Silverwater Bridge	Silverwater Road		Local	I159
Ermington	Well in George Kendall Reserve	38A Spofforth Street	Lot 7313, DP 1157169	Local	I160
Ermington	Spurway Street Wharf	End of 1 Spurway Street		Local	I161
Ermington	Rose Farm Wharf	Off 1 Spurway Street		Local	I162
Ermington	House	101 Spurway Street	Lot 1, DP 76936	Local	I163
Ermington	House	109 Spurway Street	Lot 248, DP 20041	Local	I164
Ermington	Two storey residence	2 Stewart Street	Lots C and D, DP 28278	Local	I165
Ermington	R E Tebbutt Lodge	40 Stewart Street	Lot F, DP 29480	Local	I166
Ermington	Cottage	736 Victoria Road	Lot 12, DP 7863	Local	I167
Ermington	Ermington Wharf	End of Wharf Road		Local	I168
Granville	T.C. Barker and Son Pottery	3 A'Beckett Street	Lots 4A and 5A, DP 101953	Local	I169
Granville	Latalda	20 A'Beckett Street	Lots 1 and 2, DP 128368	Local	I170
Granville	Conjoined residences	22 and 24 A'Beckett Street	Lots A and B, DP 415641	Local	I171
Granville	Cottages	1, 3, 5, 7 and 9 Albert Street	Lot 1, DP 783509; Lots A-C, DP 158106; Lot 1, DP 997298	Local	I172

Granville	Single storey residence	12 Albert Street	Lot 1, DP 986664	Local	I173
Granville	Conjoined residences	20 and 22 Albert Street	Lots 1 and 2, DP 235391	Local	I174
Granville	Conjoined residences	24 and 26 Albert Street	Lots A1 and A2, DP 159573	Local	I175
Granville	Terrace housing	5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Arthur Street	Lots 1-10, DP 241987	Local	I176
Granville	Harbourne Victorian/Georgian residence, garden setting and trees	21 Boundary Street	Lot 10, DP 16645	Local	I177
Granville	Victorian cottage	45 Boundary Street	Lot 1, DP 736349	Local	I178
Granville	Late Victorian cottage	69 Boundary Street	Lot 10, DP 582471	Local	I179
Granville	Late Victorian cottage	71 Boundary Street	Lot 11, DP 582471	Local	I180
Granville	Mount Beulah Hall	37 Cowper Street	Lot C, DP 314389	Local	I181
Granville	Single storey residence	55 Cowper Street	Lot 2, DP 228004	Local	I182
Granville	Single storey residence	57 Cowper Street	Lot 1, DP 228004	Local	I183
Granville	Single storey residence	19 East Street	Lot 1, DP 998696	Local	I185
Granville	Semi-detached dwellings	21-23 East Street	Lot 4, DP 805104	Local	I186
Granville	Burnett's Loan Office	1 Good Street	Lots 1 and 2, DP 200033	Local	I187
Granville	Granville Hotel	10 Good Street	Lot 1, DP 71288	Local	I188
Granville	Former School of Arts	12 Good Street	Lot 1, DP 1001554	Local	I189
Granville	Shop	47 Good Street	Lot B, DP 367628	Local	I190
Granville	Single storey residence	61 Good Street	Lot 11, Section 1, DP 1250	Local	I191
Granville	Timber cottage	105 and 107 Good Street	Lots A and B, DP 362361	Local	I192
Granville	Federation cottage	17 High Street	Lot 13, Section 2, DP 976	Local	I193

Granville	Late Victorian cottage	19 High Street	Lot 12, Section 2, DP 976	Local	I194
Granville	Late Victorian cottage	24 High Street	Lot C, DP 350858; Lot 1, DP 400652	Local	I195
Granville	Federation Period cottage	34 High Street	Lot B, DP 949735	Local	I196
Granville	Conjoined residences	34 and 36 Kemp Street	Lots 1 and 2, DP 598372	Local	I197
Granville	Federation cottage	14 Meehan Street	Lot 1, DP 998905	Local	I198
Granville	Conjoined residences	40 and 42 Onslow Street	Lots 4A and 4B, DP 375269	Local	I199
Granville	Rosehill Hotel	91 Parramatta Road	Lots 1-3, DP 780293	Local	I200
Granville	The Barn	138 Parramatta Road	Lots 1-6, DP 1075357	Local	I184
Granville	Substation No 1	176A Parramatta Road	Lot 42, DP 747161	Local	I201
Granville	Vauxhall Inn	284-286 Parramatta Road	Lot 1, DP 126833	Local	I202
Granville	Single storey residence	5 Prince Street	Lot 1, DP 173423	Local	I203
Granville	Single storey residence	7 Prince Street	Lot C, DP 381211	Local	I204
Granville	Single storey residence	9 Prince Street	Lot B, DP 381211	Local	I205
Granville	Single storey residence	11 Prince Street	Lot A, DP 381211	Local	I206
Granville	Single storey residence	17 Prince Street	Lot B, DP 356434	Local	I207
Granville	Boundary Stone	128-130 Railway Street	Lot 100, DP 713636	Local	I208
Granville	Federation cottage	8 Tottenham Street	Lot 28, Section 2, DP 976	Local	I209
Granville	Federation attached cottage	10 Tottenham Street	Lot 2, DP 205808	Local	I210
Granville	Federation attached cottage	11 Tottenham Street	Lot 1, DP 205808	Local	I211
Granville	Federation cottage	12 Tottenham Street	Lot 31, Section 2, DP 976	Local	I212

Granville	Gladstone Federation cottage	14 Tottenham Street	Lot 33, Section 2, DP 976	Local	I213
Granville	Federation cottage	16 Tottenham Street	Lots 34 and 35, Section 2, DP 976	Local	I214
Granville	Federation cottage	18 Tottenham Street	Lot 37, Section 2, DP 976	Local	I215
Granville	Federation cottage	19 Tottenham Street	Lot 38, Section 2, DP 976	Local	I216
Granville	Federation cottage	20 Tottenham Street	Lot 401, DP 874493	Local	I217
Granville	Single storey residence	20 Victoria Street	Lot 1, DP 780761	Local	I218
Granville	Conjoined residences	22 and 24 Victoria Street	Lots 33 and 34, DP 847283	Local	I219
Granville	Single storey terraces	53, 55, 57, 59 and 61 Victoria Street	Lots 1-5, DP 500090	Local	I220
Harris Park	Single storey residence	1 and 3 Ada Street	Lots A and B, DP 382156	Local	I221
Harris Park	Timber cottages	2 and 4 Ada Street	Lots 6 and 7, Section 2, DP 395	Local	I222
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	I223
Harris Park	Terrace houses	6, 8, 10 and 12 Ada Street	Lots 1-4, DP 545737	Local	I224
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	I225
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	I226
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	I227

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	I228
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	I229
Harris Park	Cottages	3 and 5 Alice Street	Lot 101, DP 805828; Lot 9, Section 1, DP 981167	Local	I230
Harris Park	Cottages	6 and 10 Alice Street	Lots 3 and 34, DP 10853	Local	I231
Harris Park	Group of cottages	22, 24 and 28 Alice Street	Lots 40, 41 and 43, DP 10853	Local	I232
Harris Park	Convent of Mercy	33 Allen Street	Lots 6-8, DP 13579	Local	I233
Harris Park	Conjoined residences	18 and 20 Bowden Street	Lots 12 and 13, DP 702877	Local	I234
Harris Park	Single storey residence	22 Bowden Street	Lot 11, DP 702877	Local	I235
Harris Park	Two storey residence	7 Brisbane Street	Lot 14, Section 3, DP 981167	Local	I236
Harris Park	Single storey residence	14 Brisbane Street	Lot A, DP 81680	Local	I237
Harris Park	Single storey residence	1 Cambridge Street	Lot 18, DP 874	Local	I238
Harris Park	Single storey residence	3 Cambridge Street	Lot 17, DP 874	Local	I239
Harris Park	Single storey residence	5 Cambridge Street	Lot 16, DP 874	Local	I240
Harris Park	Single storey residence	2 Crown Street	Lot 1, DP 999408	Local	I241
Harris Park	Single storey residence	4 Crown Street	Lot 1, DP 996846	Local	I242

Harris Park	Single storey residence	5 Crown Street	Lot C, DP 326493	Local	I243
Harris Park	Esperanto	6 Crown Street	Lot 1, DP 998204	Local	I244
Harris Park	Single storey residence	7 Crown Street	Lot 1, DP 905506; Lot 1, DP 91466	Local	I245
Harris Park	Single storey residence	8 Crown Street	Lot 1, DP 999407	Local	I246
Harris Park	Single storey residence	10 Crown Street	Lot 6, DP 37348	Local	I247
Harris Park	St Paul's Anglican Church	11 Crown Street	Lots 15 and 17, Section 3, DP 981167	Local	I248
Harris Park	Single storey residence and electricity substation	16 and 18 Crown Street	Lots A and B, DP 328215	Local	I249
Harris Park	Single storey residence	22 Crown Street	Lot 1, DP 998205; Lot 2, DP 948286	Local	I250
Harris Park	Two storey residence	144 Good Street	Lot B, DP 324294	Local	I251
Harris Park	Cottage	148 Good Street	Lot 1, DP 961250; Lot 3, DP 84621	Local	I252
Harris Park	Cottage	59 Harris Street	Lot A, DP 105869	Local	I253
Harris Park	Group of cottages	64, 66, 68, 70, 72, 76 and 78 Harris Street	Lots 35, 37-39 and 42, Section 2, DP 415; Lot 1, DP 934806; Lot 2, DP 738287	Local	I254
Harris Park	Cottage	65 Harris Street	Lot 1, DP 816802	Local	I255
Harris Park	Cottages	67 and 69 Harris Street	Lots 1 and 2, DP 531819	Local	I256
Harris Park	Group of cottages	82, 84, 86 and 88 Harris Street	Lots 44-46, Section 2, DP 415; Lot 47, DP 178173	Local	I257
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	I258

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	I259
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	I260
Harris Park	Group of cottages	65, 69, 71, 73, 75, 77 and 79 Marion Street	Lots 5-10 and 12, DP 2114	Local	I261
Harris Park	Attached houses	24 and 26 Station Street East	Lot 1, DP 102660; Lot 1, DP 110145	Local	I262
Harris Park	Attached houses	32 and 34 Station Street East	Lots 101 and 102, DP 819487	Local	I263
Harris Park	Terrace house	38 Station Street East	Lot B, DP 430267	Local	I264
Harris Park	Attached houses	42-44 Station Street East	Lot A, DP 430267	Local	I265
Harris Park	Single storey residence	48 Station Street East	Lot 34, DP 1079552	Local	I266
Harris Park	Elderslie	69 Weston Street	Lot 241, DP 1111349	Local	I267
Harris Park	Single storey residence	77 Weston Street	Lot 1, DP 112790	Local	I268
Harris Park	Single storey residence	79 Weston Street	SP 19231	Local	I269
Harris Park	Neryda	80 Weston Street	Lot 1, DP 997851	Local	I270
Harris Park	Single storey residence	85 Weston Street	Lot 1, DP 745744	Local	I271
Harris Park	Single storey residence	87 Weston Street	Lots 1 and 2, DP 199790; Lot 6, Section 1, DP 981167	Local	I272
Harris Park	St Oliver's Catholic Church, School and Presbytery	33-35 Wigram Street	Lots 2-4, DP 13579; Lot 1, DP 128932	Local	I273
Harris Park	Single storey residence	37 Wigram Street	Lot 1, DP 13579	Local	I274

Harris Park	Single storey residence	48 Wigram Street	Lot 13, DP 239088	Local	I275
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	I276
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	I277
Harris Park	House	69 Wigram Street	Lot A, DP 348320	Local	I278
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	I279
Harris Park	Single storey residences	83, 85, 87 and 89 Wigram Street	Lots 10-13, Section 1, DP 415	Local	I280
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 of Lot 1, DP 905616	Local	I281
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	I282
Harris Park	Single storey shop	105 Wigram Street	Part of Lot 101, DP 789695	Local	I283
Harris Park and Parramatta	Semi-detached cottages	23 Hassall Street	Part of SP 99768	Local	I565
Harris Park and Parramatta	Attached houses	23 Hassall Street, formerly 113 and 115 Wigram Street	Part of SP 99768	Local	I566
Harris Park and Parramatta	Experiment Farm Cottage and environs	25 Parkes Street and 7, 9 and 14 Ruse 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	I284

Mays Hill	Webber late Victorian cottage	9 Banks Street	Lot 12, Section 35, DP 934	Local	I285
Mays Hill	Late Victorian/ Georgian cottage	10-15 Banks Street	Lot 1, DP 1033321	Local	I286
Mays Hill	Mays Hill Reserve, Fort Macquarie cannon and Mays Hill Cemetery	Franklin Street	Lot 1, DP 119247; Lot 1, DP 795277; Lot 7051, DP 1028194; Lot 370, DP 752058; Lot 7056, DP 1028195	Local	I287
Mays Hill	Late Victorian cottage	14 Franklin Street	Lot 4, Section 35, DP 934	Local	I288
Mays Hill	Boundary marker	Steele Street, corner of Great Western Highway	Lot 1, DP 119247	Local	I289
Melrose Park	Landscaping, including millstones at Reckitt	8 and 38-42 Wharf Road	Lots 8 and 9, DP 111186; Lot 10, DP 1102001	Local	I290
Newington	Explosives Store	Avenue of Oceania	Lot 42, DP 1127356	Local	I291
North Parramatta	Gowan Brae Group, comprising Gowan Brae House, Kings School Chapel, gatehouse and fence, aviary, fountain, rotunda, The Cedars, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/ dam and roadway		Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772	Local	I292
North Parramatta	Stone kerb and gutter	West arm Albert Street		Local	I293
North Parramatta	Single storey residence	22 Albert Street	Lot 2, DP 1022948	Local	I294
North Parramatta	Oakleigh	24 Albert Street	Lot 1, DP 1022948	Local	I295
North Parramatta	Single storey residence	30-32 Albert Street	SP 52211	Local	I296
North Parramatta	Single storey residence	44 Albert Street	SP 22155	Local	I297

North Parramatta	Whiteoak	54-56 Albert Street	Lot 200, DP 1104602	Local	I298
North Parramatta	The Jones	58 Albert Street	Lot 1, DP 842359	Local	I299
North Parramatta	Single storey residence	7 Bellevue Street	Lot 1, DP 927583	Local	I300
North Parramatta	Single storey residence	9 Bellevue Street	Lot 1, DP 928037	Local	I301
North Parramatta	Stone cottage	45 Belmore Street	Lot 3, DP 1400	Local	I302
North Parramatta	Brick cottage	47 Belmore Street	Lot 4, DP 1400	Local	I303
North Parramatta	Lake Parramatta Dam	28A Bourke Street		State	I304
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	I305
North Parramatta	Conjoined residences	3-5 Brickfield Street	Lot 1, DP 735819	Local	I306
North Parramatta	Single storey cottage	8 Brickfield Street	Lot 1, DP 18035	Local	I307
North Parramatta	Old Wesleyan Cemetery	2 Buller Street	Lot 1, DP 747007	Local	I308
North Parramatta	Ulvers Ilse	15 Buller Street	Lot 4, DP 1127787	Local	I309
North Parramatta	Hazelmere	17 Buller Street	Lot A, DP 917957	Local	I310
North Parramatta	Single storey residence	19 Buller Street	Lot 2, DP 1127787	Local	I311
North Parramatta	Timber cottage	27 Buller Street	Lot C, DP 321131	Local	I312
North Parramatta	Single storey residence	29 Buller Street	Lot B, DP 321131	Local	I313
North Parramatta	Cottage	76 Buller Street	Lot 6, Section 66, DP 890	Local	I314
North Parramatta	Norfolk House and potential archaeological site	465-473 Church Street	SP 82775	Local	I315

North Parramatta	Single storey residence and potential archaeological site	495 Church Street	Lot 1, DP 172409	Local	I316
North Parramatta	Oddfellows Arms Inn	541 Church Street	Lot 44, DP 1026766	State	I317
North Parramatta	Quarry face	13A Davies Street	Lot 1, DP 520042; Lot 2, DP 626112	Local	I318
North Parramatta	Stone kerb and gutter on both sides of street	West arm Dunlop Street		Local	I319
North Parramatta	Electrical substation	1A Dunlop Street	Lot A, DP 385603	Local	I320
North Parramatta	Stone cottage—Parramatta TV and Video	4 Dunlop Street	Lot 2, DP 71611	Local	I321
North Parramatta	Dunlop Street Group	14, 16 and 18 Dunlop Street	Lot 1, DP 1085444; Lot 1, DP 999457; Lot 11, DP 1125842	Local	I322
North Parramatta	Heritage brick drain	1 Fennell Street, 1A, 1C and 5A Fleet 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	I330
North Parramatta	House	52 Fennell Street	Lot 1, DP 770449	Local	I323
North Parramatta	All Saints' Cemetery	56 Fennell Street	Lot 7043, DP 93837	Local	I324
North Parramatta	Single storey residence	58 Fennell Street	SP 79107	Local	I325
North Parramatta	Timber cottage	62 Fennell Street	Lot 1, DP 982169	Local	I326
North Parramatta	Stone kerb and trees on both sides of street	Fleet Street		Local	I327
North Parramatta	Stone fence	East side of Fleet Street and Albert Street, between 2B Fennell Street, as facing Fleet Street face, and 4 Fleet Street		Local	I328
North Parramatta	Parramatta Girls' Training School—Norma Parker Correctional Centre	1A and 1C Fleet Street	Lots 1 and 2, DP 862127	State	I329

North Parramatta	Two storey residence	5 Galloway Street	Lot 14, DP 1074720	Local	I331
North Parramatta	Single storey residence	7 Galloway Street	Lot 1, DP 127064	Local	I332
North Parramatta	Cottage	18 Galloway Street	Lot 1, DP 126883	Local	I333
North Parramatta	Timber cottages	22 and 24 Galloway Street	Lots 4 and 5, DP 74123	Local	I334
North Parramatta	19th century cottages	25 and 27 Galloway Street	Lot 1, DP 797795; Lot 1, DP 745095	Local	I335
North Parramatta	Timber cottage	26 and 28 Galloway Street	Lots 2 and 3, DP 74123	Local	I336
North Parramatta	Timber cottage	30 Galloway Street	Lot 1, DP 74123	Local	I337
North Parramatta	Residence	1 Gladstone Street	Lot 1, DP 127040	Local	I338
North Parramatta	Residence	47-49 Gladstone Street	SP 75463	Local	I339
North Parramatta	Single storey residence	46 Grose Street	Lot B, DP 324806	Local	I340
North Parramatta	Single storey residence	54 Grose Street	SP 71937	Local	I341
North Parramatta	Grose Manor	66-68 Grose Street	SP 74650	Local	I342
North Parramatta	Single storey residence	80 Grose Street	Lot 3, Section 31, DP 758829	Local	I343
North Parramatta	Stone cottage	6 Iron Street	Lot 1, DP 542999	Local	I344
North Parramatta	Cottages	24 Iron Street	Lot 40, DP 1072531	Local	I345
North Parramatta	Cottage	26 Iron Street	Lot 5, DP 979533	Local	I346
North Parramatta	Timber cottage	28 Iron Street	Lot 6, DP 979533	Local	I347
North Parramatta	Iron Street Group	34 and 36 Iron Street	Lot 1, DP 84219; Lot 1, DP 68611	Local	I348
North Parramatta	Single storey residence	8 Isabella Street	Lot 3, DP 430258	Local	I349
North Parramatta	Single storey residence	10 Isabella Street	Lot 1, DP 904730	Local	I350
North Parramatta	Single storey residence	12A Isabella Street	Lot 1, DP 981895	Local	I351
North Parramatta	Girraween	14 Isabella Street	Lot B, DP 382867	Local	I352
North Parramatta	Single storey residence	25 Isabella Street	SP 35485	Local	I353

North Parramatta	Brick cottages	65 and 67 O'Connell Street	Lot 1, DP 995215; Lot 2, DP 848537	Local	I354
North Parramatta	Parramatta Correctional Centre	73 and 73A O'Connell Street	Lots 1 and 2, DP 734689	State	I355
North Parramatta	Pair of cottages	84 and 86 O'Connell Street	Lots 11 and 12, DP 867456	Local	I356
North Parramatta	Roman Catholic Cemetery	1 Pennant Hills Road	Lot 1, DP 1111985	Local	I357
North Parramatta	Horse trough	1A Pennant Hills Road	Lot 1, DP 724342	Local	I358
North Parramatta	Reid Home—Burnside Homes Group	61 Pennant Hills Road	Lot 103, DP 1046771	Local	I359
North Parramatta	Cottage	168 Pennant Street	Lot 11, DP 1156172	Local	I360
North Parramatta	Fibro cottage	2 Prince Street	Lot 12, DP 979533	Local	I361
North Parramatta	Victorian cottage	6 Prince Street	Lot 14, DP 979533	Local	I362
North Parramatta	Timber cottage	36 Prince Street	Lot 41, DP 4858	Local	I363
North Parramatta	Single storey residence	59 Ross Street	Lot 1, DP 965118	Local	I364
North Parramatta	Timber cottage	64 Ross Street	Lot 1, DP 738584	Local	I365
North Parramatta	Conjoined residences and potential archaeological site	66 and 68 Ross Street	Lots A and B, DP 159275	Local	I366
North Parramatta	Chivendon and potential archaeological site	70 Ross Street	Lot 1, DP 778857	Local	I367
North Parramatta	Timber cottage	80 Ross Street	Lot 8, Section 32, DP 758829	Local	I368
North Parramatta	Timber cottages	15 and 17 Seville Street	Lots 1 and 2, DP 32684	Local	I369
North Parramatta	Timber cottage	16 Seville Street	Lot A, DP 365801	Local	I370
North Parramatta	Stone cottage	28 Seville Street	Lot 1, DP 797114	Local	I371
North Parramatta	Brick cottage	34 Seville Street	Lot 1, DP 784980	Local	I372
North Parramatta	Timber cottage	8 Short Street	Lot 1, DP 912319	Local	I373
North Parramatta	Timber cottage	10 Short Street	Lot 1, DP 128373	Local	I374
North Parramatta	Cottage	14 Short Street	Lot B, DP 346001	Local	I375

North Parramatta	Timber cottage	18 Short Street	Lot 141, DP 1093042	Local	I376
North Parramatta	Timber cottage	20 Short Street	Lot 1, DP 907345	Local	I377
North Parramatta	Semi-detached cottages	22 and 24 Short Street	Lots 1 and 2, DP 32723	Local	I378
North Parramatta	Californian bungalow	26 Short Street	Lot 12, DP 660575	Local	I379
North Parramatta	Bungalow	28 Short Street	Lot 12, DP 1049837	Local	I380
North Parramatta	Bungalow	32 Short Street	Lot 1, DP 216652	Local	I381
North Parramatta	Gate posts of former villa	34 Sorrell Street	SP 49244	Local	I382
North Parramatta	Two storey conjoined residences	38 Sorrell Street	SP 140147	Local	I383
North Parramatta	Timber cottage	42 Sorrell Street	Lot 2, DP 614215	Local	I384
North Parramatta	Single storey residence	44 Sorrell Street	Lot 1, DP 999333	Local	I385
North Parramatta	Single storey residence	50 Sorrell Street	Lot 170, DP 1032931	Local	I386
North Parramatta	Single storey residence	52 Sorrell Street	Lot 10, DP 1008930	Local	I387
North Parramatta	Endrim	54 Sorrell Street, corner of Harold Street	Lots 1-4, DP 218172	State	I388
North Parramatta	Single storey residence	56 Sorrell Street	Lot 1, DP 329888	Local	I389
North Parramatta	Single storey residence	60 Sorrell Street	Lot 1, DP 995728	Local	I390
North Parramatta	Carinya	62 Sorrell Street	Lot 1, DP 808392	Local	I391
North Parramatta	Single storey residence	63 Sorrell Street	Lot 1, DP 710827	Local	I392
North Parramatta	Single storey residence	64 Sorrell Street	Lot B, DP 154104	Local	I393
North Parramatta	Single storey residence	66 Sorrell Street	Lot 1, DP 1110247	Local	I394
North Parramatta	Single storey residence	68A Sorrell Street	Lot 4, Section 60, DP 758788	Local	I395

North Parramatta	Single storey residence	70 Sorrell Street	Lot A, DP 334894	Local	I396
North Parramatta	Single storey residence	72 Sorrell Street	Lot B, DP 334894	Local	I397
North Parramatta	Single storey residence	75 Sorrell Street	Lot 1, DP 430258	Local	I398
North Parramatta	Single storey residence	76 Sorrell Street	Lot 1, DP 122130	Local	I399
North Parramatta	Single storey residence	77 Sorrell Street	Lot 2, DP 430258	Local	I400
North Parramatta	Single storey residence	78 Sorrell Street	Lot 1, DP 1111931	Local	I401
North Parramatta	Conjoined residence	79 and 81 Sorrell Street	Lots 1 and 2, DP 537284	Local	I402
North Parramatta	Single storey residence	80 Sorrell Street	Lot 1, DP 905232	Local	I403
North Parramatta	Single storey residence	82 Sorrell Street	Lot 3B, DP 408317	Local	I404
North Parramatta	Conjoined residences and single storey residence	86-90 Sorrell Street	Lots 1-3, SP 64711	Local	I405
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	I406
North Rocks	Rockcliff	224 North Rocks Road	Lot 7, DP 234271	Local	I407
North Rocks	Fernleigh	256 North Rocks Road	Lot 20, DP 600123	Local	I408
Northmead	Toongabbie Creek	2C Allambie Avenue	Lot 7011, DP 1028212	Local	I409
Northmead	Caprera House	65 Caprera Road	Lot 21, DP 834190	Local	I410
Northmead	Cottage	31 Glenn Avenue	Lot 6, DP 27011	Local	I411
Northmead	Cottages	4 and 6 Hammers Road	Lots 8 and 9, DP 7339	Local	I412
Northmead	Hammer's Cottage	11-13 Harrison Street	Lot 11, DP 818598	Local	I413
Northmead	Cottage	72 Kleins Road	Lot 84, DP 19717	Local	I414

Northmead	House	4 Mary Street	Lot 2, DP 591111	Local	I415
Northmead	House	20 Mary Street	Lot 63, DP 8884	Local	I416
Northmead	Pye's Cottage	11-13 Pye Avenue	Lot 25, SP 64724	Local	I417
Northmead	Former tramway pier	Adjacent to 1D Redbank Road		Local	I418
Northmead	Cottage	22A Redbank Road	Lot 191, DP 829012	Local	I419
Northmead	House	15 Thomas Street	Lots 6 and 7, DP 9330	Local	I420
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 of Lot 37, DP 752058; Lots 7300 and 7301, DP 1145172	Local	I421
Northmead	Road structures	21B and 21C Whitehaven Road	Lots 7300 and 7301, DP 1145172	Local	I422
Northmead	House	15/3-5 Windermere Avenue	Lot 15, SP 74805	Local	I423
Northmead	House	10 Windermere Avenue	Lot 371, DP 878936	Local	I424
Northmead	House	18 Windermere Avenue	Lot 33, DP 8884	Local	I425
Northmead	Single storey residence	64 Windsor Road	Lot G, DP 371732	Local	I426
Northmead	Timber cottages	114 and 116 Windsor Road	Lots 4 and 5, DP 7790	Local	I427
Northmead	House	115 Windsor Road	Lot 10, DP 1061802	Local	I428
Northmead	House	119 Windsor Road	Lot 1, DP 946630	Local	I429
Northmead	House	145 Windsor Road	Lot 1, DP 863720	Local	I430
Northmead	The Pines	153-155 Windsor Road	Lot 11, SP 50794	Local	I431
Northmead	Former Moxham Quarry	166A Windsor Road	Lot 939, DP 1176567	Local	I432
Northmead	House	175 Windsor Road	Lot 3, DP 14725	Local	I433
Northmead	House	177 Windsor Road	Lot 41, DP 841313	Local	I434

Northmead	House	179 Windsor Road	Lot 5, DP 8884	Local	I435
Northmead	House	181 Windsor Road	Lot 6, DP 8884	Local	I436
Northmead	House	183-185 Windsor Road	Lots 7 and 8, DP 8884	Local	I437
Northmead	House	187-189 Windsor Road	Lot 109, DP 815682	Local	I438
Northmead	House	209 Windsor Road	Part of Lot 1, DP 500482	Local	I439
Northmead	House	215 Windsor Road	Lot 3, DP 843608	Local	I440
Northmead	House	1/227 Windsor Road	Lot 8, SP 66335	Local	I441
Northmead	House	243 Windsor Road	Lot 1, DP 26848	Local	I442
Northmead	House	245 Windsor Road	Lot 1, DP 780848	Local	I443
Oatlands	Oatlands House	42 Bettington Road	Lot 1, DP 508441	Local	I444
Oatlands	Strathallen	49 Bettington Road	Lot 29, SP 46498	Local	I445
Oatlands	Cottage	15 Ellis Street	Lot 22, DP 618939	Local	I446
Oatlands	War Memorial Home	96 Pennant Hills Road	Lot 1001, DP 718083	Local	I447
Oatlands	Church College	216 Pennant Hills Road	Lot 1, DP 611214	Local	I448
Old Toongabbie	Joseph Knox Cottage	54 Binalong Road	Lot 2, DP 703749	Local	I449
Old Toongabbie	Toongabbie Public School	59 Fitzwilliam Road	Lots 1-3, DP 795072	Local	I450
Old Toongabbie	Old Toongabbie Uniting Church	271 Old Windsor Road	Lot 1, DP 196553	Local	I451
Parramatta	Boundary Stone	105B Alfred Street, alongside Clay Cliff Creek	Part of Lot A, DP 363845	Local	I452

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	I453
Parramatta	Cottages and potential archaeological site	1 and 3 Barrack Lane, rear of 80-100 Macquarie Street	Lots 101 and 102, DP 1110883	Local	I454
Parramatta	Warders cottages	1 and 3 Barrack Lane, rear of 80-100 Macquarie Street	Lots 101 and 102, DP 1110883	State	I455
Parramatta	Single storey cottage	11A Betts Street	SP 15116	Local	I456
Parramatta	Chadwick Guest House, formerly Amwell	6 Boundary Street	Lot 45, DP 868115	Local	I457
Parramatta	Lennox House and adjoining brick wall on footpath	39 Campbell Street	Lot 1, DP 83294	State	I458
Parramatta	Masonic centre	47 Campbell Street	Lot 7, DP 67534	Local	I459
Parramatta	Carrington Street Group	9, 11, 13 and 15 Carrington Street	Lot 1, DP 1061211; Lot 1, DP 198372; Lot 13, DP 1088354; Lot 15, DP 866740	Local	I460
Parramatta	Bicentennial Square and adjoining buildings	Church Street road reserve, 188, 188R and 195A Church Street, 38 Hunter Street and 83 Macquarie Street	Lot 23, DP 651527; Lot 1, DP 1158833; Lot 7046, DP 93896; Lots L and M, DP 15108; Road reserve	Local	I461

Parramatta	Shop, formerly a fire station	140 Church Street	SP 78606	Local	I462
Parramatta	Parramatta Town Hall and potential archaeological site	182 Church Street	Part of Lot 1, DP 791300	Local	I463
Parramatta	Murrays' Building and potential archaeological site	South east corner of 188 Church Street	Lot 23, DP 651527	Local	I464
Parramatta	St John's Anglican Cathedral	195 Church Street	Part of Lot 1 and Part of Lot 2, DP 1110057	State	I465
Parramatta	St John's Parish Hall	195 Church Street	Part of Lot 1 and Part of Lot 2, DP 1110057	Local	I466
Parramatta	Warden's cottage, also known as verger's cottage	195 Church Street, adjacent to 45 Hunter Street	Part of Lot 2, DP 1110057	Local	I467
Parramatta	Centennial Memorial Clock	Opposite 196 Church Street in Bicentennial Square		Local	I468
Parramatta	Shop and potential archaeological site	197 Church Street	Lot 1, DP 710335	Local	I469
Parramatta	Horse parapet facade and potential archaeological site	198-216 Church Street and 38-46 Macquarie Street	Lot 1, DP 89790; Lot 1, DP 89558; Lot 1, DP 72798; Lot 1, DP 650150; Lots A and B, DP 404724; Lot 2, DP 627838; Lot 83, DP 1136983; SP 68158	Local	I470
Parramatta	Telstra House, formerly a post office, and potential archaeological site	211 Church Street, also known as 93-93a Marsden Street	Lot 1, DP 578322; Lots 100 and 101, DP 1052788	Local	I471
Parramatta	HMV, formerly the Commonwealth Bank, and potential archaeological site	215 Church Street	Lot E, DP 15013	Local	I472
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	I473

Parramatta	Parramatta House and potential archaeological site	243 Church Street	Lot 1, DP 74622	Local	I474
Parramatta	Shop	253 Church Street	Lot B, DP 380265	Local	I475
Parramatta	Shop	255 Church Street	Lot 1, DP 587804	Local	I476
Parramatta	Shop and potential archaeological site	257, 259 and 261 Church Street	Lots 5 and 8, DP 239534; Lot 2, DP 527452	Local	I477
Parramatta	Shops and offices	263-265 Church Street	Lot 1, DP 136333	Local	I478
Parramatta	Westpac Bank	264 Church Street, corner of George Street	Lot 1, DP 952497	Local	I479
Parramatta	Shop and potential archaeological site	267 Church Street	Lots 1 and 2, DP 400078	Local	I480
Parramatta	Shop and potential archaeological site	269 Church Street	Lot C, DP 185864	Local	I481
Parramatta	Shop and potential archaeological site	273 Church Street	Lot B, DP 324965	Local	I482
Parramatta	Shops and potential archaeological site	275 and 277 Church Street	Lot 2, DP 709743; Lot 2, DP 331350; Lot E, DP 340000	Local	I483
Parramatta	Shop, office and potential archaeological site	279 Church Street	Lot 10, DP 733123	Local	I484
Parramatta	Shop	281 Church Street	Lot 3, DP 610555	Local	I485
Parramatta	Sandstone and brick wall	286, 292 and 298 Church Street	Lot 1, DP 210616; Lot 1, DP 128501; Lot 5, DP 516126; Lot 2, DP 216665; Lot 100, DP 803945; Lot 1, DP 84998	Local	I486
Parramatta	Shop	287 Church Street	Lot 5, DP 25055	Local	I487
Parramatta	Shop	289 Church Street	Lot 4, DP 25055	Local	I488
Parramatta	Shop	291 Church Street	Lot 3, Section 24, DP 25055	Local	I489
Parramatta	Shop	293 Church Street	Lot 2, DP 25055	Local	I490
Parramatta	Shop	298 Church Street	Lot 1, DP 84998	Local	I491

Parramatta	Former ANZ Bank and potential archaeological site	306 Church Street	Lot 10, DP 65743	Local	I492
Parramatta	Shop	311-315 Church Street	Lot C, DP 161817; Lot 1, DP 739012	Local	I493
Parramatta	Shop	317 Church Street	Lot 1, DP 87514	Local	I494
Parramatta	Shop	321 Church Street	Lot 10, DP 541902	Local	I495
Parramatta	Shop	325 and 327 Church Street	Lot 1, DP 784451; Lot 6, DP 539787	Local	I496
Parramatta	Lennox Bridge	Adjacent to 339, 340 and 351 Church Street		State	I497
Parramatta	Alfred Square and potential archaeological site	353D Church Street	Lot 1, DP 724837	State	I498
Parramatta	St Peter's Uniting Church and studio theatre, and potential archaeological site	356 Church Street	Lot B, DP 154618	Local	I499
Parramatta	Anthony Malouf and Co	366 Church Street	Lot A, DP 90292	Local	I500
Parramatta	Royal Oak Hotel and stables, and potential archaeological site	387 Church Street	Lot 1, DP 85794	Local	I501
Parramatta	Stable and potential archaeological site	419-423 Church Street	SP 17206	Local	I502
Parramatta	Shop	446 Church Street	Lot 1, DP 204902	Local	I503
Parramatta	Commercial building	448 Church Street	Lot 1, DP 70506	Local	I504
Parramatta	Bicycle shop	458 Church Street	Lot 711, DP 1085446	Local	I505
Parramatta	Former bakery and potential archaeological site	476 Church Street	Lot 3, DP 741890	Local	I506
Parramatta	Llonells	1 Cowper Street	Lot 1, DP 935059	Local	I507
Parramatta	Jeshyron	3 Cowper Street	Lot 1, DP 935060	Local	I508
Parramatta	Debsmor	6 Crimea Street	Lot 4, Section 10, DP 939772	Local	I509

Parramatta	Elaine	12 Crimea Street	Lot 7, Section 10, DP 939772	Local	I510
Parramatta	Cottage	25 Crimea Street	Lot 19, DP 78350	Local	I511
Parramatta	Cottage	26 Crimea Street	Lot 14, Section 10, DP 939772	Local	I512
Parramatta	Federation Period Cottage	58 Crimea Street	Lot 14, DP 6803	Local	I513
Parramatta	Parramatta Railway Station	3 and 21 Darcy Street	Part of Lot 1, DP 733457; Part of Lot 1, DP 1116940; Part of Lot 2, DP 1158833	State	I514
Parramatta	Italianate villa cottage	16 Denison Street	Lot 1, DP 513422	Local	I515
Parramatta	Cottage	8 Dixon Street	Lot 1, DP 996612	Local	I516
Parramatta	All Saints Hall	27 Elizabeth Street	Lot 100, DP 786056	Local	I517
Parramatta	All Saints Parochial School	27 Elizabeth Street	Lot 100, DP 786056	Local	I518
Parramatta	Single storey residence and potential archaeological site	30 Elizabeth Street	Lot 1, DP 89618	Local	I519
Parramatta	Single storey residence	2 Fennell Street	Lot 2, DP 622114	Local	I520
Parramatta	Single storey residence	4 Fennell Street	Lot 3, DP 622114	Local	I521
Parramatta	Single storey residence	9 Fennell Street	Lot 1, DP 877744	Local	I522
Parramatta	Single storey residence	11 Fennell Street	Lot 2, DP 877744	Local	I523
Parramatta	Single storey residence	12 Fennell Street	Lots 1 and 2, DP 794765	Local	I524
Parramatta	Single storey residence	16 Fennell Street	Lot 1, DP 781306	Local	I525
Parramatta	Single storey residence	18 Fennell Street	Lot 18, DP 738160	Local	I526
Parramatta	Conjoined residences	20 and 22 Fennell Street	Lot 1, DP 127721; Lot 1, DP 127722	Local	I527
Parramatta	Single storey residence	21 Fennell Street	Lot 1, DP 199932	Local	I528

Parramatta	Single storey residence	24 Fennell Street	Lot 1, DP 770721; Lot 103, DP 575238	Local	1529
Parramatta	Former Headmaster's house, Parramatta West Public School	59B Franklin Street	Lot 1, DP 1113697	Local	1530
Parramatta	Court house tower	12 George Street	Part of Lot 1, DP 1169437	Local	1531
Parramatta	Former Rural Bank	16 George Street	Lot 1, DP 68450	Local	1532
Parramatta	Marsdens Building and potential archaeological site	17 George Street	Lot 1, DP 598663	Local	1533
Parramatta	Woolpack Hotel and potential archaeological site	19 George Street	Lot 1, DP 74937	Local	1534
Parramatta	Shops and potential archaeological site	41-59 George Street	Lot 10, DP 858392	Local	1535
Parramatta	Civic Arcade, formerly a theatre, and potential archaeological site	48 George Street	Lots 1-79, SP 159	Local	1536
Parramatta	Dr Pringle's Cottage	52 George Street	SP 21427	Local	1537
Parramatta	Roxy Cinema	69 George Street	Lots 1 and 2, DP 76080	State	1538
Parramatta	Perth House, Moreton Bay fig tree and potential archaeological site	85 George Street	SP74416	State	1539
Parramatta	Shop and office and potential archaeological site	90 George Street	Lot 10, DP 860245	State	1540
Parramatta	Tara, also known as Ellengowan	153 George Street	Lot 1, DP 182726	Local	1541
Parramatta	Trees in median strip	Opposite 167 George Street		Local	1542
Parramatta	Bulimba	169 George Street	Lot 2, Section S, DP 1249	Local	1543
Parramatta	Cottage	173 George Street	Lot 4, Section S, DP 1249	Local	1544

Parramatta	Harrisford and potential archaeological site	182 George Street	Lot 1, DP 59495	State	1545
Parramatta	Gasworks Bridge	Adjacent to 196 George Street		Local	1546
Parramatta	HMAS Parramatta shipwreck and memorials	198 George Street	Lot 1, DP 128847	State	1547
Parramatta	Queen's Wharf Reserve and stone wall and potential archaeological site	198 George Street	Lot A, DP 444716; Lot A, DP 959111; Lot 1, DP 126881; Lot 1, DP 128847; Lot 1, DP 909045; Lots 1-3, DP 1151643	Local	1548
Parramatta	Residential flats and houses	200, 202, 204, 208, 212, 214, 216 and 220 George Street	Lots 18-20 and 22-25, DP 35895; Lots 28 and 29, DP 504954; Lot 25, DP 35969	Local	1549
Parramatta	House	3 Grandview Street	Lots 63 and 64, DP 8016	Local	1550
Parramatta	House	12-14 Grandview Street	SP 54665	Local	1551
Parramatta	Veterinary surgery	41 Great Western Highway	Lot 1, DP 505299	Local	1552
Parramatta	Milestone	Adjacent to 93 Great Western Highway		Local	1553
Parramatta	Conjoined residences	1 Grose Street	Part of Lot 1, DP 1117917	Local	1554
Parramatta	Conjoined residences	15 and 17 Grose Street	Lots 1 and 2, DP 587980	Local	1555
Parramatta	Single storey residence and potential archaeological site	19 Grose Street	Lot 3, DP 587980	Local	1556
Parramatta	Single storey residence	20 Grose Street	Lot 1, DP 87837	Local	1557
Parramatta	Single storey residence	22 Grose Street	Lot 2, DP 82226	Local	1558
Parramatta	Single storey residence	32 Grose Street	Lot 32, DP 1102754	Local	1559

Parramatta	Single storey residence and potential archaeological site	44 Grose Street	Lot 5, DP 62376	Local	1560
Parramatta	Single storey residence	2 Harold Street	Lot 1, DP 816239	Local	1561
Parramatta	Single storey residence	15 Harold Street	Lot Y, DP 403388	Local	1562
Parramatta	Semi-detached cottages	23 and 25 Hassall Street	Lots 1 and 2, DP 218476	Local	1563
Parramatta	Commercial Hotel	24 Hassall Street, corner of Station Street East	Lot 23, DP 746354	Local	1564
Parramatta	Hambledon Cottage and all trees	47 Hassall Street	Lots 2 and 3, DP 391496	State	1567
Parramatta	Two storey residence	42 High Street	Lot 1, DP 1003369; Lot 1, DP 81523; Lot 1, DP 81603	Local	1568
Parramatta	Attached houses	49 and 51 High Street	Lot 2, DP 530845; Lot B, DP 388388	Local	1569
Parramatta	Single storey residence	65 High Street	Lot 48, Section 1, DP 976; Lot 1, DP 576223	Local	1570
Parramatta	Single storey residence	67 High Street	Lot B, DP 421597	Local	1571
Parramatta	Redcoats' Mess House and potential archaeological site	2 Horwood Place	SP 21574	State	1572
Parramatta	Two storey residence	41 Hunter Street	Lot 1, DP 27310	Local	1573
Parramatta	Timber cottage	34 Inkerman Street	Lot 10, DP 1098184	Local	1574
Parramatta	Cottage	40 Inkerman Street	Lot 1, DP 68754	Local	1575
Parramatta	Boundary Stone	James Ruse Drive, under a bridge on the north bank of river		Local	1576
Parramatta	Cottage	5 Lansdowne Street	Lot 280, DP 136257	Local	1577
Parramatta	Cottage	19 Lansdowne Street	Lot 14, DP 1620	Local	1578
Parramatta	Cottage	29 Lansdowne Street	Lot 9, DP 1620	Local	1579

Parramatta	Cottage	35 Lansdowne Street	Lot 6, DP 1620	Local	I580
Parramatta	Semi-detached cottage	41-43 Lansdowne Street	Lot 21, DP 12623	Local	I581
Parramatta	Semi-detached cottages	49 Lansdowne Street	Lot 19, DP 12623	Local	I582
Parramatta	Pair of cottages	1 and 3 Lennox Street	Lots 1 and 2, DP 501508	Local	I583
Parramatta	Kia Ora and potential archaeological site	62-64 Macquarie Street	Lot AY, DP 400258	Local	I584
Parramatta	Convict barracks wall	80-100 Macquarie Street	Lot 65, Section 17, DP 758829	Local	I585
Parramatta	Leigh Memorial Uniting Church	119 Macquarie Street	Lot 1, DP 628809	Local	I586
Parramatta	Arthur Phillip High School and potential archaeological site	175 Macquarie Street	Lots 1 and 2, DP 115296	Local	I587
Parramatta	House/Industrial	9 Marion Street	Lot 10, DP 1138238	Local	I588
Parramatta	Single storey residence	11 Marion Street	Lot 1, DP 574174	Local	I589
Parramatta	Residence—Mona	13 Marion Street	Lot 1, DP 528361	Local	I590
Parramatta	Attached house and office	17 Marion Street	Lot 1, DP 600258	Local	I591
Parramatta	Single storey residence	20 Marion Street	Lot 51, DP 1187894	Local	I592
Parramatta	Attached house and office	23 Marion Street	Lot 5, Section 1, DP 976	Local	I593
Parramatta	Single storey residence	26 Marion Street	Lot 2, DP 909383	Local	I594
Parramatta	Single storey residence	28 Marion Street	Lot 1, DP 966322	Local	I595
Parramatta	Single storey residence	29 Marion Street	Lot 8, Section 1, DP 976; Lot 1, DP 345868	Local	I596
Parramatta	Single storey residence	31 Marion Street	Lot 9, DP 128787	Local	I597

Parramatta	St Patrick's Cathedral, presbytery and precinct, and potential archaeological site	1 Marist Place	Lot 1, DP 1034092	State	I598
Parramatta	Parramatta Dam archaeological site weir	Marsden Street		Local	I599
Parramatta	Single storey residence	38 Marsden Street	Lot 11, DP 857554	Local	I600
Parramatta	Former bakery	40 Marsden Street	Lots 1 and 2, SP 54003	Local	I601
Parramatta	Single storey residences	44, 46, 48 and 50 Marsden Street	Lots A-D, DP 447479	Local	I602
Parramatta	Conjoined residences	56 and 58 Marsden Street	Lots 1 and 2, DP 547259	Local	I603
Parramatta	Cottages	74 and 76 Marsden Street	Lots 1 and 2, DP 252560	Local	I604
Parramatta	Single storey residences	78, 80, 82, 84 and 86 Marsden Street	Lots A-C, DP 337174; Lots 38 and 39, DP 37678	Local	I605
Parramatta	Brislington property, Moreton Bay fig tree and potential archaeological site	164 Marsden Street	Part of Lot 21 and Lot 23, DP 1173876	State	I606
Parramatta	Macarthur House	8 Melville Street	Lots 1, 2 and 4, DP 228839	State	I607
Parramatta	Wavertree	10 New Zealand Street	Lot 3, DP 211226	Local	I608
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	I609
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	I610
Parramatta	Parramatta Park and old government house	O'Connell Street	Lot 369, DP 752058; Lots 7054 and 7055, DP 1074335	State	I611
Parramatta	St John's Anglican Cemetery	1 O'Connell Street	Lot 5, DP 1023282	State	I612

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	I613
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	I614
Parramatta	Avondale	25 O'Connell Street	SP 22154	State	I615
Parramatta	Roseneath and potential archaeological site	40 O'Connell Street	Lot 1, DP 34629	State	I616
Parramatta	Hollywood	62 O'Connell Street	Lot 1, DP 69481	Local	I617
Parramatta	Single storey residence	72 O'Connell Street	Lot 1, DP 719302	Local	I618
Parramatta	Dorislea	74 O'Connell Street	Lot 11, DP 802292	Local	I619
Parramatta	Residence	76 O'Connell Street	Lot 1, DP 127053	Local	I620
Parramatta	Charles Street Weir	Parramatta River, adjacent to Charles Street		Local	I621
Parramatta	Cumberland Hospital Weir	Parramatta River, adjacent to 1A and 5A Fleet Street		Local	I622
Parramatta	Wetlands	Parramatta River		Local	I623
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	I624
Parramatta	Willow Grove and potential archaeological site	34 Phillip Street	Lot 1, DP 569139	Local	I625
Parramatta	St George's Terrace and potential archaeological site	44 Phillip Street	Lot 1, DP 742271	Local	I626
Parramatta	Barnaby's Restaurant and potential archaeological site	64 and 66 Phillip Street	Lot 3, DP 591970; Lots 1 and 2, DP 128452	Local	I627
Parramatta	Office and potential archaeological site	68A and 70 Phillip Street	Lot 36, DP 1104223; SP 18038	Local	I628

Parramatta	St Peter's Anglican Church, circa 1906-1929	59-63 Pitt Street	Lot 1, DP 1272920	Local	1629
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	1630
Parramatta	Parramatta West Public School	208 Railway Street	Lot 407, DP 729082; Lot 2, DP 1113697	Local	1631
Parramatta	Stone wall	Between Rangihou Crescent and Macarthur Street, adjacent to river bank		Local	1632
Parramatta	Palms	Rear of 5, 7 and 9 Rangihou Crescent	Lots 4-6, DP 27317	Local	1633
Parramatta	Sherbrooke	4 Rosehill Street	Lots 5-7, DP 19710	Local	1634
Parramatta	Cottage	10 Rosehill Street	Lot 3, DP 737607	Local	1635
Parramatta	Cottage	12 Rosehill Street	Lot 1, DP 1015895; Lot A, DP 155249	Local	1636
Parramatta	Dorella	14 Rosehill Street	Lot B, DP 155249	Local	1637
Parramatta	Single storey residence and potential archaeological site	2 Ross Street	Lot 1, DP 935003	Local	1638
Parramatta	Conjoined residence	4 Ross Street	Lot 46, DP 623060	Local	1639
Parramatta	Lurlinea and potential archaeological site	8-10 Ross Street	Lot 1, DP 1020554	Local	1640
Parramatta	Electricity substation and potential archaeological site	11c Ross Street	Lot 2, DP 234466	Local	1641
Parramatta	Single storey residence	14 Ross Street	Lot B, DP 439568	Local	1642
Parramatta	Wine bar bistro	16 Ross Street	Lot 1, DP 834630	Local	1643
Parramatta	1st/15th Royal NSW Lancer Museum collection	2 Smith Street	Lot 396, DP 39627	State	1644
Parramatta	Lancer Barracks group	2 Smith Street	Lot 396, DP 39627	Local	1645

Parramatta	Two storey residence	53 Sorrell Street	Lot 1, DP 19079	Local	1646
Parramatta	Two storey residence	1 Station Street West	Lot 34, Section 1, DP 976	Local	1647
Parramatta	Single storey residence	7 Station Street West	Lot 31, Section 1, DP 976	Local	1648
Parramatta	Median	East end of Thomas Street		Local	1649
Parramatta	Newlands gates and trees	9 Thomas Street	Lots 1 and 2, DP 797543	Local	1650
Parramatta	Broughton House	43A Thomas Street	Lot 2, DP 548376	State	1651
Parramatta	Compax	1 Trott Street	Lot 1, DP 127700	Local	1652
Parramatta	Carlota	3 Trott Street	Lot 1, DP 616000	Local	1653
Parramatta	Weatherboard cottage	9 Trott Street	Lots 1-3, DP 136317	Local	1654
Parramatta	Horse trough	Victoria Road, adjacent to Prince Alfred Park		Local	1655
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	1656
Parramatta	Rose and Crown Hotel and potential archaeological site	11 Victoria Road, corner of Sorrell Street	Lot 1, DP 67120	Local	1657
Parramatta	All Saints Church	21 Victoria Road, corner of Elizabeth Street	Lot 101, DP 786056	Local	1658
Parramatta	Dunblane	63 Victoria Road	Lot 1, DP 997613	Local	1659
Parramatta	Canberra and Roach Manor	65 and 67 Victoria Road	Lots 1 and 2, DP 604175	Local	1660
Parramatta	WSU Parramatta Campus, formerly Rydalmere Hospital and Female Orphan School	171 Victoria Road	Lots 100 and 101, DP 816829	State	1661
Parramatta	Single storey residence	1 Villiers Street	Lot 4, DP 587980	Local	1662
Parramatta	Single storey residence	3 Villiers Street	Lot 1, DP 127026	Local	1663

Parramatta	Attached houses	21 Wentworth Street	Lot 7, DP 555797; Lot 5, DP 531926	Local	1664
Pendle Hill	Californian bungalow	9 Bago Street	Lots 62 and 63, DP 16020	Local	1665
Rosehill	Boundary Stone	Alfred Street, adjacent to 45 Weston Street		Local	1666
Rosehill	Elizabeth Farm House	70 Alice Street	Lot D, DP 411727	State	1667
Rosehill	Victorian cottage	45 Eleanor Street	Lot 10, DP 11195	Local	1668
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	1669
Rosehill	House	137 Good Street	Lot A, DP 335934	Local	1670
Rosehill	Brick house	139 Good Street	Lot 1, DP 981538	Local	1671
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	1672
Rosehill	Single storey residence	23 Prospect Street	Lot 9, DP 6518	Local	1673
Rosehill	Single storey residence	25 Prospect Street	Lot 10, DP 6518	Local	1674
Rosehill	Camden	60 Prospect Street	Lot C, DP 337810	State	1675
Rosehill	Comfort Lodge	62 Prospect Street	Lot C, DP 330938	State	1676
Rosehill	Capral Aluminium	3-11 Shirley Street	Lot 2, DP 864567	Local	1677
Rosehill	Transport for NSW Depot	1B and 5 Unwin Street	Lots 201 and 202, DP 870298	Local	1678
Rosehill	Single storey bungalow	34 Weston Street	Lot 17, DP 4630	Local	1679
Rosehill	Iona	37 Weston Street	Lot 6, Section 2, DP 4630	Local	1680
Rosehill	St Mons	41 Weston Street	Lot 8, Section 2, DP 4630	Local	1681

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	1682
Rydalmere	Single storey residence	40 Calder Road	Lot 1, DP 201919	Local	1683
Rydalmere	Single storey residence	53 Calder Road	Lot C, DP 376880	Local	1684
Rydalmere	Florence	76 Calder Road	Lot A, DP 386346	Local	1685
Rydalmere	Single storey residence	92 Calder Road	Lot 4, DP 26544	Local	1686
Rydalmere	House	46 Crowgey Street	Lot 136, DP 12523	Local	1687
Rydalmere	Upjohn House	59 Kirby Street	Lot 20, DP 855339	Local	1688
Rydalmere	Single storey residence	66 Kirby Street	Lot 9, DP 29574	Local	1689
Rydalmere	Single storey residence	75 Kirby Street	Lot 101, DP 785639	Local	1690
Rydalmere	Single storey residence	72 Park Road	Lot 42, DP 833816	Local	1691
Rydalmere	Single storey residence	122 Park Road	Lot 11, DP 204074	Local	1692
Rydalmere	Dam wall	Off 7 Ronald Avenue	Lot 1, DP 215557	Local	1693
Rydalmere	Truganini House and grounds	38-50 South Street	Lot 10, DP 774181	Local	1694
Rydalmere	Clyde Carlingford Rail Bridge abutments	Adjacent to 171 Victoria Road		Local	1695
Rydalmere	Roman Catholic Church	374 Victoria Road	Lot A, DP 159053; Lots 12 and 15, DP 576386	Local	1696
Rydalmere	Schoolmaster's residence	395 Victoria Road	Lot 11, DP 848136	Local	1697
Rydalmere	Dunluce	434 Victoria Road	SP 79645	Local	1698
Rydalmere	Timber cottage	472 Victoria Road	Lot 4, DP 38866	Local	1699
Rydalmere	Scout hut	6 Vineyard Street	Lot 153, DP 12523	Local	1700
Rydalmere	Single storey residence	24 Wattle Street	Lot 4, DP 25680	Local	1701

Silverwater	Lower Duck River Wetlands		Lot 222, DP 1012954	Local	1702
Silverwater	Ernest Fleming Pty Ltd, machinery merchants	79 Derby Street	Lot 1, DP 631335	Local	1703
Silverwater	Dwelling	24 Silverwater Road	Lot 10, DP 1084058	Local	1704
Telopea	Redstone, also known as The Winter House	34 Adderton Road and 1 Manson Street	Lots 7 and 8, DP 24969	State	1705
Telopea	Natural area of Vineyard Creek and vegetated banks	52 Rock Farm Avenue	Lots 23 and 25, DP 217113; Lot 50, DP 206883; Lot 14, DP 251502; Lot 1, DP 540677; Lot 1, DP 537886	Local	1706
Telopea	Tintern	33 Tintern Avenue	Lot 9, DP 28328	Local	1707
Toongabbie	Willmott's House	10 Bethel Street	Lot 6, DP 29508	Local	1708
Toongabbie	Wisteria Lodge	36 Bungaree Road	Lot 3, DP 214728	Local	1709
Toongabbie	Marist Fathers Seminary	119 Rausch Street	Lot 111, DP 749237	Local	1710
Toongabbie	Cottage	13 Station Road	Lot 10, DP 872902	Local	1711
Toongabbie	Cottage	1 Wendy Place	Lot 15, DP 205976	Local	1712
Toongabbie	Willmot Reserve	14A Willmot Avenue	Lot 17, DP 35665	Local	1713
Wentworthville	Tralee Gardens Preschool Centre	10 Fryer Avenue	Lot 10, DP 531730	Local	1714
Wentworthville	Former produce store	52 Railway Street	Lot 141, DP 997970	Local	1715
Wentworthville	House	95 Railway Street	Lot 70, DP 9326	Local	1716
Wentworthville	Cottage	105 Railway Street	Lot 1, DP 532482	Local	1717
Wentworthville	Short Street Group	2, 4 and 6 Short Street	Lot 5, DP 165715; Lots 21 and 22, Section 4, DP 976563	Local	1718
Wentworthville	Cottage	59 Wentworth Avenue	Lot 10, Section 3, DP 976563	Local	1719
Wentworthville	Castrella	127 Wentworth Avenue	Lot X, DP 414866	Local	1720
Westmead	Western Sydney University	158-164 Hawkesbury Road	Lot 1, DP 1227281	Local	1721

Westmead	Victorian residence, in grounds of WSU	158-164 Hawkesbury Road	Lot 1, DP 1227281	Local	1722
Winston Hills	Bridge Farm	23 Barnetts Road	Lot 103, DP 554986	Local	1723
Winston Hills	House	25 Barnetts Road	Lot 3, DP 236691	Local	1724
Winston Hills	Byrock	47 Barnetts Road	Lot 7, DP 221156	Local	1725
Winston Hills	Buckley House	41 Buckleys Road	Lot 30, DP 129032	Local	1726
Winston Hills	Road structures	21 Huxley Drive and 21 Whitehaven Road	Lot 6, DP 239271; Part of Lots 152 and 153, DP 230252	Local	1727
Winston Hills	House	76 Lanhams Road	Lot 1, DP 203258	Local	1728
Winston Hills	Stone cottage	176 Windsor Road	Lot 18, DP 135577	Local	1729
Winston Hills	House	180 Windsor Road	Lot 22, DP 718696	Local	1730
Winston Hills	Santa Rosa	182 Windsor Road	Lot 2, DP 540754	Local	1731
Winston Hills	Kergunyah	186 Windsor Road	Lot 13, DP 1183314	Local	1732
Winston Hills	Myrai	188 Windsor Road	Lot 1, DP 529254	Local	1733
Winston Hills	Model Farm Siding Reserve	196 Windsor Road	Lots 7014 and 7015, DP 1058971	Local	1734
Winston Hills	Spanish Mission house	208 Windsor Road	Lot 2, DP 18196	Local	1735
Winston Hills	Moderne House	220 Windsor Road	Lot 1, DP 525833	Local	1736
Winston Hills	European rock carvings	Rear of 226 Windsor Road	SP 34043	State	1737
Winston Hills	Yareemumba	234 Windsor Road	Lot 1, DP 772001	Local	1738
Winston Hills	Farmhouse cottage	266-268 Windsor Road	Lot 41, DP 831663	Local	1739

Part 2 Heritage conservation areas

Description	Identification on Heritage Map	Significance
Boronia Avenue Conservation Area	Shown by red hatching and labelled "Boronia Avenue Conservation Area"	Local
Burnside Homes	Shown by red hatching and labelled "Burnside Homes"	Local
East Epping Conservation Area	Shown by red hatching and labelled "East Epping Conservation Area"	Local
Elizabeth Farm Conservation Area	Shown by red hatching and labelled "Elizabeth Farm Conservation Area"	Local

Epping/Eastwood Conservation Area	Shown by red hatching and labelled "Epping/Eastwood Conservation Area"	Local
Essex Street Conservation Area	Shown by red hatching and labelled "Essex Street Conservation Area"	Local
Experiment Farm Conservation Area	Shown by red hatching and labelled "Experiment Farm Conservation Area"	Local
Harris Park West Conservation Area	Shown by red hatching and labelled "Harris Park West Conservation Area"	Local
North Parramatta Conservation Area	Shown by red hatching and labelled "North Parramatta Conservation Area"	Local
Rosebank Avenue Conservation Area	Shown by red hatching and labelled "Rosebank Avenue Conservation Area"	Local
Silverwater Prison Complex	Shown by red hatching and labelled "Silverwater Prison Complex"	State
Sorrell Street Conservation Area	Shown by red hatching and labelled "Sorrell Street Conservation Area"	Local
South Parramatta Conservation Area	Shown by red hatching and labelled "South Parramatta Conservation Area"	Local
Tottenham Street Conservation Area	Shown by red hatching and labelled "Tottenham Street Conservation Area"	Local
Wyralla Avenue Conservation Area	Shown by red hatching and labelled "Wyralla Avenue Conservation Area"	Local

Part 3 Archaeological sites

Suburb	Item name	Address	Property description	Significance	Item no
Epping	Stone causeway over Devlins Creek	Beecroft Road, near southern end of Old Beecroft Road	Lots 9 and 12, DP 1245129	Local	A01
Harris Park and Parramatta	Experiment Farm archaeological site	Part of the following land—25 Parkes Street, 7, 9 and 14 Ruse Street, 97 Harris Street, Harris Park; 99, 101 and 103 Harris Street and 45 Hassall Street, Parramatta	Part Lot 12, Lots 2 and 3, DP 8430; Lots 14–17, 27–29 and 37–39, DP 10853; Lot 1, DP 115243; Lot 1, DP 136100; Lot 2, DP 136103; Lot A, DP 188738; Lot 1, DP 256428; Part of Lots 1 and 2, DP 1194642	State	A02

Mays Hill	Mays Hill Cemetery	Franklin Street	Lot 1, DP 795277; Lot 7056, DP 1028195	Local	A03
North Rocks	Quarry	Excelsior South Reserve No 45, Excelsior Avenue	Lot 9, DP 248626	Local	A04
North Rocks	Ruins of stone cottage	Excelsior South Reserve No 45, Excelsior Avenue	Lot 1, DP 228581	Local	A05
North Rocks	Dam	Speers Road Crown Reserve No 37, 19-21 Speers Road	Lot 10, DP 1148832	Local	A06
North Rocks	Retaining wall	23-27 Speers Road	Lot 171, DP 23173	Local	A07
North Rocks	Stone bridge approaches and foundation plaque, Sydney Woollen Mills	1 Windsor Road	Lot 61, DP 1264730	Local	A08
Old Toongabbie and Winston Hills	Toongabbie Government Farm archaeological site	62 Oakes Road, also known as Toongabbie Creek near Oakes Road, and 191Z Old Windsor 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 of Lot 1, DP 780050	State	A09
Parramatta	Archaeological site	302 Church Street	Lot 1, DP 211499	Local	A10
Parramatta	Archaeological and terrestrial	323 Church Street	Lot 1, DP 525338; Lot 4, DP 520361	Local	A11
Parramatta	Archaeological and terrestrial	329 Church Street	Lot 1, DP 569483	Local	A12
Parramatta	Archaeological and terrestrial	331 Church Street	Lot 2, DP 535192	Local	A13
Parramatta	Archaeological and terrestrial	335 Church Street	Part of Lot 202, DP 1272146	Local	A14
Parramatta	Robin Thomas Reserve archaeological site	105 Harris Street, formerly 143A George Street	Lot 7049, DP 93899; Lots 1 and 2, DP 1259010	Local	A15
Parramatta	Archaeological site	30-32 Hunter Street, 140 Marsden Street and 45 Macquarie Street	SP 94346; SP 94348; SP 94349	Local	A16

Parramatta	Parramatta Hospital archaeological site	22A O'Connell Street, 2, 2A and 4 George Street and 164, 170 and 174 Marsden Street	Lots 31 and 34, Part of Lots 32, 33 and 35, DP 1206876; Lot 2, DP 1080235; Lot 23, DP 1173876	Local	A17
Parramatta	Newlands archaeological site	9 Thomas Street	Lots 1 and 2, DP 797543	Local	A18
Rosehill	Elizabeth Farm archaeological site	61, 63 and 65 Alice Street	Lots 15–17, Section 2, DP 4630	Local	A19
Telopea	Kishnaghur archaeological site	42A Evans Road	Lot E, DP 36692	Local	A20

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.

Schedule 7 Amendment of Parramatta Local Environmental Plan 2023—commencing 30 June 2023

[1] Clause 5.1 Relevant acquisition authority

Insert in appropriate order in clause 5.1(2), table—

Zone SP2 Infrastructure and marked “Educational establishment”	Department of Education
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[2] Part 7 Additional local provisions—Parramatta City Centre

Insert at the end of Division 5, with appropriate clause numbering—

Additional floor space ratio for “Area 2” and “Area 4”

- (1) This clause applies to development that—
 - (a) is on land identified as “Area 2” or “Area 4” on the [Additional Local Provisions Map](#), and

- (b) involves the erection of a building, and
 - (c) has a site area of at least 1,300m².
- (2) A building resulting from development to which this clause applies on land in “Area 2” may exceed the applicable FSR for the building by 3.5:1 if the building is no more than 25m wide when viewed from Parramatta River.
- (3) A building resulting from development to which this clause applies on land in “Area 4” may exceed the applicable FSR for the building by 2.5:1 if the building, when viewed from Parramatta River, is no more than—
 - (a) 25m wide, or
 - (b) if the development site includes land at 78-82 Phillip Street—30m wide, or
 - (c) if the development site includes land at 90-94 Phillip Street—35m wide.
- (4) If a building resulting from development to which this clause applies uses the additional floor space ratio permitted under subclause (2) or (3), the height of the building may exceed the maximum permissible HOB by 13m, in addition to the additional height permitted under clause 7.15.
- (5) Development consent must not be granted to development to which this clause applies unless—
 - (a) the building uses the additional floor space ratio and height permitted under clause 7.15, and
 - (b) the building uses the additional floor space ratio permitted under clause 7.25, and
 - (c) a development control plan, which provides for the following, has been prepared for the land—
 - (i) pedestrian and through site links,
 - (ii) setbacks from Parramatta River and adjoining sites,
 - (iii) building pedestal controls,
 - (iv) car parking design requirements,
 - (v) building envelope and built form controls,
 - (vi) servicing arrangements,
 - (d) the consent authority is satisfied the building will transition in bulk and scale to neighbouring heritage items and heritage conservation areas.

[3] Part 9

Insert after Part 8—

Part 9 Additional local provisions—Melrose Park Precinct

9.1 Definitions

In this Part—

Melrose Park North means the part of the Melrose Park Precinct identified as “Melrose Park North” on the [Key Sites Map](#).

Melrose Park Precinct means the land identified as “Melrose Park Precinct” on the [Key Sites Map](#).

Melrose Park South means the part of the Melrose Park Precinct identified as “Melrose Park South” on the [Key Sites Map](#).

9.2 Gross floor area for residential and other purposes

- (1) Development for the purposes of residential flat buildings is permitted with development consent on land in Zone E1 Local Centre in Area 1.
- (2) Development consent must not be granted to development for the purposes of residential accommodation unless the consent authority is satisfied—
 - (a) for a building in Area 1—the gross floor area of all parts of the buildings used for residential accommodation in Area 1 will not exceed 434,023m², or
 - (b) for a building in Area 2—the gross floor area of all parts of the buildings used for residential accommodation in Area 2 will not exceed 32,880m², or
 - (c) for a building in Area 3—the gross floor area of all parts of the buildings used for residential accommodation in Area 3 will not exceed 14,437m².
- (3) Development consent must not be granted to development for the purposes of residential flat buildings on land in Zone E1 Local Centre in Area 1 unless the consent authority is satisfied at least 30,000m² of the gross floor area of all buildings on the land will not be used for residential accommodation.
- (4) Development consent must not be granted to development on land in Zone R4 High Density Residential in Melrose Park South unless the consent authority is satisfied at least 1,000m² of the gross floor area of all buildings on the land will not be used for residential accommodation.
- (5) In this clause—

Area 1 means the part of Melrose Park North identified as “Area 1” on the [Key Sites Map](#).

Area 2 means the part of Melrose Park North identified as “Area 2” on the [Key Sites Map](#).

Area 3 means the part of Melrose Park North identified as “Area 3” on the [Key Sites Map](#).

9.3 Design excellence

- (1) This clause applies to development involving the erection of a new building or external alterations to an existing building in Melrose Park North or Melrose Park South.
- (2) Development consent must not be granted to development to which this clause applies unless—
 - (a) a design review panel has reviewed the development, and
 - (b) if the development is on the following land—an architectural design competition has been held in accordance with the Design Excellence Guidelines—
 - (i) land identified as “MPD” on the [Additional Local Provisions Map](#),
 - (ii) if a building resulting from the development has a height of at least 55m—land identified as “MPS” on the [Design Excellence Map](#), and
 - (c) the consent authority is satisfied the development exhibits design excellence, considering the matters specified in clause 6.13(4)(a)–(d).
- (3) In deciding whether to grant development consent, the consent authority must consider—
 - (a) the findings of the design review panel, and
 - (b) if the development is on land referred to in subclause (2)(b)—the results of the architectural design competition.
- (4) Subclauses (2)(b) and (3)(b) do not apply if the consent authority certifies in writing that an architectural design competition is not required for the development.
- (5) In this clause—

design review panel means a panel of 2 or more persons established by the consent authority for the purposes of this clause.

9.4 Consideration of design excellence

In considering whether development exhibits design excellence for the purposes of clause 9.3, the consent authority must consider—

- (a) the matters specified in clause 6.13(4)(a)–(d), and
- (b) how the development addresses the integration of basement car parking into the landscape without detrimental impacts on the streetscape.

9.5 Concurrence of Planning Secretary

- (1) Development consent must not be granted to development in Melrose Park North or Melrose Park South unless the consent authority has obtained the concurrence of the Planning Secretary.
- (2) In deciding whether to grant concurrence, the Planning Secretary must consider the following—
 - (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (b) the cumulative impact of the development with other development that has been, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (c) the steps taken to address the impacts, including whether a planning agreement has been, or will be, entered into contributing to designated State public infrastructure.
- (3) In deciding whether to grant concurrence, the Planning Secretary must also consult the public authorities that the Planning Secretary considers relevant to the development.
- (4) In deciding whether to grant concurrence for development for the purposes of residential accommodation that will result in more than 11,000 dwellings in the Melrose Park Precinct, the Planning Secretary must also consider the nature, scale and location of the development in relation to the existing and proposed road and public transport infrastructure in the area.
- (5) This clause does not apply to development if all or part of the land on which the development will be carried out is in a special contributions area to which a determination under the Act, section 7.23 applies.

[4] Schedule 1 Additional permitted uses

Insert after clause 10—

10A Use of certain land at Melrose Park South

- (1) This clause applies to land identified as “10A” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of food and drink premises is permitted with development consent.

[5] Dictionary

Insert in alphabetical order—

Melrose Park North, for Part 9—see clause 9.1.

Melrose Park Precinct, for Part 9—see clause 9.1.

Melrose Park South, for Part 9—see clause 9.1.

Dictionary

(Clause 1.4)

Aboriginal object means any deposit, object or other material evidence (not being a handicraft 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 2023 Acid Sulfate Soils Map](#).

Active Frontages Map means the [Parramatta Local Environmental Plan 2023 Active Frontages Map](#).

additional GFA, for Part 7—see clause 7.2.

Additional Local Provisions Map means the [Parramatta Local Environmental Plan 2023 Additional Local Provisions Map](#).

Additional Permitted Uses Map means the [Parramatta Local Environmental Plan 2023 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—

- (aaa) agritourism,
- (b) aquaculture,
- (c) extensive agriculture,

- (d) intensive livestock agriculture,
- (e) 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*.

agritourism means the following—

- (a) farm gate premises,
- (b) farm experience premises.

Note—

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

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.

applicable FSR, for Part 7—see clause 7.2.

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.

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) 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,
- (c) facilities for holding tastings, tours or workshops.

Note—

See clause 5.4 for controls in certain 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).

BASIX target, for Part 7—see clause 7.2.

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 or place—

- (a) that provides residents with a principal place of residence for at least 3 months, and
- (b) that contains shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (c) that contains rooms, some or all of which may have private kitchen and bathroom facilities, and
- (d) used to provide affordable housing, and
- (e) if not carried out by or on behalf of the Land and Housing Corporation—managed by a registered community housing provider,

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

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 10.3(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 funeral homes, goods repair and reuse premises and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, 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, with access to communal amenities, used for the short term placement of campervans, tents, annexes or other similar portable and lightweight temporary shelters for accommodation and includes a primitive camping ground but does not include—

- (a) a caravan park, or
- (b) farm stay accommodation.

canal estate development—see clause 2.9.

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.

car parking space, for Part 7—see clause 7.2.

car share scheme, for Part 7—see clause 7.2.

caravan park means an area of land, with access to communal amenities, used for the installation or

placement of caravans, or caravans and other moveable dwellings, but does not include farm stay accommodation.

Carter Street Precinct means the land identified as “Carter Street Precinct” on the [Additional Local Provisions Map](#).

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 **farm gate 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.

Note—

Centre-based child care facilities are a type of **early education and care facility**—see the definition of that term in this Dictionary.

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 \(Biodiversity and Conservation\) 2021](#), Chapter 2.

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

coastal lake means a body of water identified in [State Environmental Planning Policy \(Resilience and Hazards\) 2021](#), Schedule 1.

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](#).

co-living housing means a building or place that—

- (a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and
- (b) provides occupants with a principal place of residence for at least 3 months, and
- (c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day,

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

Note—

Co-living housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

commercial farm means a farm on which agriculture is undertaken that is—

- (a) on land categorised as farmland under the [Local Government Act 1993](#), section 515, or
- (b) a primary production business within the meaning of the [Income Tax Assessment Act 1997](#) of the Commonwealth, or part of a primary production business, including a business that—
 - (i) was a primary production business, and
 - (ii) has temporarily ceased to be a primary production business because of a natural disaster, including a drought, flood or bush fire.

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](#).

competitive design process, for Part 7—see clause 7.2.

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 City of Parramatta Council.

creative industry means a building or place the principal purpose of which is to produce or demonstrate arts, crafts, design or other creative products, and includes artists' studios, recording studios, and set design and production facilities.

Note—

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

crematorium means a building or place in which deceased persons or pets are cremated or processed by alkaline hydrolysis, whether or not the building or place contains an associated building for conducting memorial services.

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.

data centre means a building or place the principal purpose of which is to collect, distribute, process or store electronic data using information technology.

Note—

Data centres are a type of **high technology industry**—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 draft *Government Architect's Design Excellence Competition Guidelines*, published by the NSW Government Architect and dated May 2018.

Design Excellence Map means the [Parramatta Local Environmental Plan 2023 Design Excellence Map](#).

designated State public infrastructure—

- (a) for clause 8.11—see clause 8.11, and
- (b) otherwise—means public facilities or services of the following kinds to the extent the facilities or services are provided or financed by the State—
 - (i) State and regional roads,
 - (ii) bus interchanges and bus lanes,
 - (iii) light rail infrastructure,
 - (iv) regional open space,
 - (v) social infrastructure and facilities, including schools, hospitals, emergency services and justice facilities.

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 2023 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—

- (a) making or generating electricity, or
- (b) electricity storage.

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](#).

enclosed communal area means an area provided for recreational use by residents, including gymnasiums, common rooms and enclosed communal gardens.

enclosed private balcony means an enclosed balcony, deck, terrace or winter garden attached to a dwelling for private use.

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 experience premises means a building or place—

- (a) on a commercial farm, and
- (b) ancillary to the farm, and
- (c) used to provide visitors to the farm, on a commercial basis, with small-scale and low-impact tourist or recreational activities, including the following, but not including motor sports—

- (i) horse riding,
- (ii) farm tours,
- (iii) functions or conferences,
- (iv) farm field days.

Note—

Farm experience premises are a type of **agritourism**—see the definition of that term in this Dictionary.

farm gate premises—

- (a) means a building or place—
 - (i) on a commercial farm, and
 - (ii) ancillary to the farm, and
 - (iii) used to provide visitors to the farm, on a commercial basis, with agricultural products predominantly from the farm, supplemented by products from other farms in the region, or with services or activities related to the products, including the following—
 - (A) processing, packaging and sale of the products, but not the processing of animals,
 - (B) 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,
 - (C) tastings or workshops,
 - (D) the provision of information or education related to the products, and
- (b) includes cellar door premises.

Note—

Farm gate premises are a type of **agritourism**—see the definition of that term in this Dictionary.

farm stay accommodation means a building or place—

- (a) on a commercial farm, and
- (b) ancillary to the farm, and
- (c) used to provide temporary accommodation to paying guests of the farm, including in buildings or moveable dwellings.

Note—

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.

Floodplain Risk Management Map means the [Parramatta Local Environmental Plan 2023 Floodplain Risk Management Map](#).

floor space ratio—see clause 4.5.

Floor Space Ratio Map means the [Parramatta Local Environmental Plan 2023 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 Building Line Map means the [Parramatta Local Environmental Plan 2023 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.

goods repair and reuse premises means a building or place the principal purpose of which is to collect, repair or refurbish goods, including furniture and appliances, for the purposes of sale, hire or swap, and includes premises known as op shops.

Note—

Goods repair and reuse premises are a type of **business premises**—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 \(Housing\) 2021](#), Chapter 3, Part 5 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 \(Housing\) 2021](#), Chapter 3, Part 5 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 2023 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 2023 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,

and includes a data centre, 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 1—

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)*.

Note 2—

Home-based child care is a type of **early education and care facility**—see the definition of that term in this Dictionary.

home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

- (a) the employment of more than 2 persons other than the residents,
- (b) interference with the amenity of the neighbourhood because 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 adjacent premises or from a public place, of unsightly matter,
- (d) the exhibition of signage, other than a business identification sign,
- (e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,

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 an industrial activity, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

- (a) the employment of more than 2 persons other than the residents,
- (b) interference with the amenity of the neighbourhood because 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 adjacent premises or from a public place, of unsightly matter,
- (d) the exhibition of signage, other than a business identification sign,
- (e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,

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.

independent living unit means a dwelling or part of a building, whether or not attached to another dwelling—

- (a) used to house seniors or people with a disability, and
- (b) containing private facilities for cooking, sleeping and bathing, and
- (c) where clothes washing facilities or other facilities for use in connection with the dwelling or part of a building may be provided on a shared basis,

but does not include a hostel.

Note—

Independent living units are a type of **seniors housing**—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.

Intensive Urban Development Area Map means the [Parramatta Local Environmental Plan 2023 Intensive Urban Development Area Map](#).

isolated site, for Part 7—see clause 7.2.

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 2023 Key Sites Map](#).

kg CO₂e for Part 7—see clause 7.2.

kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items.

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 2023 Land Application Map](#).

Land Reservation Acquisition Map means the [Parramatta Local Environmental Plan 2023 Land Reservation Acquisition Map](#).

Land Zoning Map means the [Parramatta Local Environmental Plan 2023 Land Zoning Map](#).

landholding means an area of land—

- (a) constituted or worked as a single property, and
- (b) if comprising more than 1 lot—the lots are—
 - (i) contiguous, or
 - (ii) separated only by a road or watercourse.

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,
- (d) creative 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.

Lot Size Map means the [Parramatta Local Environmental Plan 2023 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.

manufactured home has the same meaning as in the [Local Government Act 1993](#).

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.

maximum permissible FSR, for Part 7—see clause 7.2.

maximum permissible HOB, for Part 7—see clause 7.2.

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 Map means the [Parramatta Local Environmental Plan 2023 Natural Resources 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, 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 City Centre means the area identified as “Parramatta City Centre” on the [Additional Local Provisions Map](#).

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 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.

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.

primitive camping ground means a camping ground approved under the [Local Government Act 1993](#), Chapter 7, Part 1 as a primitive camping ground.

Note—

Primitive camping ground is a type of **camping ground**—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](#).

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](#).

registered community housing provider has the same meaning as in the [Community Housing Providers \(Adoption of National Law\) Act 2012](#), section 13.

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,
- (baa) co-living housing,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (faa) (Repealed)
- (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, co-living housing 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, but does not include the preparation and serving of food and drink to people that occurs as part of—

- (a) an artisan food and drink industry, or
- (b) farm gate premises.

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), (b) (Repealed)
- (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 farm gate premises, 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 1—

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.

Note 2—

School-based child care is a type of **early education and care facility**—see the definition of that term in this Dictionary.

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 clauses 5.4 and 5.5 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 *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5, or
- (c) a group of independent living units, 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 the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.

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 2023 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, local distribution premises 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 2023 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, but does not include 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 receiveal, 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.