

Part 2 General controls for zoned land

2

General Controls for Zoned Land

15 What zones apply?

For the purposes of this plan, land to which this plan applies is within a zone specified below if the land is shown on the zoning map as specified below:

- 2A Residential Zone (Zone 2 (a)) - Coloured pink, edged red and lettered "2 (a)".
- 2B Residential Zone (Zone 2 (b)) - Coloured pink, edged red and lettered "2 (b)".
- 2C Residential Zone (Zone 2 (c)) - Coloured pink, edged red and lettered "2 (c)".
- 2D Residential Zone (Zone 2 (d)) - Coloured pink, edged red and lettered "2 (d)".
- 2E Residential Zone (Zone 2 (e)) - Coloured pink, edged red and lettered "2 (e)".
- 3A Centre Business Zone (Zone 3 (a)) - Coloured light blue, edged red and lettered "3 (a)".
- 3B Neighbourhood Business Zone (Zone 3 (b)) - Coloured dark blue, edged red and lettered "3 (b)".
- 4 Employment Zone (Zone 4) - Coloured purple, edged red and lettered "4".
- 5 Special Uses Zone (Zone 5) - Coloured yellow, edged red and lettered "5".
- 6A Public Open Space Zone (Zone 6 (a)) - Coloured dark green, edged red and lettered "6 (a)".
- 6B Private Open Space Zone (Zone 6 (b)) - Coloured light green, edged red and lettered "6 (b)".
- 7 Environment Protection (Bushland) Zone (Zone 7) - Coloured orange, edged red and lettered "7".
- 9A Open Space (Proposed) Zone (Zone 9 (a)) - Coloured bright green, edged yellow and lettered "9 (a)".
- 9B Transport (Proposed) Zone (Zone 9 (b)) - Coloured red and white striped and lettered "9 (b)".
- 9C Local Road (Proposed) Zone (Zone 9 (c)) - Grey tone and lettered "9 (c)".
- 9D Environment Protection (Proposed) (Zone 9 (d)) - Coloured orange, edged red and lettered "9 (d)".
- 10 Mixed Use Zone (Zone 10) - Coloured orange, edged red and lettered "10".

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General Controls for Zoned Land

16 What development is allowed or prohibited by zoning?

- (1) For land within each zone, the Table to this clause identifies the development that:
 - (a) may be carried out without development consent, and
 - (b) may be carried out only with development consent, and
 - (c) is prohibited.
- (2) The Table to this clause also states the zone objectives for each zone.
- (3) Consent must not be granted to the carrying out of development on land to which this plan applies, unless the consent authority is of the opinion that the carrying out of the development is consistent with the objectives of the zone within which the development is proposed to be carried out.

Zoning table

Development in the 2A Residential Zone

1 Zone objectives

- (a) to enhance the amenity and characteristics of the established residential area, and
- (b) to encourage redevelopment of low density housing forms, including dual occupancy development, where such redevelopment does not compromise the amenity of the surrounding residential areas, or the natural and cultural heritage of the area, and
- (c) to ensure that building form, including that of alterations and additions, is in character with the surrounding built environment, and
- (d) to provide opportunities for people to carry out a reasonable range of activities from their homes where such activities will not adversely affect the amenity of the neighbourhood, and
- (e) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.

2 Description on zoning map

Coloured pink, edged red and lettered "2 (a)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- bed and breakfast establishments
- boarding houses
- car parking spaces
- centre based child care services
- community drop-off centres
- community facilities
- drainage (other than minor drainage works)
- dual occupancies
- dwelling houses
- educational establishments
- home based child care services
- home businesses
- hospitals
- housing for older people or people with a disability
- medical consulting rooms
- places of public worship

2

General Controls for Zoned Land

portable recycling facilities
public buildings
public utility installations (other than gas holders and generating works)
public transport facilities
recreation areas
recreation facilities
roads
telecommunications facilities
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 2B Residential Zone

1 Zone objectives

- (a) to enhance the amenity and characteristics of the established residential area, and
- (b) to encourage redevelopment of low density housing forms, including dual occupancies and multi unit housing, where such redevelopment does not compromise the amenity of the surrounding residential areas or the natural and cultural heritage of the area, and
- (c) to ensure that building form, including that of alterations and additions, is in character with the surrounding built environment, and
- (d) to provide opportunities for people to carry out a reasonable range of activities from their homes where such activities will not adversely affect the amenity of the neighbourhood, and
- (e) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods, and
- (f) to ensure the road network has the capacity to cater for increased development.

2 Description on zoning map

Coloured pink, edged red and lettered "2 (b)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- bed and breakfast establishments
- boarding houses
- car parking spaces
- centre based child care services
- community drop-off centres
- community facilities
- drainage (other than minor drainage works)
- dual occupancies
- dwelling houses
- educational establishments
- home based child care services
- home businesses
- hospitals
- housing for older people or people with a disability

2

General Controls for Zoned Land

medical consulting rooms
multi unit housing
places of public worship
portable recycling facilities
public buildings
public utility installations (other than gas holders and generating works)
public transport facilities
recreation areas
recreation facilities
roads
telecommunications facilities
terrace housing
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 2C Residential Zone

1 Zone objectives

- (a) to encourage a variety of housing types, including residential flat buildings, where such development does not compromise the amenity of the surrounding residential areas or the natural and cultural heritage of the area, and
- (b) to provide opportunities for residential development close to major transport nodes, services and employment opportunities, and
- (c) to accommodate a range of housing needs by encouraging a mix of unit types, and
- (d) to provide opportunities for people to carry out a reasonable range of activities from their homes where such activities will not adversely affect the amenity of the neighbourhood, and
- (e) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods, and
- (f) to ensure the road network has the capacity to cater for increased development.

2 Description on zoning map

Coloured pink, edged red and lettered "2 (c)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- bed and breakfast establishments
- boarding houses
- car parking spaces
- centre based child care services
- community drop-off centres
- community facilities
- drainage (other than minor drainage works)
- dual occupancies
- dwelling houses
- educational establishments
- home based child care services
- home businesses
- hospitals
- housing for older people or people with a disability
- medical consulting rooms
- multi unit housing
- places of public worship

2

General Controls for Zoned Land

portable recycling facilities
public buildings
public utility installations (other than gas holders and generating works)
public transport facilities
recreation areas
recreation facilities
residential flat buildings
roads
telecommunication facilities
terrace housing
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 2D Residential Zone

1 Zone objectives

- (a) to encourage higher density development in the form of residential flat buildings in areas located close to public transport facilities, local shops, open space and other services, and
- (b) to encourage a variety of housing types, including residential flat buildings, where such development does not compromise the amenity of the surrounding residential areas or the natural and cultural heritage of the area, and
- (c) to ensure a high standard of residential development for the current and future residents of the locality, with particular regard to:
 - (i) the existing neighbourhood character and amenity, and
 - (ii) car parking and access arrangements, and
 - (iii) privacy, landscaping and solar access, and
- (d) to accommodate a range of housing needs by encouraging a mix of unit types, and
- (e) to provide opportunities for people to carry out a reasonable range of activities from their homes where such activities will not adversely affect the amenity of the neighbourhood, and
- (f) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods, and
- (g) to ensure the road network has the capacity to cater for increased development.

2 Description on zoning map

Coloured pink, edged red and lettered "2 (d)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- bed and breakfast establishments
- boarding houses
- car parking spaces
- centre based child care services
- community drop-off centres
- community facilities
- drainage (other than minor drainage works)
- dual occupancies
- dwelling houses
- educational establishments
- high density housing

2

General Controls for Zoned Land

home based child care services
home businesses
hospitals
housing for older people or people with a disability
medical consulting rooms
multi unit housing
places of public worship
portable recycling facilities
public buildings
public utility installations (other than gas holders and generating works)
public transport facilities
recreation areas
recreation facilities
residential flat buildings
roads
telecommunication facilities
terrace housing
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 2E Residential Zone

1 Zone objectives

- (a) to limit the erection of structures on land subject to flood inundation, and
- (b) to identify land that is subject to flood inundation and is considered to be unsuitable for intensification of development, and
- (c) to ensure that the adverse effect of inundation is not increased through development, and
- (d) to maintain the amenity and existing characteristics of areas predominantly characterised by dwelling houses, and
- (e) to permit only low scale development which has regard to the residential amenity of the locality, and
- (f) to provide opportunities for people to carry out a limited range of activities from their homes where such activities will not adversely affect the amenity of the neighbourhood.

2 Description on zoning map

Coloured pink, edged red and lettered "2 (e)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- community drop-off centres
- drainage
- dwelling houses
- home based child care services
- home businesses
- portable recycling facilities
- public buildings
- public transport facilities
- public utility installations (other than gas holders and generating works)
- recreation areas
- recreation facilities
- roads
- telecommunications facilities
- demolition
- subdivision, where there is no increase in the number of lots

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 3A Centre Business Zone

1 Zone objectives

- (a) to encourage appropriate business activities that contribute to sustainable economic growth and employment opportunities in the area and provide commercial services to the City of Parramatta, and
- (b) to promote the vitality of commercial centres by permitting a range of retail, commercial, professional and other appropriate land uses that support and promote the business centre, and
- (c) to promote urban consolidation by providing opportunities for appropriate residential development close to major transport nodes, services and employment activities, and
- (d) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in the residential neighbourhood, and
- (e) to promote a high standard of development within the zone, with particular regard to any development control plan adopted by the Council.

2 Description on zoning map

Coloured light blue, edged red and lettered "3 (a)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- advertising structures
- amusement centres
- animal establishments
- backpackers accommodation
- bed and breakfast establishments
- boarding houses
- brothels
- car parking spaces
- car parking stations
- car repair stations
- centre based child care centres
- clubs
- commercial premises
- community drop-off centres
- community facilities
- drainage
- educational establishments

2

General Controls for Zoned Land

entertainment facilities
home based child care services
home businesses
hospitals
hotels
kiosks
light industries
medical centres
mixed use developments
motels
motor showrooms
places of public worship
portable recycling facilities
public buildings
public transport facilities
public utility installations (other than gas holders and generating works)
recreation areas
recreation facilities
restaurants
restricted premises
roads
service stations
serviced apartments
shops
telecommunications facilities
vehicle rental centres
veterinary establishments
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 3B Neighbourhood Business Zone

1 Zone objectives

- (a) to continue to provide small-scale retail, commercial, mixed retail/commercial and residential development which does not adversely affect the adjoining residential amenity, and
- (b) to encourage the provision of a range of retail and commercial activities which serve the surrounding neighbourhood, and
- (c) to encourage alterations, additions or redevelopment which acknowledges the scale, form and character of existing buildings, and
- (d) to ensure that development within the local centres does not detract from the economic viability of major commercial centres, and
- (e) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in the residential neighbourhood.

2 Description on zoning map

Coloured dark blue, edged red and lettered "3 (b)".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- advertising structures
- backpackers accommodation
- bed and breakfast establishments
- boarding houses
- car parking spaces
- car parking stations
- centre based child care centres
- clubs
- commercial premises
- community drop-off centres
- community facilities
- drainage
- educational establishments
- entertainment facilities
- home based child care services
- home businesses
- hospitals
- hotels

2

General Controls for Zoned Land

kiosks
medical centres
mixed use developments
motels
places of public worship
portable recycling facilities
public buildings
public transport facilities
public utility installations (other than gas holders and generating works)
recreation areas
recreation facilities
restaurants
roads
service stations
serviced apartments
shops
telecommunications facilities
vehicle rental centres
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 4 Employment Zone

1 Zone objectives

- (a) to encourage a range of employment enterprises that are compatible with existing land uses within both this zone and surrounding areas, and
- (b) to limit the extent of commercial development in the employment zone so as to ensure the viability of nearby business centres, and
- (c) to retain the predominant role of the City of Parramatta's industrial areas, and
- (d) to facilitate a range of non-industrial land uses that serve the needs of workers and visitors to land within this zone, and
- (e) to enable limited development for commercial premises to enhance the viability of land uses within this zone, and
- (f) to encourage high technology and contemporary industrial development opportunities in Rydalmere and Camellia, recognising the size, centrality and transportation linkages of land holdings in this area in accordance with Sydney Regional Environmental Plan No 28C Parramatta, and
- (g) to ensure that development improves the environmental quality of the City of Parramatta and that industries conform to best practice, environmental and hazard reduction standards, and
- (h) to ensure that development is carried out in a manner which does not detract from the amenity enjoyed by residents in adjoining localities or from the operation of local or regional road systems.

2 Description on zoning map

Coloured purple, edged red and lettered "4".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

advertising structures

animal establishments

brothels

car parking spaces

car parking stations

car repair stations

centre based child care centres (which serve the needs of the workforce)

commercial premises (which are ancillary to a purpose permissible on the land or which serve the needs of the workforce)

depots

drainage

equipment hire centres

2

General Controls for Zoned Land

high technology industries
home based child care services
hotels
industries (other than offensive, hazardous or extractive industries)
kiosks
light industries
liquid fuel depots
local shops
materials recycling depots
medical centres
panel beating workshops
places of public worship
portable recycling facilities
public buildings
public transport facilities
public utility installations (other than gas holders and generating works)
recreation areas
recreation facilities
remote distribution centres
resource recovery facilities
restaurants
restricted premises
roads
road transport terminals
service stations
telecommunications facilities
transfer stations
vehicle rental centres
veterinary establishments
warehouses or distribution centres
waste facilities
waste processing facilities
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 5 Special Uses Zone

1 Zone objectives

- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions or organisations, including the Council, to provide community facilities, services, utilities and transport facilities, and
- (b) to allow other ancillary land uses that are incidental to that primary use of land within the zone, and
- (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible in an adjacent zone.

2 Description on zoning map

Coloured yellow, edged red and lettered "5".

3 Development that does not require consent

Exempt development

4 Development allowed only with consent

Development for the purpose of:

- car parking spaces
- centre based child care services
- community facilities
- depots
- drainage
- educational establishments
- hospitals
- housing for older people or people with a disability
- places of public worship
- public utility installations (other than gas holders and generating works)
- roads
- the particular land use indicated by black lettering on the zoning map
- demolition
- development that may be carried out on adjoining or adjacent land in the same zone or in a different zone
- subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 6A Public Open Space Zone

1 Zone objectives

- (a) to identify public land owned or managed by the Council or other public authorities and used for open space and public recreational purposes, and
- (b) to enable development of land for open space and recreational purposes, and
- (c) to enable ancillary development or related uses which will encourage the enjoyment of land zoned for recreational purposes, and
- (d) to enhance, restore and protect the natural environment.

2 Description on zoning map

Coloured dark green, edged red and lettered "6 (a)".

3 Development that does not require consent

Development for the purpose of:

- gardening and landscaping works
- Exempt development

4 Development allowed only with consent

Development in accordance with a plan of management adopted under the *Local Government Act 1993*

Development for the purpose of the following:

- centre based child care services
- clubs
- drainage
- entertainment facilities
- kiosks
- markets
- public utility installations (other than gas holders and generating works)
- recreation areas
- recreation facilities
- restaurants
- roads
- tourist facilities
- demolition

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 6B Private Open Space Zone

1 Zone objectives

- (a) to identify privately owned land used for the purpose of providing private recreation, or used for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region, and
- (b) to ensure appropriate development that enhances the recreational purpose of the zone, and
- (c) to ensure that development does not unreasonably detract from the amenity enjoyed by nearby residents or the quality of the environment.

2 Description on zoning map

Coloured light green, edged red and lettered "6 (b)".

3 Development that does not require consent

Development for the purpose of:

- bushfire hazard reduction
- gardening and landscaping works
- exempt development

4 Development allowed only with consent

Development for the purpose of:

- buildings associated with landscaping, gardening or bushfire hazard reduction and vehicular access to these buildings
- bushland restoration
- carparking facilities
- centre based child care services
- clubs
- community facilities
- drainage
- entertainment facilities
- kiosks
- markets
- public utility installations (other than gas holders and generating works)
- recreation areas
- recreation facilities
- restaurants
- tourist facilities
- demolition
- subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 7 Environment Protection (Bushland) Zone

1 Zone objectives

- (a) to conserve, manage and enhance biodiversity, rare and threatened species, remnant habitat and the ecological viability of the land, and
- (b) to protect environmentally sensitive remnant habitats and communities, and
- (c) to increase the community's awareness and appreciation of remnant habitats and biodiversity, and
- (d) to protect the aesthetic, heritage, recreational, educational and scientific value of the bushland, and
- (e) to allow uses for scientific and educational purposes.

2 Description on zoning map

Coloured orange, edged red and lettered "7".

3 Development that does not require consent

Development for the purpose of:

Nil

4 Development allowed only with consent

Development in accordance with a plan of management adopted under the *Local Government Act 1993*

Development for the purpose of:

- accessways for emergency vehicles
- drainage
- public utility installations (other than gas holders and generating works)
- demolition

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 9A Open Space (Proposed) Zone

1 Zone objectives

The purpose of this zone is to identify and protect land intended to be acquired for open space.

2 Description on zoning map

Coloured bright green, edged yellow and lettered "9 (a)".

3 Development that does not require consent

Development for the purpose of:

gardening and landscaping works

4 Development allowed only with consent

Development for the purpose of:

buildings used for gardening, landscaping and bushfire hazard reduction

bushland restoration

car parking spaces

centre based child care services

community facilities

drainage

public utility installations (other than gas holders and generating works)

recreation areas

recreation facilities

demolition

subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 9B Transport (Proposed) Zone

1 Zone objectives

- (a) to identify land to be acquired for the provision of future roads or the widening of existing roads, and
- (b) to provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives for that zone, and
- (c) to facilitate the future growth of the transport network.

2 Description on zoning map

Coloured red and white striped and lettered "9 (b)".

3 Development that does not require consent

Development for the purpose of:

- arterial roads
- arterial road widening
- Exempt development

4 Development allowed only with consent

Development for the purpose of:

- any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone
- drainage
- public transport facilities
- public utility installations (other than gas holders and generating works)
- roads
- workshops, associated with the construction of a transport corridor
- demolition
- subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 9C Local Road (Proposed) Zone

1 Zone objectives

- (a) to identify and protect land intended to be acquired for the provision of future local roads or the widening of existing local roads, and
- (b) to provide flexibility in the development of sites identified for the provision of future roads by allowing development which is permissible in an adjacent zone and consistent with the objectives for that zone.

2 Description on zoning map

Grey tone and lettered "9 (c)".

3 Development that does not require consent

Development for the purpose of:

- local roads
- local road widening
- Exempt development

4 Development allowed only with consent

Development for the purpose of:

- any land use which may be carried out (with or without consent) on land in (and is consistent with the objectives of) an adjoining zone
- drainage
- public utility installations (other than gas holders and generating works)
- roads
- workshops, associated with the widening of roads
- demolition
- subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

Development in the 9D Environment Protection (Proposed) Zone

1 Zone objectives

To identify and protect land intended to be acquired for environment protection and conservation.

2 Description on zoning map

Coloured orange, edged red and lettered "9 (d)".

3 Development that does not require consent

Development for the purpose of:

Nil

4 Development allowed only with consent

Development for the purpose of:

accessways for emergency vehicles

bushland restoration

public utility installations (other than gas holders and generating works)

demolition

subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land

Development in the 10 Mixed Use Zone

1 Zone objectives

- (a) to encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, service, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and
- (b) to promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and
- (c) to ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscape, and
- (d) to establish a highly attractive area to live and work in, and for recreational and tourist uses.

2 Description on zoning map

Coloured orange, edged red and lettered "10".

3 Development that does not require consent

Development for the purpose of:

- home based child care services
- Exempt development

4 Development allowed only with consent

Development for the purpose of:

- advertising structures
- amusement centres
- animal establishments
- backpackers accommodation
- bed and breakfast establishments
- boarding houses
- car parking stations
- car repair stations
- centre based child care services
- clubs
- commercial premises
- community facilities
- dual occupancies
- dwelling houses
- educational establishments
- entertainment facilities

2

General Controls for Zoned Land

hospitals
hotels
kiosks
light industries
medical centres
medical consulting rooms
mixed use developments
motels
motor showrooms
multi unit housing
places of public worship
portable recycling facilities
public buildings
public transport facilities
public utility installations (other than gas holders and generating works)
recreation areas
recreation facilities
residential flat buildings
restaurants
roads
service stations
serviced apartments
shops
telecommunications facilities
tourist facilities
vehicle rental centres
veterinary establishments
demolition
subdivision

5 Prohibited development

Any development not included in Item 3 or 4.

2

General Controls for Zoned Land