

Draft
**Residential
Development Strategy
2006**

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Glossary of Terms

CBD

Central business district.

DCP

The Development Control Plan (DCP) is the collection of detailed controls that guide and regulate development on individual sites. It adds detail to the provisions and standards of the LEP. The DCP typically contains detailed controls relating to setbacks, landscaping controls, site coverage and other measures which regulate detailed design.

Density

The concentration of dwellings in any given area.

DoP

Department of Planning.

Downzoning

When zones are changed to reduce the density of development that is allowed in an area.

High-density housing

Multi-dwelling development where three (3) or more dwellings are located in a single building and where two (2) or more dwellings (units, flats or apartments) share a common access to the street. High density housing will be permissible in the new R4 zone, which is approximately equivalent to Parramatta's existing 2(c) and 2(d) zones. (The Standard LEP does not enable Council to have more than one such zone.)

LEP

The Local Environmental Plan (LEP) is the legal document that regulates the types of land uses that are permissible and prohibited in particular zones. The LEP also contains high level provisions and standards that help regulate development. (The more detailed controls that regulate development are contained in the Development Control Plan.)

LGA

Local government area.

Low-density housing

Detached and dual-occupancy dwellings, which are the highest form of development that will be permissible in the new R2 zone (equivalent to Parramatta's existing 2(a) zone).

Medium-density housing

Multi-dwelling housing such as townhouse, villa and terrace development, where each dwelling has an individual ground-level entry. Medium-density housing is the highest form of development that will be permissible in the new R3 zone (equivalent to Parramatta's existing 2(b) zone).

RDS

Residential development strategy.

REP

The Regional Environmental Plan (REP) is the legal document that regulates the types of land uses that are permissible and prohibited in particular zones. It is similar to the LEP but applies only to a particular part of the local government area (primarily the areas surrounding and including the Parramatta CBD such as Westmead, Harris Park, Camellia and Rydalmere) and is essentially a State government planning document.

RTP

Residential Travel Plan

Upzoning

When zones are changed to increase the intensity of development that is allowed in an area.

Zones

Zones define the density and location of housing and other land uses that Council allows in different areas. They are usually proposed by Council but must be agreed to by the State government's Department of Planning. The different zones are shown on a map that is part of the Parramatta Local Environmental Plan or Regional Environmental Plan.

Executive Summary

This Residential Development Strategy (RDS) sets the direction for the future location, density and character of housing within the different residential areas of the Parramatta local government area.

The *Parramatta Local Environmental Plan 2001* identifies where the different types of residential development are permitted. Since this Plan came into force, concern has been expressed by both members of the community and Council itself about the location and intensity of potential higher density housing in Parramatta. With the recent release of the State government's Sydney Metropolitan Strategy, this is an opportune time to review Council's approach to housing in Parramatta.

Metropolitan Context

The State government released the Sydney Metropolitan Strategy in December 2005, setting a broad direction for the managed growth of Sydney. The Plan divides the Sydney metropolitan area into eleven sub-regions and requires the establishment of a series of sub-regional planning processes to determine detailed planning directions for each sub-region.

The Metropolitan Strategy sets a target of 95,000 new dwellings for the next 25-30 years for the Central West sub-region, which includes the Parramatta local government area (LGA) together with Auburn, Bankstown, Fairfield and Holroyd. The dwelling targets for Parramatta have not been determined under this sub-regional planning process. It is envisaged that Parramatta's RDS will determine the level of growth that is sustainable and reasonable for the LGA and that this will inform the sub-regional planning process.

Approach

The philosophy of the RDS is to concentrate new residential development in the areas that can best support population growth. Typically, these places are accessible by reasonable public transport and close to shops that sell everyday goods and community facilities. This approach, referred to as the "concentrated growth" or "centres" approach, promotes sustainable growth and is preferred to Parramatta's existing "dispersed growth" model, which simply allows for residential development throughout the LGA.

The concentrated growth approach enables Council to better manage residential change. It also enables the areas outside the targeted centres, which are considered not to have potential for increased residential development, to remain or become low density (or single dwelling) areas. These areas will generally be downzoned to decrease residential development potential and allow only single dwellings.

This approach is consistent with Council's wider strategic plan, known as *Parramatta Twenty25*, which is currently being finalised and which will detail the key priorities and strategic directions for the city. The RDS approach is also consistent with the Sydney Metropolitan Strategy 'Centres Approach' which encourages concentration of activities, jobs and housing with better use of existing infrastructure and improved access.

The RDS does not seek to provide additional residential development potential, but rather to redistribute the existing potential to more sensible and sustainable locations. This approach has allowed Council to determine the amount of growth that particular areas can reasonably absorb, rather than fitting desirable growth to areas.

RDS Methodology - Stages 1 and 2

To commence the RDS process (Stage 1), Council exhibited for public comment a discussion paper on housing issues. Following on from the enormous community response to this, and consistent with the Sydney Metropolitan Strategy's centres based approach, Council identified 21 "study areas" to be further investigated based on broad accessibility criteria. The study areas are:

- Study Area No. 1 - Parramatta
- Study Area No. 2 - Epping
- Study Area No. 3 - Granville
- Study Area No. 4 - Guildford
- Study Area No. 5 - Merrylands
- Study Area No. 6 - Westmead
- Study Area No. 7 - Carlingford
- Study Area No. 8 - Telopea

- Study Area No. 9 - Northmead
- Study Area No. 10 - Wentworthville (North)
- Study Area No. 11 - Old Toongabbie
- Study Area No. 12 - Winston Hills
- Study Area No. 13 - Ermington
- Study Area No. 14 - Rydalmere (East)
- Study Area No. 15 – Collett Park
- Study Area No. 16 - North Parramatta
- Study Area No. 17 - Pendle Hill
- Study Area No. 18 - Toongabbie
- Study Area No. 19 - Wentworthville
- Study Area No. 20 - Dundas
- Study Area No. 21 - South Granville

The study areas were documented to identify their constraints and opportunities. This was the basis for further community consultation and feedback (Stage 2).

RDS Methodology - Stage 3

Using the results of the Stage 2 consultation process, each area was considered in more detail including through urban design analysis and other studies which led to more detailed proposals for each area. The results of the analysis also led to the refinement of study area boundaries used during Stage 2. Stage 3 also resulted in some study areas being deferred.

Deferred Areas and Staging

It is proposed to defer some study areas to consider their potential upzonings at a later stage and enable a staged approach to increasing development capacity. This is proposed for various reasons including to enable increased concentration of Council resources on a limited number of areas that appear to have the most development potential in the short term, and to provide for a sensible and planned “release” of development potential over time. The areas to be deferred are summarised in the following table and outlined in greater detail in this RDS.

This strategy also identifies the time periods for Council’s development of planning controls for the deferred areas beginning after the completion of current changes to planning controls, as follows: short term (1-2 years), medium term (3-5 years) and long term (8-10 years).

Other Housing Opportunities

The “centres” approach is very much the cornerstone of this strategy, however, this Strategy also identifies other opportunities for residential development, including the Morton Street Precinct bounded by Thomas Street, the Parramatta River, the “Gasworks” bridge at Macarthur Street and the bridge at James Ruse Drive; the Channel 7 site in Mobbs Lane, Epping; and other smaller housing opportunities.

In addition, Council proposes to retain the zonings in some areas outside the identified study areas that are currently zoned to allow for medium and higher density residential development.

Housing opportunities in areas outside study areas are summarised in the table on the following page and outlined in greater detail in this RDS.

In the future, it is conceivable that further areas for residential development will need to be identified. In the longer term, Council will have a solid basis, with community awareness, to undertake detailed planning and to amend planning controls to provide for additional housing opportunities in a staged and measured manner.

Conclusion

This Strategy combines research and consultation as the bases for determining the future location and intensity of residential development and subsequent population growth throughout the local government area. Council will then further develop the Strategy through development controls and planning policies.

The tables on the following page summarise the housing strategies for Parramatta and are outlined in greater detail in this RDS.

Housing opportunities within RDS study areas

RDS Study Area	Status	Expected commencement of detailed planning work
1. Parramatta CBD	Proceeding	Started
2. Epping	Proceeding	Started
3. Granville	Proceeding	Started
4. Guildford	<i>Deferred by Council decision 30 November 2006</i>	<i>February/March 2007</i>
5. Merrylands	Deferred	Short-term
6. Westmead	Deferred	Started
7. Carlingford	Deferred	Short-term
8. Telopea	Proceeding	Started
9. Northmead	Deferred	Short-term
10. Wentworthville (North)	Deferred	Short-term
11. Old Toongabbie	Deferred	Medium-term
12. Winston Hills	Deferred	Medium-term
13. Ermington	Deferred	Medium-term
14. Rydalmere (East)	Deferred	Medium-term
15. Collett Park	Proceeding	Started
16. North Parramatta	Deferred	Long-term
17. Pendle Hill	Deferred	Long-term
18. Toongabbie	Proceeding	No change to existing controls
19. Wentworthville	Proceeding	No change to existing controls
20. Dundas	Proceeding	Started
21. South Granville	<i>Omitted by Council decision 30 November 2006</i>	-

Housing Opportunities in areas outside study areas

Area or Site	Planning proposals	Status and expected commencement of detailed planning work
Morton Street Precinct	Upzone	Proceeding - Started
Channel 7, Mobbs Lane, Epping	Upzone	Proceeding - Started
Area surrounding Epping Town Centre	-	<i>Omitted by Council decision 30 November 2006</i>
No. 2A Gregory Place, Harris Park	Potential future upzoning	Deferred - Short-term
No. 260 Victoria Road, Parramatta	Potential future upzoning	Deferred – dependent on UWS needs
Area within South Parramatta	No change to permitted density	No detailed work required
Two areas within North Parramatta	No change to permitted density	No detailed work required
Woodville Road, mixed use zone	Downzone	Refer planning proposals in the medium term
Harris Park	No change to permitted density	No detailed work required

All residential land outside study areas will be downzoned with the exception of the areas and sites in the table above. These sites and areas will be either upzoned to allow for higher density residential development or have no change to the permitted density of residential development (i.e. allow a continuation of higher density).