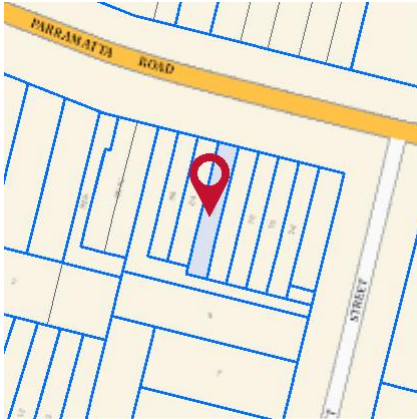


Property Report

82 PARRAMATTA ROAD HOMEBUSH 2140



Property Details

Address: 82 PARRAMATTA ROAD HOMEBUSH 2140
 Lot/Section /Plan No: 1/-/DP203695
 Council: STRATHFIELD MUNICIPAL COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Strathfield Local Environmental Plan 2012 (pub. 15-3-2013)
Land Zoning	MU1 - Mixed Use: (pub. 27-11-2024) SP2 - Infrastructure: (pub. 14-4-2023)
Height Of Building	0 m 86 m
Floor Space Ratio	5:1
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	Local Road (SP2)
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Active Street Frontages	Active Street Frontage
Key Sites	Homebush TOD Precinct
Local Provisions	Refer to Clause 7.5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Accelerated TOD Precinct (pub. 27-11-2024)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Greater Sydney Tree Canopy Cover 2019 Percentage	0.46
Greater Sydney Tree Canopy Cover 2022 Percentage	4.96
Housing and Productivity Contribution	0.95
Local Aboriginal Land Council	5.21
Regional Plan Boundary	Greater Sydney - Base HPC
	METROPOLITAN
	Greater Sydney

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