



Comparative Review of Local Planning Documents of two states in the context of Australia

Nuzhat Nabila^{a*}

^aLecturer, Department of Architecture, Southeast University, Dhaka, Bangladesh. nuzhat.nabila@seu.edu.bd

ARTICLE INFORMATION

Received: November 18, 2021
Revised: March 26, 2022
Accepted: April 07, 2022
Published online: August 08, 2022

Keywords:

Planning,
NSW Local Environmental Plans,
Victorian Local Planning Scheme,
Planning Principles

ABSTRACT

Any urban planner needs to understand the planning principles and systems outlined for a region and practice accordingly. Every country has developed planning documents to describe these guidelines for planners and designers, and it is of utmost importance to understand these documents and evaluate them if necessary. Australia is a reputed country for their successful urban planning methods and practice. This article will familiarise the readers with the planning documents adopted in Australia and thus enlighten them about their planning practice. A comparative review is an effective way to interpret the strengths and weaknesses of these guidelines used for planning practice. Therefore, this document compared two New South Wales Local Environmental Plans and then compared them with a Victorian Local Planning Scheme. These comparisons identified each document's own merits and suggested probable adaptation from the other documents. This study can open a window to compare planning schemes of similar contexts by identifying considerable applications in other contexts.

Abbreviation :

NSW: New South Wales

LEP: Local Environment Plans

BLEP: Bankstown Local Environmental Plan 2015

PLEP: Parramatta Local Environmental Plan

PS: Planning Scheme

1. Introduction

The Federation of Australia constitutionally contains six federated states: New South Wales, Queensland, South Australia, Tasmania, Victoria, and Western Australia; and ten federal territories-Australian Capital Territory, the Northern Territory, Jervis Bay, Ashmore and Cartier Islands, Christmas Island, the Cocos (Keeling) Islands, Coral Sea Islands, Heard Island and McDonald Islands, Norfolk Island, and the Australian Antarctic Territory (Territories of Australia, 2021. ref). Each federated state and federal territory has its own planning documents that provide guidelines for planning practice in the respective area.

For an effective planning system, it is essential to interpret the strength and weaknesses of these guidelines documents and modify them for improvement. The critical analogy between several comparable plans can facilitate

this process of vigorously perceiving and evaluating planning systems.

In this study, two New South Wales (NSW) Local Environment Plans have been contrasted with each other based on their aims mentioned in the plans and the mechanism adopted to achieve those aims. Following by, to portray a relationship with other state policies and achievable mechanisms, the NSW plans have been compared with one Victorian Planning Scheme approaching feasible recommendations for NSW. This study's chosen NSW Local Environments Plans are Bankstown Local Environmental Plan 2015 and Parramatta Local Environmental Plan 2011. Both the city centres have been compared to the Victorian Metropolitan plan Monash Planning Scheme. 2015. The names of these plans will be shortened for ease of use throughout the report as BLEP, PLEP and Monash PS.

* Corresponding author: Nuzhat Nabila, Lecturer, Department of Architecture, Southeast University, Dhaka, Bangladesh

This article is published with open access at www.seu.edu.bd/seuja
ISSN No.: 2789-2999 (Print), ISSN No.: 2789-3006 (Online)

2. Methodology

The objective of this article is to identify Australian Planning Schemes in different states, as well as identify the difference between Local planning schemes in one state. The comparison between these schemes facilitates understanding their lackings and possible modifications. The study has been designed into two parts: understand the existing planning documents and then compare them to each other.

Two Local Environment Plans (LEPs) from NSW and one Planning Scheme (PS) from Victoria have been chosen for this comparative review. NSW and Victoria were selected for the study as their planning schemes are considered the most evolving ones with years. The Bankstown Local Environmental Plan reviewed for this article is the year 2015 version, and the Parramatta Local Environmental Plan is the year 2011 version from NSW legislations. Bankstown and Parramatta were chosen as they have similarities in their demographics and population number. The whole article needs to be read in reference to the main documents. The documents can be retrieved from the following links:

i) Bankstown Local Environmental plan 2015: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0140>

ii) Parramatta Local Environmental Plan 2011: <https://www.legislation.nsw.gov.au/#/view/EPI/2011/540>

iii) Monash Planning scheme: <https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-scheme/planning-scheme?f.Scheme%7CplanningSchemeName=Monash>

The methodology can be explained into following steps:

2.1. Literature Review :

JANET DORE has criticised the Australian planning system in the article 'THE PLANNING JIGSAW ~ TOO MANY PIECES?' The author claimed that the planning systems in NSW and Victoria is complicated and scattered in too many pieces. The Victorian planning scheme has been forced to reform too many times with local government amalgamations. These reformations were justified by the residents and developers as they believe in their right to do as citizens. However, all these reformations by local governments within the state ministry has made the planning system complex (JANET DORE, 2001). On the other hand, the NSW planning system has a lengthy plan making and development approval process in local levels. It can take up to several years to develop strategy from plan making process (JANET DORE, 2001). The author criticized that the opportunity to create a better city to live in is limited due to these complex systems.

In this study, the main objective of this section is to identify the documents followed for planning schemes in NSW and Victoria. Three local government areas have been chosen due to their similar demographic and contextual backgrounds discussed in section 4.1. The formats of existing parent legislations on NSW and

Victoria; and their structures have been reviewed. The similarities and dissimilarities have been identified in brief.

2.2. Case study comparison

After knowing about the planning documents in practice, this article proceeds to identify the individual objectives described in each planning area document. The first part discusses the characteristics of the chosen LEPs in NSW, their objectives and mechanism and compares them to each other. The first part finishes with recommendations for NSW LEPs in brief. In the second part, after describing a planning scheme from Victoria, this article compares the Victorian Planning scheme against the NSW LEPs. Finally, in conclusion, the article declares if all these planning documents are comparable to each other or not and provides recommendations in brief based on the comparison.

3. Literature Review

3.1 Parent Legislation of NSW and Victoria

According to the NSW planning portal, planning in NSW is predominantly conducted based on two legislations- 'Environmental Planning and Assessment Act 1979' and the 'Environmental Planning and Assessment Regulation 2000'(NSW Planning Portal). While these acts administer the underlying structure for planning in NSW, 'State Environmental Planning Policies' and 'Local Environmental Plans' assist that structure (NSW Planning Portal). Whereas the Governor administers the State policies under the consultations of the Minister for Planning, Local Environmental Plans (LEPs) are governed by councils, on recommendations from their community and validated by the Minister for Planning. The LEPs mentor development and conserve natural resources such as waterways and heritage in local government areas. While State Environmental Planning Policies inject the rules and guidelines for land use within council areas, councils can govern further strategic policies about land use through their Local Environmental Plans (NSW Planning and Environment).

Victoria Planning scheme is sourced and constructed from the references and documents of Victoria Planning Provisions (VPP) (<http://planningschemes.dpcd.vic.gov.au/>). The prerequisite of Victoria Planning Schemes is to investigate the objectives of planning in Victoria as mentioned in Section 4(1) of the Planning & Environment Act 1987 (Monash PS).

3.2 Structure of NSW LEPs and Monash Planning Scheme

Both BLEP and PLEP consist of Status information, Part 1 Preliminary, Part 2 Permitted or prohibited development, Land Use Table, Part 3 Exempt and complying development, Part 4 Principal development standards, Part 5 Miscellaneous provisions, Part 6 Additional local provisions, Schedule 1 Additional

permitted uses, Schedule 2 Exempt development, Schedule 3 Complying development, Schedule 4 Classification and reclassification of public land, Schedule 5 Environmental heritage, Dictionary and Historical notes. The exception is PLEP additionally occupies a section of 'Part 7 Additional local provisions—Parramatta City Centre.'

On the other hand, as per Monash PS, the scheme consists of a written document along with maps, plans or other documents Integrated into it. This document deliberates contents of - objectives of planning in Victoria, purposes of this planning scheme, user guide, a State Planning Policy Framework, a Local Planning Policy Framework, zone and overlay provisions, particular provisions, general provisions, definitions, incorporated documents and Vic Smart planning assessment provisions.

4. Case studies

4.1 Characteristics of the chosen local government areas

• Bankstown

The city of Bankstown is situated in south-western Sydney with a population of approximate 193,398 residents (Wards and suburbs", 2019). This major city centre is acknowledged for having one of the most diversified ethnic communities in the country. With over 60 different languages spoken, the Bankstown suburb is acknowledged as one of Australia's most multicultural

areas. Bankstown Plaza, the commercial area beside Bankstown's Railway Station, mainly constitutes the central business district. Bankstown is remarkably distressed with a problem of high unemployment and demands addressing this issue in its planning program, thus generating income management facilities (Wards and suburbs", 2019).

• Parramatta

The city of Parramatta is situated in the western suburbs of Sydney, about 24 kilometres away from the Sydney Central Business District (CBD). The City of Parramatta estimated a population of 234,968 Residents in 2016 (. Situated on the Parramatta River, Parramatta has been an ideal home for trade and interaction with other nations ("Community data and demographics | City of Parramatta", 2016)).

• Monash

With approximately 163,000 people, The city of Monash is one of Melbourne's most heavily populated municipalities. Monash is situated in Melbourne's fastest expanding population corridor, only 20 kilometres southeast of the Central Business District(CBD). Comprising of suburbs named Ashwood, Clayton, Glen Waverley, Hughesdale, Huntingdale, Mount Waverley, Mulgrave, Notting Hill, Oakleigh, Oakleigh East, and Wheelers Hill, the city of Monash primarily includes residential lands, commercial areas, industrial and open space land usage (Monash PS).

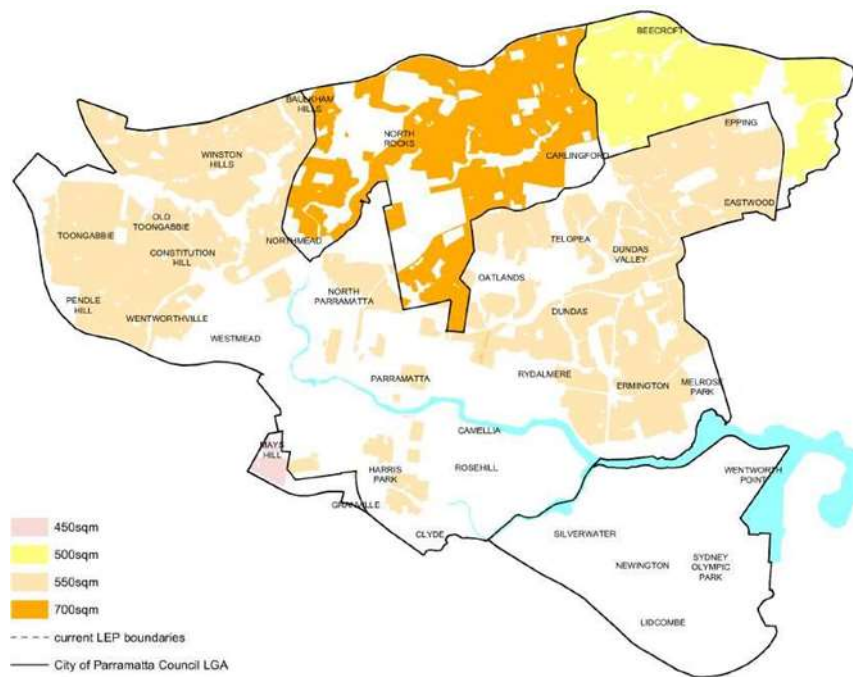


Figure 01- Map of Parramatta (Harmonising our land-use planning framework, 2019)



Figure 02- Location on Bankstown ("Wards and suburbs", 2019)

4.2 Objectives of two NSW Local Environmental Plans

Bankstown Local Environment Plan (BLEP) and Parramatta Local Environment Plan (PLEP) aimed to govern local environmental planning provisions for land with the related standard planning instrument under section 33A of the Act (1.2 Aims of Plan). BLEP procures planning to prioritise its residents prevailing its suburban character (1.2). Contrary to this, PLEP aims to uphold the predominant character of its commercial areas and identify it as a prominent centre in the Greater Metropolitan extent (1.2). Relating to the local context and changing demographic characteristics, BLEP focuses on delivering a range of accommodation solutions and local employment opportunities. On the other hand, PLEP emphasises the range of developments to effectuate requirements for existing and future inhabitants, workers and visitors.

Additionally, to diminish the higher ratio of personal cars, PLEP concentrates on detailed trip generating activities adjoining the public transport system. Although the objectives of these two LEPS differ based on their context, there are similarities as well. In common, both BLEP and PLEP express a homogenous approach to conserving natural and cultural heritage, minimising the risk of environmental hazards, protecting ecological balance, utilise and protecting waterways in their objectives (1.2 Aims of Plan).

4.3 Mechanism of NSW Local Environmental Plans

To accomplish their mentioned objectives, both NSW LEPs have developed mechanisms, such as categorisation of zoning, minimum subdivision lot size, the height of buildings, floor area ratio, preservation of vegetation, heritage conservation and biodiversity (Part 4: Principal development standards). The ongoing section of this article analyses these mechanisms to address the strength and weaknesses of the LEPs and discovers the inadequate mechanisms to support their aims.

• Land Use Categorization of BLEP and PLEP

The land use Table of any NSW LEPs describes the objectives for developing that area and defines permitted development without and with consent and prohibited development. Likewise, in BLEP and PLEP, development can be carried out on unzoned land only with approval from authority, dependent on the adjoining development zones (2.4 Unzoned Land). There are clauses for additional permissions; consent required subdivision of lands, consent required demolition of buildings and temporary use of lands (BLEP & PLEP 2.5,2.6,2.7,2.8). Furthermore, they implement criteria for exempt development, complying development and precedents for environmentally sensitive areas where these developments are excluded (BLEP & PLEP 3.1, 3.2, 3.3).

The lands in the two LEPs are classified in 'Residential', 'Business', 'Industrial', 'Special Purpose', 'Recreation', 'Environment Protection' and 'Waterway

Zones' with the exemption of a 'Rural Zone' in Bankstown LEP. Unlike BLEP, in residential zoning, PLEP has a dedicated Zone R1 "General Residential" that doesn't define any population density such as low density, medium density, and high-density area. PLEP grants home occupations in all its residential, neighbourhood, local, and mixed-use zones, allowing people to carry out a reasonable range of activities from their homes, not adversely affecting the neighbourhood. Conversely, rather than permitting it unconditionally in these zones, BLEP has separate zoning of Zone RU4 "primary production small lots" for home occupations. This way, BLEP promotes sustainable primary industries creating diversity and employment opportunities which is a positive approach to acquire the aim of upholding suburban character. While both the LEPs are concerned about the community's housing needs, BLEP yields an additional requirement to discuss the landscape as a prime characteristic and manage the suitable visual transition between high density and low-density residential areas. Unlike BLEP, as PLEP aims to retain as a commercial centre, it mentions high-density residential development opportunities close to major transport nodes, services, and employment opportunities (Zone B5).

As PLEP targets to retain the predominantly industrial area and dominate as a primary retail centre in the Great Metropolitan Region, it has a dedicated zone B3 Commercial Core dissimilar to BLEP. Rather than just enabling a range of business and other uses in the Business Development Zone, PLEP emphasises maintaining the economic strength of centres and facilitating its workers (Zone b5). It also promotes many tourist attractions adjoining Parramatta's main attraction points, thus enabling its objective to be viable as a commercial centre (Zone B5). On the other hand, the enterprise corridor zone mentioned in BLEP caters for opportunities for residential uses as a part of mixed-use development and thus uplift its prime objective as a residential zone. While PLEP has categorised its 'industrial zone' in general light and heavy, BLEP does not mention any heavy industrial zone as its primary goal is to aspire its community. Instead, BLEP has a Zone B7 business park that encourages recruitment opportunities providing a range of office and light industrial areas with permission to protect industrial lands and support the viability of centres. While the objectives of special activities, Infrastructure zones and recreational zones are generalised in BLEP, the public recreational zone of PLEP favour significance to Parramatta Park natural and Parramatta river promoting riverfront recreational opportunities. While the Environmental Conservation and Management Zones of PLEP revolves around essential ecological and environment criteria, BLEP is authorised under the "National Parks and Wildlife Act 1974". Besides natural waterways Zone, PLEP advocates recreational activities with permission in the zone of recreational waterways, making the plan more viable (Zone E1).

In Summary, PLEP emphasises the commercial character promoting a commercial core and heavy industrial area and encouraging the waterfront activity

areas. On the other hand, BLEP categorises with a highlight on the residential facilities detaching the employment facilities from the residential zones.

- **Minimum Sub Division Lot Size**

While the PLEP targets to reflect the area's characteristics and patterns to adopt subdivision, BLEP ensures the sufficiency of lot size addressing the probable impact on residential amenity. In the case of dual occupancy on the lot, PLEP withdraws the residential zones from the sub-clause regarding the minimum size of subdivision of land according to the lot size map (4.1). Conversely, BLEP has a distinct detailed clause for minimum lot sizes and special provisions for dual occupancies (4.1A, 4.1B). BLEP states in its objective "to provide a range of housing opportunities to cater for changing demographics and population needs." To accomplish this aim, there is a detailed clause accompanied by sub-clauses comprising charts of required lot sizes, the width of the lot at the front building line classified against different zones and types of dwelling houses, nonresidential accommodation and amenity of the area (4.1B). BLEP displays great efforts in this section by providing detailed clauses and sub-clauses for appropriate lot size subdivisions. Conversely, PLEP does not offer adequate numeric directions for minimum subdivision lot size.

- **Height of buildings**

Both BLEP and PLEP discourse about preserving heritage and the environment in their objectives. However, BLEP does not argue on a specific direction for building heights regarding these issues. On the other hand, PLEP considers minimal disruption to historical views to determine the height of future buildings (4.3). Moreover, PLEP also deals with sky exposure, solar access and daylight factors in the commercial centres, which assists in being an integrated, balanced and sustainable city (4.3). Despite these limitations, BLEP promotes height limits to maintain the prevailing suburban character and appropriate height transitions between development (4.3).

- **Floor Area Ratio**

Besides solely regulating the density of development, PLEP mentions clauses regarding heritage sites, legislating generation of vehicular and pedestrian traffic and required transition in built form and land-use intensity (4.4). Conversely, BLEP solely emphasises the bulk and allowable of residential and nonresidential growth to prevail the suburban character and amenity of the residential zone (4.4). BLEP encourages lot consolidations in commercial centres and provides a floor space ratio for local centres and mixed-use zones. Additionally, BLEP has a gross floor area plan for more sustainable development in Bankstown CBD commercial area, prioritising the consumption of energy and water in Zone B4 Mixed Use (4.4A).

- **Preservation of trees or vegetation**

BLEP and PLEP share a common primary objective to protect and enhance the natural environment comprising the ecological balance of bushland. The plans regarding this aim are dependent on certain acts such as "Native Vegetation Act 2003", "Native Vegetation Conservation Act 1997", "Forestry Act 1916", "Electricity Supply Act 1995", "Roads Act 1993", "Surveying and Spatial Information Act 2002", "Noxious Act 1993" (5.9).

- **Heritage Conservation**

To execute the aim of conserving the natural, cultural and built heritage, both BLEP and PLEP display identical clauses (5.10). Development consent is required to demolish, move, alter, disturb or excavate any environmental heritage, heritage items, archaeological sites, aboriginal objects and aboriginal places. Moreover, both the LEPs have specific clauses on determining the effect of the proposed development on heritage significance, assessing heritage significance, submitting management plan prior to granting consent, demolishing nominated state heritage items, and continuing development on archeological and aboriginal sites (5.10).

- **Biodiversity protection**

Though the work areas of biodiversity protection are mentioned in both plans through biodiversity terminologies such as "native ecological communities", "threatened species", "regionally significant species of fauna and flora", it would have been more directional if there were examples of these from specific areas (6.4)

4.4 Recommendation for NSW LEPs against its prime objectives

As mentioned in the objectives about waterways, there are no definite plans regarding public access to waterways in any of the two LEPs. Particularly PLEP might govern some strategies regarding the Parramatta River. Both LEPs might adopt some interventions regarding public and private transportation systems. Moreover, The LEPs require strategies to minimise risk, as mentioned in their objectives.

4.5 Monash- A Victorian Planning Scheme

According to Clause 1.0 of any Victorian Planning Scheme, the primary ambition of the comprehensive scheme is addressing the significant sustainability issues such as viable development, preserving heritage and environment, prospering the community, which is identical to NSW LEPs. The planning scheme envelopes both the 'State Planning Policy Framework' covering strategic issues of state importance and the 'Local Planning Policy Framework' containing a municipal strategic statement and local planning policies. After discussing the policies under several issues, the scheme is followed by categorising zoning, overlays, particular provisions, and general provisions. Then, the scheme finishes assisting the complete scheme by rendering

necessary definitions and incorporated documents.

- **State Planning Policy Framework**

As specified by Clause 10, Monash PS accommodates nine regionally specific policy clauses only for areas covered by this scheme. Clause 11 describes each against objectives, strategies, policy guidelines, and frameworks. The nine policy clauses are settlement, environmental and landscape values, environmental risk, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure. Each policy incorporates aim derived objectives and strategies, summarising how to accomplish those aims of the policy to be achieved. Any policy will be assisted with policy guidelines regarding specific strategies, legislation and fundamental aspects for planning determinations.

- **Local Planning Policy Framework**

Section 20, followed by sections 21 and 22, determine the 'Municipal Strategic Statement' and the 'Local Planning Policies' applied to the areas covered by this scheme. The 'Municipal Strategic Statement' integrates the State Planning Policy Framework to the local issues to all council areas, furnishing the primary strategies by liable authorities and incorporating community participation. While the municipal objective is broad, local policy reflects the specific duties and expectations from responsible authorities implementing the municipal objectives. Here the community earn the opportunity to apprehend authority's intention from regular guidance and can participate in the decision-making process. The Council Plan and Municipal Strategic Statement quoted Council's Vision for A Thriving Community in 21.03-1 "Our City will promote a sustainable, quality environment where the community is actively encouraged to participate in community and civic life to enrich the cultural, social, environmental and economic viability of our City." Moreover, this Municipal Strategic Statement has been structured to relate the objectives of the surrounding municipalities assuring that all Councils cooperate approaching an interdependent regional planning framework.

5. Comparison between NSW LEPs with Monash Planning Scheme

5.1 Structure

NSW LEPs administer independent planning schemes for specific areas. On the contrary, in Monash PS, state planning and local policies are combined, which could be an affirmative approach. However, they seem to be not designed individually for each area. The principal objectives and purpose of the metropolitan zones are more generalised and only have a few designated schemes for the mentioned area. Moreover, the Monash PS is quite massive to read under a single document. Still, once a reader undergoes the scheme, it is comfortably readable with extensive understanding compared to the NSW LEPs. The readability of Monash PS is also more assertive on the aspect of related diagrams. While the maps are tough to relate with the literature in NSW LEPs,

Victorian PS is compact with relative paragraphs and supporting data and diagrams.

While NSW LEPs straightly plunge into the plans without catering to the area's characterisation, Monash PS 21.01 Municipal profile renders a prerequisite description about the area before discussing plans. For instance, regional context, characteristics as a garden city, the relationship between open space and environment, existing industries, transport system, demographic characteristics, family structure, dwellings and households, income pattern of households, employment. With the fundamental acknowledgement, a reader is benefitted to absorb the planning scheme more accurately afterwards. On another point, community participation is not distinguished in the main objectives in NSW LEPs, but Victorian schemes discourse about it in the objectives and throughout the scheme. Moreover, Monash PS considers surrounding municipalities to formulate plans which are not common in NSW LEPs.

5.2 Mechanism

As Bankstown LEP argues about retaining its suburban characteristics and Parramatta LEP considers preserving its City centre character, Monash PS is similarly concerned about maintaining its Garden City Character. The exception is Monash PS emphasises equally on future prospectus while adopting strategies. The strategies are based on certain inevitable aspects, such as the universal drive for increasing sustainability in living conditions, regional shifting in demographics and lifestyle choices, growth of activity centres, the industry's changing nature, and retail. NSW LEPs can adopt these strategies by providing deliberate importance projecting the future for minimum next three years.

The five strategic objectives for the city of Monash are all committed to favouring the community and developing them as an inclusive, connected, supportive, prosperous and livable community. Clause 21.03-2 council values also guide the approach declaring certain values and commitment with the council on which the community's activities and services must be delivered. There is no strong clause for retaining the identical character declared in the NSW LEPs. On the other hand, Monash PS occupies a dedicated 21.03-5 Monash's Garden City Character plan. The fact of beholding a core value as Garden City is established by the council and acts as an important consideration in all land use and development decisions. Implementation of strategic statements and other strategic actions for ten land use and development issues have been derived under the council's vision for the municipality from clause 21.04 to 21.13. They are residential development, economic development, activity centres, business parks and industry, transport and traffic, key regional assets, open space, physical infrastructure, heritage and sustainability and environment. Every issue is reviewed based on overview, key issues, objectives, strategies, implementation, policy and exercise of the dissertation, zones and overlays, further strategic work, other actions and reference documents.

One of the major discrepancies with the NSW LEPs is

that it does not ensure updating of the plans. Whereas, in the case of Monash PS, it monitors and reviews plans every three years (21.3). The effectiveness of any plan largely depends on these monitoring strategies, which NSW LEPs can adopt.

In the Monash PS, the zones are categorised into residential, industrial, commercial, public, and special-purpose zones. Section 31 'Operation of Zones' clause in each zone, the lands are divided into three uses sections. Section 1 uses permitted without consent, and section 2 uses permitted with consent and section 3 uses which is prohibited. This structure is identical to NSW LEPs, but NSW LEPs only mention the names of the uses in the sections. On the other hand, in Monash PS, proper explanations and criteria are given against all uses in extensive sentences and in the form of more readable tables.

Moreover, Monash PS disserts the application process for the permission and decision guidelines. While the rule of subdivision, the maximum height of buildings, are described in separate clauses in NSW LEPs. These mechanisms are mentioned separately under each zone, which is more relatable to the area in Monash PS. There is an essential clause of advertising signs in each zone of Monash PS, which is absent in the NSW LEPs.

In affiliation to the objectives of NSW LEPs, there is no proper clause regarding a few vital issues mentioned, such as environmental risk, tourism opportunity, transport management. To contemplate the aims, the absence of these clarifications might be a major drawback in the LEPs. On the other hand, Monash PS discourses briefly about these major issues. For instance, clause 13, 'Environmental Risks' reviews climate change impacts, flood points, soil degradation, erosion and landslip, salinity, noise and air, bushfire. Clause 18 'Transport' examines movement networks, cycling, public transport, car parking, managing road systems, port planning, airports, frights.

6. Conclusion

Despite the distinctive strengths and weaknesses of each mentioned NSW LEPs, they could be compared to each other on their homogenous structure. On the other hand, a straightforward comparison between NSW LEPs and Victorian planning schemes is complicated as their structures and lengths of addressing issues are discrepant. This study has found that the NSW LEPs can adapt several schemes from the Monash PS, for example-the structure. In Monash Planning Scheme, the structure used to address each issue briefly with references and providing proper background knowledge is appreciable. Ensuring community participation in the planning scheme is a commendable approach in Monash Planning Scheme, which can be recommended to the NSW Local Environmental Plans. Approach to highlight sole characteristics such as Garden City, can define NSW LEPs more remarkably. Considerations about future extension and application process monitoring systems can

be declared as the consequential positive approach of Monash Planning Scheme and might be embraced by NSW Local Environmental Planning.

References

Bankstown Local Environmental Plan. (2015). Retrieved from: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0140>

Community data and demographics (2016). City of Parramatta. Retrieved 24 March 2022, from <https://www.cityofparramatta.nsw.gov.au/about-parramatta/community-data-demographics>

Harmonising our land-use planning framework (2019), Discussion Paper, City of Parramatta, January 2019. Retrieved from https://www.cityofparramatta.nsw.gov.au/sites/council/files/2019_12/harmonising_our_land_use_planning_framework_full_discussion_paper.pdf

Janet Dore (2001). The Planning Jigsaw~ Too Many pieces?, Australian Planner, 38:2, 102-104, DOI: 10.1080/07293682.2001.9657946

Monash Planning Scheme (2015). Retrieved from <http://planningschemes.dpcd.vic.gov.au/>

NSW Planning and Environment (2017). Study Requirements for Bays Market District: Nominated State Significant Precinct – The Bays. Retrieved from: http://www.planning.nsw.gov.au/~/_media/Files/DPE/Other/study-requirements-for-bays-marketdistrict-2017-04.ashx.

NSW Government (2011). NSW 2021A Plan to Make NSW Number 1. Retrieved from: https://www.ipc.nsw.gov.au/sites/default/files/file_manager/NSW2021_WEBVERSION.pdf.

NSW Planning Portal (2022). Retrieved 24 March 2022, from <https://www.planning.nsw.gov.au/About-Us/NSW-Planning-Portal>

Parramatta Local Environmental Plan (2011). Retrieved from: <https://www.legislation.nsw.gov.au/#/view/EPI/2011/540>

Territories of Australia (2021). Department of Infrastructure, Transport, Regional Development and Communications. Retrieved 29 January 2021.

Wards and suburbs (2019). Retrieved 24 March 2022, from <https://www.cbccity.nsw.gov.au/council/about-us/wards-suburbs>