



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 16 July 2024
3.30pm**

**Level 3, PHIVE
Parramatta Square, Parramatta**

5.1 **SUBJECT** Request for Gateway - Harmonisation 'Orange Matters' and Housekeeping Amendment to the PLEP 2023

APPLICANT/S City of Parramatta Council

OWNERS City of Parramatta Council and multiple landowners

REPORT OF Senior Project Officer

PANEL ADVICE

That the Parramatta Local Planning Panel (LPP) advised the following:

- (a) That Council approve the recommended pathways for resolving the outstanding 'Orange Matters' arising from the exhibition of the Parramatta Harmonisation Planning Proposal as detailed in Attachment 1.
- (b) That Council approve the 'housekeeping' and administrative changes to the PLEP 2023 contained in Attachment 2.
- (c) That Council approve the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal at Attachment 3 for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure.
- (d) That Council endorse to maintain the prohibition of Places of Public Worship in the R2 Low Density zone and include Places of Public Worship as an Additional Permitted Use on land with an existing Places of Public Worship in the R2 Low Density zone; and update the Planning Proposal at Attachment 3 with the associated amendments prior to forwarding the Planning Proposal to the Department of Planning, Housing and Infrastructure.
- (e) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (f) That Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.
- (g) In inserting the dwelling mix clause into the LEP, the LPP considers that Council needs to consider:

- whether this will just create a more bureaucratic process whereby developers that seek to vary the provision now in the DCP will now still seek to vary it via Clause 4.6 variations and whether the supporting objectives proposed are adequate to maintain Council's policy position;
 - the adequacy of research undertaken to justify the provision and whether there is likely to be any unintended consequences on housing supply as a result.
- (b) With regard to the proposed provision to enable sports ground advertising as 'exempt' development, the LPP recommends Council also precluding gambling advertising in addition to the other proposed forms of advertising to which the provision will not apply.
- (c) In prohibiting Places of Public Worship in the R2 Low Density Zone, Council should ensure all faiths are currently adequately catered for and/or that sufficient opportunities exist for new Places of Public Worship in other zones in the LGA.

VOTING
Unanimous