

REPORTS TO COUNCIL

OCM26-87 Deferred from Ordinary Council Meeting 25 May 2026 - Post Exhibition Harmonisation Supplementary Matters and Housekeeping Planning Proposal

(Report by the Team Leader Land Use Planning)

RESOLVED: Councillor Dr Prociv and Councillor Dr Greenwood

- (a) That Council note the submissions received in response to the public exhibition of the Planning Proposal as summarised and responded to in this report and Attachment 1.
- (b) That Council approve the finalisation of the Planning Proposal which seeks to amend Parramatta Local Environmental Plan 2023 as outlined in this report and Attachment 2.
- (c) That Council delegate authority to the Chief Executive Officer to make any minor amendments of a non-policy and administrative nature that may arise during the finalisation process of the Planning Proposal.

Record of Voting:

For the Motion: Lord Mayor, Councillor Zaiter, Deputy Lord Mayor, Councillor Chen, Councillor Darley, Councillor Ellard, Councillor Dr French, Councillor Dr Greenwood, Councillor Jeffrey, Councillor MacLean, Councillor Ng, Councillor Pandey, Councillor Dr Prociv and Councillor Valjak (Unanimous).

OCM26-86 Public Exhibition of Code of Meeting Practice (2026)

(Report of the Coordinator Councillor Support)

RESOLVED: Councillor MacLean and Councillor Dr Prociv

- (a) That the draft Code of Meeting Practice be placed on public exhibition for the prescribed period of 42 days from Thursday, 4 June until 5pm, Thursday 16 July 2026.
- (b) That Council authorises the Chief Executive Officer to make any necessary editorial changes to the draft Code of Meeting Practice for public exhibition to give effect to Council's resolution.
- (c) That following public exhibition, Council officers submit the final Code of Meeting Practice to Council for adoption.

REPORT NAME OCM26-87 Deferred from Ordinary Council Meeting 25 May 2026 - Post Exhibition Harmonisation Supplementary Matters and Housekeeping Planning Proposal

REPORT OF Team Leader Land Use Planning

PURPOSE:

To seek Council's approval for the finalisation of the Harmonisation Supplementary Matters and Housekeeping Planning Proposal (Planning Proposal) which seeks to amend the Parramatta Local Environmental Plan 2023.

RECOMMENDATION:

- (a) That Council note the submissions received in response to the public exhibition of the Planning Proposal as summarised and responded to in this report and Attachment 1.
- (b) That Council approve the finalisation of the Planning Proposal which seeks to amend Parramatta Local Environmental Plan 2023 as outlined in this report and Attachment 2.
- (c) That Council delegate authority to the Chief Executive Officer to make any minor amendments of a non-policy and administrative nature that may arise during the finalisation process of the Planning Proposal.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. A detailed history of the Planning Proposal is provided at Attachment 3, with the most recent events summarised below.

2. The Planning Proposal was reported to the Parramatta Local Planning Panel (LPP) in July 2024 and endorsed by Council at its meeting in August 2024. The Gateway Determination which was issued in March 2025 required Council to remove two matters and to provide additional information on two matters. Given the significant additional information requested, all four matters were removed from the Planning Proposal (see Attachment 4 for details) to prevent its delay.
3. Council on July 2025 endorsed the removal of these four matters and the inclusion of a new matter (the removal of the clause that prohibits subdivision of dual occupancy development in parts of North Rocks, Carlingford, Oatlands and Northmead (i.e. Clause 6.19 which from PLEP 2023)) from the Planning Proposal, and an amended Gateway Determination was requested and subsequently issued in September 2025. Further detail regarding the removal of Clause 6.19 is provided in Attachment 6.
4. A further Gateway alteration to approve a request for additional time to complete the plan making process was issued in March 2026. The three Gateway determinations and an overview of how they have been addressed are provided at Attachment 4.
5. The Planning Proposal was publicly exhibited from 2 March to 15 April 2026.

PLANNING PROPOSAL DESCRIPTION

6. The Planning Proposal seeks amendments to Parramatta Local Environmental Plan 2023 (PLEP 2023) to finalise three (3) supplementary matters arising from the Parramatta Land Use Planning Harmonisation Framework and 67 housekeeping amendments. These are summarised below and detailed in Attachments 2 and 5.
7. The proposed amendments are minor and administrative in nature. They do not undermine, contradict, or have an adverse impact on the objectives and actions of State and local planning policies.

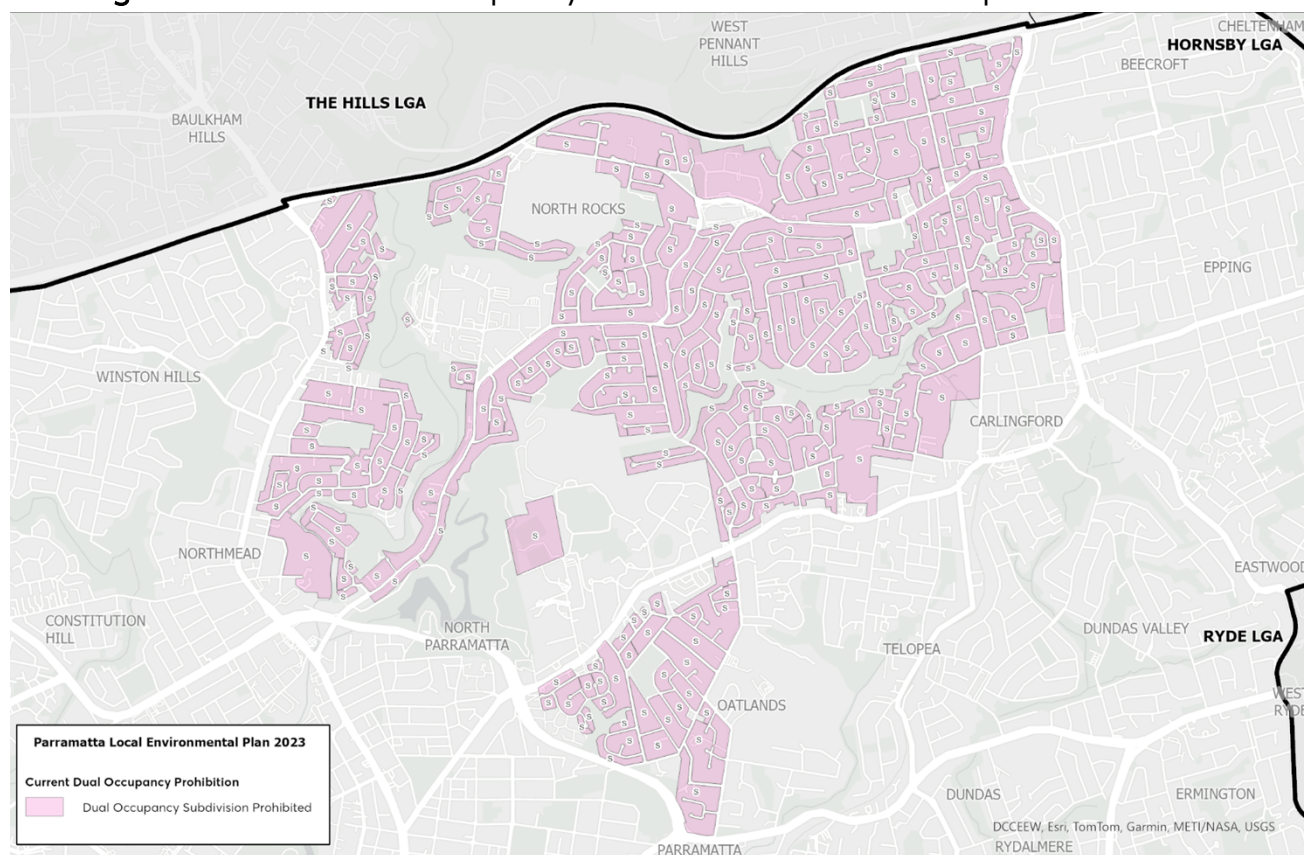
Harmonisation Supplementary Matters

8. Following exhibition, three (3) Harmonisation Supplementary Matters are recommended to be finalised as part of the Planning Proposal, being:
 - Amendment to the biodiversity mapping layer relating to The King's School site.
 - Amendment to the biodiversity mapping layer adding part of 102 Murray Farm Road, Carlingford (North Rocks Fire Brigade site).
 - Rezoning land along the Terrys Creek Corridor from RE1 Public Recreation to C2 Environmental Conservation, based on identified ecological values.

Housekeeping Amendments

9. All 67 exhibited housekeeping amendments are recommended to be finalised as part of the Planning Proposal. These housekeeping amendments are:
 - Administrative heritage matters including changes to the name of existing Heritage Items; and delisting Heritage Items that have been demolished or incorrectly mapped.
 - Removal of land from the *Land Reservation Acquisition Map* as the land has been acquired and the reservation is no longer required.
 - Minor non-policy amendments to specific LEP clauses to improve accuracy including clause refinements to deliver policy intent.
 - Inclusion of a new clause to address deficiencies in existing provisions for RE1 Public Recreation land.
 - Repeal of the Urban Development map as the associated clauses have already been repealed by the State Government.
 - Administrative zoning changes to ensure zoning accurately reflects established land use.
 - Consequential map amendments to address anomalies and improve accuracy and consistency across planning controls.
10. Removal of Clause 6.19 *Subdivisions for dual occupancies prohibited on certain land* and amendment of associated mapping (Figure 1) to align dual occupancy subdivision policy across the LGA.

Figure 1. Current Dual Occupancy Subdivision Prohibition Map



PUBLIC EXHIBITION OF THE PLANNING PROPOSAL

11. The Planning Proposal was publicly exhibited from [4 February to 4 March 2026](#) in accordance with Council's Community Engagement Strategy and the *Environmental Planning and Assessment Act 1979*. An overview of the engagement approach is detailed in the Community Engagement Report (Attachment 1).
12. A total of 136 submissions were received comprising 130 from the community, 5 from State Government agencies, and 1 from a planning consultant of behalf of a landowner. Key matters raised in these submissions are summarised and responded to below and detailed in Attachment 1.

Community Submissions

13. Of the 130 community submissions received, 93 supported the Planning Proposal, 11 were supportive to an extent, 18 objected to the Planning Proposal, and 8 did not state their position.
14. Of the 130 community submissions 72 submissions related to the removal of Clause 6.19 *Subdivisions for dual occupancies prohibited on certain land* with approximately 73% of these supporting or partially supporting the removal. Reasons for supporting the removal of clause 6.19 are summarised in Table 1.

Table 1. Community Submissions Supporting the removal of Clause 6.19

Community Submission Supporting	Council Officer Response
<i>Item 28 - Removal of Clause 6.19 Subdivisions for dual occupancies prohibited on certain land</i>	
The removal of clause 6.19 helps alleviate shortages in housing, provides more affordable options for families, first-home buyers and young people and allows for more equitable land use and housing diversity.	Support is noted. Dual occupancy development is already permissible with consent on land subject to clause 6.19. The restriction on dual occupancy subdivision is inconsistent with the approach applied across the LGA, where dual occupancy development and subdivision is now permitted in residential zones following the introduction of the State Governments Low and Mid-Rise Housing Policy.
Consider that most blocks and parcel sizes can comfortably accommodate dual occupancies and that the proposal provides flexibility and feasibility for redevelopment.	
Expanding dual occupancy options balances large-scale, high-density development and encourages urban renewal without sacrificing residential character.	
The removal of clause 6.19 reflects a shift in prioritising housing density in the LGA.	
Support aligning the PLEP 2023 with the NSW Government Low and Mid-Rise Housing Policy, which allows subdivision of dual occupancy elsewhere in the LGA.	

15. Despite generally positive community feedback regarding the removal of Clause 6.19 from PLEP 2023, some concerns and issues were raised, as summarised and responded to in Table 2.

Table 2. Community Concerns and Issues regarding the removal of Clause 6.19

Community Concerns and Issues	Council Officer Response
<i>Item 28 - Removal of Clause 6.19 Subdivisions for dual occupancies prohibited on certain land</i>	
<u>Increase in density and population</u> - Submitters argued that removal of clause 6.19 and associated mapping would increase dwelling yield and the residential population in established low-density residential areas. - Submitters raised that sufficient redevelopment is already occurring and that additional housing should be targeted at areas already zoned for higher densities and supported by existing public transport infrastructure. - Submitters suggest Council is seeking increased revenue with no resolution to existing problems associated with a lack of green space, cramped housing and traffic congestion and a lack of schools. - A submission suggested clause 6.19 should have been removed earlier to prevent the proliferation of high rises in Carlingford.	Dual occupancy development is already permissible with consent on land subject to clause 6.19. It is acknowledged that the removal of this clause will make the subdivision of dual occupancies permissible (subject to development consent) and may therefore encourage this form of housing, however there is no associated increase in maximum density controls. The potential increase in dual occupancy development associated with the removal of this clause will provide a much-needed alternative to residential flat buildings which are the predominant form of new housing being built elsewhere in the LGA. The removal of Clause 6.19 is not related to revenue increase. It is a housekeeping amendment aimed at removing complexity and ensuring a consistent and fair approach to dual occupancy subdivision across the LGA. This amendment may encourage an alternative to higher density development. Clause 6.19 relates solely to the subdivision of dual occupancies development in the area shown in Figure 1 and has no relationship on the development of high rise in Carlingford near the light rail stop.

Traffic, congestion, parking impacts and transport infrastructure

- Submitters were concerned that removing Clause 6.19 would increase traffic volumes and congestion on the existing road network.
- Concerns were also raised about increased pressure on parking availability.
- A submitter requested Council undertake a comprehensive assessment of traffic, parking and infrastructure impacts before removing clause 6.19.
- Submitters note limited public transport availability in the area and suggested the proposal encourages private vehicle usage.

Dual Occupancy development is already permitted. The removal of Clause 6.19 may encourage dual occupancy development, however dual occupancy development will not occur on all properties, and any additional traffic generation will be widely distributed.

For development applications, parking impacts are addressed in accordance with Part 6 of the PDOP 2023, which requires one parking space per dual occupancy. In the case of a Complying Development, the Codes SEPP requires at least one off-street parking space for each dual occupancy.

A traffic, parking, or infrastructure assessment is not needed to remove clause 6.19. As outlined, parking controls for dual occupancy subdivisions are regulated by PLEP 2023 or the Codes SEPP.

Dual Occupancy development is already permitted in the precinct where subdivision is currently prohibited so technically there is no increase in permitted density of development.

It is acknowledged that allowing subdivision may increase the rate at which Dual Occupancy is developed and bring this additional density forward.

Removing Clause 6.19 may encourage more dual occupancy development in the precinct which will result in more vehicle trips in the precinct, however it is considered that the local road network can accommodate the increase.

The provision and improvements to public transport are out of scope for this

• Submitters suggest improvements to bus routes and light rail to alleviate congestion on the local road network. • Submitters suggest additional car parking is required at key bus stops.	Planning Proposal and is managed by Transport for NSW. The area is primarily serviced by buses and the level of service provided is determined via contracts between the Service Operators and TfNSW which are reviewed periodically. Future reviews of the Bus Contract that applies to the area will determine whether services should be increased as development of dual occupancies increases. Parking at public transport stops is the responsibility of the State Government, however the potential increase in parking demand is not considered to be significant.
<u>Infrastructure Capacity</u> • Submitters raised concerns that growth facilitated by the removal of clause 6.19 would place additional pressure on existing infrastructure such as open space, schools, daycares, community facilities, retail provision, utilities, roads and parking. • Submitters raised concerns that the proposed removal of Clause 6.19 does not consider the potential cumulative impacts on infrastructure demand from the	Future dual occupancy development will be subject to the Parramatta Outside CBD Contributions Plan. The potential for additional dual occupancy development will also be considered in the review of this Plan. Other infrastructure not provided by Council such as schools and Classified roads are the responsibility of the State Government, and State agencies are responsible for utilities. Dual occupancy developments would likely occur in a staged manner preventing any immediate increase in demand. The provision of private infrastructure including retail facilities is beyond the scope of the Planning Proposal; however, Council's strategic planning frameworks including zoning and development controls to facilitate private infrastructure. Development on the RIDBC site will be subject to a Planning Agreement for additional infrastructure if the rezoning is approved by the State Government. In addition, future applications for dual

redevelopment of the former Royal Institute of Deaf and Blind Children (RIDBC) site in North Rocks.	occupancy development and development on the former RIDBC site would be subject to the Parramatta Outside of CBD Contributions Plan which provides for local traffic and transport works.
<u>Neighbourhood Character</u> Submitters raised concerns regarding, the erosion of neighbourhood character including impact on the established low-density, detached housing character of affected neighbourhoods and inconsistency with existing streetscapes, and increased building footprints and hard surfaces resulting in impacts to the environment and biodiversity, tree loss and flooding risks.	Development Applications for dual occupancies would be subject to applicable controls in the PDCP 2023 which seek to minimise impact on neighbourhood character and the natural environment including: - Part 2: Design in Context - Part 3: Residential Development - Part 5: Environmental Management Complying development applications must meet Codes SEPP standards for setbacks, landscaping, floor area, and boundary wall length to help preserve neighbourhood character and limit environmental impact.
<u>Clarifications</u> - Submitters raised they do not consider the removal of clause 6.19 a housekeeping or minor amendment. - Dual occupancy development should be subject to review and assessment by the public.	Removing Clause 6.19 does not undermine, contradict, or have an adverse impact on the objectives and actions of State and local planning policies and is aimed at standardising dual occupancy subdivision and reducing regulatory complexity across the LGA. The subject Planning Proposal seeking to remove the Clause was exhibited for public comment for 28 days. This is the standard exhibition time for Planning Proposals and provides sufficient time for community feedback to be provided to Council. All dual occupancy development applications are publicly notified according to Council's Community Engagement Strategy.

The notification letter explaining the removal of clause 6.19 was difficult to comprehend.	For complying developments, neighbours are notified of the application before approval however cannot make submissions, as all standards must align with the Codes SEPP. Clause 6.19 is complex. The notification letter at the start of the exhibition period included links to the project page with background, timeline, documents, and FAQs. Council officer contact details are available on the project page for all Planning Proposal enquiries.
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16. Other concerns and issues raised by the community are summarised and responded to in Table 3.

Table 3. Other Community Concerns and Issues

Community Concerns and Issues	Council Officer Response
<u><i>Item 4 - Amend the Heritage Schedule and Map – remove Heritage Item I169 at 3 A'Beckett Street, Granville</i></u>	
A submitter opposed removing I169 from the heritage schedule and map (Figure 1), warning it might encourage unauthorised demolition of other heritage items to enable the heritage listing to be removed. They also felt financial penalties are insufficient deterrents for such an offense.	In 2012 this heritage item was demolished without Council approval and a fine was issued. The heritage listing framework is intended to apply to buildings and places that physically exist and retain heritage significance. As the heritage item no longer exists, retaining the site on the heritage schedule would not achieve the intended purpose of heritage protection under the planning framework. Deterrence and punishment for unlawful works are matters addressed through the provisions of the Heritage Act 1977.
<u><i>Removed Item – Additional Permitted Uses for Places Public Worship in R2 Zone</i></u>	
One submitter sought clarification on DPHI's reasons for not supporting Places of Public Worship as an Additional Permitted Use in the R2 Low Density Residential zone. The submitter also questioned how Council intends to support existing Places of	DPHI requested Council undertake further study in relation to this item raising concerns about incompatibility with the zone's intended low density character. DPHI recommended that allowing Places of Public Worship in the R2 Zone should be addressed

Public Worship currently located within R2 zones.	through site specific planning proposals which could be assessed on their individual merits. Council has removed this item from the Planning Proposal so as not to delay the subject Planning Proposal. Existing Places of Public Worship in the R2 zone can operate under their current approvals and existing use rights.
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Agency Submissions

17. Five submissions were received from Government Agencies as part of public exhibition. Transport for NSW (TfNSW), Heritage NSW, and Sydney Water raised no objections to the exhibited amendments.
18. Crown Lands raised no objections subject to any changes affecting Crown land being consistent with the Community and Crown Land Plan of Management 2023. The proposed amendments are consistent.
19. Department of Climate Change, Energy, the Environment and Water (DCCEEW) raised no objections to the Planning Proposal; and, recommended its Biodiversity Values Map team be contacted to ensure its Biodiversity Values Map is consistent with the proposed biodiversity mapping amendment for item one (87-129 Pennant Hills Road, Parramatta). The Biodiversity Map Team advice confirmed that the proposed amendment is consistent with the application of the Biodiversity Values Map.

Landowner Submission

20. A planning consultant (Think Planners) made a submission regarding Melrose Park North Precinct on behalf of Sekisui House Australia who are the primary landowner of the precinct. The matters raised in this submission are addressed below in Table 4.

Table 4. Landowner Comments

Landowner Comments	Council Officer Response
Seeks amendment to the PLEP 2023 mapped FSR applying to the Melrose Park North site in order to reflect individual lot GFA controls provided in PDCP 2023 and the exhibited masterplan. The applicant advises that the blanket FSR in PLEP 2023 does not align with the individual DCP GFA controls and as a result, Clause	The requested amendment can not be supported as it does not relate to an amendment included in the exhibited Planning Proposal. This issue is not a housekeeping amendment and requires separate investigation by Council officers in consultation with the landowner via the lodgement of a Planning Proposal or inclusion in a future Housekeeping amendment.

4.6 variations (special approval) are relied on to vary these controls.	
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Conclusion

21. After considering the submissions Council Officers consider that the Planning Proposal (refer to Attachment 2) does not require any amendment and can be endorsed for finalisation.

CONSULTATION & TIMING

Stakeholder Consultation

22. The following stakeholder consultation has been undertaken in relation to this matter.

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
2 September 2025	Report to Heritage Advisory Panel (HAP)	Noted the proposed amendments to the PLEP 2023 heritage schedule and mapping.	Nil	Executive Director, City Planning and Design

23. HAP members were also notified of the public exhibition by email on 3 March 2026 and no comments were received. As there was no material matters related to heritage raised during the exhibition, and no changes are proposed to be made to the Planning Proposal relating to heritage matters as a result of public exhibition, it did not warrant reporting back to the HAP.

Councillor Consultation

24. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
N/A	N/A	N/A	N/A	N/A

PLAN MAKING DELEGATION

25. DPHI granted Council plan-making delegations in the Gateway Determination (Attachment 4). If the Planning Proposal is endorsed for finalisation, Council officers will deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendments. The LEP

amendments are then signed by the CEO before being notified on the NSW Legislation website.

LEGAL IMPLICATIONS FOR COUNCIL

26. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

27. If Council resolves to endorse the finalisation of the Planning Proposal, there are no unbudgeted financial implications for Council.

Robert Cologna
Group Manager City Strategic Planning

Jennifer Concato
Executive Director City Planning and Design

George Bounassif
Acting Chief Executive Officer

ATTACHMENTS:

1. Attachment 1 - Community Engagement Report [12.1.1 - 36 pages]
2. Attachment 2 - Planning Proposal [12.1.2 - 333 pages]
3. Attachment 3 - Planning Proposal History [12.1.3 - 3 pages]
4. Attachment 4 - Gateway Determination Compliance Table [12.1.4 - 12 pages]
5. Attachment 5 - Summary of Planning Proposal [12.1.5 - 3 pages]
6. Attachment 6 - History of the LMR Policy and Clause 6.19 [12.1.6 - 3 pages]