



CITY OF PARRAMATTA

MINUTES

**Ordinary Council Meeting
Monday, 12 August 2024
6.30pm**

**Council Chamber
Level 4, PHIVE
Parramatta Square, Parramatta**

13.7 **Request for Gateway Determination - Harmonisation Supplementary Matters and Housekeeping Amendment to Parramatta LEP 2023 - City of Parramatta and multiple owners**

(Senior Project Officer Land Use)

4847 **RESOLVED:** Councillor Valjak and Deputy Lord Mayor, Councillor Procriv

- (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, subject to the clause proposed to make sports ground signage complying development being amended to preclude gambling advertising, 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 Residential 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 Residential zone; and update the Planning Proposal at Attachment 4 with the associated amendments prior to forwarding the Planning Proposal to the Department of Planning, Housing and Infrastructure.
- (e) That Council advises the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise her plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (f) That Council delegate authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.
- (g) That Council note the Local Planning Panel's advice to Council in support of the Planning Proposal (refer to Attachment 5), which is consistent with the Council Officer's recommendation in the report.

Record of Voting:
CARRIED

For the Motion: The Lord Mayor, Councillor Pierre Esber, Deputy Lord Mayor, Councillor Patricia Prociv and Councillors Phil Bradley, Kellie Darley, Michelle Garrard, Henry Green, Cameron MacLean, Paul Noack, Sameer Pandey, Georgina Valjak, Donna Wang and Loraine Wearne.

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.7
SUBJECT	Request for Gateway Determination - Harmonisation Supplementary Matters and Housekeeping Amendment to Parramatta LEP 2023
REFERENCE	F2024/00282 - D09423499
APPLICANT/S	City of Parramatta
OWNERS	City of Parramatta and multiple owners
REPORT OF	Senior Project Officer
CSP THEME:	Innovative

WORKSHOP/BRIEFING DATE: 3 JUNE 2024

PURPOSE

To seek Council's approval on the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal for the purposes of requesting a Gateway Determination from the Department of Planning, Housing and Infrastructure.

RECOMMENDATION

- (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, subject to the clause proposed to make sports ground signage complying development being amended to preclude gambling advertising, 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 Residential 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 Residential zone; and update the Planning Proposal at Attachment 4 with the associated amendments prior to forwarding the Planning Proposal to the Department of Planning, Housing and Infrastructure.
- (e) That Council advises the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise her plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (f) That Council delegate authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

- (g) That Council note the Local Planning Panel’s advice to Council in support of the Planning Proposal (refer to Attachment 5), which is consistent with the Council Officer’s recommendation in the report.

PLANNING PROPOSAL TIMELINE



BACKGROUND

- Following the Council boundary changes in May 2026, the Parramatta Land Use Planning Harmonisation Framework was established to consolidate the five sets of planning instruments applying to the new City of Parramatta.
- The Harmonisation Planning Proposal (Harmonisation PP) sought to consolidate the five LEPs applying to the LGA. The Harmonisation PP was placed on public exhibition between August and October 2020. Council received 320 submissions from the community including landholders, state authorities, and other stakeholders.
- At its meeting of 12 July 2021, Council endorsed the final Harmonisation PP and resolved to further investigate fourteen (14) matters raised from the submissions through a separate planning proposal process referred to in the report as ‘Decision Pathway 3 – Orange Matters’. These included requests that:
 - were generally consistent with Council’s policy framework for the Harmonisation project, but were more significant changes, and if integrated into the Harmonisation Planning Proposal in the immediate post-exhibition period would have triggered re-exhibition of the Harmonisation Planning Proposal at that time; and/or
 - had some merit on preliminary review, but required further investigation to confirm whether they should be progressed.
- On 2 March 2023, the Department of Planning, Housing and Infrastructure (DPHI) finalised the Harmonisation PP bringing into effect the Parramatta Local Environmental Plan 2023 (PLEP 2023).

5. Considering the commencement of the PLEP 2023 and the finalisation of the broader Parramatta Land Use Planning Harmonisation Framework with the Parramatta DCP 2023 coming into effect in September 2023, a review of the 'Orange Matters' was considered appropriate and timely to inform a new Planning Proposal to address any 'Orange Matters' (i.e. supplementary policy items) with strategic merit and relevance. In addition, Council officers also identified several 'housekeeping' matters intended to improve the operation and technical accuracy of the LEP.
6. The 'Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal' (the Planning Proposal) has been prepared to consolidate the 'Orange Matters' recommended to progress and the housekeeping requests.
7. Refer to the Local Planning Panel report in **Attachment 5** for a more detailed 'Background'.

FURTHER INVESTIGATION

Review of 'Orange Matters' - Harmonisation Supplementary Matters

8. Council officers have reviewed the fourteen (14) 'Orange Matters' resolved by Council on 12 July 2021. While fourteen (14) items were resolved, these included forty (40) individual requests (or items) seeking a change to the PLEP 2023. Council officers assessed the relevance and planning merit of these items considering:
 - the extent and nature of the requested change,
 - strategic merit and consistency with existing state and local policy,
 - strategic planning processes that have progressed since Council's resolution on 12 July 2021, and
 - any submitted supporting studies.
9. Following this review, Council officers have recommended each item progress via one of four pathways. **Table 1** includes the four pathways. A detailed assessment of the 40 individual requests resulting from the fourteen (14) 'Orange Matters' and the recommended pathway is included in **Attachment 1**.

Table 1 - Pathways for Orange Matters

	Planning Pathway	Total
1	Items supported, or partially supported, and recommended to progress as a part of the Planning Proposal	4 items detailed in Paragraph 10
2	Items that are being considered or are to be considered via separate pathway.	10 items
3	Items that have been superseded or resolved by another planning project	11 items
4	Items that have not been supported due to lack of strategic merit	15 items

10. The items that are considered to have sufficient strategic merit and are progressing into the Harmonisation Supplementary Matters and Housekeeping Planning Proposal include:

- Reduction in the extent of the biodiversity map layer on The Kings School to remove the layer from existing buildings given biodiversity values are non-existent or compromised.
 - Inclusion of part of 102 Murray Farm Road, Carlingford (North Rocks Fire Brigade) to the Biodiversity Map due to the presence of ecological values.
 - Rezoning of land along Terrys Creek Corridor from RE1 Public Recreation to C2 Environmental Conservation due to ecological values of the land.
 - Maintaining the prohibition of Places of Public Worship in the R2 Low Density Residential zone but including an Additional Permitted Use to allow for expansion outside of existing use rights. This is further explained below and detailed in **Attachment 4**.
11. The items not progressing as recommended under Planning Pathway 2, 3 and 4 are detailed within the LPP Report in **Attachment 5** and the detailed review of the ‘Orange Matters’ in **Attachment 1**.

Permissibility of Places of Public Worship in the R2 Low Density Residential zone

12. Council on 12 July 2021 adopted the LPP’s advice from 29 June 2021 to re-examine the permissibility of Places of Public Worship (PoPW) in the R2 zone as part of a future review, and adopted the exhibited Harmonisation Planning Proposal that prohibited PoPW in the R2 zone and rezoned existing PoPW from SP1 to R2.
13. Council officers have conducted a detailed review of the permissibility of PoPW in the R2 zone (see **Attachment 4**) that has informed the three (3) options in Table 2. The options were also presented at a Councillor Briefing on 3 June 2024.
14. Council officers recommend ‘Option 2’ and have worded part (d) of the Report Recommendation accordingly. Option 2 is recommended as this is considered to balance the operational needs of existing PoPW, because expansion beyond existing use rights will be permitted (subject to development consent), whilst prohibiting any new PoPW from being delivered in low-density neighborhoods. See **Attachment 4** for a detailed discussion on the strengths and weaknesses of the options.

Table 2 – Options for the permissibility of PoPW in the R2 zone

Option	Implementation
Option 1: Maintain Prohibition in R2 zone.	No changes to the PLEP 2023 are required. <u>If Option 1 is the preferred option of Council, the current Recommendation (d) of this Council Report needs to be deleted and replaced with the following:</u> <i>(d) That Council endorse Option 1 within Table 2 to maintain the prohibition of Places of Public Worship (PoPW) in the R2 Low Density Residential zone, and the Planning Proposal in Attachment 3 be updated to remove the proposed Additional Permitted Use (APU) for existing PoPW in the R2 zone (i.e. Option 2) to reflect Option 1 prior to the Planning Proposal being forwarded to the DPHI.</i>
Option 2: Maintain Prohibition in R2 zone and add an Additional	An Additional Permitted Use in Schedule 1 of the PLEP 2023 will need to be inserted to permit Places of Public Worship on sites with an existing PoPW in the R2 Zone. <u>If Option 2 is the preferred option of Council, the current Recommendation (d) of this Council Report does not need to be amended.</u>

<p>Permitted Use (APU) for existing PoPW.</p> <p><i>Staff recommendation</i></p>	
<p>Option 3:</p> <p>Permit PoPW in R2 zone with supporting LEP and/or DCP controls.</p>	<p>The Land Use Table for the R2 Low Density Residential zone within the PLEP 2023 will need to be updated to permit PoPW. Additional design work will be needed to determine principle development standards for PoPW (such as minimum lot size and street frontage) for Part 4 of the PLEP 2023.</p> <p>A review of the setbacks and other controls within the PDCP 2023 will need to be reviewed to ensure new PoPW development in the R2 zone deliver suitable building envelopes and manage impacts.</p> <p><u>If Option 3 is the preferred option of Council, the current Recommendation (d) of this Council Report needs to be deleted and replaced with the following:</u></p> <p><i>(d) That Council:</i></p> <ul style="list-style-type: none"> • endorse Option 3 within Table 2 to permit Places of Public Worship (PoPW) in the R2 Low Density Residential zone with supporting LEP and/or DCP controls; and • update the Planning Proposal in Attachment 3 to remove the request for PoPW to be an Additional Permitted Use for land where there is an existing PoPW in the R2 zone (i.e. Option 2) prior to forwarding the Planning Proposal to DPHI; and • progress Option 3 as a stand-alone Planning Proposal with an associated DCP amendment, and not be included in the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal.

15. At the Councillor Briefing held on 3 June 2024 where Council officers presented the review of PoPW and the three (3) options, support for Option 2 was indicated. Should Council adopt Option 2, the Planning Proposal in **Attachment 3** will need to be updated to include all existing sites of PoPW for the purposes of including an APU.

HOUSEKEEPING REVIEW

16. Council officers have identified several 'housekeeping' matters that are recommended to progress into the Harmonisation Supplementary Matters and Housekeeping Planning Proposal. The matters are largely administrative and aim to:
- improve the operation of the LEP through the correction of historic errors, omissions and anomalies;
 - clarify the policy intent of clauses to ensure their correct application; and
 - address issues arising during the development assessment process.
17. An overview of the Housekeeping amendments can be found in the LPP report in **Attachment 5**; and further detail is contained in **Attachment 2** and in Part 2 of the Planning Proposal in **Attachment 3**.

18. However, in addition to the administrative housekeeping matters, two new clauses are proposed to address policy omissions within the PLEP 2023. These relate to:
- a) The prescription of an apartment dwelling mix in residential flat buildings and shop top housing with 10 or more dwellings; and
 - b) Permitting sports advertising signage on RE1 Public Recreation land as exempt development.
19. Details on the justification for the controls have been discussed in a Councillor workshop and are discussed in detail in Attachment 5 and Part 2 of the Planning Proposal document included as **Attachment 3**. A Briefing Note with details of these changes was also loaded to the Councilor Portal on 9 July 2024 to give Councillors more time to consider the issues given the number of different inclusions in the Planning Proposal.

PLANNING PROPOSAL

20. The Planning Proposal in **Attachment 3** details the proposed changes to the PLEP 2023 required to progress the 'orange matters' (i.e. supplementary matters) and housekeeping matters discussed in the previous sections of this report. A detailed explanation and assessment of each amendment contained in the Planning Proposal can be found in Part 2 – Explanation of Provisions of **Attachment 3**.
21. The Planning Proposal has been prepared in accordance with:
- Sections 3.31 and 3.33 of the Environmental Planning and Assessment Act 1979 (the EPA Act); and
 - the NSW DPHI Local Environmental Plan Making Guideline dated August 2023.
22. The proposed amendments are not considered to undermine, contradict, or have an adverse impact on the objectives and actions of both state and local planning policies including the Greater Sydney Region Plan, Central City District Plan, Ministerial Directions and Local Strategic Planning Statement.

PARRAMATTA LOCAL PLANNING PANEL

23. The Local Planning Panel (LPP) considered a report on the draft Harmonisation Supplementary Matters and Housekeeping Planning Proposal at its meeting on 16 July 2024 (refer to **Attachment 5**). The LPP advised that Council support Council Officers recommendations (as per resolution (a) to (f) in this Report), and also advised the following:
- (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.*
- (h) *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.*
- (i) *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.*

24. A Council Officer response to the matters raised by the LPP are included in Table 3.

Table 3 – Council Officer responses to matters raised by the LPP

LPP matter for consideration	Council officer response
<p>Apartment dwelling mix</p> <ul style="list-style-type: none"> - Reliance on Clause 4.6 and suitability of objectives 	<p>As explained within Attachment 2 and Part 2 of the Planning Proposal in Attachment 3, the need to elevate the dwelling mix controls from the PDCP 2023 into the PLEP 2023 is to provide greater statutory weighing during the development assessment process.</p> <p>This is particularly the case for State Significant Development (SSD) applications for Build-to-Rent (BTR) developments where recent approvals have demonstrated minimal consideration for the dwelling mix controls within the PDCP 2023. For example, the SSD for 39-43 Hassall Street, Parramatta was for a BTR development where 49.75% were studio/1-bedroom apartments; 48.2% were 2-bedroom apartments; and only 1.4% were 3-bedroom apartments, which does not provide a balanced dwelling mix. Inserting the controls into the LEP will strengthen the requirement for SSD applications to respond to this control.</p> <p>Variations under Clause 4.6</p> <p>As discussed in Attachment 3, the current compliance with the PDCP 2023 is low and more difficult to enforce for both DAs and SSDs. This is due to the flexibility of the application of DCP controls and its statutory weighting in the assessment process compared to the controls within the LEP. It is currently ‘easier’ for applicants to vary a DCP control than it is an LEP control.</p> <p>The inclusion of LEP controls is considered a suitable approach. Council officers acknowledge that moving the controls into the PLEP 2023 could result in applicants lodging a Clause 4.6 variation. However, this should not be a deterrent from including the control in the LEP as it provides more enforcement and provides a statutory policy position that must be addressed in the application. As such, Council</p>

	<p>Officers retain the recommendation to progress with this item into the Planning Proposal.</p>															
<p>Apartment dwelling mix - Adequacy of research to justify provision</p>	<p>Council officers reviewed the demographic and housing needs of the current and project population of the LGA; and recent development approvals (particularly Build-to-Rent).</p> <p>Demographic and housing research</p> <p>In City of Parramatta, the predominant household type is couples with children, which account for 35.5% of all households. Profile ID shows 32.7% of families living in high density development, which is significantly higher than that in Greater Sydney (14.2%). However, the supply of family-friendly dwellings is dropping due to the prevalence of high density residential development with the number of 3-bedroom dwellings dropping from 36.5% of total dwellings in 2011 to 26.8% in 2021.</p> <p>Development approval research</p> <p>Council officers have identified from a review of recent developments that most of the high density residential developments, especially BTR, propose a dwelling mix that does not comply with the PDCP 2023. Developments propose a large portion of studio/1-bedroom units and a small portion of 3-bedroom+ units (or even none).</p> <p>Six recent BTR developments have delivered 1,900 dwellings in the Parramatta CBD. However, as shown in the table below, there is a significant shortfall of 3-bedroom and 4-bedroom units, and an oversupply of studio/1-bedroom units.</p> <table border="1" data-bbox="545 1228 1287 1421"> <thead> <tr> <th></th> <th>Studio/1-bedroom</th> <th>2-bedroom</th> <th>3-bedroom</th> <th>4-bedroom</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>970</td> <td>820</td> <td>110</td> <td>0</td> </tr> <tr> <td>% of dwellings</td> <td>51.05%</td> <td>43.15%</td> <td>5.7%</td> <td>0%</td> </tr> </tbody> </table> <p>This demonstrates the need to ensure new high density developments promote housing diversity and can cater for larger households, with the dwelling mix clause intending to ensure the adequate provision of three or more-bedroom apartments.</p>		Studio/1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total	970	820	110	0	% of dwellings	51.05%	43.15%	5.7%	0%
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<p>Apartment dwelling mix - Impact on housing supply</p>	<p>Council officers do not consider that the prescribed dwelling mix in the proposed clause will impact on housing supply. The proposed clause will ensure that the housing delivered responds to the needs of the population and delivers a genuine mix in size to accommodate different households (see above for demographic trends in Parramatta).</p>															

	<p>Council has a compelling performance record for determining rezoning applications and for dwelling completions. Council exceeded the former State Government housing capacity target of 23,660 by 1,800 dwellings within the first two-and-a-half years of the 2021- 2026 period and was on track to permit another 48,000 dwellings (almost 8,000 above the 2026-2036 target).</p> <p>Council expects to meet the State Government completed dwelling housing target for the period 30 June 2024 to 30 June 2029 based on average completion data as well as a number of precinct-scale proposals being considered and has brought forward the programmed ‘missing middle’ investigations and rezonings of suitable areas to deliver medium density housing proximate to rapid transport and services.</p> <p>In summary, Council has evidence of meeting housing targets and the proposed clause will ensure it accommodates for all households.</p>
<p>Sports advertising signage</p> <ul style="list-style-type: none"> - Excluding gambling products from signage 	<p>Council officers agree with the LPP advice, and therefore recommend amendments to the draft clause to list ‘gambling products’ under the proposed subclause 2 to ensure that ‘gambling signage’ is not permissible at sportsgrounds.</p> <p>Council officers will ensure that the supporting regulation document is updated to reflect any further changes.</p>
<p>Permissibility of Places of Public Worship</p> <ul style="list-style-type: none"> - Ensuring all faiths are accommodated for - Ensuring that opportunities existing in other zones in the LGA. 	<p>Council officers agree that all faiths should have access to a PoPW. Option 2 does not limit any faith or group to provide a PoPW in a permissible zone across the LGA.</p> <p>As detailed in Attachment 4, the inclusion in the APU schedule of PLEP 2023 will maintain permissibility of PoPW at an existing location within the R2 zone. This will provide an opportunity for the established PoPW to continue to serve the various community groups and expand, subject to DA process.</p> <p>Should the existing PoPW operator in the R2 land decide to sell or demolish the existing PoPW, the recommended Option 2 provides the opportunity for the operator of any faith to establish a new PoPW on that specific parcel of land within the R2 zone. Therefore, the approach is maintaining the operation of existing PoPWs but also presents the opportunity for an alternate PoPW of any faith to occupy the same site in the future if the existing PoPW cease operation.</p> <p>There are no changes proposed to the other zones that permit PoPW under PLEP 2023 i.e. R3, R4 and employment zones. All faiths and groups will continue to have opportunities to establish a new PoPW within 8 other zones</p>

	<p>across the LGA. These areas are shown on a map at Figure 2 of Attachment 4.</p> <p>As detailed in Attachment 4, these other zones are more compatible for this type of land use and accommodate the operational needs of PoPW to serve the community.</p> <p>For example, adaptive re-use of existing buildings to a PoPW within a business or industrial zone is trending across the LGA and received less community objections in comparison to land within R2 zone. Refer to DA activity detailed in Appendix 1 of Attachment 4.</p>
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25. For the reasons discussed in the table above Council officers consider that the only issues raised by the Panel that warrants amendment to the Planning Proposal is the reference to gambling in the new clause proposed to make sports ground signage exempt development. This change is reflected in the recommendation of this report.

PLAN MAKING DELEGATIONS

26. On 26 November 2012, Council resolved to accept the delegation for plan making functions, and for these functions be delegated to the Chief Executive Officer.
27. It is recommended that Council request to the DPHI to exercise its plan making delegations for this Planning Proposal. This means that after the Planning Proposal has received a Gateway Determination, complied with any conditions (including any requirements for public exhibition), Council officers can deal directly with the Parliamentary Counsel on the legal drafting and finalisation of the amendment to the LEP facilitated by this Planning Proposal.

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

29. If Council resolves to approve this report in accordance with the recommendation, there are no unbudgeted financial implications for Council.

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
May – July 2024	Council officers have contacted the original submitters who requested Council consider the 'Orange Matters',	None of the submitters have raised objections to the recommended approach.	Officer assessment of issues provided in detail in Attachment 1 . Further consultation with all affected landowners will occur	Strategic Land Use Planning, CP&D

	to advise them of this project.		during the public exhibition of the Planning Proposal.	
13 June 2024	Heritage Advisory Committee	The Committee noted the proposed updates presented to them at the 13 June 2024 Committee Meeting.	Nil Required	Strategic Land Use Planning, CP&D

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
3 June 2024	Councillor Briefing	Councillors requested information on how it can manage the appropriateness of sportsground signage under the proposed new clause	The proposed clause specifies that signage cannot include product advertising for alcohol, tobacco products, and adult entertainment. Refer to Attachment 5 Clause 28-31 for detailed response.	City Strategic Planning
		Councillors requested additional analysis of the Heritage status of The Kings School before any changes are proposed to Heritage Map for this site.	Further discussions have been held with The Kings School to allow for this analysis to be prepared	City Strategic
9 July 2024	Briefing Note detailing issues and amendments provided on Councillor Portal	No requests for further information were requested	Nil required	City Strategic Planning

32. The Planning Proposal is proposed to proceed on the project timeline detailed in Part 6 of the Planning Proposal in **Attachment 3**. This timeline is subject to the DPHI issuing of the Gateway and subsequent statutory planning process.

CONCLUSION AND NEXT STEPS

33. It is recommended that Council adopt the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal in **Attachment 3** and forward this to the Department of Planning, Housing and Infrastructure for a Gateway Determination.






Robert Cologna
Group Manager City Strategic Planning

Jennifer Concato
Executive Director City Planning and Design

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

1 	Review and Recommended Pathways for Supplementary (Harmonisation Orange) Matters	35 Pages
2 	Summary of Housekeeping Amendments to the Parramatta LEP 2023	10 Pages
3 	Planning Proposal - Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal	84 Pages
4 	Review of the permissibility of Places of Public Worship in the R2 zone	11 Pages
5 	Local Planning Panel Report and Advice	11 Pages

REFERENCE MATERIAL

Link to Attachments

The 12 August 2024 Council Report and its attachments can be viewed here,
at Item 13.7 on page 405 of the agenda:

<https://docspublished.com.au/CityofParramatta/document/180ba516-eadc-4b87-a5cd-f333ce8b993e>