

MINUTES

**Planning, Transport and Environment Committee
Meeting**

**Monday 23 June 2025
4:00 pm**

**Level 4 - Council Chambers
PHIVE
5 Parramatta Square, Parramatta**

PTE25-26 Public Exhibition of Draft Epping Town Centre Master Plan

(Report by the Senior Project Officer)

RECOMMENDATION: Councillor Ng and Councillor Ellard

- (a) That Council approve the draft Master Plan for Epping Town Centre held at Attachment 1, for the purpose of public exhibition for a period of 28 days.
- (b) That a report be submitted to Council following public exhibition, detailing the outcomes of the exhibition.

Record of Voting:

For the Motion: Unanimous

PTE25-27 Amendment to the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal

(Report by the Senior Project Officer)

RECOMMENDATION: Councillor Ng and Councillor Dr Greenwood

- (a) That Council approve the following amendments to the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal (**Attachment 1**):
 - i. Insert a new item: The removal of Clause 6.19 Subdivisions for dual occupancies prohibited on certain land and associated mapping.
 - ii. Remove item 17: Amend height of building map for potential Church Street North Civic Plaza.
 - iii. Remove item 27: Additional local provision for Clause 6.24 Mix of dwelling sizes in residential flat buildings and shop top housing.
- (b) That Council note the Local Planning Panel's advice to Council is consistent with the Council officer's recommendation in this report.
- (c) That Council notes that provisions in the Council endorsed Planning Proposal which sought to make Places of Public Worship an additional permitted use on sites where a Place of Public Worship is currently operating (i.e. Items 30 and 74-122 Proposed Additional Permitted Uses in a R2 Low Density

Residential zone and associated mapping) will be removed from the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal as this is a condition of the Gateway Determination (**Attachment 2**).

- (d) That Council forward the amended Harmonisation, Supplementary Matters and Housekeeping Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI) for the purpose of seeking an amended Gateway Determination.
- (e) That Council delegate authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.
- (f) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise her plan-making delegations for this Planning Proposal.

Record of Voting:

For the Motion: Unanimous

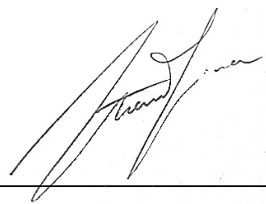
10 CLOSED SESSION

Nil

11 CONCLUSION OF MEETING

The meeting closed at 4:14pm.

This page and the preceding 6 pages are the Minutes of the Planning, Transport and Environment Committee Meeting held on 23 June 2025 and were confirmed on Monday, 28 July 2025.



Signature of the Chairperson

REPORT NAME PTE25-27 Amendment to the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal

REPORT OF Senior Project Officer

PURPOSE: To seek approval to forward the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal for an amended Gateway Determination.

RECOMMENDATION:

- (a) That Council approve the following amendments to the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal (**Attachment 1**):
 - i. Insert a new item: The removal of Clause 6.19 Subdivisions for dual occupancies prohibited on certain land and associated mapping.
 - ii. Remove item 17: Amend height of building map for potential Church Street North Civic Plaza.
 - iii. Remove item 27: Additional local provision for Clause 6.24 Mix of dwelling sizes in residential flat buildings and shop top housing.
- (b) That Council note the Local Planning Panel's advice to Council is consistent with the Council officer's recommendation in this report.
- (c) That Council notes that provisions in the Council endorsed Planning Proposal which sought to make Places of Public Worship an additional permitted use on sites where a Place of Public Worship is currently operating (i.e. Items 30 and 74-122 Proposed Additional Permitted Uses in a R2 Low Density Residential zone and associated mapping) will be removed from the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal as this is a condition of the Gateway Determination (**Attachment 2**).
- (d) That Council forward the amended Harmonisation, Supplementary Matters and Housekeeping Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI) for the purpose of seeking an amended Gateway Determination.
- (e) That Council delegate authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.
- (f) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise her plan-making delegations for this Planning Proposal.

PLANNING PROPOSAL TIMELINE



SITE DESCRIPTION

1. The Harmonisation Supplementary Matters and Housekeeping Planning Proposal applies to the whole of the City of Parramatta Local Government Area (LGA). Paramatta Local Environmental Plan 2023 (PLEP 2023) Clause 6.19 Subdivisions for dual occupancies prohibited on certain land prohibits subdivision of dual occupancies in some parts of Carlingford, North Rocks, Northmead and Oatlands (**Figure 1**).

BACKGROUND

2. This matter is being reported to Council as it requires amendments to the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal. It proposes that an amended Gateway Determination reflecting the proposed amendments (**Attachment 1**) be issued by DPHI. The amended Planning Proposal with the proposed changes is at **Attachment 1**.
3. The Harmonisation, Supplementary Matters and Housekeeping Planning Proposal (**Attachment 1**) was considered by the Local Planning Panel (LPP) on [16 July 2024](#) and endorsed for the purpose of seeking a Gateway Determination from Council on [12 August 2024](#).
4. A Gateway Determination was issued by DPHI on 24 March 2025 (**Attachment 2**). The Gateway Determination includes the following six (6) conditions that are required to be addressed prior to exhibition of the Planning Proposal:
 - 1(a) Correct minor errors.
 - 1(b) Provide mapping for a range of items outlined in the Planning Proposal.
 - 1(c) Amend Item 17 (Church Street North Public Plaza site) and associated mapping to reflect the amended Height of Building of 9m and label 'subject to consultation with Transport for NSW' indicating that this aspect of the proposal remains unresolved. (This site includes the Fennell Street North Parramatta Car Park site).

- 1(d) Remove Item 18 (Melrose Park duplicate matters) and associated mapping from the Planning Proposal. This issue has already been addressed through a Planning Proposal (3.22 Amendment) finalised on 9 May 2025.
 - 1(e) Update Item 27, proposed Additional Local Provision, Clause 6.24 Mix of dwelling sizes for residential flat buildings and shop top housing to demonstrate the impact of the proposed clause on the viability of a development (This Clause already exists in Parramatta DCP 2023).
5. 1(f) Remove Items 30 and 74-122 proposed Additional Permitted Uses (APUs) for Places of Public Worship in the R2 Zone. This matter sought to make Places of Worship APUs where they are already operating in the R2 Low Density Residential Zone.
6. After considering the Gateway Determination and its conditions Officers are recommending that:
- Item 17, the proposal to apply a zero metre (0m) height limit to the Church Street North Public Plaza site (ie the site containing part of the Fennell Street North Parramatta Carpark site) be removed from the Planning Proposal.
 - Item 27, the proposal to transfer dwelling mix controls from the DCP to the LEP be removed from the planning proposal.
7. Staff also recommend that a new matter be added to the Planning Proposal, the removal of Clause 6.19 Subdivisions for dual occupancies prohibited on certain land. This Clause prohibits subdivision of dual occupancies on certain land in the Parramatta LGA (ie portions of the LGA that were formerly part of The Hills Shire Council prior to 2016).
8. A marked-up version of amended Planning Proposal which illustrates all the matters proposed to be removed and also those matters proposed to be retained is provided in **Attachment 1**.

AMENDMENTS TO THE PLANNING PROPOSAL

Proposed Additional Item: Removal of Clause 6.19 Subdivisions for dual occupancies prohibited on certain land and associated mapping from Parramatta Local Environmental Plan 2023.

9. Clause 6.19 of PLEP 2023 (below) prohibits the subdivision of dual occupancies on some R2 Low Density Residential and R3 Medium Density Residential zoned land in parts of Carlingford, North Rocks, Northmead and Oatlands (**Figure 1**).

"6.19 Subdivisions for dual occupancies prohibited on certain land

(1) The objectives of this clause are as follows— (a) to not allow development consent to be granted for the subdivision of land containing certain dual occupancies, (b) to maintain the prevailing character of lower density residential areas.

- (2) This clause applies to land— (a) identified as "S" on the Dual Occupancy Prohibition Map, and (b) on which a dual occupancy is erected or proposed to be erected.
- (3) Development consent must not be granted for the subdivision of the land if the subdivision would result in each dwelling forming part of the dual occupancy being located on separate lots unless—
 - (a) the dual occupancy was erected, or the building work for the erection of the dual occupancy commenced, before 5 October 2012, and
 - (b) the erection was, or is being carried out, under a development consent granted before 18 October 1996, and
 - (c) the plans approved by the development consent showed parts of the building were intended for separate occupation, and
 - (d) the subdivision would create lots that substantially correspond with the parts shown on the plans as being intended for separate occupation, and
 - (e) the land is being subdivided under a strata plan."

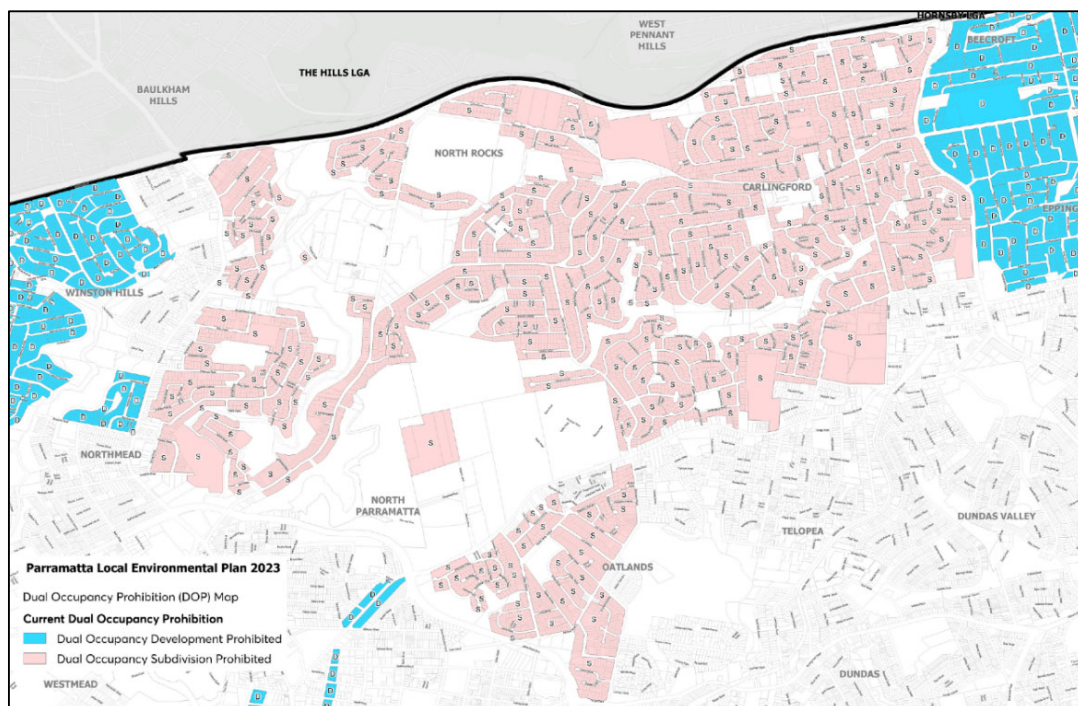



Figure 1 - PLEP 2023 Dual Occupancy Prohibition Map - Pink lots marked with 'S' identifies properties where dual occupancy subdivision is prohibited – Blue lots marked 'D' identifies where dual occupancies are prohibited.

10. The State Government's Low and Mid-Rise (LMR) policy allows dual occupancy in low-density residential zones (Stage 1) and sets subdivision standards near key centres (Stage 2), however, Clause 6.19 still prohibits dual occupancy subdivision in overlapping LMR areas (**Attachment 3**), limiting the policy's application.

<p>North Public Plaza site to 0m</p>	<p><i>this aspect of the proposal remains unresolved;</i></p>  <p>Figure 3 - Proposed Public Plaza 0m HoB control.</p>	<p>following the completion of the feasibility study and highest and best use presentation for Fennel Street carpark as required in Mayoral Minute of 12 May 2025.</p>
<p>Item 27. Additional local provision, Clause 6.24 Mix of dwelling sizes in residential flat buildings and shop top housing.</p>	<p><i>(e) Update Item 27 (proposed dwelling mix clause) to provide an evidence based justification to support this proposed amendment. This must include a current market demand analysis that demonstrates:</i></p> <ul style="list-style-type: none"> • <i>The proposed amendment will not have a detrimental impact on development feasibility across the LGA.</i> • <i>The proposed amendment will not have a detrimental impact on housing supply across the LGA.</i> • <i>The overall benefits of the proposed amendment.</i> 	<p>Remove item 27 from the Harmonisation Supplementary Matters and Housekeeping Planning Proposal and progress this matter as part of a separate planning proposal after appropriate feasibility studies have been prepared and approved by DPHI to avoid holding up the Planning Proposal</p>

Other Amendments

14. The Gateway Determination (**Attachment 2**) also requires removal of Items 30 and 74-122 regarding the proposed inclusion of existing Places of Public Worship as APUs due to potential site-specific amenity impacts on the R2 Low Density Residential Zone. The Gateway Determination Report recommends that Council develop a holistic policy approach for the residential zone and/or Places of Public Worship as part of a future proposal. In the interim, Places of Public Worship requiring significant expansion in the R2 Zone can utilise a site-specific planning proposal where a case by case merit assessment can be made.
15. Additionally, the Gateway Determination requires correction of minor errors, provision of consequential mapping and removal of a duplicate matter from the Planning Proposal prior to exhibition. The amended Planning Proposal with the proposed changes is at **Attachment 1**.

PARRAMATTA LOCAL PLANNING PANEL

16. The Local Planning Panel (LPP) considered this matter at its meeting held on 17 June 2025 (refer to **Attachment 3** for the LPP Report). In providing its advice to Council, the LPP endorsed the recommendations of Council officers and recommended that Council submit the Harmonisation Supplementary Matters and Housekeeping Planning Proposal to the DPHI for an amended Gateway Determination.

LEGAL IMPLICATIONS FOR COUNCIL

17. There are no legal implications for Council as a result of the Planning Proposal.

FINANCIAL IMPLICATIONS FOR COUNCIL

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

PLAN MAKING DELEGATIONS

19. The Plan making functions for the Harmonisation, Supplementary Matters and Housekeeping Planning Proposal were delegated to Council in the Gateway Determination (**Attachment 2**) issued on 24 March 2025.
20. This means that after the Planning Proposal has been amended to comply with any remaining conditions of the Gateway Determination, Council officers can deal with Parliamentary Counsel on the legal drafting and finalisation of amendments to PLEP 2023 facilitated by the Planning Proposal.

CONCLUSIONS AND NEXT STEPS

21. This report recommends that the Harmonisation Supplementary Matters and Housekeeping Planning Proposal be amended as discussed in the report and shown in **Attachment 1** and be submitted to the DPHI for an amended Gateway Determination.
22. Following receipt of an amended Gateway Determination for the Planning Proposal, Council officers will respond to any remaining administrative matters and progress with the public exhibition of the Planning Proposal. Following exhibition, the feedback from the community will be reported to Council.

David Birds
Group Manager Major Projects and Precincts

Robert Cologna
Executive Director City Planning and Design

Gail Connolly PSM
Chief Executive Officer

ATTACHMENTS:

Attachment 1 – Amended Harmonisation Supplementary Matters and Housekeeping Planning Proposal

Attachment 2 – Gateway Determination

Attachment 3 – Local Planning Panel Report – 17 June 2025

Attachment 4 – Assessment of removal of Clause 6.19

Link to Attachments

The 23 June 2025 Planning, Transport and Environment Committee Report and its attachments can be viewed here, at Item PTE25-27 on page 573 of the agenda:

<https://hsdocssuite.blob.core.windows.net/docassembler-web-publishing/936d3116-276b-4089-9859-982893b5f23b/78b3803f-e81a-4dbe-b35b-fbc3d3e7836e/23%20June%202025%20-%20Agenda%20-%20Planning,%20Transport%20and%20Environment%20Committee.pdf?sv=2023-01-03&si=docassembler-web-publishing-18C143F0A12&sr=c&sig=MtRove4t0uZK38WJBP8ve7kY5tT6nhv8O3CCOzmyCM4%3D>