

Explanatory Note

Amendment to the State Environmental Planning Policy (Housing) 2021

This version of the Planning Proposal reflects Council's position as endorsed in **July 2025**, and the changes required by the **Gateway Determination issued in September 2025**. This includes Council's resolution to remove **Clause 6.19** from the *Parramatta Local Environmental Plan 2023*, which previously prohibited the subdivision of dual occupancies in certain areas.

The State Government change to the **Housing SEPP** made in **October 2025** which allows the subdivision of dual occupancies in Low and Mid-Rise Housing Areas zoned R1, R2 and R3 - *and is consistent with Council's July 2025 resolution* - are **not described** in this Planning Proposal. These changes occurred after Council's endorsement and will be addressed in the **post exhibition version** of the Planning Proposal.