

**INNOVATIVE**

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<b>ITEM NUMBER</b>	14.1
<b>SUBJECT</b>	Land Use Planning Work Program Update
<b>REFERENCE</b>	F2018/00155 - D06666410
<b>REPORT OF</b>	Land Use Planning Manager

**PURPOSE:**

The purpose of this report is to provide a tri-annual update on Council's Land Use Planning Team's strategic projects, planning proposals, and planning agreements.

**RECOMMENDATION**

- (a) **That** Council receive and note this report on the Land Use Planning team's work program.
- (b) **That** a periodic report on the status of land use planning strategic projects is reported bi-annually to Council in June and December each year.
- (c) **Further, that** should Council adopt the recommendation as per (b) above, the next status update report be reported to Council in December.

**BACKGROUND**

1. Council resolved on 26 September 2016 that periodic reports be provided to Council on the Land Use Planning team's work program including status updates on all strategic projects, planning proposals and voluntary planning agreements (VPAs). The resolution requested these updates be provided to Council in April, August and November each year.

**STRATEGIC PLANNING PROJECTS**

2. As part of the maintenance of Council's land use planning framework, the Land Use Planning team has the responsibility of informing decision-making on the formulation of and amendments to Council's planning policies and strategies.
3. The most significant of these policies are Council's Local Environmental Plans (LEPs), Development Control Plans (DCPs) and contributions policies, comprising Section 7.11/7.12 plans (former Section 94/94A plans). Following council boundary changes in May 2016, several LEPs, DCPs and development contributions plans apply to land within the City of Parramatta. These include the relevant planning instruments that apply to the areas formerly located within Holroyd, The Hills, Hornsby and Auburn Local Government Areas.
4. The Land Use Planning team also undertakes policy projects on a precinct basis (i.e. Camellia, Telopea, Westmead, etc.) and a thematic basis (i.e. heritage, planning administration, etc.).
5. Current strategic planning projects are grouped into eight categories for reporting as follows:

- (1) Policy review projects – Parramatta CBD Planning Proposal
- (2) Policy review projects – other projects
- (3) Precinct planning
- (4) Planning harmonisation projects\*
- (5) Heritage and Planning administration\*\*
- (6) Site-specific Planning Proposals – CBD
- (7) Site-specific Planning Proposals – outside of CBD
- (8) Voluntary Planning Agreements

*\* projects relating to harmonising Council's planning control framework following council boundary changes in May 2016*

*\*\* includes the Land Use Planning team's heritage management, development contributions and customer service programs*

6. The eight attachments to this report provide detailed updates on all projects across these eight categories. The following sections of this report provide commentary on significant projects in each of these categories which have progressed since the previous work program update report.

### **Policy Review – Parramatta CBD Planning Proposal**

7. The Land Use Planning team prepared the Parramatta CBD Planning Proposal (CBD PP) in response to the NSW Government's direction to grow Parramatta as Sydney's second CBD. On 11 April 2016, Council endorsed the draft CBD PP, which was subsequently sent to the Department of Planning and Environment (DPE) requesting a Gateway Determination to enable public exhibition.
8. The DPE issued a Gateway Determination to Council on 13 December 2018 to allow the CBD PP to proceed subject to 34 conditions. A number of these conditions require additional information and/or supporting evidence in relation to certain matters to be provided prior to any public exhibition of the CBD PP.
9. A workshop with Councillors was held on 18 February 2019 to review the Gateway conditions and to discuss a timeline and approach for their completion. Subsequently, a report was prepared for the 25 March 2019 Council meeting providing an update on the Gateway Determination and seeking strategic direction in relation to specific conditions. This will enable Council officers to refine the CBD PP for Council's endorsement prior to pre-exhibition.
10. **Attachment 1** provides an update on key aspects of the CBD PP project.

### **Policy Review – Other Projects**

11. Key policy review projects that have progressed since the previous update report include the following:
  - a. Local Strategic Planning Statement LEP Review and Housing Strategy: Following the completion of "Phase 1: LEP Review" Council officers have commenced "Phase 2: Local Strategic Planning Statement"

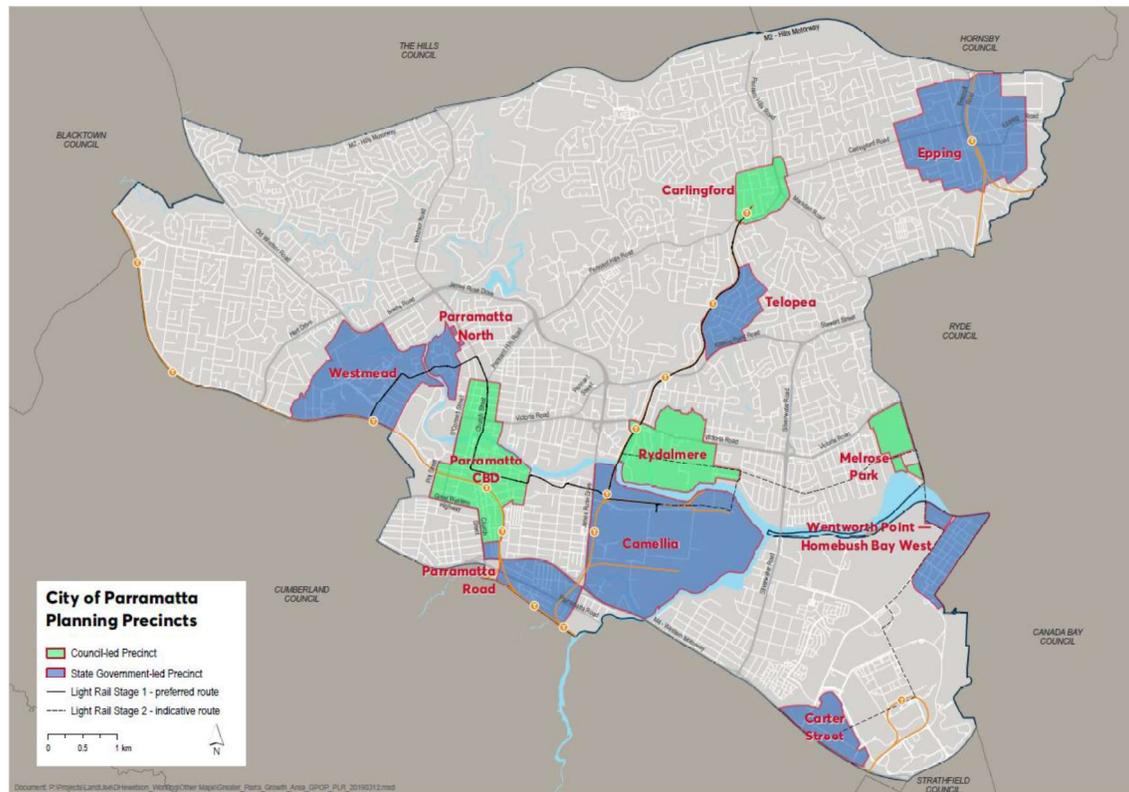
(LSPS) in December 2018 with Council commissioning consultants to assist with this work. The Local Housing Strategy is currently being prepared and will be a key document in informing the LSPS.

- b. LEP Housekeeping amendments: A Gateway determination was issued for Housekeeping Amendment No. 3 and the planning proposal was publicly exhibited from 3 April to 17 April 2019. A post-exhibition report is being prepared.
- c. VPA Policy review: Council resolved to adopt the Planning Agreements Policy in November 2018. The new policy, together with the associated templates, are now available on Council’s website. Further, a working party which includes Councillors will be established to guide the process for preparing pre-scheduled rates for precincts outside the CBD.

12. **Attachment 2** provides an update on the land use planning team’s significant policy review projects.

**Precinct Planning**

13. **Table 1** below summarises the status of precincts Council is progressing. Some of the precincts are being dealt with in partnership with Government Agencies such as DPE, whilst others are being led by Council. **Figure 1** provides an overall view of the precincts currently managed by Council’s land use planning team.



**Figure 1: Planning Precincts in the City of Parramatta LGA**

<b><i>Precinct</i></b>	<b><i>Status</i></b>
<b>Camellia</b> (State Government initiated)	Following Council's review of the draft Camellia Town Centre Master Plan and technical documents, a submission to the Department was endorsed at the 9 April 2018 Council meeting. The Department are continuing to review submissions and carry out additional technical analysis. Draft planning controls are expected to be released by the middle of 2019.
<b>Carlingford</b> (Land owner initiated with Council progressing structure plan)	<p>A number of Planning Proposals are underway in Carlingford, with a key concern for a number of these proposals being traffic impact. Planning Proposals in the former Carlingford Block Study area are continuing to be progressed by Council officers.</p> <p>At the Council meeting of 29 October 2018, Council resolved to commence a structure planning process for the Parramatta Light Rail corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure. This work has now commenced and is expected that a draft will be completed by the third quarter of this year.</p>
<b>Carter Street</b> (State Government initiated)	Council provided a submission to the DPE as part of the exhibition of the revised draft Carter Street Master Plan. Council is currently awaiting the finalisation of the revised master plan.
<b>Epping</b> (Council initiated in response to State Government rezoning in 2014)	<p>Council considered a report in November 2018 regarding the feedback received on the exhibition of the Epping Town Centre Traffic Analysis, and modelled traffic transport improvements. A report relating to pedestrian accessways and laneways was reported in March 2019.</p> <p>Council officers meet regularly with the Epping Ward councilors to discuss the detailed project plan that deals with a number of projects in Epping that have come about from the Epping Planning review process.</p>

<b><i>Precinct</i></b>	<b><i>Status</i></b>
<p><b>Granville / Parramatta Road</b> (Council implementing State Government strategy)</p>	<p>Council resolved on 9 April 2018 to enter into the Terms of Reference with the Department and Cumberland Council to progress the precinct-wide traffic study. The study is currently being undertaken, and is expected to be finalised in the coming weeks.</p>
<p><b>Melrose Park</b> (Council progressing in response to land owner requests)</p>	<p>Northern Precinct – Council officers are continuing to work on resolving outstanding planning matters regarding this precinct including: density; infrastructure needs; a VPA; and a site specific DCP. It is anticipated that a revised Proposal will be considered by Council mid-2019.</p> <p>Southern Precinct – Council staff are continuing to work with the applicants on the draft Southern Structure Plan to resolve outstanding density and open space matters. It is anticipated that a draft Plan will also be considered by mid-2019.</p> <p>Transport Management and Accessibility Plan (TMAP) – a final version of the TMAP has been issued to the TMAP Working Group and is awaiting endorsement from TfNSW and will be considered by Council with a revised planning proposal before being sent to the DPE for approval prior to exhibition.</p> <p>Council officers are continuing to liaise with the Department on the requirements of the Safety Management Study for the precinct which will assess the risk of developing the precinct in proximity to a fuel and gas pipeline currently located in the Hope Street road reserve. Council officers are also continuing to liaise with TfNSW and landowners within the precinct on the potential impacts of the Light Rail Stage 2 alignment and the proposed bridge between Melrose Park and Wentworth Point.</p> <p>Council officers are liaising with the applicant, Department of Education and Department of Planning and Environment regarding future education needs in the precinct. Council officers provide periodic updates to Ryde Council to ensure they are kept up to date with progress in the precinct.</p>

<b><i>Precinct</i></b>	<b><i>Status</i></b>
<b>Parramatta North</b> (State Government initiated)	In November 2018, the NSW Government announced it would partner with the University of Sydney to establish a campus at the Parramatta North site. The announcement follows a market sounding process undertaken by UrbanGrowth NSW Development Corporation and Health Infrastructure NSW for land located across the Parramatta North site and Westmead Health Precinct. Council officers are continuing to provide input into the potential future uses in the precinct and how the campus can complement its national heritage significance.
<b>Rosehill</b> (Council progressing in response to land owner requests)	At the Council meeting of 29 October 2018, Council resolved to commence a structure plan for the Parramatta Light Rail corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure. Work is continuing on the structure planning review in the River Road West Precinct and preliminary feedback has been provided regarding a landowner submitted structure plan concept.
<b>Rydalmere</b> (Council initiated)	<p>The NSW Government's announcement of Stage 2 Light Rail in late 2017 and potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. The timetable of any future structure planning process is highly dependent on Stage 2 Light Rail, which is yet to be confirmed.</p> <p>At the Council meeting of 29 October 2018, Council resolved to commence a structure plan for the Parramatta Light Rail corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure. This work has commenced and is expected that a draft will be completed by the third quarter of this year.</p>
<b>Sydney Olympic Park</b> (State Government initiated)	The NSW Planning Minister approved the Sydney Olympic Park Master Plan 2030 on 29 August 2018. Council officers will continue to work with SOPA to deliver the Master Plan's vision to provide for housing, employment, open space, improved public amenity and local infrastructure funding.

<b>Precinct</b>	<b>Status</b>
<b>Telopea</b> (State Government initiated)	The gazettal of changes to LEP provisions in Telopea occurred on 19 December 2018. Following this, Council officers met with the Department of Planning and Environment and the Land and Housing Corporation to discuss the timetable for finalisation of the draft DCP and section 7.11 development contributions framework in March 2019. A draft DCP is expected to be reported to Council in the next quarter.
<b>Wentworthville</b> (State Government initiated)	Council resolved on 29 October 2018 to write to the Department requesting that the Wentworthville Precinct work be deferred. Council has written to the Minister and is awaiting a response.
<b>Westmead</b> (State Government initiated)	Council officers are continuing to work with key stakeholders on a masterplan document through the Westmead Alliance.

**Table 1: Precinct's status**

14. Council officers also continue to work with the Department and the Greater Sydney Commission on matters relating to strategic land use and infrastructure planning for growth precincts within Greater Parramatta to Olympic Peninsula (GPOP).
15. **Attachment 3** provides a detailed update on precinct planning matters.

### **Planning Harmonisation Projects**

16. With regards to harmonising the planning controls and policies that now apply in the City of Parramatta, key work that has progressed since the last update include:
  - a. Public exhibition of the Land Use Planning Harmonisation Discussion Paper took place between 21 January and 4 March 2019. The outcomes of the exhibition is anticipated to be reported in mid-2019.
  - b. Council officers have considered the recommendations of the independent review of the City of Parramatta's development contribution framework. Preliminary work has commenced to review existing plans and to prepare a new consolidated developer contributions framework for areas outside the Parramatta CBD.
17. **Attachment 4** provides further detail on harmonisation of all the planning controls and policies in the City of Parramatta.

## Heritage and Planning Administration Projects

18. As well as ongoing administration of the Heritage Committee and Heritage Grants program, key heritage matters that have progressed since the last update include:
  - a. The Heritage Advisory Committee met on 20 February 2019 and considered four applications for grants from Council's Local Heritage Fund. These applications were reported to Council on 8 April 2019 for Council's consideration. Council resolved to issue grants to two of the four applications. The other two were deferred until a later Heritage Advisory Committee meeting.
19. The above issues and other aspects of the Council's work relating to heritage and planning administration (i.e. developer contributions and customer service programs) are discussed in more detail at **Attachment 5**.

## Site-Specific Planning Proposals

20. As noted in previous update reports, the number of site-specific planning proposals lodged with Council has increased dramatically since 2010. This reflects increasing investment interest within the City of Parramatta LGA, primarily a result of the Parramatta CBD planning framework review project, as well as high demand for residential development in the Parramatta CBD and surrounding suburbs.
21. **Attachment 6** and **Attachment 7** provide updates on each of the planning proposals being managed by Council, inside and outside of the Parramatta CBD planning proposal area respectively. Planning proposals are grouped into three categories:
  - a. Under preliminary assessment, and not yet reported to Council (shaded yellow)
  - b. Reported to Council an/or received Gateway determination and/or placed on public exhibition (shaded orange)
  - c. Reported back to Council post-exhibition and awaiting gazettal (green)
22. **Attachment 9** and **Attachment 10** provides a map of current planning proposals managed by the Land Use Planning team for sites inside the Parramatta CBD and outside the Parramatta CBD.
23. Five (5) new planning proposals have been lodged since the last status update: three (3) of which are located within the Parramatta CBD and two (2) outside the Parramatta CBD. Council is currently managing seventy-two (72) 'live' planning proposals.
24. Since the last update two (2) planning proposals were reported to Council for initial decision (status change from yellow to orange) and three (3) planning proposals were reported back to Council post-exhibition for endorsement (status change from orange to green).
25. There are a number of sites where the complexity of aligning one or more site-specific planning proposals with concurrent strategic planning projects impacts on the processing of those planning proposals.

26. Council's Land Use Planning team has been providing tri-annual reports for over two years. The growth in site-specific planning proposals over this time is shown in **Figure 2**. Overall, the number of site-specific planning proposals has grown from fifty-two (52) in September 2016 to seventy-two (72) in April 2019, equating to 38% growth during this period.

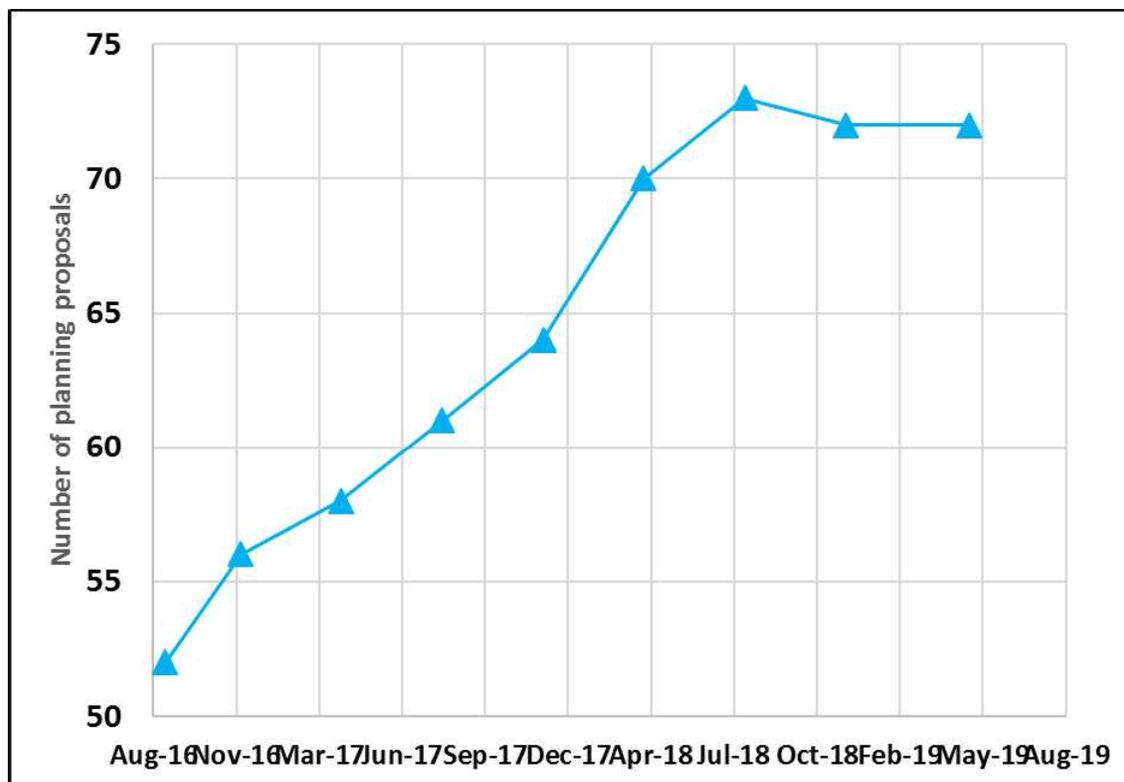


Figure 2: Total site-specific Planning Proposals managed by Council

### Voluntary Planning Agreements

27. As noted in previous update reports, the number of Voluntary Planning Agreements (VPAs) managed by Council's Land Use Planning team has grown significantly over the past five years, from just three (3) in 2012 to fifty-three (53) matters which currently require some form of action or monitoring.
28. **Attachment 8** provides updates on each of the VPAs currently being managed by Council. VPAs are grouped into three categories:
- Yet to be reported to Council with a recommendation (shaded yellow)
  - Accepted in principle/subject to exhibition or finalisation of legal drafting (shaded orange)
  - Executed VPAs requiring ongoing management/monitoring (green)
29. At its meeting of 26 November 2018, Council resolved to adopt the draft Planning Agreements Policy. This is now available on Council's website together with the associated templates.

## EMERGING ISSUES

30. The Land Use Planning team also responds to emerging issues. Any new policy or guidelines from the State/Federal Governments that potentially impact on Council's policy framework will continue to be reviewed as they are issued. Major emerging issues the Land Use Planning team are aware of are addressed below. These may impact on the work program leading up to the next update report.

### Sydney Metro West

31. The State Government's announcement of a future Sydney Metro West link from Parramatta to Sydney CBD is supported. Council officers will continue to monitor this potential infrastructure to understand how it will impact on Council's land use planning framework.

### Parramatta Light Rail Stage 2

32. The State Government's recent announcement of a future Stage 2 for Parramatta Light Rail is supported. Insufficient information has been provided to date about potential stop locations and other arrangements to understand how the proposal will impact on Council's land use planning framework.

### Special Infrastructure Contribution

33. A draft Special Infrastructure Contribution (SIC) for the Greater Parramatta Priority Growth Area has not yet been released by the DPE. Council officers will continue to monitor this matter to understand how it will impact on Council's land use planning framework, its relationship with concurrent infrastructure planning activities for Greater Parramatta and Olympic Park Peninsula led by the Greater Sydney Commission, and prepare a draft submission for Council's consideration if a SIC is exhibited.

## HOUSING DELIVERY

34. The Central City District Plan, finalised in March 2018, sets out a 0-5 year housing target for the City of Parramatta LGA of 21,650 dwellings to 2021.
35. Council officers consider that Council is on track to meet or exceed this target, based on the considerations outlined below:
36. Recent approvals/completions: Data from the Department of Planning and Environment shows that **13,950** additional homes were built in the City of Parramatta in the last five years, and that an additional **22,550** new dwellings are forecast for the next five years. It is also noted that City of Parramatta ranks first amongst LGAs in Metropolitan Sydney in both of these datasets (Refer: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-housing-supply-forecast/Top-five-local-government-areas>). No new information is available since the last report regarding this matter.
37. Additional dwellings to 2036 within City of Parramatta's growth precincts and other site-specific PPs are currently estimated at **82,000-85,000** dwellings.

## OTHER MATTERS

### Land Use Planning Strategic Projects tri-annual update report

38. During Administration, Council resolved on 26 September 2016 that a periodic report on the status of the land use planning team's strategic projects be reported to Council in April, August and November each year, which translates to approximately every 4 months.
39. Since the initial report to Council in September 2016, the land use planning team's workload has increased significantly. The number of projects managed by the land use planning team has increased under each of the eight categories for reporting. A significant number of Councillor workshops and ward briefings are also undertaken on the land use program.
40. Due to the increased workload and limited resourcing to manage the tri-annual status update report, it is requested that Council consider reducing the frequency of the formal status update report from tri-annual to bi-annual and for it to be reported to Council in June and December each year.
41. Should Council adopt the above, it is recommended that the next status update report be provided to Council in December 2019.

### Site-Specific Planning Proposals outside the Parramatta CBD

42. On 10 December 2018, a notice of motion was considered by Council relating to the pressure on Council's current planning framework with the large number of site-specific planning proposals the Land Use Planning team is currently managing.
43. At this meeting Council resolved:  
  
*"That Council not progress with new site specific planning proposals that are seeking an increase in residential density in areas outside of the Parramatta CBD during 2019 until work on both Council's new Local Strategic Planning Statement and Local Housing Strategy is completed."*
44. Council has since written to both the DPE and Minister for Planning seeking support for this approach. Council officers are regularly contacting the DPE for a response on the matter. Council is still awaiting a response to this correspondence.
45. Within the current legislative framework, planning proposals can still be legally lodged with Council despite the resolution not to proceed with any new ones lodged in 2019. Any such proposal will also be subject to a pre-Gateway review should the applicant seek to do so. A direction from the Minister is required to prevent any new planning proposal being lodged with Council.
46. One (1) planning proposal has been lodged with Council in 2019 seeking residential uplift in an area outside the Parramatta CBD. Details relating to this proposal can be found in **Attachment 7**.

## CONCLUSION

47. Due to the ongoing impacts of the 2016 council boundary changes, state planning policy framework issues, and high levels of development interest across the City of Parramatta, it is expected that the workload for the Land Use Planning team will remain at a very high level for at least the next three years.
48. It is recommended that periodic status updates continue to be provided on a bi-annual basis with the next update to be provided in December 2019.

Michael Rogers  
**Land Use Planning Manager**

Roy Laria  
**Land Use Planning Manager**

Geoff King  
**Acting Group Manager City Strategy**

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### **ATTACHMENTS:**

<b>1</b> <a href="#">↓</a>	Parramatta CBD Planning Proposal Projects	3 Pages
<b>2</b> <a href="#">↓</a>	Planning Policy Review Projects	2 Pages
<b>3</b> <a href="#">↓</a>	Precinct Planning Projects	3 Pages
<b>4</b> <a href="#">↓</a>	Harmonisation Projects	1 Page
<b>5</b> <a href="#">↓</a>	Heritage and Planning Administration Projects	1 Page
<b>6</b> <a href="#">↓</a>	Site-Specific Planning Proposals - Inside of Parramatta CBD	8 Pages
<b>7</b> <a href="#">↓</a>	Site-Specific Planning Proposals - Outside of Parramatta CBD	8 Pages
<b>8</b> <a href="#">↓</a>	Voluntary Planning Agreements	9 Pages
<b>9</b> <a href="#">↓</a>	Map - Planning Proposals - Inside of Parrmatta CBD	1 Page
<b>10</b> <a href="#">↓</a>	Map - Planning Proposals - Outside of Parramatta CBD	1 Page

Land Use Planning Projects - CBD Planning Proposal Projects - Status at April 2019

Attachment 1

Project	Description	Status - November 2018 (Previous)	Status - April 2019 (current)	Next Steps
<b>CBD Planning Framework - Planning Proposal (CBD)</b>	In response to the NSW Government's direction to grow Parramatta as Sydney's second CBD, and informed by a study and strategy, the CoP has prepared a Planning Proposal (PP) to amend the planning controls for the Parramatta CBD to facilitate the expected growth. The PP explains the intended effect of, and justification for, the proposed amendments to the planning controls for the Parramatta CBD in Parramatta Local Environmental Plan 2011.	DPE is reviewing the draft CBD PP sent in April 2016. Council has provided all information requested to facilitate release of the Gateway Determination for the CBD PP. Council staff continue to regularly meet with DPE officers, with the most recent meeting being held 3 October 2018.  Two meetings have been held with the Lord Mayor and Minister for Planning where the CBD PP was discussed (7 March and 28 September 2018). A letter from the Lord Mayor was sent to the Minister for Planning on 18 October 2018, raising a number of issues, including the CBD PP Gateway Determination.  Following the Councillor workshop on 22 August 2018, a report to Council with options on policy issues related to the draft CBD PP was reported to the Council Meeting on 10 September 2018. The resolution from this report required amendments to Council's Gateway Application and the DPE were notified of the changes on 20 September 2018.  In accordance with the 10 September 2018 resolution, Council resolved to undertake two additional studies. These are described separately below.	DPE issued a Gateway determination on 13 December 2018 allowing the CBD PP to proceed subject to conditions, including requirements to submit additional information for clarification and/or evidence to support the planning proposal before public exhibition.  A workshop with Councillors was held on 18 February 2019 to go through the 34 Gateway conditions including possible options to deal with some of the conditions, and to present a timeline and next steps for completion. DPE officers attended the workshop and answered Councillor questions.  Following on from the Councillor workshop, a report to Council is being prepared that will provide Council with an update on the Gateway determination and seek strategic direction in relation to specific conditions of the Gateway determination to enable refinement of the planning proposal for Council's endorsement, prior to forwarding to public agencies for pre-exhibition consultation. This report is expected to be finalised for the 25 March 2019 Council Meeting.	It is anticipated that following a Council resolution at the 25 March 2019 Council Meeting, Council officers will liaise with identified State agencies as required by the Gateway conditions and prepare the necessary work and studies required to address the conditions of the Gateway Determination. Council officers will also seek direction from DPE as required and present work as finalised to Councillors at a workshop(s). This will include work on issues that a number of site-specific planning proposals within the Parramatta CBD Planning Proposal boundary are reliant on, such as overshadowing and heritage matters.  The expected next milestone for the project will be a report to Council in mid 2019 seeking endorsement of a consolidated planning proposal for endorsement for the purpose of consultation with Agencies. Following this, it is anticipated the CBD PP will be publicly exhibited. Submissions received during the public exhibition will then be considered and reported to Council along with the recommended changes to the draft planning controls.
<b>CBD Planning Framework - Strategic Transport Study</b>	Preparation of a Strategic Transport Study (STS) to quantify likely travel demand resulting from the growth envisaged in the PP. The STS was prepared by consultants commissioned by Council and in consultation with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS). The findings of this study, together with other detailed modelling work will inform the development of a Parramatta CBD Integrated Transport Plan (ITP).	Results of the STS are informing the mesoscopic modelling and Integrated Transport Plan for the CBD PP.	The Gateway Determination for the CBD PP issued on 13 December 2018 requires the Mesoscopic Model and Integrated Transport Plan to be prepared in consultation with relevant State agencies and placed on public exhibition as a supporting document. Work on the mesoscopic model and Integrated Transport Plan for the CBD PP has already commenced and is ongoing.	Continue ongoing work in preparing a mesoscopic model and Integrated Transport Plan to support the Parramatta CBD PP.
<b>CBD Planning Framework - Detailed traffic modelling</b>	Using the results from the Strategic Transport Study (STS), mesoscopic modelling (detailed traffic modelling) will be prepared by consultants to be commissioned by CoP and in consultation with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS). The results from this modelling will inform the development of the Parramatta CBD Integrated Transport Plan.	Council officers, RMS and TfNSW have agreed on the methodology for the modelling using agreed growth scenarios.	The Gateway Determination for the CBD PP issued on 13 December 2018 requires the Mesoscopic Model and Integrated Transport Plan to be prepared in consultation with relevant State agencies and placed on public exhibition as a supporting document. Work on the mesoscopic model and Integrated Transport Plan for the CBD PP has already commenced and is ongoing.	Continue ongoing work in preparing a mesoscopic model and Integrated Transport Plan to support the Parramatta CBD PP.
<b>CBD Planning Framework - Integrated Transport Plan</b>	Preparation of an Integrated Transport Plan (ITP) as required by Transport for NSW and RMS. The Plan will be informed by the Strategic Transport Study (STS) and detailed traffic modelling (Mesoscopic Model).	Consultants have finalised the background review and are now using the methodology agreed to by Council officers, RMS and TfNSW to test growth scenarios.	The Gateway Determination for the CBD PP issued on 13 December 2018 requires the Mesoscopic Model and Integrated Transport Plan to be prepared in consultation with relevant State agencies and placed on public exhibition as a supporting document. Work on the mesoscopic model and Integrated Transport Plan for the CBD PP has already commenced and is ongoing.	Continue ongoing work in preparing a mesoscopic model and Integrated Transport Plan to support the Parramatta CBD PP.
<b>CBD Planning Framework - CBD Infrastructure Strategy (formerly called 'Delivery Plan')</b>	Preparation of the CBD Infrastructure Strategy will outline the vision for the Parramatta CBD and the mechanisms to obtain works or monetary contributions for infrastructure. The Strategy will include a Section 94A Plan and Development Guideline. An accompanying Works Schedule will detail local infrastructure needs.  The Strategy will be informed by the independent peer review of the infrastructure funding mechanism and discussion paper as requested by the Administrator on 27 June 2016.	DPE is currently reviewing the draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	The Gateway Determination for the CBD PP issued on 13 December 2018 requires community infrastructure to be provided on site only, and not an alternative site nominated by Council as previously sought by Council. The funding implications of the Gateway condition limiting community infrastructure to being provided on site only needs to be tested through further study.	Council will undertake a study to understand the funding implications of the Gateway condition limiting community infrastructure to being provided on site only and workshop this with Councillors. This study will also consider alternative funding mechanisms to deliver community infrastructure, including a new contributions plan with higher rates that would match value sharing.

## Land Use Planning Projects - CBD Planning Proposal Projects - Status at April 2019

Attachment 1

Project	Description	Status - November 2018 (Previous)	Status - April 2019 (current)	Next Steps
<b>CBD Planning Framework - CBD Infrastructure Strategy - s94A plan</b>	Preparation of a s94A plan to support the CBD Infrastructure Strategy	DPE is currently reviewing the draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	The Gateway Determination points to using a new Contributions Plan, i.e. Section 7.11 or Section 7.12 plan (formerly known as section 94 or section 94A) to support funding for community infrastructure, including higher contribution rates. This needs to be tested through further study.	Council will undertake a study to understand the funding implications of the Gateway condition limiting community infrastructure to be provided on site only and workshop this with Councillors. This study will also consider alternative funding mechanisms to deliver community infrastructure, including a new contributions plan with higher rates that would match value sharing.
<b>CBD Planning Framework - CBD Infrastructure Strategy - Works Schedule</b>	Preparation of a Draft Works Schedule detailing local infrastructure needs required to support Parramatta as a second CBD. The schedule has been developed through an extensive internal consultation process.	DPE is currently reviewing the draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	The Gateway Determination for the CBD PP issued on 13 December 2018 requires community infrastructure to be provided on site only, and not an alternative site nominated by Council as previously sought by Council. The funding implications of this Gateway condition and the implications for the Draft Works Schedule need to be further understood and tested through further study.	Council will undertake a study to understand the funding implications of the Gateway condition limiting community infrastructure to be provided on site only and workshop this with Councillors. This study will also consider alternative funding mechanisms to deliver community infrastructure, including a new contributions plan with higher rates that would match value sharing.
<b>CBD Planning Framework - Flooding Issues</b>	Preparation of flood mitigation matters associated with the CBD Planning Proposal	DPE and OEH are currently reviewing Council's application for Exceptional Circumstances	The Gateway Determination issued by DPE on 13 December 2018, grants Council's request for exceptional circumstances to enable further agency consultation and community consultation, noting that further consideration and agreement from the DPE Secretary is also required.	Council officers will consult with the Office of Environment and Heritage and NSW State Emergency Services with regard to Council's request to apply flood controls to land about the 1 in 100 ARI flood level. Council will also update its draft Floodplain Risk Management Plan as per the Gateway condition. The outcomes from this consultation and additional work will then be reported to Council in mid 2019. Council officers will also report back to Council's Floodplain Risk Management Committee on the Exceptional Circumstances Application and any further work undertaken.
<b>CBD Planning Framework - Planning Proposal (Investigation Areas)</b>	In response to an action in the Parramatta CBD Planning Strategy, three areas on the edge of the CBD Planning Proposal boundary were identified as having potential to accommodate additional growth subject to further analysis.	Report endorsed on 12 September 2016 to defer investigation of the Planning Investigation Areas pending the outcome of the Parramatta CBD Planning Proposal.	The Gateway Determination issued by DPE on 13 December 2018 allows amendments to the planning controls for the land within the CBD PP boundary (as sought by Council) to proceed subject to conditions, including requirements to submit additional information for clarification and/or evidence to support the planning proposal before public exhibition. Consideration of the Planning Investigation Areas at this time is not a requirement of the Gateway Determination.	As consideration of the Planning Investigation Areas is not required as a result of the Gateway Determination and substantial work is required to amend and update the CBD PP before public exhibition can occur, there will be no further work on the Planning Investigation Areas at this time. It is anticipated that once the CBD PP comes off public exhibition and reported to Council seeking endorsement to adopt for gazettal, the work required to progress the Planning Investigation Areas may occur.
<b>CBD Planning Framework - Development Control Plan 2011 Amendment</b>	Review of city centre controls and inclusion in DCP 2011; the revised controls will reflect and support the CBD Planning Proposal.	Work is continuing on the preparation of draft DCP controls to support the CBD Planning Proposal. To be finalised once Gateway Determination has been received.	Following receipt of the Gateway Determination, work is being finalised on the preparation of draft DCP controls to support the CBD Planning Proposal.	Council officers are finalising draft DCP amendments and will report to Council to place on public exhibition alongside the CBD PP.
<b>Parramatta CBD Framework - Urban design and heritage precinct plan for West Auto Alley</b>	Review planning controls and public domain opportunities based on urban design and heritage analysis in the West Auto Alley area. The review is being prepared by consultants.	Council resolved on 10 September 2018 in relation to the report on the Parramatta CBD Planning Proposal - Policy Areas, to undertake additional heritage and public domain work to support revised planning controls. A brief to engage consultants is being prepared.	The Gateway Determination includes a condition requiring further investigation of heritage interface areas where there is an inconsistency between a heritage study and the planning proposal. The consultant engaged to prepare the Precinct Plan and heritage study for the West Auto Alley Precinct is well underway with a final report due in the coming months.	Following receipt of the analysis from the consultant, it is expected that the work will be reported to Council in mid 2019.

Land Use Planning Projects - CBD Planning Proposal Projects - Status at April 2019

Attachment 1

Project	Description	Status - November 2018 (Previous)	Status - April 2019 (current)	Next Steps
<b>Parramatta CBD Framework - High Performing Building bonus - environmental analysis</b>	Review the way the high performing building bonus provision is calculated for sites with a mapped incentive FSR of 6:1 or more.	Council resolved on 10 September 2018 in relation to the report on the Parramatta CBD Planning Proposal - Policy Areas, to apply the high performing building bonus to sites with a mapped incentive FSR of 6:1 or more, and undertake environmental analysis of the extent of performance measures above BASIX that are feasible. A consultant has been engaged to prepare this work.	The Gateway Determination includes a condition requiring submission of further work to support the amendments to the high performing building bonus clause. The consultant engaged to prepare this environmental analysis is well underway with a final report due this month.	Following receipt of the analysis from the consultant, it is expected that the work will be reported to Council in mid 2019.

Land Use Planning Projects - Policy Reviews - Status at April 2019

Attachment 2

Project	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Strategic Planning for Greater Sydney</b>	The Land Use Planning team is responsible for ongoing monitoring and response to any issues relating to metropolitan and district-level strategic planning.	Refer to "Local Strategic Planning Statement, LEP Review and Housing Strategy" below.	Preparation of a draft Local Strategic Planning Statement (LSPS) and draft Local Housing Strategy (LHS) in response to the District Plan has commenced - refer to detailed comments below.  On 28 February 2019, the DPE released a Discussion Paper on Local Character Overlays for consultation, which is currently being reviewed by Council officers who will prepare a submission.	Continue with the preparation of the draft LSPS and LHS - see comments below.  Council officers will prepare a draft submission to the Discussion Paper on Local Character, which will be reported to Council for endorsement.
<b>Local Strategic Planning Statement, LEP Review and Housing Strategy</b>	Undertake an LEP Review, including preparation of a 'Local Strategic Planning Statement' and 'Local Housing Strategy'.	Council commissioned consultants to complete the "Phase 1: LEP Review / Health Check Report", which was an assessment of the existing local strategic planning framework that identified how closely aligned Council's planning framework is with the actions in the District Plan. The Phase 1 report was endorsed by Council on 12 November 2018, and forwarded to the DPE and GSC on 14 November 2018 for review and endorsement.	GSC Assurance letter issued on 21 December 2018 stating that Council's "Phase 1: LEP Review / Health Check Report" complies with the requirements set out in Action 86 of the Central City District Plan. Work on the next stage, being the Local Housing Strategy and the "Phase 2: Local Strategic Planning Statement", commenced in December 2018 with Council commissioning consultants to prepare this work. Drafts of these documents are currently being prepared by the consultant teams in consultation with Council staff.	Continue with the preparation of a draft Local Strategic Planning Statement and draft Local Housing Strategy. Drafts of these documents are intended to be reported to Council in June 2019, with public exhibition required in July 2019.
<b>Review of the Environmental Planning and Assessment Regulation 2000</b>	The Department of Planning and Environment (DPE) exhibited an Issues Paper relating to the <i>Environmental Planning and Assessment Regulation 2000</i> in October 2017, with a view to exhibiting a draft Regulation in 2018.	DPE has yet to exhibit the proposed draft amendments to the Regulation. Therefore, no action has been taken on this matter at the current time.	DPE has yet to exhibit the proposed draft amendments to the Regulation. Therefore, no action has been taken on this matter at the current time.	At such time as amendments are released, Council officers will review and prepare a draft submission if required.
<b>LEP Housekeeping Amendments</b>	LEP Housekeeping reviews are used to correct minor policy issues, errors and anomalies which have been identified post-gazetted (LEPs). Because housekeeping processes are typically performed on a periodic basis, each process may capture a number of different issues that arose since the writing of the plan or since the previous housekeeping process.	Council are waiting for the Housekeeping amendment No. 3 planning proposal to receive Gateway Determination from the DPE.	A Gateway Determination was received for Housekeeping Amendment No.3 Planning Proposal in November 2018. The Housekeeping proposal will be placed on public exhibition during Q2, 2019.	A report on the outcomes of the public exhibition for Housekeeping Amendment No.3 will be prepared for the Local Planning Panel and Council in Q3, 2019.
<b>DCP Housekeeping Amendments</b>	Housekeeping DCP reviews are used to correct minor policy issues, errors and anomalies which have been identified post-adoption (DCPs). Because housekeeping processes are typically performed on a periodic basis, each process may capture a number of different issues that arose since the writing of the plan or since the previous housekeeping process.	Council officers are recording issues for potential inclusion in future DCP housekeeping amendments.	Council officers are recording issues for potential inclusion in future DCP housekeeping amendments.	Council officers to progress Parramatta DCP Housekeeping Amendment No. 3 to Council for approval to publicly exhibit when an appropriate number of issues for inclusion have been collected, or if it becomes otherwise necessary.
<b>VPA Policy Review</b>	Following various resolutions of Council a review of the existing VPA policy is being undertaken.	At its meeting on 26 November 2018, Council resolved to adopt the Planning Agreements Policy. Council also set out a process for setting pre-scheduled rates for precincts outside the CBD as well as transitional arrangements for the policy.	The new policy together with the associated templates are now being utilised and are available on Council's Website. A working party including Councillors will be established to guide the process for preparing pre-scheduled rates in the next quarter.	Working Party meeting to be held in the next quarter to commence process for determining pre-scheduled rates.
<b>Boarding Houses Review</b>	Council resolved to begin negotiations with the Department of Planning to obtain an exemption from the Affordable Rental Housing State Environmental Planning Policy. Initially Council was seeking to prohibit boarding houses in the low density residential zoned areas but following further negotiations Council is seeking to justify a proposal to limit Boarding Houses being developed in Council low density residential zones to certain specific locations.	The Department have advised that a review of the ARHSEPP is underway as part of Stage 2 of its Review Program for SEPPs. As part of the ARHSEPP review, they recently consulted the City of Parramatta as part of a ground-truthing exercise to look at examples of boarding houses that have been approved under the SEPP. Council Officers were able to provide two examples. The Department are at the earlier stages of the review and do not have a timeframe for the completion of the review.	Council made a submission to DPE in relation to a proposed amendment to ARHSEPP 2009 that recommended limiting the number of bedrooms in boarding houses located in R2 zones to no more than 12 rooms. The submission was lodged on 18 December 2018, and advice received from DPE dated February 2019 confirms that the ARHSEPP 2009 has now been amended to effect this change.	The ARHSEPP 2009 was amended in February 2019. No further review needed.

Land Use Planning Projects - Policy Reviews - Status at April 2019

Attachment 2

Project	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Child Care Centres</b>	<p>Council has resolved to request the State Government amend the Child-Care SEPP to enable Council to introduce planning controls that require developers to demonstrate genuine need or demand for child care centres and/or place limits on the proximity of child-care centres.</p> <p>Currently State-wide planning policy for child care centres restrict Council from introducing such controls for child-care centres.</p>	<p>In September 2017, the State Government released State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the Child Care SEPP) and the associated Child Care Planning Guidelines, which override existing local planning controls. At the same time, the State Government also introduced changes to the Standard Instrument LEP that made 'centre-based child care facilities' a mandatory permitted use in the R2 Low Density Residential zone.</p>	<p>On 11 March 2019 Council resolved to write to the Department of Planning and Environment seeking support to amend the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 to allow Council to put in place local planning controls requiring developers to demonstrate genuine need or demand for child care centres and/or place limits on the proximity of child care centres from one another.</p> <p>Further, Council resolved that the Lord Mayor write to our local State members of Parliament, seeking their support to convince the Minister for Planning to allow Council to put in place such local planning controls.</p>	<p>Council will write to the Department of Planning and Environment and local State members of Parliament, in accordance with the resolution.</p> <p>Council officers will liaise with the Department as necessary to progress this matter, once a response is issued.</p>
<b>Special Character Areas</b>	<p>Council has resolved to request the State Government allow LEPs to include Special Character Area controls and for these areas to be exempt from the Exempt and Complying Development SEPP.</p> <p>This resolution is in response to concerns that recent housing built through the State Government's Complying Development pathway is undermining the integrity of Special Character Areas in the City of Parramatta local government area.</p>	<p>On 6 June 2018 Council resolved to commence a concerted lobbying campaign, seeking the support of the State local members of Parliament, to convince the Minister for Planning to allow LEPs to include Special Character Area controls and for these areas to be exempt from SEPPs that allow development which does not comply with the provisions of the Special Character Areas.</p> <p>In accordance with the Council resolution, letters were sent to the Minister for Planning and State local members of Parliament. A response was received from the Parliamentary Secretary for Planning on behalf of the Minister for Planning advising that the Department of Planning and Environment (DPE) was preparing amendments to the Standard Instrument LEP and associated guidelines to allow local character overlays to be included in LEPs.</p> <p>Council officers met with representatives from the DPE on 24 September 2018 to further discuss the Local Character Guidelines being prepared and the LEP overlays, including the potential for the Exempt and Complying Development SEPP to not apply to these areas.</p>	<p>On 25 February 2019, Council resolved to write to the DPE requesting that the complying development provisions within State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (The Codes SEPP) be switched off for the Winston Hills Special Character Area and further that the DPE expedite work to introduce Special Character Overlays into Local Environmental Plans.</p> <p>Further, Council resolved that the Lord Mayor write to Mark Taylor MP, Member for Seven Hills, seeking his support to convince the Minister for Planning to switch off the provisions of the Codes SEPP in Special Character Areas.</p> <p>On 28 February 2019, the DPE released a Discussion Paper on Local Character Overlays for consultation, which includes suggested criteria for achieving local exclusions to state-wide policy.</p>	<p>Council is waiting a response from the Department of Planning and Environment on the request</p> <p>Council officers will prepare a draft submission to the Discussion Paper to be reported to Council for endorsement.</p>

Land Use Planning Projects - Precinct Planning - Status at April 2019

Attachment 3

Project	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Greater Parramatta to Olympic Peninsula</b>	The Greater Parramatta to the Olympic Peninsula (GPOP) is a Greater Sydney Commission (GSC) initiative which identifies the 4,000 ha area as "Greater Sydney's true centre".	The Department have advised Council that they are looking to finalise their Draft Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (LUIIP), which was exhibited in 2017. Department officers sought a meeting with Council officers to discuss Council's submission on the Draft Greater Parramatta Interim LUIIP, with officer feedback being provided accordingly, noting the significant time that had passed since the exhibition.	The Department have advised Council that they are looking to finalise their Draft Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (LUIIP), which was exhibited in 2017. Department officers sought a meeting with Council officers to discuss Council's submission on the Draft Greater Parramatta Interim LUIIP, with officer feedback being provided accordingly, noting the significant time that had passed since the exhibition.	The Growth Centres SEPP has yet to be amended to formally insert the Greater Parramatta Priority Growth Area. It is understood that the progress of this proposed SEPP amendment is associated with the progress of the Draft Greater Parramatta LUIIP.  Council officers will continue to work with GSC/Department, and monitor and progress any necessary changes to Council's land use planning framework as required.
<b>Camellia</b>	Work with the Department to finalise rezoning proposal for Camellia Priority Precinct and associated development contribution plan.	Council has reviewed the Draft Camellia Town Centre Master Plan including supporting technical documents and have prepared a submission to the Department for their consideration. Council's submission was reported to Council at the 9 April 2018 Council meeting.  The Department are continuing the review of submissions and are carrying out additional technical analyses as relevant to respond to issues raised during the public exhibition. Draft planning controls are expected to be released by mid 2019.	The Department are still in the process of reviewing submissions and are carrying out additional technical analyses as relevant to respond to issues raised during the public exhibition. Draft planning controls are expected to be released by late 2019.	Council will continue to work with the Department to address key issues affecting the finalisation of the Masterplan. This will ensure that the Department can progress towards the preparation of the rezoning package including draft DCP and Developer Contributions framework for the precinct.
<b>Carlingford</b>	Manage implementation of planning controls in Carlingford precinct, whilst also responding to issues such as Planning Proposals at the edge of the Carlingford area and Light Rail Stage 1 issues.	Several Planning Proposals are underway in the Carlingford Precinct. A key concern for a number of these proposals is traffic and the resultant cumulative impacts on the surrounding road networks. Council continue to work with applicants to deliver opportunities for high-quality open space and ensure urban design outcomes that respond to nearby commercial precincts and low density residential zones. Planning Proposals in the former Carlingford Block Study area are continuing to be progressed by Council officers.	Several Planning Proposals are underway in the Carlingford Precinct and broader Carlingford area. A key concern for a number of these proposals is traffic and the resultant cumulative impacts on the surrounding road networks. The progress of site specific Planning Proposals in Carlingford are discussed further in Attachment 7.	Officers will continue to progress the planning issues and applications currently being considered in this precinct.
<b>Carter Street</b>	Council have been invited to be involved in a process initiated by the Department of Planning and Department of Transport which will review the planning controls that apply to the precinct to integrate for a proposed access ramp which will allow westbound vehicles on the M4 Motorway to exit onto Hill Road.	The Department prepared a revised draft Carter Street Master Plan that was placed on exhibition between 10 September and 26 October 2018. Council received an extension from the Department until 2 November 2018 to allow Council to formally consider its submission in response to the revised master plan at its meeting on 29 October 2018. A draft submission was reported to Council on 29 October 2018 and was endorsed to be forwarded to the Department.	Council provided a submission to the Department in response to the exhibition of the revised draft Carter Street Master Plan. Council officers have subsequently met with the Department to discuss and resolve any issues arising from submissions received and had attended a number of landowner briefings held by the Department to work through issues raised during the consultation phase. The Department are still considering these matters prior to finalising the Master Plan. It is anticipated that the Master Plan will be finalised by mid-year.	The Department has informed Council that the finalisation of the master plan will not occur until mid-2019. Council officers are continuing to liaise with the Department in progressing any issues associated with the master plan and finalisation of planning controls for the precinct.
<b>Epping</b>	A review of the Planning Controls that apply to the Epping Precinct has been initiated as required by Council 2016/17 Operational Plan.	Following Council's resolutions of 9 July 2018, Council Officers prepared a Consultation Plan and subsequently exhibited the Epping Town Centre Traffic Analysis from 25 July to 11 September 2018. A community Information session and Drop-in session were also held. Council also drafted letters to State Agencies and the Local Member relating to the traffic analysis. At the time of writing the update report, Council was scheduled to consider this report at its meeting on 26 November relating to the Traffic Study and changes to parking controls.	The projects coming out of the Epping Planning Review process - particularly from two key Council meetings held in July and November 2018 - involve a suite of 10-12 projects that fall across policy development and implementation, advocacy, asset delivery and infrastructure planning and delivery. A detailed project plan has been prepared to guide project delivery and Council Officers meet regularly with the Epping Ward Councillor to discuss the project plan. A report entitled Pedestrian accessways and laneways was reported to Council on 11 March 2019 (Item 11.1). Council resolved that staff and councillors carry out further consultation and discussion on this matter and to be reported on a later date.	Continue implementing actions from Council's resolution of 9 July 2018 (Item 14.5) and 26 November 2018 (Item 11.1) and if relevant, 11 March 2019 (Item 11.1).
<b>Granville</b>	Council has been engaged as a Stakeholder providing feedback to Urban Growth NSW who are preparing the Strategy to transform Parramatta Road.	The Strategy was released on 9 November 2016, and gives Council two implementation options. The first is to pursue a comprehensive Planning Proposal to implement the Strategy and the alternate is to allow landowners to lodge their own site specific Planning Proposals which would be assessed to determine if they comply with the Strategy before they could commence. A critical issue that must be resolved if the Planning Controls are to proceed is the requirement for a detailed traffic assessment to be completed for the Precinct.  Council resolved on 9 April 2018 to enter into the Terms of Reference with the Department and Cumberland Council to progress the Precinct-wide traffic study. The study is being undertaken and the assessment of any Planning Proposal in the Parramatta Road Corridor must have regard to the completion of this study.  The Precinct wide traffic study is likely to be completed in early 2019.	The Strategy was released on 9 November 2016, and gives Council two implementation options. The first is to pursue a comprehensive Planning Proposal to implement the Strategy and the alternate is to allow landowners to lodge their own site specific Planning Proposals which would be assessed to determine if they comply with the Strategy before they could commence. A critical issue that must be resolved if the Planning Controls are to proceed is the requirement for a detailed traffic assessment to be completed for the Precinct.  Council resolved on 9 April 2018 to enter into the Terms of Reference with the Department and Cumberland Council to progress the Precinct-wide traffic study. The study is being undertaken and the assessment of any Planning Proposal in the Parramatta Road Corridor must have regard to the completion of this study.  The Precinct wide traffic study is yet to be finalised. The final report is now expected to be completed by mid-2019.	Council officers are continuing to liaise with the traffic consultant, Department, TfNSW, RMS and Cumberland Council regarding the progress of the precinct-wide traffic study. Council is a key stakeholder in this project and will continue to review technical documents, respond to emerging issues as well as work with the other stakeholders in order to complete the Traffic Study.

Land Use Planning Projects - Precinct Planning - Status at April 2019

Attachment 3

Project	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Melrose Park</b>	<p>A Structure Plan for the northern precinct was adopted by Council in December 2016 and Planning Proposals subsequently lodged for three sites. These proposals were combined to form the Melrose Park North Planning Proposal. The Northern Structure Plan applies to land bound by Victoria Road, Wharf Road, Hope Street and Hughes Avenue.</p> <p>A draft Southern Structure Plan was submitted to Council that applies to land south of Hope Street, Wharf Road, Parramatta River and Atkins Road.</p> <p>These Structure Plans are required to ensure future development in the precinct occurs in a coordinated and structured manner and must be finalised prior to any planning proposals being formally assessed for land within the precinct.</p>	<p><b>Northern Precinct</b> - The Applicant has submitted a revised Master Plan and Planning Report which has been referred to Council officers for assessment. Work is continuing on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the precinct.</p> <p><b>Southern Precinct</b> - Council staff are continuing to work with the Applicants on the draft Southern Structure Plan to resolve outstanding density and open space matters. It is anticipated that a draft Plan will be considered by Council in the first half of 2019.</p> <p><b>TMAP</b> - A final version of the TMAP has been issued to the TMAP Working Group and will be considered by Council at a meeting in early 2019 before being sent to the Department with the revised Planning Proposal for approval prior to exhibition.</p> <p>Council officers are continuing to liaise with the Department on the requirements of the Safety Management Study for the precinct.</p> <p>Council officers are continuing to liaise with TfNSW and landowners within the precinct on the potential impacts of the Light Rail Stage 2 alignment and the proposed bridge between Melrose Park and Wentworth Point.</p>	<p><b>Northern Precinct</b> - Council officers are continuing to work on resolving outstanding planning matters regarding this precinct including density, infrastructure needs, a VPA and site specific DCP. It is anticipated that a revised Proposal will be considered by Council mid-2019.</p> <p><b>Southern Precinct</b> - Council staff are continuing to work with the Applicants on the draft Southern Structure Plan to resolve outstanding density and open space matters. It is anticipated that a draft Plan will be considered by Council mid-2019.</p> <p><b>TMAP</b> - A final version of the TMAP has been issued to the TMAP Working Group and will be considered by Council at a meeting in early-mid 2019 before being sent to the Department with the revised Planning Proposal for approval prior to exhibition.</p> <p>Council officers are continuing to liaise with the Department on the requirements of the Safety Management Study for the precinct.</p> <p>Council officers are continuing to liaise with TfNSW and landowners within the precinct on the potential impacts of the Light Rail Stage 2 alignment and the proposed bridge between Melrose Park and Wentworth Point.</p> <p>Council officers are also liaising with the applicant, Department of Education and Department of Planning and Environment regarding future education needs in the precinct.</p>	<p>Council staff will continue to proceed with the Melrose Park North Planning Proposal, assessment of the draft Southern Structure Plan, required safety studies, identification of infrastructure needs for the precinct, and integration of Light Rail options to progress the planning of this precinct.</p>
<b>Parramatta North</b>	<p>Parramatta North Urban Transformation Precinct (PNUT) is a NSW Government-owned 26 hectare site. The precinct was rezoned by the NSW Government in 2015 to facilitate a mixed use development, with delivery overseen by UrbanGrowth NSW.</p> <p>Council endorsed a precinct-specific Development Control Plan for the site which commenced on 10 August 2017. The Land Use Planning Team is providing strategic planning advice to the Development Assessment Team on the first Development Application for the Precinct.</p>	<p>In November 2018, an announcement was made by the NSW Government that the University of Sydney has partnered with the NSW Government to establish a second campus as part of a leading international health, education and research precinct in Western Sydney. The announcement follows a market sounding process conducted by UrbanGrowth NSW Development Corporation and Health Infrastructure NSW for land located across the Parramatta North Growth Centre and Westmead Health Precinct.</p>	<p>In November 2018, an announcement was made by the NSW Government that the University of Sydney has partnered with the NSW Government to establish a second campus as part of a leading international health, education and research precinct in Western Sydney. The announcement follows a market sounding process conducted by UrbanGrowth NSW Development Corporation and Health Infrastructure NSW for land located across the Parramatta North Growth Centre and Westmead Health Precinct. Council is currently awaiting details from UrbanGrowth NSW in order to understand the implications of this process on the existing planning controls for the precinct.</p>	<p>Council staff will work with UrbanGrowth NSW as part of reviewing existing planning controls to implement the vision of Parramatta North. This review will also need to address implications of the National Heritage Listing.</p>
<b>Rosehill</b>	<p>Review of Rosehill Precinct (west of James Ruse Drive) to determine future land use strategy given significant precinct constraints ie flooding, traffic, and heritage.</p>	<p>Work is continuing on the structure planning review in the River Road West Precinct and preliminary feedback has been provided regarding the landowner submitted structure plan concept.</p>	<p>Council officers are in the process of preparing a structure plan for the River Road West Precinct and is expected to be completed in mid-2019.</p>	<p>Following completion of the draft structure plan for the River Road West precinct it is expected that councillors will be briefed prior to reporting to Council on next steps.</p>
<b>Rydalmere</b>	<p>Progress structure plan for Rydalmere as per Council's Employment Lands Strategy.</p>	<p>Council's Employment Lands Strategy (ELS) identifies Rydalmere as a Key Employment Precinct which is undergoing change, restructuring of key industries, and is of a significant scale and size to support urban renewal and increased employment densities. The ELS sets the action of preparing a structure plan for Rydalmere.</p> <p>The introduction of Light Rail and the potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. This will need to be factored into as part of any future Structure Planning process. Council will commence the structure planning process for the corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure, including but not limited to, schools, open space and roads.</p>	<p>The introduction of Light Rail and the potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. This will need to be factored into as part of any future Structure Planning process. Council will commence the structure planning process for the corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure, including but not limited to, schools, open space and roads.</p>	<p>The timetable is dependent on Stage 2 Light Rail. Once Stage 2 Light Rail and/or West Metro is confirmed and the impacts on Rydalmere are known, a timetable can be set for further strategic work.</p>
<b>Sydney Olympic Park</b>	<p>Preparation of Council submission on Sydney Olympic Park Authority Masterplan placed on exhibition by Department on 11 October 2016.</p>	<p>The Sydney Olympic Park Master Plan 2030 was approved by the NSW Planning Minister on 29 August 2018.</p>	<p>The Sydney Olympic Park Master Plan 2030 was approved by the NSW Planning Minister on 29 August 2018. No change from the previous update.</p>	<p>Council officers will continue to work with SOPA to deliver the vision of the Master Plan in providing for housing, employment, open space, improved public amenity and local infrastructure funding.</p>

Land Use Planning Projects - Precinct Planning - Status at April 2019

Attachment 3

Project	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Telopea</b>	Work in partnership with NSW Land and Housing Corporation (LAHC) to prepare masterplan for Telopea precinct.	Council Officers continue to liaise with LAHC on the progression of the LEP, DCP and Section 7.11 Development Contributions Framework. To that end, on 3 September 2018 Council met with LAHC to focus on the progression of the DCP, Section 7.11 Development Contributions Framework and land transfer process. As a result of the actions out of that meeting, LAHC subsequently provided a revised DCP and land transfer details, and revised road and cycle designs for review.	Telopea was rezoned on 19 December 2018 by the DPE.  Council Officers met with Officers from the Department of Planning and Environment and Land and Housing Corporation in March 2019 to discuss the timetable for finalisation of the Draft DCP and Section 7.11 Development Contributions Framework in March 2019. It is expected that a Draft DCP will be reported to Council in the next quarter. The contributions plan preparation process may also involve a VPA being agreed Council and LAHC	Council Officers are reviewing the LAHC's material internally and will provide comments as soon as possible. Council Officers will continue to work with LAHC and meet with Department as required to progress the LEP, DCP and development contributions framework for Telopea.
<b>Wentworth Point</b>	Manage implementation of planning controls in Wentworth Point, whilst also responding to issues such as a proposed amendments to planning controls.	The proposed DCP amendment at 3 Burroway Road – Block H (Billbergia) is in the final stages of the design competition phase with an outcome on the preferred design expected before the end of 2018. Discussions are continuing with the applicant in relation to the VPA for the site.  Delivery of the peninsula park (to be delivered by Landcom and dedicated to Council) is now being coordinated by Place Services.  Council will continue to work with the applicant (14-16 Hill Road) to achieve an appropriate design scheme and liaise with TNSW in relation to Light Rail Stage 2.	The proposed DCP amendment at 3 Burroway Road – Block H (Billbergia) is in the final stages of the design competition phase with an outcome on the preferred design expected mid-2019. Discussions are continuing with the applicant in relation to the VPA for the site.  A revised scheme has been submitted by the applicant for 14-16 Hill Road that is no longer seeking additional gross floor area on the site. The allowable floor area remains as currently approved with amendments to the zone, height, FSR and additional permitted uses proposed. This proposal is expected to be reported to the Local Planning Panel in the first half of 2019. Discussions are continuing between Council, the applicant and TNSW regarding the incorporation of the proposal Light Rail Stage 2 into the site.	Council will continue to progress the proposed amendments to planning controls at 3 Burroway Road – Block H (Billbergia) with associated VPA and 14-16 Hill Road (Sekisui).  Please refer to Planning Proposal attachments for more detailed updates on these planning proposals.
<b>Wentworthville*</b>	Work with Department to progress Planned Precinct process for Wentworthville precinct.  *Wentworthville precinct includes a small portion of Westmead suburb within City of Parramatta LGA.	Council resolved on 29 October 2018 to write to the Department requesting that the progress on the Wentworthville Precinct work be deferred. Council has written to the Minister and is awaiting a response.	In November 2018 Council forwarded a letter to the Minister for Planning requesting that progress on the Wentworthville Precinct be deferred. The Minister for Planning agreed that the Planning Precinct process for Wentworthville would be deferred. Council will now investigate any future opportunities on Wentworthville as part of future Residential Strategies prepared by Council.	This project is now no longer underway and it will be removed from this report during preparation of the next update.
<b>Westmead*</b>	<u>Westmead North:</u> Work with partners on Westmead Innovation District Master Plan Project, which will feed into the overall Westmead Planned Precinct process.  <i>(*Westmead South is located within Cumberland Council and is being progressed through the same Project Control Group as Wentworthville Planned Precinct.</i>	Council Officers are continuing to work with partners to finalise a Masterplan document which is expected to be reported to Council first half of 2019 to obtain endorsement for public exhibition.	Council Officers are continuing to work with partners to finalise a Masterplan document which is expected to be reported to Council first half of 2019 to obtain endorsement for public exhibition.	Council to continue to participate in project coordination meetings and provide relevant technical input.

Land Use Planning Projects - Harmonisation Projects - Status at April 2019

Attachment 4

Project	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Land Use Policy Consolidation</b>	As a result of council mergers, a complex framework of different land use plans and controls applies across the new City of Parramatta LGA. Council is undertaking work to address policy inconsistencies that exist and develop a consolidated Local Environmental Plan (LEP) and Development Control Plan (DCP).	At its meeting of 26 November 2018 Council endorsed the Harmonisation Discussion Paper for public exhibition. The public exhibition is anticipated to commence following the Christmas / New Year period. The Discussion Paper outlines differences between LEPs and DCPs applying in the LGA and suggesting how land use policies and controls could change to resolve these differences and allow plans to be consolidated.	Public exhibition of the Land Use Planning Harmonisation Paper Discussion Paper took place between 21 January and 4 March 2019.	All feedback received by Council will be considered and will help inform the preparation of a draft new consolidated local environmental plan and development control plan for the whole Council area.  This process involves several steps before plans can be finalised including further public consultation and approval of draft LEP proposals by the NSW Department of Planning and Environment.  At this stage it is anticipated that the outcomes of the exhibition of the Discussion Paper will be reported back to Council in mid-2019 alongside a draft planning proposal for the consolidated LEP.
<b>Developer Contributions Issues</b>	The City of Parramatta inherited multiple development contributions plans following the council mergers. The Land Use Planning Harmonisation Project will deliver a consolidated development contributions framework for the City of Parramatta.	The appointed consultant has finalised its review and submitted its report on options to consolidate contributions plans. Council officers are currently reviewing the consultant report to identify work required to deliver consolidated plans.	Following consideration of the recommendations of the independent review, Council has commenced preliminary work to review existing plans and prepare a new consolidated developer contributions framework covering areas outside the Parramatta CBD.	Council will undertake an internal review of existing contributions plans and infrastructure needs to inform the preparation of a draft new consolidated contributions framework.  Any proposals for new or updated contributions plans will be reported to Council for approval to publicly exhibit draft plans for community and stakeholder feedback. At this stage, it is anticipated that draft new plans will be reported to Council by the end of 2019.
<b>Split The Hills LEP</b>	Coordinate with Hills Council regarding administrative split of Hills LEP to reflect new boundaries after amalgamation.	Awaiting gazettal. The Hills Council is working with the DPE to resolve outstanding matters to enable the notification of the LEP amendment to be finalised.	Awaiting gazettal. The draft plans are with the Department of Planning and Environment for finalisation and approval by the Governor.	Once the changes are notified, City of Parramatta Council will become responsible for the maintenance of The Hills LEP 2012 (as it applies to the new City Of Parramatta boundary) and this matter will be concluded.
<b>Review of Dual Occupancy Controls</b>	Investigate issues raised by Councillors in previous Council resolutions between November 2014 and April 2016 regarding the policy framework for Dual Occupancy development and whether they should be permitted on narrow road, corner sites, in attached or detached form.	At its meeting of 26 November 2018 Council endorsed the Harmonisation Discussion Paper for public exhibition. The resolution required an amendment to the Discussion Paper to include an additional alternative option to extend dual occupancy prohibition areas in R2 Low Density Residential zones to include additional parts of the LGA. The public exhibition is anticipated to commence following the Christmas / New Year period.	Public exhibition of the Land Use Planning Harmonisation Paper Discussion Paper took place between 21 January and 4 March 2019. As part of this consultation Council sort feedback on options for where dual occupancy should be permitted and the key development controls that should be applied.	All feedback received by Council will be considered and will help inform the preparation of a draft new consolidated local environmental plan and development control plan for the whole Council area, including controls relating to dual occupancy development.  This process involves several steps before plans can be finalised including further public consultation and approval of draft LEP proposals by the NSW Department of Planning and Environment.  At this stage it is anticipated that the outcomes of the exhibition of the Discussion Paper will be reported back to Council in mid-2019 alongside a draft planning proposal for the consolidated LEP.

Land Use Planning Projects - Heritage Projects and Planning System Administration - Status at April 2019

Attachment 5

Heritage-related matters	Description	Status - November 2018 (previous)	Status - April 2019 (current)	Next Steps
<b>Heritage Advisory Committee</b>	Manage Heritage Committee agenda and actions and report recommendations of the Committee to Council.	A meeting of the Committee was held on 31 October 2018.	A meeting was held on 20 February 2019.	A report on the outcome of the meeting on 20 February 2019 will be reported to Council on 8 April 2019.
<b>Heritage Grants</b>	Council operates a Heritage Grants program that provides financial support to the owners of Heritage items. The funding is targeted to maintenance and improvements that retain or enhance the significance of the heritage items.	The Committee at its meeting on the October 2018 considered four applications for grants from Council's Local Heritage Fund.	The Committee at its meeting on 20 February 2019 considered four applications for grants from Council's Local Heritage Fund.	The report to Council on 8 April 2019 will make recommendations on the applications for grant funding.
<b>Heritage Program Administration</b>	Manage enquiries and policy issues that arise related to the ongoing management of the 735 Heritage Items and 18 Conservation Areas in the City of Parramatta.	Council Officers will continue to respond to enquiries and issues as they arise.	Council Officers will continue to respond to enquiries and issues as they arise.	Council Officers will continue to respond to enquiries and issues as they arise.
<b>Aboriginal Cultural Heritage Study</b>	To undertake a limited review of the Aboriginal Cultural Heritage Study completed in 2003 by Mary Dallas Consulting Archaeologists.	A report on the outcome of the public exhibition was re-submitted to Council on 24 September 2018. Council resolved to endorse the report recommendations relating to Aboriginal heritage management. Amendments to Parramatta DCP 2011 took effect from 17 October 2018. Council staff were notified of the amendments and relevant documents updated. Council's GIS mapping database has also been amended to reflect revisions in Aboriginal sensitivity mapping.	Council staff have been investigating the implementation of Council's resolution to prepare a business case to appoint an Aboriginal heritage advisor and undertake an Aboriginal oral history study.	Council staff will continue to progress resolutions to appoint an Aboriginal Heritage Advisor and undertake an Aboriginal Oral History Study.
<b>Planning system administration</b>				
<b>Icon Maintenance</b>	Icon is the online system that allow stakeholders to access information on the planning policies that apply to any piece of land in the LGA and to track development applications that have been lodged with Council.	Icon will be reviewed as part of the Planning Controls Harmonisation process to ensure it provides complete and accurate details of relevant planning controls across the new LGA. Other issues that will impact on the format or content of Icon include whether the Department of Planning delivers an alternative Planning Portal which provides similar information to that provided in Icon.	Icon will be reviewed as part of the Planning Controls Harmonisation process to ensure it provides complete and accurate details of relevant planning controls across the new LGA. Other issues that will impact on the format or content of Icon include whether the Department of Planning delivers an alternative Planning Portal which provides similar information to that provided in Icon.	Continue to monitor the operation of the ICON and review options for providing e-planning tools for the City of Parramatta, including investigation of opportunities for utilising the capabilities of the NSW Planning Portal.
<b>Development Contributions General</b>	s94A - Key tasks include: Provide S94A advice, DA consent audits, local contributions plan amendments, managing Council records, indexation of contribution rates.	The current Development Contributions system has an administrative framework which needs to operate to ensure the system operates effectively. Actions required include: - Responding to enquires about contributions payable - Providing assistance with budget bids that propose section 94 funding to ensure funds are available and are being appropriately allocated - Updating the plans to take into consideration CPI increases and other administrative changes - Monitoring and auditing consents containing section 94A conditions - Monitor expenditure of plans including Historical Plans.	The current Development Contributions system has an administrative framework which needs to operate to ensure the system operates effectively. Actions required include: - Responding to enquires about contributions payable - Providing assistance with budget bids that propose section 94 funding to ensure funds are available and are being appropriately allocated - Updating the plans to take into consideration CPI increases and other administrative changes - Monitoring and auditing consents containing section 94A conditions - Monitor expenditure of plans including Historical Plans.	Continue to administer the development contributions system, and provide internal advice and monitoring as required.

## Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
29/04/2016	24 Parkes Street, Parramatta	RZ/5/2016	<b>Applicant's Proposal:</b> Amend FSR (4:1 to 10:1) and amend height (54m to 130.4m).	A revised planning proposal and supporting documents was received on 16 August 2018 that responded to two other site-specific planning proposals currently under assessment (26 – 30 Parkes Street, and 114 – 118 Harris Street). A meeting between the applicants and Council staff for the three planning proposals took place on 27 August 2018. The applicant's consultants are yet to respond to the issues, particularly relating to urban design, raised by Council staff at the meeting.	This is one of 3 adjacent Planning proposals currently under assessment (other sites are 26 – 30 Parkes Street, and 114 – 118 Harris Street). A meeting took place between representatives of the 3 applicants and Council staff on 19 December 2018 that discussed urban design and flood management issues. Council is awaiting a response from the applicant on this issue.
23/05/2016	26 - 30 Parkes Street, Parramatta	RZ/10/2016	<b>Applicant's Proposal:</b> Amend Height from 54m to no maximum height and FSR from 4:1 to 10.5:1.	A revised planning proposal and supporting documents was received on 16 August 2018 that responded to two other site-specific planning proposals currently under assessment (24 Parkes Street, and 114 – 118 Harris Street). A meeting between the applicants and Council staff for the three planning proposals was held on 27 August 2018. The applicant's consultants are yet to respond to the issues, particularly relating to urban design, raised by Council staff at the meeting.	This is one of 3 adjacent Planning proposals currently under assessment (other sites are 26 – 30 Parkes Street, and 114 – 118 Harris Street). A meeting took place between representatives of the 3 applicants and Council staff on 19 December 2018 that discussed urban design and flood management issues. The applicant for this site met with Council Officers (without the applicants for other sites present) to discuss their application on 12 March 2019. Council Officers encouraged the applicant to continue to work with adjoining land owners to address Council Officers' urban design concerns with the redevelopment of the 3 sites.
18/08/2016	57 Macquarie Street, Parramatta	RZ/16/2016	<b>Applicant's Proposal:</b> increase FSR to 17.4 (20:1 with Design Excellence bonus).	The applicant submitted further revised plans on 3 September 2018 to address the issues raised previously by Council Officers. Following further assessment, Council Officers remain concerned with the proposal and its consistency with the CBD Planning Proposal, and the potential for overshadowing of Parramatta Square. The applicant is currently preparing another revision to inform Council Officers' final assessment of the Planning Proposal.	The applicant submitted further revised plans on 3 September 2018 to address the issues raised previously by Council Officers. Following further assessment, Council Officers remain concerned with the proposal and its consistency with the CBD Planning Proposal, and the potential for overshadowing of Parramatta Square. The conditions of the Gateway determination have implications for the calculation of FSR under the sliding scale and the applicant is currently considering preparing another revision to inform Council Officers' final assessment of the Planning Proposal.
7/03/2017	118 Harris Street and 135 George Street, Parramatta	RZ/3/2017	<b>Applicant's Proposal:</b> Increase FSR from 4.49:1 to 15:1 and Height from 54m to 180m.	The proposal is seeking an FSR of 15:1. Additional information has been provided to Council since the last update report which is currently being assessed by Council Officers.	The applicant submitted amended plans seeking an FSR of 13.5:1 and a height of 166m. The amended proposal has been assessed by Council Officers. The Local Planning Panel considered the matter at its meeting on 19 February 2019 and resolved to defer the matter pending information being provided to the Panel on the CBD Planning proposal and its approach to height and FSR. A further report was listed on the LPP agenda for 19 March 2019 incorporating the information requested. The panel has serious concerns regarding the potential shadowing impacts and have recommended that these concerns be addressed prior to a decision being made.
2/06/2017	62-68 Boundary Street, Parramatta	RZ/11/2017	<b>Applicant's Proposal:</b> Amend Height from 11m to 40m and FSR from 0.8:1 to 3:1 and include a new site-specific provision to permit an additional FSR of 1:1 and an additional height of 14m.	On 10 September 2018, Council resolved to apply an FSR of 6:1 to land in Boundary Street (and other streets), including the subject site. Council also resolved to undertake a further precinct-based heritage study and precinct plan for this area. The application was assessed against Council's policy position and a draft report prepared for the Local Planning Panel. However, the draft report is on hold, as at the time of writing Council was still awaiting clarification from the applicant as to whether they wish to continue with the planning proposal.	The applicant advised on 18 December that it is awaiting the outcome of the Auto Alley heritage and precinct studies before revising its urban design study and progressing the planning proposal. Council studies are expected to be completed in the first quarter of 2019.

Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
8/05/2018	18-40 Anderson Street, Parramatta	RZ/4/2018	<b>Applicant's Proposal:</b> Increase FSR from 4:1 to 6:1 and Height of Buildings from 18m to Part 95m and Part 0m.	Feedback from Council staff assessment was provided to the applicant at a meeting on 13 August 2018. In response to matters raised by Council staff, the applicant at a meeting on 3 September presented options for Council review. The key issue with this site remains the flooding issue. An option to accommodate and manage flood water to ensure the flood risk is managed is being worked through. This could result in the extension and naturalisation of the flood channel that runs down the edge of the site. Once this issue is resolved the matter will be ready to be reported to the Local Planning Panel and Council.	A report on the planning proposal was submitted to the LPP on 18 December 2018 and to Council on 11 February 2019. Council resolved to endorse the planning proposal for the purposes of seeking a Gateway determination, to prepare a site-specific DCP, and to negotiate a potential planning agreement. A request was submitted to DPE on 4 March for a Gateway determination. Council staff will continue to work with the applicant to resolve urban design and flood management issues prior to public exhibition.
29/05/2018	195 Church Street, Parramatta	RZ/5/2018	<b>Applicant's Proposal:</b> Increase FSR from Part 3:1 and Part no control to Parts 13.5:1, 9.4:1 and no control; increase Height of Buildings from Parts 18m/24m/36m/no control to Part 28m and Part no control.	An independent heritage consultant has been engaged and their review of the Planning Proposal is underway, with an estimated timeframe of completing this advice by end of 2018. Council's Heritage Advisory Committee was also briefed on the proposal in August; the HAC expressed concerns in relation to heritage impacts. Council officers are considering this response, and also awaiting the outcomes of the independent heritage review prior to determining next steps for assessment.	Council officers are considering the response, regarding the heritage consultant's advice to determine next steps for assessment. Awaiting information from CBD Planning Proposal overshadowing of Parramatta Square studies. Council officers are reviewing comments from internal referrals and independent Heritage review of site and buildings.
21/08/2018	114-118 Harris Street, Harris Park	RZ/9/2018	<b>Applicant's Proposal:</b> Amend Height from 11m to 40m and FSR from 0.8:1 to 3:1 and include a new site specific provision to permit an additional FSR of 1:1 and an additional height of 14m.	A revised planning proposal and supporting documents was submitted on 16 August 2018 that responded to two other site-specific planning proposals currently under assessment (24 Parkes Street, and 26 – 30 Parkes Street). A meeting between the applicants and Council staff for the three planning proposals took place on 27 August 2018. Consultants are yet to respond to the issues, particularly relating to urban design, raised by Council staff at the meeting.	This is one of 3 adjacent Planning proposals currently under assessment (other sites are 26 – 30 Parkes Street, and 114 – 118 Harris Street). A meeting took place between representatives of the 3 applicants and Council staff on 19 December 2018 that discussed urban design and flood management issues. Council is awaiting a response from the applicant on this issue.
21/08/2018	355 Church Street, Parramatta	RZ/10/2018	<b>Applicant's Proposal:</b> Increase FSR from parts 3:1 / 4:1 to 6.9:1, increase height from parts 24m / 34m to a maximum height determined by Prince Alfred Square sun access plane, and car parking to be provided in accordance with specified rates.	This Planning Proposal has been lodged since the preparation of the previous update report in August. Internal referrals have been undertaken, with initial feedback provided to the Applicant in October. Preliminary referrals to the Office of Environment and Heritage -Heritage branch and Parramatta Light Rail agencies have also been undertaken, with further advice to be provided to the Applicant once this feedback is received.	Internal assessment has been undertaken, with initial feedback provided to the applicant in October. Preliminary referrals to the Office of Environment and Heritage -Heritage branch and Parramatta Light Rail agencies have also been undertaken. Applicant was provided with comments from agencies. Council is awaiting a response from applicant on issues raised, in particular car parking concerns as the proposed car parking rate is not consistent with the CBD PP car parking Strategy previously endorsed by Council.
3/10/2018	90 Phillip Street, Parramatta	RZ/12/2018	<b>Applicant's Proposal:</b> Increase FSR from 6:1 to 14:1 on the Map (20.6:1 effective FSR on reference design when providing for unlimited commercial). Increase Height of Building from 80m to 210m.	The assessment of the Planning Proposal has recently commenced, and internal comment is being sought from Council Officers on the various technical studies provided by the applicant.	A meeting was held with the applicant on 28 February 2019 to discuss the issues of concern that Council Officers have raised with the Planning Proposal. The applicant is currently considering Council's comments and formulating amendments to the Planning Proposal.
3/12/2018	183 Macquarie Street, Parramatta	RZ/14/2018	<b>Applicant's Proposal:</b> Increase FSR from 6:1 (4:1 under sliding scale provision) to 8:1	N/A (not lodged at time of last update)	Meeting with applicant to discuss proposal and the response from internal referrals. Applicant will review comments and provide a response.

## Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
14/12/2018	27 Elizabeth Street, Parramatta	RZ/16/2018	<b>Applicant's Proposal:</b> Increase FSR from 0.8:1 to 6:1. Increase Height of Building from 11m to 157m	N/A (not lodged at time of last update)	The Planning Proposal was lodged on 14 December 2018 and is currently under assessment. The matter will be reported to Council when the assessment is completed.
29/11/2018	128 Marsden Street, Parramatta	RZ/13/2018	<b>Applicant's Proposal:</b> Increase FSR from 4.2:1 to 6.4:1	N/A (not lodged at time of last update)	The PP has been reported to the LPP and Council on 11 March 2019 where Council resolved to support the Planning Proposal and forward it to the Department of Planning with a Gateway Determination.
28/06/2018	10 Valentine Avenue, Parramatta	RZ/6/2018	<b>Applicant's Proposal:</b> Increase FSR from 6:1 to 10:1 and Height of Buildings from 54m to no height limit	At the time of writing, a draft report had been prepared for the Local Planning Panel meeting on 28 November 2018. The report recommends that the Panel support the Council Officer recommendation, which is that Council endorse the Planning Proposal and seek a Gateway Determination. Should the Panel resolve to support the recommendation, the matter will be reported to Council at its Meeting on 17 December 2018.	The matter was considered by the Local Planning Panel at its meeting on 28 November 2018 and subsequently by Council on 17 December 2018 where the planning proposal was endorsed for the purpose of seeking a Gateway determination. A formal request was forwarded to the DPE on 8 March 2019 seeking a Gateway determination.
5/09/2014	295 Church Street, Parramatta	RZ/14/2014	<b>Council Resolved Position:</b> maximum FSR of 10:1 (plus Design Excellence bonus), and height of 12m for front 10m of the site and 150m for remainder of the site	Exhibition of the Planning Proposal, draft DCP and draft VPA concluded 11 September 2018. Thirteen (13) State agencies responded to the agency consultation, and three (3) submissions were also received from the community. Officers are working with the Applicant to address the matters raised during consultation, prior to reporting back to the Local Planning Panel and Council.	Exhibition of the Planning Proposal, draft DCP and draft VPA concluded on 11 September 2018. Thirteen (13) State agencies responded to the agency consultation, and three (3) submissions were also received from the community. This Planning Proposal is impacted by one of the conditions of the CBD PP Gateway Determination which requires Council to undertake a study of tower setbacks along Church Street. The outcomes of the exhibition will not be reported to Council until the Church Street Tower Setbacks Study is complete as this PP will need to be consistent with that study. In the interim the applicant has requested that they be permitted to pursue a Design Competition for the site. Council Officers have permitted the competition to proceed but have asked the applicant to acknowledge that there is a risk that the planning controls may be amended as part of the Planning Proposal finalisation process and this could necessitate a further design competition should significant changes be made to the planning controls post exhibition.
5/09/2014	142-154 Macquarie Street, Parramatta	RZ/15/2014	<b>Council Resolved Position:</b> Increase FSR from 4:1 to 8:1* and Height from 54m to 180m* (with design excellence)	Council Officers are continuing to work with the applicant to finalise a revised draft DCP and VPA that can be reported to Council to be endorsed for the purposes of public exhibition. The main issue that is slowing the progress of this matter is agreeing to terms for the road widening dedication to Council. Once the Draft DCP and Draft VPA are agreed, the matter will be reported to Council for approval for public exhibition.	Council Officers are continuing to work with the applicant to finalise a revised draft DCP and VPA that can be reported to Council to be endorsed for the purposes of public exhibition. The main issue that is slowing the progress of this matter is agreeing to terms for the road widening dedication to Council. Once the Draft DCP and Draft VPA are agreed, the matter will be reported to Council for approval for public exhibition.

## Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
22/12/2014	66-68 Phillip Street, Parramatta	RZ/25/2014	<b>Council Resolved Position:</b> Increase FSR to 10:1 with no height limit	A revised reference design was submitted on 8 October 2018. A finalised urban design report addendum is yet to be submitted to Council. On 22 October 2018, the applicant was invited to negotiate a potential VPA for the site on the basis of Council's resolution of 14 December 2015. Once the draft VPA and urban design report are finalised the planning proposal can be exhibited.	A revised reference design was submitted on 8 October 2018. A finalised urban design report addendum is yet to be submitted to Council. On 22 October 2018, the applicant was invited to negotiate a potential VPA for the site on the basis of Council's resolution of 14 December 2015. Once the draft VPA and urban design report are finalised the planning proposal can be exhibited. The applicant has not provided any of the information required and a Development Application seeking to develop the site in accordance with the existing controls has been lodged with Council.
9/03/2015	197 Church Street, Parramatta	RZ/4/2015	<b>Council Resolved position:</b> FSR of 15:1 (excluding DE); and no height, with the final height to be determined by an international design excellence competition.	The Gateway Review process pursued by the applicant has now been finalised and there is a valid Gateway Determination for this site. In order for it to progress the Planning Proposal and other documents would need to be amended and potentially, the matter would need to be reconsidered by Council to ensure Draft DCP and Draft VPA issues are addressed. Applicant advised on 31 August 2018 that they would seek direction from the client and then come back to Council to discuss next steps. Council staff are awaiting a response from the applicant.	Council staff advised the applicant on 19 December 2018 that a condition of the Gateway Determination for the CBD Planning Proposal would have implications for the subject planning proposal. A meeting between the applicant and Council staff to progress the planning proposal took place on 6 March 2019 and the applicant has agreed to lodge further information to address the Gateway Determination requirements.
21/04/2015	14-20 Parke Street, Harris Park	RZ/9/2015	<b>Council Resolved Position:</b> Increase FSR from 4:1 to 10:1 and height from 54m to 125m	The Department advised on 24 August 2018 that it would not alter the Gateway determination, unless it is supported by further information relating to overshadowing impacts on conservation areas in the vicinity and also Experiment Farm. Council staff are undertaking investigations on overshadowing impacts that should enable a response to be made to the DPE and to determine next steps.	In response to a request from the applicant, Council on 17 December 2018 resolved to publicly exhibit the planning proposal at an FSR of 8:1 and a maximum height of 110m. Council also resolved to endorse the matters in a letter of offer for inclusion in a draft planning agreement. Public exhibition of the planning proposal and draft planning agreement is underway for 13 March 2019 to 12 April 2019.
6/05/2015	18-22A Hunter Street & 23-29 Macquarie Street, Parramatta	RZ/12/2015	<b>Council Resolved Position:</b> Increase FSR to 10:1 and height to 120m.	Council Officers have requested an update on the Gateway Assessment and have been advised it is still being considered by the Department.	The PP was refused at Gateway. It is still unclear if the applicant will lodge a post-Gateway review.

## Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
7/07/2015	107 George Street, Parramatta	RZ/16/2015	<b>Council Resolved Position:</b> Increase FSR to 6:1 and no height limit, require 1:1 commercial floor space as part of the 6:1 FSR	A Gateway Determination was issued by DPE on 8 January 2018 subject to conditions requiring flooding to be addressed further. Council received a letter from DPE on 9 March 2018 advising that the Applicant has lodged a post-Gateway review. Council considered the matter of the post-Gateway review at its Meeting on 9 April 2018 and resolved to defer the matter pending receipt of an amended Planning Proposal from the Applicant. The Applicant has advised that they are in discussions with the owner of the adjoining site at No. 12 Union St with a view to including this site to the Planning Proposal. An update has been sought from the applicant.	A Gateway Determination was issued by DPE on 8 January 2018 subject to conditions requiring flooding to be addressed further. Council received a letter from DPE on 9 March 2018 advising that the Applicant has lodged a post-Gateway review. Council considered the matter of the post-Gateway review at its Meeting on 9 April 2018 and resolved to defer the matter pending receipt of an amended Planning Proposal from the Applicant. The Applicant has advised that they are in discussions with the owner of the adjoining site at No. 12 Union St with a view to including this site to the Planning Proposal. The Gateway determination lapsed on 8 January 2019. The applicant has been asked to advise whether they wish Council to seek an extension to the Gateway determination or whether they wish to lodge a new Planning Proposal incorporating the adjoining site at 12 Union Street.
17/08/2015	55 Aird Street, Parramatta	RZ/18/2015	<b>Gateway Determination Position:</b> Include max. Height of Buildings clause, amend FSR map to 10:1; ensure sliding scale provisions (PLEP 2011 Cl. 7.2) apply (effectively meaning FSR on this site would be 6:1); require minimum commercial FSR of 1:1 (with no additional commercial incentives over 1:1); no High Performing Building incentives; reduced car parking rates in accordance with Strategic Transport Study	The Department have advised that the Gateway Review process has been completed and the Gateway Determination will not be amended. The letter from the Department advises that Council should proceed with the Planning Proposal. The applicant advised at a meeting with Council that Council should proceed with the Planning Proposal and will be writing to request Council do this. A further report will be submitted to Council once the applicant's letter has been received.	A Gateway Review Process has now been completed and the Gateway Determination has not been amended as a result of the review. Council considered a report on 25 Feb 2019 following receipt of advice from the DPE about the gateway determination and a request from the applicant that the Planning Proposal be permitted to proceed. Council resolved to proceed subject to the applicant submitting a Draft DCP and a Planning Agreement offer.
23/10/2015	20 Macquarie Street, Parramatta	RZ/21/2015	<b>Council Resolved Position:</b> Increase FSR from 4:1 to 10:1 and height from 36m to 90m.	Council considered a report on the matter at its meeting on 24 September and resolved to adopt the draft site-specific DCP and VPA letter of offer for public exhibition. The VPA is currently being prepared and will be exhibited alongside the Planning Proposal and DCP. It is anticipated that the documents will be publicly exhibited in late 2018, and the outcome of exhibition reported to Council in early 2019.	The Planning Proposal, draft site-specific DCP and draft VPA were exhibited in December 2018/January 2019. Several State Government Agencies have requested an extension of time within which to make comment. Once all comments are received the results of public exhibition will be reported to the Local Planning Panel and Council.
28/10/2015	189 Macquarie Street, Parramatta	RZ/22/2015	<b>Council Resolved Position:</b> Increase height from 91.3m to 167 metres and GFA from 36,000 m <sup>2</sup> (6.9:1) to 60,000m <sup>2</sup> (11.5:1).	The Planning Proposal has been updated to reflect the conditions of the Gateway, however negotiations on clauses that will be included in the draft Planning Agreement continue. Until this issue is resolved the planning proposal cannot proceed to public exhibition.	The Planning Proposal has been updated to reflect the conditions of the Gateway. The applicant and Council staff have agreed a Draft VPA. Exhibition of PP and Draft VPA is expected to be undertaken in April 2019 subject to other issues being resolved by Council Officers.

## Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
17/12/2015	23-27 Harold Street, Parramatta	RZ/27/2015	<b>Gateway Determination Position:</b> Increase height from 11m to 70m and FSR from 0.8:1 to 6:1, and exclude Heritage item at 53 Sorrell St from the proposal.	<p>Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the Planning Proposal. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition.</p> <p>The Applicant has requested that the exhibition of the Planning Proposal and Voluntary Planning Agreement agreement be "de-coupled", as Council has not resolved its broader voluntary planning agreements policy framework. It is anticipated that <b>this issue</b> will be reported to Council in late November, as part of the broader report on Council's draft Planning Agreements policy. Once Council resolves its position on the draft VPA Policy, this Planning Proposal can be placed on public exhibition.</p>	<p>Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the Planning Proposal. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition.</p> <p>Council resolved not to support a request from the applicant to decouple the exhibition of the Draft PP and Draft VPA and since then the applicant is yet to agree upon the final wording of the draft VPA which is required before public exhibition can proceed.</p>
11/03/2016	1,3,5,7 Station Street West, Parramatta	RZ/2/2016	<b>Applicant's Proposal:</b> Amendment of FSR that applies to the site to 10:1 and increase in the maximum building height to 140m. Also removal of the 7 Station Street from the Heritage Schedule.	The rezoning review was considered by the Sydney Central City Planning Panel on 19 July 2018 and they resolved to not support the Planning Proposal. The applicant is currently considering whether they will lodge a new Planning Proposal.	The rezoning review was considered by the Sydney Central City Planning Panel on 19 July 2018 and they resolved to not support the Planning Proposal. The applicant is currently considering whether they will lodge a new Planning Proposal.
15/07/2016	470 Church Street, Parramatta	RZ/13/2016	<b>Gateway Determination Position:</b> Increase FSR from 3:1 to 6:1 and HOB from 24m to 80m.	<p>Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the PP. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition.</p> <p>The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Negotiations on the draft VPA clauses has proceeded and final agreement from the applicant is expected shortly. Once agreement has been reached, the documents can be exhibited.</p>	<p>Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the PP. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition.</p> <p>All draft documents have been finalised and public exhibition commenced on 13 February 2019. A report will be prepared to the LPP and Council following exhibition.</p>
9/08/2016	12 Hassall Street Parramatta	RZ/15/2016	<b>Council Resolved Position:</b> Amend height map to 192m and FSR map to 14.5. Require 1:1 commercial FSR. An additional 0.5:1 may be achieved through high-performing buildings, and an additional 1:1 non-residential FSR may be provided beyond the total 15:1 FSR.	This Planning Proposal received Gateway determination on 16 October 2018, which will assist in finalising a draft VPA and draft DCP for this site. Finalisation of these draft documents is underway, and the outcomes are to be reported back to Council prior to exhibition.	This Planning Proposal received Gateway determination on 16 October 2018 and work is proceeding on a draft VPA and draft DCP for this site. A condition of the Gateway Determination is that a cumulative shadow analysis of development permitted under the CBD PP must be exhibited with this site-specific Planning Proposal. The preparation of the cumulative shadow impact analysis is also a condition on the CBD PP Gateway Determination. This Planning Proposal can not proceed until this analysis and the Draft VPA and DCP are all endorsed by Council.
5/09/2016	2-4 Lamont Street (2 Sorrell), Parramatta	RZ/17/2016	<b>Applicant's Proposal:</b> FSR from 4:1 to 6.4:1 and Height from 24m to 60m	A Gateway determination was received on 18 July 2018, enabling the Planning Proposal to proceed to exhibition subject to conditions. On 24 September 2018, Council endorsed a draft site-specific DCP and matters for inclusion in a draft VPA with the Draft VPA document to be finalised by the acting CEO under delegation. The draft VPA is being drafted and once the draft VPA is agreed, Planning Proposal and draft DCP and Draft VPA will be exhibited.	A Gateway determination was received on 18 July 2018, enabling the Planning Proposal to proceed to exhibition subject to conditions. On 24 September 2018, Council endorsed a draft site-specific DCP and matters for inclusion in a draft VPA with the Draft VPA document to be finalised by the acting CEO under delegation. The applicant is still to resolve the details of the draft VPA for the site. Once resolved, the Planning Proposal, draft DCP and VPA can be placed on exhibition.

Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
20/02/2017	2 O'Connell Street Parramatta	RZ/2/2017	<b>Council Resolved Position:</b> Increase height to 217m and FSR map to 14.5:1. Require 1:1 commercial FSR. An additional 0.5:1 may be achieved through high-performing buildings and an additional 1.2:1 non-residential FSR may be provided beyond the otherwise total 15:1 FSR.	The Planning Proposal received a Gateway Determination on 5 October 2018, and Council officers met with the Applicant on 30 October 2018 to discuss the conditions of the Gateway, and next steps for the draft VPA and draft DCP.	The Planning Proposal received a Gateway Determination on 5 October 2018, and Council officers met with the Applicant on 30 October 2018 to discuss the conditions of the Gateway, and next steps for the draft VPA and draft DCP. The gateway conditions are currently being met and a draft VPA and DCP will be reported to Council prior to exhibition of the Planning Proposal.
11/05/2017	33-43 Marion Street, Parramatta	RZ/9/2017	<b>Council Resolved Position:</b> Amend FSR to 6:1 (excluding Design Excellence and High Performing Buildings bonuses), no maximum Height of Buildings, and delisting of Heritage Items within/adjacent to the proposed development site.	On 23 July 2018 a Gateway Determination was issued by DPE containing a number of conditions that need to be met before the Planning Proposal can proceed to public exhibition. The applicant has submitted revised studies/documents to address the conditions of the Gateway Determination. These documents are currently being reviewed by Council Officers to ensure they are acceptable before the Planning Proposal is resubmitted to DPE, who need to endorse it prior to exhibition commencing. A meeting was held with the applicant 8 November 2018 regarding a potential Draft DCP and Draft VPA for this site. A report on the Draft DCP (if required) and Draft VPA will be submitted to Council prior to any exhibition of the Planning Proposal.	On 23 July 2018 a Gateway Determination was issued by DPE containing a number of conditions that need to be met before the Planning Proposal can proceed to public exhibition. The applicant has submitted revised studies/documents to address the conditions of the Gateway Determination. The studies/documents have been forwarded to the DPE who must endorse these documents before the matter can proceed to public exhibition. A Draft DCP has been submitted by the applicant which is being assessed. A report on the Draft DCP and Draft VPA will need to be forwarded to Council before the Planning Proposal can be placed on public exhibition
29/08/2017	286-300 Church Street, Parramatta	RZ/14/2017	<b>Applicant's Proposal:</b> Apply a 10:1 across the entire site up to 15:1 with bonuses, plus site specific clause for additional 1:1 commercial (16:1 total). Reduce 18m setback to Church St to 10m.	DPE are continuing to assess the Planning Proposal. If a Gateway Determination is issued, Council Officers will prepare the relevant documentation for public exhibition.	DPE are continuing to assess the Planning Proposal. If a Gateway Determination is issued, Council Officers will prepare the relevant documentation for public exhibition.
	12A Parkes Street, Harris Park (former 122 Wigram Street, Harris Park)	RZ/22/2014	<b>Council Resolved Position:</b> Increase FSR from 6:1 to 10:1 and building height from 72m to 77m (88m With design excellence)	Since the last update report, RMS have provided additional information to Council Officers that will enable the matter to be reported to the Local Planning Panel on 28 November 2018.	Exhibition outcomes were reported to the LPP on 28 November 2018 and to Council on 17 December 2018. Council endorsed the planning proposal and site-specific DCP and resolved to enter into the planning agreement. A request was made to the DPE on 10 January 2019 for finalisation.
	2-4 & 6 Hassall Street, Parramatta	RZ/20/2017	<b>Applicant's proposal:</b> Amend FSR to 10:1 with 11.5:1 achievable including Design Excellence.	The planning proposal and the site-specific DCP were placed on public exhibition from 5 September 2018 to 5 October 2018. Submissions were received from three public agencies. A submission from OEH (Heritage Division) has raised concerns that require further investigation in consultation with the applicant. Once these matters are resolved, the outcome of the public exhibition can be reported to the Local Planning Panel.	Exhibition outcomes were reported to the LPP on 19 February 2019 and were endorsed by Council on 11 March 2019. The Planning Proposal has been sent to the DPE for finalisation and Council's Draft Site-specific DCP endorsed was also endorsed at the same meeting and will come into force when he PP comes into force.

## Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2019

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
23/04/2014	184-188 George Street, Parramatta	RZ/7/2014	<b>Council Resolved Position:</b> Increase FSR from 4:1 to 10:1 and height from 36m to 120m.	DPE are continuing to finalise the LEP amendment for notification. Since the last report, the Draft VPA has been executed between the two parties. The site specific DCP will come into effect on the date the LEP amendment is notified by DPE.	The PP was finalised on 28 February 2019. No further action is required and this matter will not be included in future update reports.
21/11/2014	87 Church Street and 6 Great Western Highway, Parramatta	RZ/21/2014	<b>Council Resolved Position:</b> Maximum FSR of 10:1 (plus Design Excellence bonus) and apply a maximum building height to be determined through provision of an amended reference design.	The Planning Proposal has been forwarded to the DPE for finalisation but Council has requested it be processed but not finalised until the associated Draft VPA has been executed. The applicant has advised that they can not execute the Draft VPA until December 2018.	The Planning Proposal has been forwarded to the DPE for finalisation but Council has requested it be processed but not finalised until the associated Draft VPA has been executed. The applicant advised they cannot provide an update as to when the VPA will be signed.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
20/11/2014	53-61 Rawson Street plus Council car park site (51A Rawson Street)	RZ/23/2014	Preliminary Planning Proposal submitted by the Applicant seeking direction on a potential increase in Height and FSR.	As a result of the Epping Planning review Council resolved to undertake an analysis of options for providing community facilities on the Rawson Street Car Park site. For this reason this Preliminary Planning Proposal can not proceed in the format previously submitted. The applicant has had discussions with Council about potentially lodging a Planning Proposal application proposing additional commercial floor space but Council has not received any new applications for this site.	The options analysis for the Rawson Street car park sites is progressing but is some months away from going out to tender. Until that milestone is reached, the applicant is unable to lodge a tender for a proposal which is inclusive of their land and the Rawson Street sites. With regards to a planning proposal for additional commercial floorspace, Council has not received any new applications for this site.
1/12/2014	59-77 Beecroft Road & 51A, 56A-72 Rawson Street, Epping	RZ/24/2014	Preliminary Planning Proposal submitted by the Applicant seeking direction on a potential increase in Height and FSR.	As a result of the Epping Planning review Council resolved to undertake an analysis of options for providing community facilities on the Rawson Street Car Park site. For this reason this Preliminary Planning Proposal can not proceed in the format previously submitted. The applicant has had discussions with Council about a development application they may seek to submit for this site. As part of these discussions a potential future Planning Proposal once Council review of the Rawson Street car park was completed was also discussed but it is not expected that any application will be lodged in the short term.	The options analysis for the Rawson Street car park sites is progressing but is some months away from going out to tender. Until that milestone is reached, the applicant is unable to lodge a tender for a proposal which is inclusive of their land and the Rawson Street sites. With regards to a planning proposal for additional commercial floorspace, Council has not received any new applications for this site.
23/03/2015	168-176 Parramatta Road & 89-90 Cowper Street, Granville	RZ/5/2015	<b>Applicant's Proposal:</b> PP to rezone from B6 to B4, increase height to 110m (35 storeys) and FSR of 6:1. Introduce a Design Excellence Clause to obtain a 15% height and FSR bonus which would equate to FSR of 6.9:1 and 126.5m (40 storeys).	This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.	No change from the previous update. This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.
8/05/2015	372-374 Pennant Hills Road, Carlingford	RZ/13/2015	<b>Applicant's Proposal:</b> No change to R2 Local Centre zoning. Increase HOB from 21m to 40m. Increase FSR from 2:1 to 3.9:1.	Traffic and transport issues are still to be resolved by the applicant in relation to this proposal. RMS concerns regarding the broader cumulative impacts on traffic in the Carlingford area are yet to be addressed. Council officers are undertaking discussions with the applicant and RMS to guide additional traffic work for the site and surrounding precinct.	No change from the previous update. Traffic and transport issues are still to be resolved by the applicant in relation to this proposal. RMS concerns regarding the broader cumulative impacts on traffic in the Carlingford area are yet to be addressed. Council officers are undertaking discussions with the applicant and RMS to guide additional traffic work for the site and surrounding precinct.
9/10/2015	1-17 Hope Street, 35-43 Oak Street & 126-130 James Ruse Drive, Rosehill	RZ/20/2015	<b>Applicant's Proposal:</b> Rezone part of the site from R3 to B4, increase FSR to 7:1 and increase height to between 18m and 108m (35 storeys)	Council officers met the applicant to discuss issues regarding the bulk and scale of the proposed development on 10 October 2018. Further advice to the applicant has been provided regarding these issues, and the proposal will be reported to a future Local Planning Panel meeting.	The Planning Proposal was reported to the Local Planning Panel on 28 November 2018 where it was recommended that the Planning Proposal proceed at a lower FSR. The Planning Proposal was subsequently reported to Council at the 17 December 2018 meeting where the Planning Proposal was deferred subject to further works relating to flooding and urban design being completed before reporting to Council for a decision.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
23/05/2016	1 Mary Street, 30 and 32 Waratah St, 112 Wharf Road, Melrose Park	RZ/9/2016	<b>Applicant's Proposal:</b> Rezone from IN1 to B4; change height from 12m to 54m; change FSR from 1:1 to 2:1; require any redevelopment to provide maximum 1,000sqm non-residential GFA	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.
6/06/2016	85-91 Thomas Street, Parramatta	RZ/11/2016	<b>Applicant's Proposal:</b> Increase FSR from .8:1 to 2.2:1 and increase Height from 11m to 34m	The applicant submitted a revised design for the Planning Proposal in August 2018 and provided a response to the advice given in early 2018. It was highlighted to the applicant the importance for any redevelopment of the site to be sensitive in scale and design with the surrounding land uses and activities. Council officers have provided further advice relating to urban design, traffic and transport and ecology matters and will continue to liaise with the applicant to progress the assessment of the proposal.	Council officers provided further advice relating to urban design, traffic and transport and ecology matters and will continue to liaise with the applicant to progress the assessment of the proposal. Council officers met with the applicant in Q1, 2019 to discuss a revised concept design for the site. A revised scheme has not been formally submitted to Council for pre-gateway assessment.
27/09/2016	23-25 Windsor Road, Northmead	RZ/18/2016	<b>Applicant's Proposal:</b> Amend maximum height from 16 metres to 36 metres, and include a maximum floor space ratio control of 2.36:1	The applicant has made further amendments to their application and the assessment of this application will be considered by the Local Planning Panel on 28 Nov 2018. The recommendation of the Local Planning Panel will be reported to Council on 17 Dec 2018.	The applicant provided a revised PP in March 2019 in response to Council officer's feedback. The revised scheme is currently being reviewed by Council officers. It is expected that the Planning Proposal will be reported to the LPP in the next quarter.
18/11/2016	6 Hope Street, Melrose Park	RZ/21/2016	<b>Applicant's Proposal:</b> Planning Proposal to rezone land from IN1 to B4, increase maximum height of buildings to 63m and increase FSR to 2.82:1	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.
28/12/2016	55-59 Kirby Street Rydalmere	RZ/26/2016	<b>Applicant's Proposal:</b> Amend zoning from IN1 General Industrial to R4 High Density Residential; increase floor space ratio from 1:1 to 2.1:1; increase maximum height of buildings from 12 metres to between 14 metres and 40 metres; and introduce additional permitted uses for a cafe/restaurant and function centre.	The applicant has submitted a revised scheme in response to Council officer feedback that is now under assessment. This matter will be reported to a future Local Planning Panel meeting.	This proposal was considered by the Local Planning Panel on 19 February 2019 where it was resolved as recommended by Council officers. The Proposal was considered by Council at its meeting of 11 March 2019, where Council endorsed an alternate resolution to the report recommendation. Council officers are awaiting a response from the Applicant.
23/12/2016	Block E & H Burroway Road Wentworth Point	RZ/27/2016	<b>Applicant's Proposal:</b> Amend Homebush Bay West DCP affecting Blocks E & H to provide additional floor space to allow for 700 dwellings (76,000sqm), community club (4,000sqm), gymnasium (2,000sqm) 2 child care centres, additional public open space (7,672sqm), and affordable housing units. The DCP amendment also seeks to increase heights to maximums of 10, 35, and 52 storeys. A VPA supports this DCP amendment.	The design competition process for the site is nearing completion with the winning scheme expected to be announced before the end of the year. Council officers are continuing to work with the applicant regarding the Voluntary Planning Agreement (VPA) for the site and traffic related concerns. In accordance with the Council resolution, exhibition of the proposed planning controls will be undertaken following completion of the design excellence competition.	The design competition process for the site is nearing completion with the winning scheme expected to be announced mid-2019. Council officers are continuing to work with the applicant regarding the Voluntary Planning Agreement (VPA) for the site and traffic related concerns. In accordance with the Council resolution, exhibition of the proposed planning controls will be undertaken following completion of the design excellence competition.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
23/03/2017	16-24 Thallon Street and 27 & 29 Jenkins Road, Carlingford	RZ/7/2017	<b>Applicant's Proposal:</b> Amend the FSR from 1.99:1 to 4:1 and HOB from 28m to part 33m and part 57m.	The applicant has made further amendments to their application and the assessment of this application will be considered by the Local Planning Panel on 28 Nov 2018. The recommendation of the Local Planning Panel will be reported to Council on 17 Dec 2018.	At applicants request, report was not submitted to LPP and is currently in abeyance. A meeting between the applicant and Council staff was held on 21 November with issues regarding the planning proposal unresolved.
20/07/2017	1-7 and 13 Carter Street and 23-24 Uhrig Road, Lidcombe	RZ/12/2017	<b>Applicant's Proposal:</b> Amend FSR from 2.9:1 to 4.7:1 and HOB to a maximum of 147metres (45 storeys)	The revised draft Carter Street Master Plan was placed on public exhibition during September and October 2018 by the Department of Planning and Environment (DPE). This Planning Proposal is currently on hold pending the outcome of the revised draft Carter Street Master Plan exhibition.	No change from the previous update. The revised draft Carter Street Master Plan was placed on public exhibition during September and October 2018 by the Department of Planning and Environment (DPE). This Planning Proposal is currently on hold pending the outcome of the revised draft Carter Street Master Plan exhibition and/or gazettal of the revised controls.
31/07/2017	1, 1C, 3-9 Grand Avenue, Camellia	RZ/13/2017	<b>Applicant's Proposal:</b> Rezone from industrial to B3, B4, RE1 and apply an FSR of 4.16:1 and maximum HOB of 191 metres.	The Planning Proposal remains under assessment following the applicant advising that they wish to continue with their proposal. The assessment of the Planning Proposal will progress in conjunction with the release of draft planning controls for the Camellia Town Centre by the DPE.	No change from the previous update. The Planning Proposal remains under assessment following the applicant advising that they wish to continue with their proposal. The assessment of the Planning Proposal will progress in conjunction with the release of draft planning controls for the Camellia Town Centre by the DPE.
30/10/2017	176A - 186 Parramatta Road, Granville	RZ/19/2017	<b>Applicant's Proposal:</b> Amend land use zone from B6 Enterprise Corridor to B4 Mixed Use, maximum height of buildings from 21m to 82m, and FSR from 3:1 to 6:1; also introduce site-specific provisions to exclude residential wintergardens (enclosed balconies) from gross floor area calculation where required to mitigate acoustic or wind impacts.	This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.	No change from the previous update. This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.
21/12/2017	56-72 Dudley Street and 55-71 Crowgey Street, Dundas	RZ/21/2017	<b>Applicant's Proposal:</b> Rezone site from R3 Medium Density to R4 High Density (part) and B4 Mixed use (part); amend FSR from 0.6:1 to 4:1 (part) and 5:1 (part); amend height from 11m to parts 26m, 40m, and 80m.	The Proposal was considered by the Local Planning Panel on 18 September 2018 where the Panel recommended to Council that it not be supported. Council subsequently resolved to not support this Proposal at its meeting of 29 October 2018. The Applicant has submitted a Rezoning Review request to the Department of Planning and Environment. A date for this review to be heard by the Central City Sydney Planning Panel has not been set.	This Proposal was considered by the Sydney Central City Planning Panel on 27 February 2019. The Panel determined that this Proposal should not proceed to Gateway determination stage. This Planning Proposal will no longer proceed and will not be included in future a workplan update report.
21/12/2017	WSU Campus Parramatta North (70 Pemberton St, 260-260A Victoria Road, 178-184 and 190-200 James Ruse Drive, 15-19 Collett Parade)	RZ/22/2017	<b>Applicant's Proposal:</b> Rezone site from parts R3 Medium Density/R4 High Density/SP2 Infrastructure to parts R4 High Density/B4 Mixed Use; amend height from parts 11m/14m to parts 28m/84m; 1,250 dwellings, 75,00sqm retail, 3,000 commercial, 1,500 community uses, and 6,500sqm public open space.	The Applicant is currently working on a revised Planning Proposal to respond to Council comments. Officers are currently awaiting amended information from the Applicant.	Council officers have attended a number of workshops including a site visit following the previous update. Officers are currently awaiting amended information from the Applicant responding to issues raised by Council officers. Applicant intend to submit a revised Planning Proposal to Council in late April 2019.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
19/12/2017	14-16 Hill Road, Wentworth Point	RZ/1/2018	<b>Applicant's Proposal:</b> Amend zoning to increase area of RE1 zone and reduce area of R4 zone; amend height to maximum 135m across the R4 area; amend FSR to provide a single FSR of 2.58:1 across the R4 area (no increase in approved GFA); amend acquisition map to exclude the foreshore wharf for public acquisition; introduce additional permitted uses to allow a capped amount of commercial premises in the R4 zone, as well as "food and drink premises" in the RE1 zone.	The Applicant has submitted a revised scheme in October 2018 which is now under assessment by Council officers. Council is continuing to work with the developer and State Government regarding the proposed Stage 2 Light Rail alignment. It is anticipated that this Proposal will be reported to Council in the first quarter of 2019.	The Applicant submitted a further revised scheme in February 2019 which is now under assessment by Council officers. Council is continuing to work with the developer and State Government regarding the proposed Stage 2 Light Rail alignment. It is anticipated that this Proposal will be reported to Council in the first half of 2019.
19/02/2018	1 Woodville Road, Granville	RZ/2/2018	<b>Applicant's Proposal:</b> Rezone site from B5 Business Development to B6 Enterprise Corridor; amend Schedule 1 by seeking additional permitted use to allow office premises (maximum GFA of 8,000sqm) and retail premises (maximum GFA 1,600 sqm); amend FSR from 1:1 to 4.5:1 and height from 15m to 80m.	The Planning Proposal has been assessed by Council planning officers and is scheduled to be considered by the Local Planning Panel in November 2018.	The Planning Proposal was considered by the Local Planning Panel on 28 November 2018 where it was recommended that the matter be deferred. Council officers are awaiting a response from the Applicant in relation to the Panel's recommendation. The applicant has since submitted a revised Planning Proposal in April 2019. The Planning Proposal is currently being assessed by Council officers with a report to the LPP expected in the second quarter of 2019.
7/03/2018	163-165 George Street, Parramatta	RZ/3/2018	<b>Applicant's Proposal:</b> Amend Schedule 1, Subclause 10 of Parramatta LEP 2011 to permit the additional use of "car park" at 163-165 George Street, Parramatta.	A meeting was held on 28 June 2018 with the Applicant. Council Officers recently made contact with the applicant to determine their timeframe for submission of further information and they indicated that they were seeking to resolve access issues with Parramatta Light Rail and to resolve some issues with the concurrent DA they have lodged for the site before they can finalise their submission material.	The applicant has informed Council that they will revise their planning proposal and resubmit this to Council. The project is currently on hold.
26/09/2018	108 Silverwater Road, Silverwater	RZ/11/2018	<b>Applicant's Proposal:</b> Insert office premises into Schedule 1 of Auburn LEP 2010 as Addition Permitted Use, related to an existing building erected on land known as 108 Silverwater Road, Silverwater (Lot 100 DP 1199035).	A Planning Proposal was received on 26 September 2018. Council officers have undertaken an initial assessment of the proposal and provided comments to the Applicant. The Applicant is currently preparing an assessment of the traffic implications of the Planning Proposal to respond to Council comments. Officers are currently awaiting additional information from the Applicant.	The applicant has submitted additional information responding to Council comments in March 2019. It is expected that the Planning Proposal will be reported to the May 2019 LPP.
7/12/2018	22 Noller Parade, Parramatta	RZ/15/2018	<b>Applicant's Proposal:</b> Rezone site from R2 Low Density Residential to R4 High Density Residential. Increase FSR from nil to 1.9:1. Increase Height of Building from RL14 to RL25.42	N/A (not lodged at time of last update)	Council officers met with the applicant in April 2019 advising them of Council's position on the Planning Proposal. The applicant will subsequently be revising their proposal, following which it is expected that the Planning Proposal will be reported to the LPP shortly after.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
20/03/2019	93 Bridge Street, Westmead	RZ/1/2019	<b>Applicant's Proposal:</b> Amend Schedule 1 of Parramatta LEP 2011 to permit the additional use of "hotel or motel accommodation" and "serviced apartments" on the site. Amend the HOB from 20m to 132m. Amend FSR from 1.7:1 to 6:1	N/A (not lodged at time of last update)	This planning proposal is on hold in accordance with Council's resolution on 10 December 2019 (Item 15.1) to not progress new site specific planning proposals that are seeking an increase in residential density in areas outside the Parramatta CBD
13/02/2015	264-268 Pennant Hills Road Carlingford	RZ/2/2015	<b>Council Resolved Position:</b> Rezoning R2 Low Density Residential to R4 High Density Residential, increase max FSR from 0.5:1 to 1:1, increase max HOB from 9m to up to 14m and include a Natural Resources - Biodiversity control for the site	Planning Proposal originally submitted to Council in 2015 and received Gateway Determination from DPE on 12 September 2016. The site was part of the wider Carlingford Block Study Area which was not supported by Council. The applicant submitted a revised Planning proposal responding to the Council resolution and draft VPA agreement which is under review following exhibition.	An assessment of the Planning Proposal, site-specific DCP and VPA was provided to the Local Planning Panel on 15 January 2019. The Local Planning Panel revised the height control to 14m for the entire site. Council endorsed the Planning Proposal and site-specific DCP for finalisation on 25 February 2019, requesting the plan not be finalised until the VPA is signed. The revised VPA for the site was exhibited in March/April 2019 and will be reported back to Council shortly after.
29/04/2015	21-21A Tucks Road, Toongabbie	RZ/11/2015	<b>Gateway Determination Position:</b> Rezoning from part B1/part R2 to B4 across entire site; Increase height from part 9m and part 12m to part 9m and part 15m; Increase FSR from part 0.5:1 and part 1.5:1 to 1.25:1 across entire site.	The Planning Proposal was reported to Council on 29 October 2018. Council resolved that consideration of this matter be deferred to enable Council to receive advice from State Government on the Site Compatibility Certificate.	The Planning Proposal was reported to Council on 29 October 2018. Council resolved that consideration of this matter be deferred to enable Council to receive advice from State Government on the Site Compatibility Certificate. Council officers are still awaiting the outcome of the Department's decision relating to the Site Compatibility Certificate.
17/02/2016	38-42, 44 and 44A Wharf Road Melrose Park	RZ/1/2016	<b>Applicant's Proposal:</b> Rezoning of existing IN1 General Zoned Land North of Hope Street to create a mixed precinct including land to be zoned B2 Local Centre, B4 Mixed Use, R4 High Density Residential, RE1 Public Recreation with Proposed FSR of 1.95:1 across the site and heights ranging from 17m to 65m (18 Storeys)	This Planning Proposal remains part of the Melrose Park North Planning Proposal which is anticipated to be reported to Council in early 2019. The TMAP has been completed and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council in early 2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be also be reported to Council in early 2019 for exhibition.	This Planning Proposal remains part of the Melrose Park North Planning Proposal. A final version of the TMAP has been issued to the TMAP Working Group and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council mid-2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be reported to Council in the second half of 2019 for exhibition.
14/04/2016	15-19 Hughes Avenue and 655 Victoria Road, Ermington	RZ/3/2016	<b>Gateway Determination Position:</b> Rezoning from part SP1 and part IN1 to B4 across entire site. Increase height from part 9m and part 12m to 48m across entire site. Increase FSR from part 0.5:1 and part 1:1 to 2:1 across entire site.	This Planning Proposal remains part of the Melrose Park North Planning Proposal which is anticipated to be reported to Council in early 2019. The TMAP has been completed and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council in early 2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be also be reported to Council in early 2019 for exhibition.	This Planning Proposal remains part of the Melrose Park North Planning Proposal. A final version of the TMAP has been issued to the TMAP Working Group and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council mid-2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be reported to Council in the second half of 2019 for exhibition.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
13/05/2016	241-245 Pennant Hills Road, Carlingford	RZ/14/2016	Planning Proposal previously considered by Hills Council who resolved not to proceed the applicant has submitted a Pre Gateway Review - which must now be considered and assessed by City Of Parramatta.	A revision to the scheme was submitted by the applicant on 18 September 2018 and Council officers have undertaken further assessment and are working with the applicant to address issues regarding the design and scale of the proposal. The assessment of the proposal will be reported to a future Local Planning Panel meeting.	A revision to the scheme was submitted by the applicant on 18 September 2018, where Council provided comments in November 2018. The applicant has since refuted Council's advice on the scale of development. The Planning Proposal is expected to be reported to the Local Planning Panel in May 2019.
13/05/2016	2-18 Epping Road, 2-4 Forest Grove and 725 Blaxland Road, Epping	F2016/02129	Planning Proposal previously considered by Hornsby Council who resolved not to proceed the applicant has submitted a Pre Gateway Review - which must now be considered and assessed by City Of Parramatta.	Council have written to the Department advising that Council objects to the progress of this Planning Proposal due to the traffic issues identified through the development of the Epping Traffic model and associated studies. The Planning Proposal is being considered by the Central Sydney Planning Panel who are the Planning Proposal Authority for the Planning Proposal (note The Department removed Council ability to act as the Planning Proposal Authority for this matter). Council has not received a formal response from the Department as to whether it will proceed with the Planning Proposal.	Council has sought monthly updates on the status of the planning proposal (November 2018 and January and February 2019). The Department staff have provided the same status on each occasion which is that the Department is preparing advice to the Sydney Central Planning Panel on the updated planning proposal (submitted by the applicant in January 2018) for the Panel's consideration.
24/11/2016	266 Victoria Road, Parramatta	RZ/23/2016	<b>Council Resolved Position:</b> Planning proposal to amend zoning from parts R2 Low Density Residential/part SP2 Educational Establishment to parts B4 Mixed Use, R4 High Density Residential, RE1 Public Recreation and W1 Natural Waterways; increase FSR from part 0.5:1 to 1.5:1 (excl. Riparian corridor), 1.38:1 of which is residential; increase max. Height from part 9 metres to between 28m and 84m; amendments to Minimum lot size maps; introduce local provisions for 5% affordable housing; and other local provisions.	Council Officers met with the Hazards Team from the DPE on 30 August and 29 October to discuss the pipeline hazard issues at the site. Following further discussion with the applicant, a Hazard and Risk Assessment is being prepared. The required TMAP is still being completed and must be finalised prior to public exhibition. The preparation of a site-specific DCP and VPA negotiations will also need to be resolved before the Planning Proposal can proceed to public exhibition.	A Hazard & Risk Assessment has been submitted by the applicant and subsequently forwarded to the DPE's Hazards Team for comment. A number of issues have been raised by the DPE regarding the hazard assessment and the applicant is currently amending this assessment accordingly. It is also expected that the TMAP will be submitted by the end of April 2019 following which, work on the site specific DCP and VPA may progress.
23/12/2016	235-237 Marsden Road, Carlingford	RZ/25/2016	<b>Applicant's Proposal:</b> Amend zoning from R2 Low Density Residential to R3 Medium Density Residential; increase floor space ratio from 0.5:1 to 0.6:1; and increase maximum height of buildings from 9 metres to 11 metres.	A Gateway Determination was received in September 2018 for the Planning Proposal to proceed subject to conditions. Council officers are currently working with the applicant regarding the matters that need to be addressed prior to public exhibition. It is anticipated that the public exhibition for the proposal occur in early 2019.	The applicant provided a revised Concept Site Plan in response to Gateway Determination's conditions on 13 March 2019. A draft VPA Letter of Offer has also been provided for Council's review. It is anticipated that the public exhibition of the PP and draft VPA occur in Q2, 2019.
5/05/2016	258-262 Pennant Hills Road, 17 & 20 Azile Court, Carlingford	RZ/1/2017	<b>Council Resolved Position:</b> Rezone from R2 Low Density Residential to R4 High Density Residential; Maximum FSR of 1:1 and maximum Height 4 storeys on the northern part of the site with lower appropriate height in the south.	Council endorsed the revised planning proposal, draft site-specific DCP and draft VPA Offer on 8 October 2018 for public exhibition. Council and the applicant are preparing the application for public exhibition which is anticipated to occur over November/December 2018.	Council officers have completed an assessment of the Planning Proposal, site-specific DCP and draft VPA following public exhibition in November/December 2018. The outcomes of the public exhibition for the Planning Proposal, site-specific DCP and VPA will be reported to Local Planning Panel in May 2019.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
28/03/2017	8 Wharf Road, Melrose Park	RZ/4/2017	<b>Applicant's Proposal:</b> Planning Proposal to rezone land from IN1 to B4. Amend HOB from 12m to 14m & 28m (4 & 8 storeys). Amend FSR from 1:1 to 2:1	This Planning Proposal remains part of the Melrose Park North Planning Proposal which is anticipated to be reported to Council in early 2019. The TMAP has been completed and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council in early 2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be also be reported to Council in early 2019 for exhibition.	This Planning Proposal remains part of the Melrose Park North Planning Proposal. A final version of the TMAP has been issued to the TMAP Working Group and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council mid-2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be reported to Council in the second half of 2019 for exhibition.
26/09/2017	14-38 Cowper Street, 21-41 East Street and 5-5A Rowell Street, Granville	RZ/15/2017	<b>Applicant's Proposal:</b> Amend the max. height of buildings controls from 52m to 82m, and introduce site-specific provisions to exclude residential wintergardens (enclosed balconies) from gross floor area calculation where they are required for either acoustic or wind amenity	The Planning Proposal was reported to the Local Planning Panel on 21 August 2018 and was recommended by the Panel to be endorsed by Council. It was reported at a subsequent Council meeting on 24 September 2018 where Council resolved to not proceed with the Planning Proposal and that no further action be taken.	The Planning Proposal was reported to the Council meeting on 24 September 2018 where Council resolved not to proceed with the Planning Proposal and that no further action be taken. At its meeting on 17 December 2018, Council rescinded its decision from September 2018 which endorsed the Planning Proposal to be forwarded to the Department for Gateway Determination. Council officers forwarded the Planning Proposal to the Department seeking Gateway and is currently awaiting its issue.
24/07/2015	1-17 Grey Street and 32-48 Silverwater Road, Silverwater	RZ/8/2018	<u>Planning Proposal previously considered by former Auburn City Council, now within City of Parramatta LGA. Council resolved that the Planning Proposal proceed as follows:</u> Rezone site from B6 Enterprise Corridor to B1 Neighbourhood Centre, increase FSR from 1:1 to 2.7:1, increase height to buildings from 14m to 20m and provision for 4,000m <sup>2</sup> of non-residential floor space.	The Planning Proposal package was sent off to DPE for Gateway Determination on 20 September 2019.	The Planning Proposal was refused by Gateway on 18 December 2018. The Applicant has since lodged a post-Gateway review with the DPE on 11 March 2019. Council provided comments to the DPE on the post-Gateway review. The Planning Proposal will now be considered by the Independent Planning Commission to determine next steps. No date has been set for the IPC meeting.
27/04/2017	34-42 East Street, Granville	RZ/8/2017	<b>Council Resolved Position:</b> Increase height from 52m to 82m; Remove inclusion of 'Area 1' from FSR Map and the application of Clause 4.4. i.e. permit 6:1 without sliding scale; Introduce site specific provisions to exclude residential wintergardens (enclosed balconies) from gross floor area calculation where they are required for either acoustic amenity or wind amenity reasons; Introduce savings provisions for the site to allow a development application to be assessed concurrently with the planning proposal.	The Planning Proposal was reported to the Local Planning Panel on 16 October 2018 and was recommended to be endorsed by Council. The Planning Proposal is intended to be reported to Council at the 26 November 2018 meeting.	The Planning Proposal was reported to Council on 26 November 2018 and was endorsed by Council to be forwarded to the Department for finalisation. However, a resolution of Council was for the Acting CEO to investigate the opportunity to negotiate a VPA for dedication of two units to Council for affordable rental housing. Council officers are liaising with the applicant in accordance with this resolution.  Council has requested the Department of Planning not finalise the Planning Proposal until the Draft VPA is executed, should there be one.

## Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2019

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - November 2018 (previous)	Status - April 2019 (current)
19/10/2012	181 James Ruse Drive Camellia	RZ/5/2012	<b>Alteration of Gateway Determination:</b> Rezone the land from B5 Business Development to part B4 Mixed Use/part RE1 Public Recreation, vary max. height of buildings for majority of site up to 126m, with max. height of buildings adjacent to foreshore up to 28m, and reduce the max. height of buildings for areas zoned RE1 to zero metres, increase max. floor space ratio from 1.5:1 to 5.3:1, vary existing 30m foreshore building line, and introduce site specific clauses regarding remediation, site containment cells, satisfactory arrangements and design excellence	The Planning Proposal remains with the DPE for finalisation while controls for the Camellia Town Centre are refined. The applicant has responded to issues raised by the DPE as part of their assessment. Negotiations are continuing with the applicant regarding a VPA for the site.	No change from the previous update report. The Planning Proposal remains with the DPE for finalisation while controls for the Camellia Town Centre are refined. The applicant has responded to issues raised by the DPE as part of their assessment. Negotiations are continuing with the applicant regarding a VPA for the site.
26/09/2014	171-189 Parramatta Road, Granville	RZ/10/2013	<b>Gateway Determination Position:</b> Amend Planning Proposal to include all land within the block located between Parramatta Road, Victoria Street, Albert Street and the rail corridor. Apply a maximum height of buildings of 82m (25 storeys) for the majority of the site and apply a maximum FSR consistent with achieving the vision, principles and desired built form outcomes within the draft Parramatta Road Urban Design Guidelines prepared by UrbanGrowth NSW.	Council considered the outcome of the exhibition of the Planning Proposal at its meeting of 29 October 2018, and resolved to forward the Planning Proposal to the Department of Planning subject to:- - Preparation of a Draft DCP for the block covered by the Planning Proposal - Finalisation of a Draft VPA to deal with the infrastructure issues associated with the Planning Proposal  Council has requested the Department of Planning not finalise the Planning Proposal until the Draft DCP and Draft VPA issues are resolved.	Council considered the outcome of the exhibition of the Planning Proposal at its meeting of 29 October 2018, and resolved to forward the Planning Proposal to the Department of Planning subject to:- - Preparation of a Draft DCP for the block covered by the Planning Proposal - Finalisation of a Draft VPA to deal with the infrastructure issues associated with the Planning Proposal  Council has requested the Department of Planning not finalise the Planning Proposal until the Draft DCP and Draft VPA issues are resolved.  A consultant has been engaged to prepare a Draft DCP for the block with consultation with the landowners expected to occur in March and April 2019. Discussions have been held with some of the landowners about the negotiation of planning agreements.
21/12/2017	14-16 Masons Drive North Parramatta	RZ/23/2017	<b>Council Resolved Position:</b> Amend Schedule 1 of the Hills Local Environmental Plan 2012 to allow for additional permitted use of 'hotel and motel accommodation' specifically for 10 rooms at Yurora House only.	The Planning Proposal was endorsed by Council on 12 March 2018 and Gateway Determination was received on 25 May 2018. The Planning Proposal was publicly exhibited from 13 June to 29 June 2018. No submissions were received. Council resolved on 23 July 2018 to finalise this proposal. The amendment is awaiting finalisation.	The Planning Proposal was notified on 23 November 2018 and is now finalised and will not be included in a future workplan update report.

## Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
1	90-96 Phillip Street, Parramatta	PP, DCP & VPA	Voluntary Planning Agreement (VPA) in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include works-in-kind (public domain works identified in the Charles Street Square Planning Strategy.)	The related planning proposal is yet to be reported to the Local Planning Panel or Council. When the matter is reported, Council Officers will provide a recommendation that will seek delegation to enter into formal VPA negotiations.	The related planning proposal is yet to be reported to the Local Planning Panel or Council. When the matter is reported, Council Officers will provide a recommendation that will seek delegation to enter into formal VPA negotiations.
2	118 Harris Street and 135 George Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include monetary contribution and works-in-kind.	The related Planning Proposal is yet to be reported to the LPP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.	The related Planning Proposal was reported to the LPP on 19 February 2019 where the Panel deferred consideration pending receipt of further information on the CBD Planning Proposal. The matter is to be reported back to the Panel at its Meeting on 19 March 2019. The matter will be subsequently considered by Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.
3	66-68 Phillip Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase the height & FSR. Potential VPA deliverables not yet known.	The applicant has provided an amended reference design for the Planning Proposal. Applicant has also been invited to negotiate a potential VPA for the site, and has been requested to complete the VPA template and explanatory statement template as part of this work.	The applicant has not advanced negotiation of a potential VPA and completion of the VPA template documents since the last reporting period.
4	26 - 30 Parkes Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking to increase height and FSR. Potential VPA deliverables not yet known.	The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved via the Planning Proposal process and the VPA has therefore not progressed since the last reporting period.	FSR quantum and urban design issues are still to be resolved and the VPA has not progressed since the last reporting period.
5	197 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking to remove HOB & FSR from site and introduce site-specific clause to allow a significant increase in development potential. Potential VPA deliverables not yet known.	Following DPE advice, the applicant advised on 31 August 2018 that it would seek direction from the client. Council staff are awaiting a request from the applicant to confirm the next steps to be taken. Confirmation will include directions on negotiating a draft VPA based on the FSR in the Gateway determination.	On 6 March 2019, Council staff met with the applicant on progressing this planning proposal. Further communications will take place with the applicant on negotiating a draft VPA.
6	372-374 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables not yet known.	The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved via the Planning Proposal process and the VPA has therefore not progressed since the last reporting period.	No change from the previous update report. The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved via the Planning Proposal process and the VPA has therefore not progressed since the last reporting period.

Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
7	171 Parramatta Road, Granville	VPA & PP	Voluntary Planning Agreement involving multiple items including land dedication and works-in-kind, in association with a planning proposal.	Council resolved on 29 October 2018 to support this Planning Proposal with part 6:1 / part 4.5:1 FSR. The report notes that the Applicant offered as justification for 6:1 FSR being applied to their site a number of public benefits, including provision of open space and an allowance for road widening. As part of this resolution, Council also resolved to invite landowners to be involved in negotiations on VPAs. Further, Council also resolved that Officers' negotiating position should be that the contribution should be equivalent to 50% of the land value uplift.	Council resolved on 29 October 2018 to support this Planning Proposal with part 6:1 / part 4.5:1 FSR. The report notes that the Applicant offered as justification for 6:1 FSR being applied to their site a number of public benefits, including provision of open space and an allowance for road widening. As part of this resolution, Council also resolved to invite landowners to be involved in negotiations on VPAs. Further, Council also resolved that Officers' negotiating position should be that the contribution should be equivalent to 50% of the land value uplift.  Since the resolution a meeting has been held with the applicant to commence negotiations on the Draft VPA and the applicant has been asked to provide further information to allow negotiations to progress. Discussions with other landowners will occur in parallel with the Draft DCP preparation process currently underway.
8	Lots 11 and 12 DP270778, Wentworth Point (Blocks E & H)	VPA & DCP	Voluntary Planning Agreement involving a 20 year bus shuttle service, 2 x 75 place day care centres; additional open space and 12 affordable housing units.	The Applicant has submitted a revised VPA offer relating to this Proposal. Negotiations regarding the detail of the VPA are continuing.	A further revised VPA offer is expected to be received from the Applicant in the coming weeks. Negotiations regarding the detail of the VPA are continuing.
9	VPA for land at 1-7 Carter Street & 23 Uhrig Road, Lidcombe (Meriton)	VPA & PP	Voluntary Planning Agreement in association with a Planning Proposal seeking an increase in height and FSR. Potential VPA deliverables include provision of affordable housing units, open space embellishment	The PP that this VPA is associated with is currently on hold, pending the Department's review of the Carter Street Master Plan. The VPA cannot progress independent of the issue of the density that will be permitted on this site, and so cannot proceed ahead of the Master Plan. The revised Carter Street Master Plan was publicly exhibited by the Department in September/October 2018. Council made a submission as part of the exhibition process and all submissions are currently being assessed.	The PP that this VPA is associated with is currently on hold, pending the Department's review of the Carter Street Master Plan. The VPA cannot progress independent of the issue of the density that will be permitted on this site, and so cannot proceed ahead of the Master Plan. The revised Carter Street Master Plan was publicly exhibited by the Department in September/October 2018. Council is currently awaiting the gazettal of the revised planning controls.
10	Melrose Park North	VPA	Voluntary Planning Agreement to deliver public benefits	Council Officers are in the process of developing an infrastructure needs list for this precinct to inform future VPAs. The developer has indicated their willingness to enter into a VPA, however no formal offer has been received from the Applicant.	Council officers and the applicant are in the process of finalising an infrastructure needs for the precinct to inform future VPA negotiations.

## Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
11	266 Victoria Rd and 26 Kissing Point Rd, Rydalmere	VPA & PP	Voluntary Planning Agreement for land dedication (Riparian Corridor) to City of Parramatta.	VPA letter of offer received 3 May 2017. This offer includes land dedication to Council (Riparian Corridor). VPA negotiations are currently on hold as the applicant continues to undertake additional work as per conditions of the Gateway Determination. Completion of this additional work will help determine the final density and subsequently the potential quantum of the VPA offer.	No change from the previous update report. VPA letter of offer received 3 May 2017. This offer includes land dedication to Council (Riparian Corridor). VPA negotiations are currently on hold as the applicant continues to undertake additional work as per conditions of the Gateway Determination. Completion of this additional work will help determine the final density and subsequently the potential quantum of the VPA offer.
12	70 Pemberton St, 260-260A Victoria Rd, 174-184 James Ruse Drive, 190-200 James Ruse Drive and 15-19 Collett Parade, Parramatta	VPA & PP	A letter of offer to enter into a Voluntary Planning Agreement has been received.	A letter of offer was received with the Planning Proposal on 21 December 2017. The Planning Proposal is currently being revised by the Applicant with the assistance of Council officers regarding future density.	A letter of offer was received with the Planning Proposal on 21 December 2017. The Planning Proposal is currently being revised by the Applicant in response to issues raised by Council officers regarding future density.
13	241-245 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a Planning Proposal.	A revised VPA Letter of offer was received on 18 September 2018 that maintained an offer of SP2 land dedication, landscaping, a monetary contribution and a childcare centre. The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved through the Planning Proposal process.	No change from the previous update report. A revised VPA offer was received on 18 September 2018 that maintained an initial offer of SP2 land dedication, landscaping, a monetary contribution and childcare centre. The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved through the Planning Proposal process.
14	181 James Ruse Drive, Camellia	PP, DCP & VPA	Voluntary Planning Agreement including land dedication and works-in-kind, in association with a planning proposal.	Negotiations with the Applicant and Council are ongoing regarding the detail of the VPA offer. Council officers are currently awaiting details of the value uplift arising from the Planning Proposal including additional supporting cost reports for VPA items. The independent consultant engaged by Council officers to manage the VPA on behalf of Council is continuing their involvement in the negotiations.	Negotiations with the applicant and Council are ongoing regarding the detail and quantum of the VPA offer within the context of Council's 12 February 2018 resolution. Council officers have since engaged consultants to provide a peer review of the land valuations and quantity surveyors report provided by the applicant in support of their latest VPA offer. The independent consultant engaged by Council officers to manage the VPA on behalf of Council is continuing their involvement in the negotiations.
15	2 O'Connell St, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	This Planning Proposal received a Gateway determination on 5 October 2018. An initial meeting to discuss preparation of a VPA has been held with the Applicant, with issues surrounding the current ownership structure of the building discussed. Council officers are awaiting a letter of offer and / or draft VPA from the Applicant for consideration. The outcomes of this process will be reported back to Council.	Since the last reporting period, Council Officers are still awaiting a letter of offer and/or a draft VPA from the applicant for consideration. The outcomes of this process will be reported back to Council.

Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
16	2 Sorrell St, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 3 August 2018 the applicant provided a draft VPA that was referred to external solicitors for review. The solicitors have suggested a number of amendments that have been referred to the applicant for its consideration. Once there is agreement on the VPA, it along with the planning proposal and draft site-specific DCP can be placed on public exhibition.	The Draft VPA needs to be agreed to allow the PP, Draft DCP and Draft VPA to be placed on public exhibition. Since the last reporting period, agreement is still to be reached on details of the VPA.
17	107 George St, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 23 May 2016, Council resolved to invite the Applicant to submit a Letter of offer to enter into a VPA that is consistent with the CBD Planning Proposal and Value Sharing Policy. A Gateway determination was issued on 8 January 2018, however, the applicant has since lodged a post-Gateway review. Council considered the post-Gateway review at its Meeting on 9 April 2018 and resolved to defer the matter to allow the applicant time to submit a revised Planning Proposal. As such, the VPA is also deferred pending the submission of a revised Planning Proposal.	Council is still waiting on a revised Planning Proposal to be submitted from the applicant. Once received, Council Officers will be in a position to raise the issue of a VPA with the applicant. The matter of the revised Planning proposal and any draft VPA letter of offer will be reported to Council once the assessment has been completed.
18	18-22A Hunter Street & 23-29 Macquarie Street, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 27 November 2017, Council resolved to negotiate a VPA, which recognises the value uplift of the Planning Proposal. The associated Planning Proposal is yet to be granted a Gateway Determination and further negotiations on a Draft VPA will occur once a Gateway Determination is issued.	The Planning Proposal was refused at Gateway on 10 January 2019. It is still unclear as to whether the applicant will lodge a post-Gateway review.
19	1-17 Grey St & 32 Silverwater Road, Silverwater	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 26 February 2018, Council resolved to advise the Applicant that it will consider entering into a VPA with the landowners in relation to the PP, and delegated authority to the Acting CEO to negotiate the VPA. The PP has been submitted to the DPE and is awaiting a Gateway determination, following which VPA negotiations will progress.	The Planning Proposal was refused by Gateway on 18 December 2018. The Planning Proposal is now subject of a post-Gateway Determination review. Depending on the findings of the Independent Planning Commission review of the post-Gateway Determination, this could determine whether VPA negotiations commence.
20	14-20 Parkes Street, Harris Park	VPA & PP	Expected Voluntary Planning Agreement in association with a Planning Proposal.	The Department advised on 24 August 2018 that it would not alter the Gateway determination unless it is supported by further information relating to overshadowing of heritage properties. Council staff are working to supply this information. Negotiations on a VPA can recommence after receiving a revised Gateway Determination.	In response to a request from the applicant, Council on 17 December 2018 resolved to publicly exhibit the planning proposal at an FSR of 8:1 and a maximum height of 110m. Council also resolved to endorse the matters in a letter of offer for inclusion in a draft planning agreement. A draft planning agreement has been prepared that provides for a monetary contribution of \$1,657, 800 to be used towards community infrastructure within the Parramatta CBD. Public exhibition of the planning proposal and draft planning agreement is underway for 13 March 2019 to 12 April 2019.

## Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
21	20-22 Macquarie Street, Parramatta	VPA	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include monetary contribution and works-in-kind.	The VPA letter of offer and the draft DCP were considered by Council at its Meeting on 24 September 2018 and Council resolved to prepare a formal Planning Agreement for the purpose of public exhibition in accordance with the commercial terms outlined in the VPA letter of offer. Council's Legal Services team is currently preparing the VPA document. It is anticipated that the draft VPA will be publicly exhibited in late 2018 or early 2019.	The draft VPA was publicly exhibited alongside the Planning Proposal and the draft site-specific DCP in December 2018/January 2019. The results of the public exhibition are currently being considered and will be reported back to Council in the coming months.
22	264-268 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement involving upgrade of Martins Lane and affordable housing units, in association with a planning proposal.	A revised VPA letter of offer and draft agreement were received from the Applicant following Council's decision to no longer proceed with the Draft Carlingford Block Study.  The VPA was exhibited along with the planning proposal and draft DCP in August/September 2018. The VPA is currently being considered as part of the post-exhibition assessment.	A revised draft Planning Agreement was received from the applicant on 6 February 2019. There are a number of differences between this draft VPA and the former VPA exhibited in August/September 2018. Key differences include removal of the slip lane from Pennant Hills Road, some of the roads being dedicated to Council and inclusion of an additional left out lane along Martins Lane onto Pennant Hills Road. The revised offer was endorsed for exhibition on 25 February 2019.  The VPA is currently being re-exhibited in March/April 2019.
23	258-262 Pennant Hills Road and 17 & 20 Azile Court, Carlingford	VPA & PP	Voluntary Planning Agreement involving upgrade of Martins Lane, partial funding for purchase of land for public park, signalisation of intersection at Pennant Hills Rd and Baker St, and affordable housing units, in association with a planning proposal.	A revised VPA letter of offer and draft agreement were received from the Applicant on 7 August 2018, following Council's decision to no longer proceed with the Carlingford Block Study. The VPA offer was reported to Council as part of the planning proposal in September 2018.  The VPA will be exhibited concurrently with the planning proposal and site-specific DCP. Exhibition is intended to occur over November/December 2018.	The draft Planning Agreement was exhibited concurrently with the planning proposal and site-specific DCP in November/December 2018. Council officers have undertaken an assessment of the VPA following public exhibition. This report is anticipated to be reported to Council in May 2019 as part of the Planning Proposal.
24	1,3,5,7 Station Street West, Parramatta	VPA & PP	The applicant has provided preliminary matters for consideration for inclusion in a Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR, as well as de-listing of a heritage item at 7 Station Street. Potential VPA deliverables are not yet known.	The related Planning Proposal was subject to a Rezoning Review, which was considered by the Sydney Western City Planning Panel on 19 July 2018. The Panel's decision was to not support the Planning Proposal. As such, the draft VPA will not proceed. However, it should be noted that the applicant may submit a new Planning Proposal in the future.	The related Planning Proposal was subject to a Rezoning Review, which was considered by the Sydney Western City Planning Panel on 19 July 2018. The Panel's decision was to not support the Planning Proposal. As such, the draft VPA will not proceed. However, it should be noted that the applicant may submit a new Planning Proposal in the future.
25	Macquarie St Car Park 189 Macquarie Street, Parramatta	VPA, DA & PP	The site is already subject to an Executed Voluntary Planning Agreement involving land dedication, works-in-kind and through-site link, in association with a development application.  A second Voluntary Planning Agreement in association with a planning proposal seeking to increase height and FSR is also being considered. Potential VPA deliverables are not yet known.	A draft VPA is being negotiated with the applicant, with one outstanding issue relating to security to be resolved. Officers are currently seeking advice on this matter.	The draft VPA is being finalised with the applicant. Officers are still seeking advice on issues relating to the proposal.

## Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
26	12 Hassall Street, Parramatta	VPA & PP	Expected Voluntary Planning Agreement in line with the CBD Planning Proposal framework.	This Planning Proposal received Gateway determination on 16 October 2018, which will assist in finalising a draft VPA for this site. Negotiating a draft VPA is underway, and the outcomes of this negotiation will be reported back to Council prior to exhibition.	The draft VPA is being finalised with the applicant. Awaiting response from applicant regarding changes to VPA.
27	23-27 Harold Street, North Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables are not yet known.	The Applicant has requested that the exhibition of the Planning Proposal and Voluntary Planning Agreement agreement be "de-coupled", as Council has not resolved its broader planning agreements policy framework. It is planned that this issue will be reported to Council in late November / early December, as part of the broader report on Council's draft Planning Agreements policy.	The Applicant previously requested that the exhibition of the Planning Proposal and Voluntary Planning Agreement agreement be "de-coupled". Council did not endorse the applicant's de-coupling proposal. Since that time the applicant has not confirmed that they are happy with the content of the draft VPA document negotiated which is delaying the exhibition of the PP. The value of the Draft VPA as currently negotiated is approx \$1.2M.
28	470 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a planning proposal.	The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Finalisation of the draft VPA for public exhibition is currently being negotiated with the Applicant, so that it can be exhibited with the Planning Proposal and site-specific DCP.	Draft VPA has been finalised and came off public exhibition on 15 March 2019. Exhibition outcomes will be reported to Council once all the submissions are finalised. Approximate value is \$733,000.
29	21-21A Tucks Road, Toongabbie	VPA & PP	Voluntary Planning Agreement in association with a rezoning from part B1 and part R2 to B4 across entire site, increase height and FSR. The draft VPA seeks to deliver the construction of a roundabout at the intersection of Tucks Road and Fitzwilliam Road, Toongabbie.	The Planning Proposal and associated draft VPA was reported to Council on 29 October 2018. The matter has been deferred to a subsequent Council meeting pending the outcome of a Site Compatibility Certificate application to the Department of Planning and Environment for development on the site.	The Planning Proposal and associated draft VPA was reported to Council on 29 October 2018. The matter has been deferred to a subsequent Council meeting pending the outcome of a Site Compatibility Certificate application to the Department of Planning and Environment for development on the site.
30	142-154 Macquarie Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a monetary contribution, works-in-kind and land dedication in association with a planning proposal seeking an increase in height and FSR.	Council continues to work with PLR and the Developer to reach agreement on the land dedication requirement needed to facilitate the Macquarie Street light rail stop. Amendments to the VPA and DCP may be required subject to the final outcome regarding land dedication to Parramatta Light Rail.	Council, PLR and the Developer are still negotiating the details of the VPA and Access Licence. Amendments to the VPA and DCP will need to be re-exhibited once they are finalised.
31	87 Church Street and 6 Great Western Highway, Parramatta	VPA & PP	Voluntary Planning Agreement involving monetary contributions in association with a planning proposal and easement.	The applicant has advised that they can not sign the agreement until they resolve some ownership issues which they expect to be resolved by December 2018. The applicant must sign the Draft VPA before it can be executed by Council.	Applicant has not provided a timeframe at which Council will receive a signed VPA. PP will not proceed until the VPA is executed.
32	295 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a planning proposal.	Exhibition of the PP/DCP/VPA concluded on 11 September 2018. Officers are working with the Applicant towards a post-exhibition report to the Local Planning Panel on this matter for the 18 December LPP meeting.	VPA being updated to correspond with Updated PP and new DCP. All documents to be re-exhibited for comment.

Voluntary Planning Agreements - Status at April 2019

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
33	12A Parkes Street, Harris Park (former 122 Wigram Street)	VPA	Voluntary Planning Agreement in association with a planning proposal involving a monetary contribution.	A submission from RMS regarding road widening for frontage of the site needs to be resolved before reporting exhibition outcomes to the Local Planning Panel. Confirmation is awaited from RMS that it does not seek the road widening and that it is satisfied that the issue has been appropriately investigated and resolved. Once this confirmation is received, a report will be submitted to Council on the exhibition outcomes of the draft VPA, along with the planning proposal and site-specific DCP.	Exhibition outcomes were reported to the LPP on 28 November 2018 and to Council on 17 December 2018. Council endorsed the planning proposal and site-specific DCP and resolved to enter into the planning agreement. A request was made to the DPE on 10 January 2019 for finalisation subject to the planning agreement being executed and registered on the title. The applicant has executed the planning agreement and it is ready to be executed by Council.
34	1-7A Thallon Street, Carlingford	VPA & DA	Executed planning agreement transferred to City of Parramatta from the Hills Council. Agreement provides for monetary payment, land embellishment and dedication and works-in-kind.	The Deed of Variation was agreed and placed on public exhibition from 24 October to 21 November 2018. The outcome of the public exhibition is being reported to Council on 10 December 2018 to allow Council to determine if it wishes to finalise the amendment to the Draft VPA.	Council endorsed the Deed of Variation on 10 December 2018 and the VPA was subsequently executed on 4 March 2018. VPA includes a monetary contribution of \$373,690
35	184-188 George Street, Parramatta	VPA	Voluntary Planning Agreement involving a monetary contribution and through-site link provided as an easement in association with a planning proposal seeking an increase in height and FSR.	This draft VPA has been signed by the applicant and will be executed by the Acting CEO under delegation shortly.	The VPA was executed by Council on 27/11/18 and the applicant has since registered the VPA with LRS and has provided a bank guarantee.
36	220-230 Church Street and 48 Macquarie Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables are not yet known.	The draft VPA document was exhibited from 15 August to 14 September 2018. The outcome of the exhibition was reported to Council on 8 October 2018 where Council resolved to endorse the Draft VPA. The Draft VPA is currently with the applicant so that they can sign the document before it is returned to Council to be executed.	The VPA was executed by Council on 11/12/18. Applicant has been requested on 08/01/19 and 12/03/19 to advise whether the VPA has been registered.
37	180 George Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a monetary contribution and through-site pedestrian link in association with a planning proposal seeking an increase in height and FSR.	Since the last update, the VPA for the site has been executed by relevant parties and a request has been made for registration.	Council officers will now monitor development of the site to ensure the land owner complies with the VPA obligations.
38	2-10 Phillip Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a laneway dedication and monetary contribution in association with a planning proposal seeking an increase height and FSR.	On 9 April 2018, Council resolved to endorse the original decision. The VPA for the site has been executed by relevant parties and a request has been made for registration.	Applicant has been requested on 13 July 2018 and 8 March 2019 to advise whether VPA has been registered.
39	26 Good Street, Granville	VPA & PP	Voluntary Planning Agreement involving land dedication, monetary contribution and works-in-kind, in association with a planning proposal.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
40	2-12 James Street, Carlingford	VPA & DA	Executed Voluntary Planning Agreement transferred to City of Parramatta from The Hills Council. Agreement provides for monetary contribution, land dedication and works-in-kind.	The VPA relates to three sites. The terms of the VPA have been met for two of the three sites. Council will continue to monitor the implementation of this VPA. No change since last status update.	The VPA relates to three sites. The terms of the VPA have been met for two of the three sites. A third DA has been lodged and Land Use has alerted Development Assessment of the outstanding monetary contribution.

## Voluntary Planning Agreements - Status at April 2019

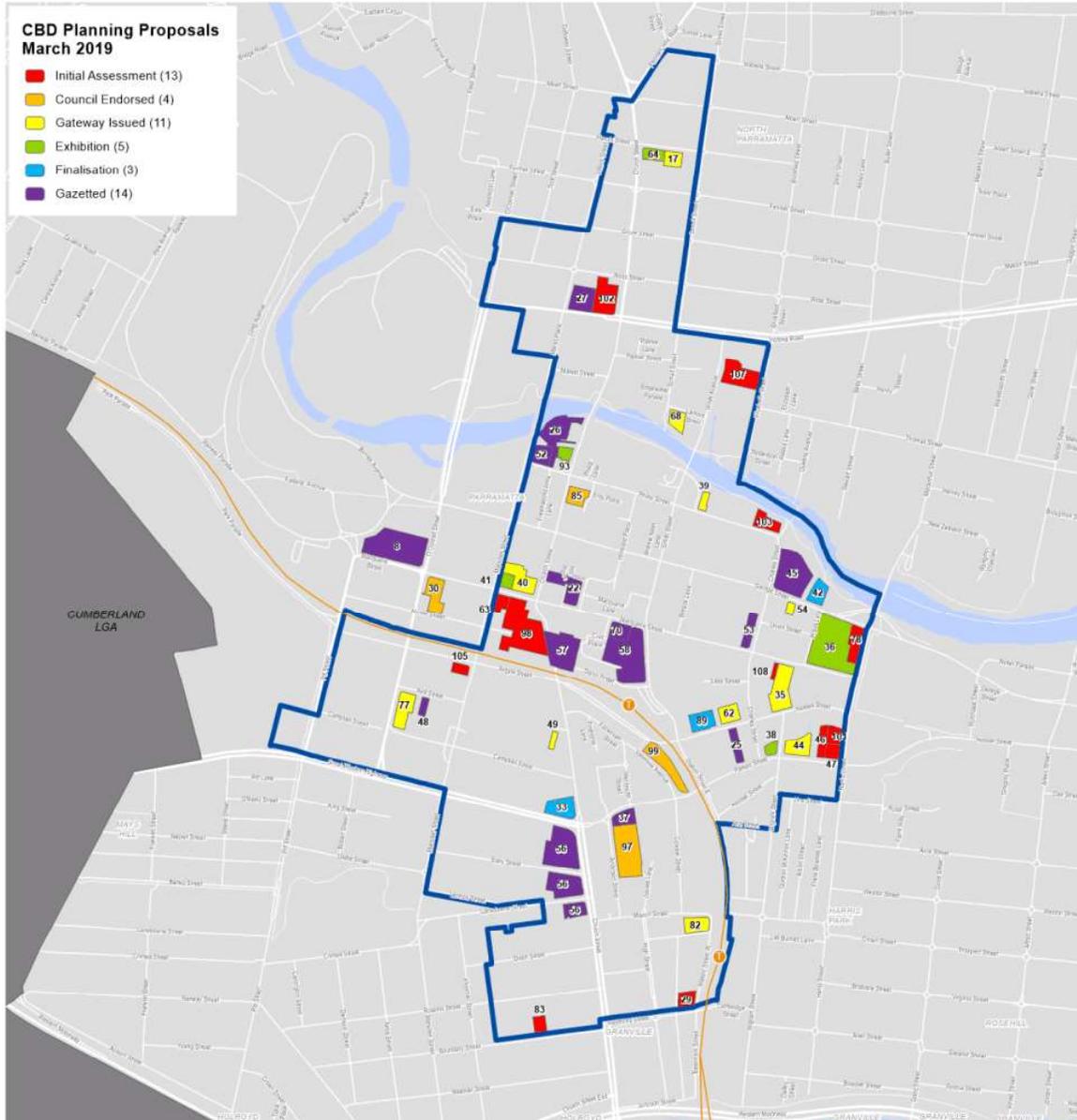
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Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
41	14-30 Shirley Street, 2-10 Janelle Crescent and 247-261 & 277-281 Pennant Hills Road, Carlingford	VPA	Executed Voluntary Planning Agreement transferred to City of Parramatta from The Hills Council. Agreement provides for monetary contribution, land dedication and works-in-kind.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
42	2 Morton Street, Parramatta	VPA	Executed Voluntary Planning Agreement involves staged payment of monetary contributions, land dedication and works-in-kind.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
43	Robert's Apartments 9 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves monetary contribution or, alternatively land dedication (affordable housing).	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
44	Boyed Parramatta 57 Church Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves monetary contribution, land dedication, through-site links.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
45	24-26 Railway Parade, Westmead	VPA & PP	Executed Voluntary Planning Agreement involves a number of elements including works-in-kind, embellishment and through-site link.	The VPA amendments have been further modified to be in line with the VPA as executed.	The VPA amendments have been further modified to be in line with the VPA as executed.
46	Real Estate House 21 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves works-in-kind.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
47	Lennox Bridge Car Pk 12-14 Phillip Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involved works-in-kind and monetary contribution.	As the Applicant amended their Section 4.55 modification to be consistent with current FSR controls, officers consider that renegotiation of this VPA is no longer immediately necessary. There may yet be amendments required in association with the works-in-kind aspects of the VPA.	A meeting is in the process of being organised to discuss potential amendments to the VPA already in force for the subject site.
48	5-7 Parkes Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves land dedication, works-in-kind, land dedication (affordable housing).	Council officers are monitoring compliance of the land owner with the VPA obligations.	The developer is preparing a deed of variation to the VPA to provide for a monetary contribution in lieu of a dedicated apartment. Once received, the deed will be reviewed by Council's external lawyers and then reported to Council.
49	11 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement providing monetary contribution, land dedication (affordable housing).	Council officers are monitoring compliance of the land owner with the VPA obligations.	This VPA has been completed and the applicant has met all their obligations. This Draft VPA will no longer be included in future update reports.
50	3 Burroway Road, Wentworth Point	VPA & DA	Voluntary Planning Agreement involving land dedication and works-in-kind, in association with a Development Application.	The library has been delivered to Council, and tenders for fit-out of the library are being pursued.	The library has been delivered to Council, with fit-out of the library progressing.

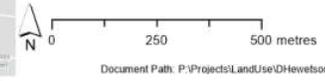
Voluntary Planning Agreements - Status at April 2019

Attachment 8

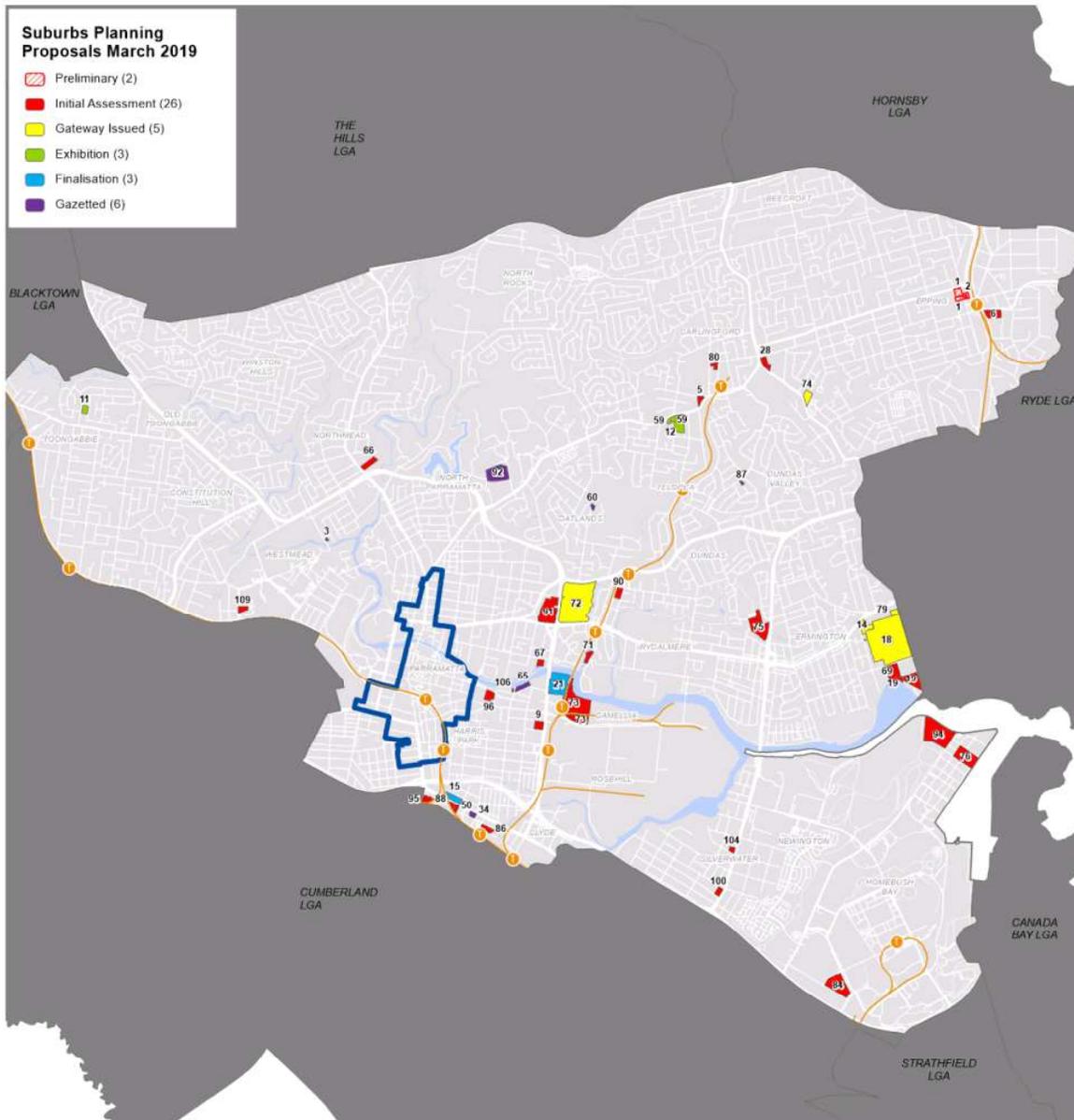
Number	Affected Property Address/es	Issue	Description	Status - November 2018 (previous)	Status - April 2019 (current)
51	10 - 12 River Road West, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contributions, land dedication and embellishment.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
52	2-14 Thallon Street and 7 -13 Jenkins Road, Carlingford	VPA & DA	Executed planning agreement transferred to City of Parramatta from the Hills Council. Voluntary Planning Agreement provides for monetary payment, land dedication and works-in-kind, in association with a development application.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
53	Parramatta RSL 2 Macquarie Street, Parramatta	VPA & DA	Voluntary Planning Agreement involving monetary contribution, in association with a development application.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.



PP No.	Planning Proposal Name
8	2 Macquarie St (2007 Amd 8)
17	23-27 Harold
22	Greenway (2011 Amd 29)
25	11 Hassall (2011 Amd 14)
26	12-14 Phillip (Lennox Bridge Car Park) (Lids) (2007 Amd 11)
27	8-12 Victoria, 2A Villiers (2011 Amd 19)
29	1-7 Station St West
30	18-22A Hunter, 23-29 Macquarie
33	Church and GWH (Ford site)
35	189 Macquarie
36	142-154 Macquarie (Cumberland Newspaper Site)
37	5-7 Parkes (2011 Amd 17)
38	12A Parkes (122 Wigram)
39	66-68 Phillip
40	197 Church
41	20 Macquarie
42	184-188 George
44	14-20 Parkes
45	180 George (2011 Amd 26)
46	24 Parkes
47	26-30 Parkes St, Parramatta
48	11-13 Aird (2011 Amd 21)
49	55 Aird
52	2-10 Phillip (2011 Amd 28)
53	7 Charles (2011 Amd 12)
54	107 George
56	Heartland Holden (2007 Amd 9)
57	162-182 Church (Aspire) (2007 Amd 7)
58	Parramatta Square (2007 Amd 13)
62	12 Hassall St (PCYC)
63	57 Macquarie
64	470 Church
68	2-4 Lamont, Parramatta (2 Sorrell)
70	153 Macquarie, Parramatta (2011 Amd 23)
77	5 Aird, Parramatta (2 O'Connell)
78	135 George, 118 Harris (Albion Hotel 2)
82	33-43 Marion, Harris Park
83	62-64 Boundary, Parramatta
85	286-288 Church, Parramatta
89	2-6 Hassall, Parramatta
93	295 Church
97	18-40 Anderson Street, Parramatta (Holiday Inn)
98	195 Church, 38-45 Hunter (St Johns Cathedral)
99	10 Valentine
101	114-116 Harris
102	365-375 Church, Parramatta
103	96 Phillip
105	128 Marsden
107	27 Elizabeth
108	183 Macquarie



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PP No.	Planning Proposal Name
1	Oakland Site
2	Lyon/Winton Site
3	4-6 Barden St, Northmead (2011 Amd 18)
5	241 Pennant Hills Rd, Carlingford
6	2-18 Epping, 725 Blaxland, 2-4 Forest Gv, Epping (Forest Grove)
9	1-17 Hope, 35-43 Oak, 126-130 James Ruse, Rosehill
11	21-21A Tucks Rd, Toongabbie
12	264-288 Pennant Hills Rd, Carlingford (Baptist Aged Care Facility Site)
14	15-19 Hughes, 655 Victoria, Emmerington
15	Block bounded by Parramatta Rd, Victoria/Albert Sts, Western Railway Line
18	38-44A Wharf Rd, Melrose Park
19	Melrose Park South
21	181 James Ruse
28	372-374 Pennant Hills Rd, Carlingford (Carlingford Village Oasis Shopping Centre)
34	26-38 Good, 134-142 Parramatta, 69-61 Cowper, Granville (Gran Central) (2011 Amd 27)
50	168-176 Parramatta Rd / 89-90 Cowper St, Granville
59	256-262 Pennant Hills 17 & 20 Azile, Carlingford
60	Nitlick Cres, Oatlands (Oatlands Golf Course) (2011 Amd 22)
65	2-12 River Road West (2011 Amd 03)
66	23-25 Windsor, Northmead
67	85-91 Thomas St, Parramatta
69	6 Hope, Melrose Park
71	22-24 Brodie, Rydalmere
72	266 Victoria, Rydalmere
73	1-9 Grand, Camella
74	235-237 Marsden, Carlingford
75	55-69 Kirby, Rydalmere
76	Bumway Rd, Wentworth Pt (Block E & H)
79	8 Wharf, Melrose Park
80	16-24 Jenkins, 27-29 Thallon, Carlingford
81	34-42 East, Granville
84	1-13 Carter St, 23 Uhng Rd, Lidcombe
86	14-38 Cowper, 5-5A Rowell, 21-41 East, Granville
87	22 Lord, Telopea (2011 Amd 32)
88	176A-188 Parramatta, Granville
90	56-72 Dudley, 55-71 Crowgey, Rydalmere
91	Western Sydney University Parramatta North Campus, Parramatta
92	16 Masons, North Parramatta
94	14-16 Hill, Wentworth Pt
95	1 Woodville, Granville
96	163-165 George, Parramatta
100	1-13 Grey, 32-46 Silverwater
104	108 Silverwater Rd
106	22 Noller
109	93 Bridge



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