

Planning Agreement Register

Number	VPA Reference Number	Address	Description of VPA	VPA Execution Date	Name of Parties	Associated Application Number	Description of associated application	Status of VPA
1	VPA/1/2023	260 Victoria Road PARRAMATTA NSW 2150	Deed of Agreement (as opposed to formal VPA) to undertake heritage walk and signage through UWS site, improve public interface with river including upgrades to existing footpath, upgrade to existing cafe, provision of bicycle parking and drinking fountains, publicly accessible toilets and public seating.	6/02/2008	City of Parramatta Council University of Western Sydney	DA/584/2007	Demolition, subdivision and construction of new student accommodation including 73 self contained units comprising of 342 bedrooms.	Completed
1A	VPA/1/2023/A	260 Victoria Road PARRAMATTA NSW 2150	Variation Deed Relating to Public Domain Works.	19/05/2011	Parramatta City Council University of Western Sydney	DA/584/2007	Demolition, subdivision and construction of new student accommodation including 73 self contained units comprising of 342 bedrooms.	Completed
1B	VPA/1/2023/B	260 Victoria Road PARRAMATTA NSW 2150	Variation relating to timing of heritage interpretation signage.	22/02/2012	Parramatta City Council University of Western Sydney	DA/584/2007	Demolition, subdivision and construction of new student accommodation including 73 self contained units comprising of 342 bedrooms.	Completed
1C	VPA/1/2023/C	260 Victoria Road PARRAMATTA NSW 2150	Further variation relating to timing of heritage interpretation signage.	8/10/2012	Parramatta City Council University of Western Sydney	DA/584/2007	Demolition, subdivision and construction of new student accommodation including 73 self contained units comprising of 342 bedrooms.	Completed
2	VPA/2/2023	8-10 Boundary Road CARLINGFORD NSW 2118	Payment of a monetary contribution of \$279,300 towards works in Carlingford.	23/07/2010	The Hills Shire Council Dynamic Plus Rendering & Construction Pty Ltd Everlast Rendering & Construction Pty Ltd	DA/63/2010/ HB (Hills Council reference)	The addition of 14 units to an approved residential flat building.	Completed
3	VPA/3/2023	116-124 Church Street PARRAMATTA NSW 2150	Dedication of land at rear of site, construction of a shared pedestrian and vehicle laneway, resurfacing of part of existing laneway (Firehorse Lane), provision of landscaping, public art, lighting and security cameras within public domain.	31/08/2010	City of Parramatta Council Glory Property Developments (Australia) Pty Ltd	DA/565/2004	Modification to an approved 25 storey mixed use development including the addition of 2 commercial levels, removal of 24 car spaces, changes to the internal layout and changes to the external facade.	Completed
4	VPA/4/2023	1-7 Correy Place, 774-788 Pennant Hill Road & 13 Young Road CARLINGFORD NSW 2118	Payment of a monetary contribution of \$877,762 towards works in Carlingford.	29/11/2010	The Hills Shire Council Stamford House 88 Pty Ltd	HB/1379/2009 (Hills Council reference)	3 apartment buildings with 114 units and medical centre.	Completed
5	VPA/5/2023	2 Morton Street PARRAMATTA NSW 2150	Monetary contribution of \$1.75 million toward the construction of a pedestrian bridge over Parramatta River, land dedication along river foreshore, works involving landscape works, construction of pathway, construction of foreshore road, construction of a river platform and passive open space.	22/12/2010	City of Parramatta Council Fraser's Morton Pty Ltd	RZ/28/2009	Rezoning of land to enable multi unit housing and residential flat buildings.	Completed
6	VPA/6/2023	61 Mobbs Lane EPPING NSW 2121	Signalisation of the intersection of Mobbs Lane and Marsden Road, the embellishment of open space within the site and provision of access (physical and legal) to members of the general public to areas of open space. A cash contribution totalling \$2.73 million is also to be paid towards projects within the former Parramatta Section 94A Development Contributions Plan.	16/03/2011	City of Parramatta Council Karimbla Properties (No.9) Pty Ltd Meriton Apartments Pty Ltd	NCA/16/2010	Application for the modification to the approved concept plan and amendment to the State Significant Site listing.	Completed
7	VPA/8/2023	10-12 River Road West PARRAMATTA NSW 2150	Dedication of foreshore land, revegetation and embellishment works; Protection and upgrade of the riverbank and seawalls; construction of a through site link connecting River Road West to the River Foreshore; and cash contribution of \$375,000 toward pedestrian/cycle bridge over river and \$150,000 contribution toward local road improvements.	30/10/2012	City of Parramatta Council Sonence Apartments Pty Ltd	RZ/6/2010	Amendment to Parramatta Local Environmental Plan 2011 in relation to land at 10-12 River Road West, Parramatta to rezone the land from IN1 General Industrial to part B4 Mixed Use and part RE1 Public Recreation.	Executed
8	VPA/9/2023	2-8 River Road West PARRAMATTA NSW 2150	Dedication of foreshore land, through site links, embellishment works, cash contribution of \$375,000 toward pedestrian bridge over river and \$150,000 contribution toward local road improvements. This VPA is also subject to Variation Deed to increase the cash contribution for the pedestrian bridge by an additional \$700,000 (total \$1,075,000 to bridge) - see separate listing in table.	30/10/2012	City of Parramatta Council Emin Pty Limited NGP Investments (No 2) Pty Limited	RZ/6/2010	Amendment to Parramatta Local Environmental Plan 2011 in relation to land at 2-8 River Road West, Parramatta to rezone the land from IN1 General Industrial to part B4 Mixed Use and part RE1 Public Recreation.	Completed
8A	VPA/9/2023/A	2-8 River Road West PARRAMATTA NSW 2150	Variation to existing Planning Agreement. Monetary contribution of \$700,000 toward pedestrian bridge over Parramatta River.	22/08/2013 (signing page) 13/08/2013 (page 1)	Parramatta City Council Parariver Pty Ltd	DA/30/2015	Alterations and additions to an approved mixed used development comprising of an additional 3 storeys to Building A and an additional 1 storey on Building B (a total increase in the number of units by 34) and an additional level of basement parking to accommodate 54 parking spaces.	Completed
9	VPA/10/2023	44 Early Street & 57, 63, 83 Church Street PARRAMATTA NSW 2150	Embellishment and dedication of land at 57 Church Street (1953m2 in area) for use as public open space; Embellishment and footpath widening along the Church Street frontage of the land; Provision of a pedestrian thoroughfare through the central (63 Church Street) and northern (83 Church Street) portions of the land; The construction and dedication of a commercial suite (200m2, in area) to Council; and the payment of a cash contribution to Council's City Centre Section 94A (7.12) Plan of \$7.3 million dollars.	22/01/2014	City of Parramatta Council Boyd Industries Pty Ltd Gateway Parramatta (by Novation 1) J2Z Seventeen Pty Ltd (by Novation2)	RZ/9/2011	Amendment to Parramatta City Centre LEP to re-zone parts of the land B4 (Mixed Use) to allow residential development on the site, retain the B5 (Business Development) zone over part of the land and apply a RE1 (Public Recreation) zone to part of the land; Increase the maximum building heights from 12m to 90m (63 Church Street) and from 12m to 118m (83 Church & 44 Early Street); Increase the maximum Floor Space Ratio applicable to the site from 2:1 to 6.4:1 & 7.2:1.	Executed
10	VPA/11/2023	21 Hassall Street PARRAMATTA NSW 2150	Construction of a footpath on the western side of Wigram Street between 21 Hassall Street and the Sydney Water drainage channel. In response to a breach of the agreement via non-completion of works Council retained part of security amount.	23/01/2014 (Note page 1 includes a date of 16/01/2014)	City of Parramatta Council Imperia Capital Pty Ltd Blue Land Parramatta Pty Ltd (via Novation Deed)	DA/87/2013	Demolition and construction of a 10 storey mixed use development containing 1 retail tenancy and 30 dwellings over basement carparking. The development proposal seeks an FSR exceeding the provisions of the Parramatta City Centre Local Environmental Plan 2007 by approximately 298sqm.	Completed
11	VPA/12/2023	7 Aird Street PARRAMATTA NSW 2150	Monetary contribution of \$120,867 towards public amenities, facilities and services within Parramatta CBD.	21/03/2014	City of Parramatta Council Merinos Investments Pty Ltd Honghua Developments Pty Ltd (via Novation Deed)	DA/250/2013	Construction of a 13 storey mixed use building containing 1 retail tenancy and 41 apartments over basement carparking. The development proposal seeks an FSR exceeding the provisions of the Parramatta City Centre Local Environmental Plan 2007 by approximately 403sqm.	Completed

Number	VPA Reference Number	Address	Description of VPA	VPA Execution Date	Name of Parties	Associated Application Number	Description of associated application	Status of VPA
12	VPA/13/2023	9 Hassall Street PARRAMATTA NSW 2150	Dedication of 1 bedroom unit and 1 car space to be used for affordable housing.	3/07/2014	City of Parramatta Council Z & WP Investments Pty Ltd	DA/848/2008 DA/848/2008/A	Modification to an approved mixed use development to increase the height of the building to 23 storeys; reconfigure existing units to create 7 additional units; and provision of 16 new units to provide a total of 164 units.	Executed
13	VPA/14/2023	331A, 333 & 339 Church Street & 12-14 Phillip Street PARRAMATTA NSW 2150	Embellishment of foreshore land on the south bank of Parramatta River (between the Bernie Barton and Lennox Bridges) providing new pedestrian access and embellishment works; embellishment of land known as Phillip Lane into a shared zone; the design and implementation of Public Art to the south bank of Parramatta River; payment of \$1 million towards Lennox Bridge Portals construction; and payment of \$300,000 toward other public domain improvements along the river foreshore.	20/02/2015	City of Parramatta Council PCC DevCo1 Pty Ltd	RZ/4/2013	Amendment to Parramatta City Centre LEP 2007 to re-align the RE1 Public Recreation and B4 Mixed Use zone; Permit a maximum building height limit of 150 metres; Re-align the 12 metre height restriction for the Church Street frontage to match adjoining Church Street allotments; Set a maximum floor space ratio (FSR) of 12:1 on the site; and de-list a local heritage item at 333 Church Street from Schedule 5 of the LEP.	Executed
14	VPA/15/2023	189 Macquarie Street PARRAMATTA NSW 2150	Provision of public car park to be in Council ownership with minimum 650 spaces, roundabout, streetscape works and through-site link and payment of a Section 94A (now 7.12) contribution of not less than \$1,000,000 (including a discount for delivery of public car park.	15/04/2015	City of Parramatta Council JKN Para Pty Ltd Toplace Pty Ltd Jean Nassif	RZ/7/2013	Amendment to Parramatta City Centre Local Environmental Plan 2007 to allow for; a maximum building height of 91.3m; a maximum gross floor area of 36,000m ² and a maximum gross floor area of 2,750m ² , for the purpose of communal and private open space areas.	Executed
14A	VPA/15/2023/A	189 Macquarie Street PARRAMATTA NSW 2150	The deed of variation still requires same as original but public car park will not be in Council ownership. Covenants will be registered on title requiring the ongoing operation of a public car park. Through site links and streetscape works will be required as easements, rather than in Council ownership. The original "discount" in development contributions payable on the basis that a Public Car Park being owned by Council is to be deleted. The contribution also needs to be adjusted to reflect the reduced volume of car parking delivered.	Undated (around February 2020)	City of Parramatta Council JKN Para Pty Ltd Toplace Pty Ltd Jean Nassif	RZ/7/2013	Amendment to Parramatta City Centre Local Environmental Plan 2007 to allow for; a maximum building height of 91.3m; a maximum gross floor area of 36,000m ² and a maximum gross floor area of 2,750m ² , for the purpose of communal and private open space areas.	Executed
15	VPA/16/2023	2-14 Thallon Street & 7-13 Jenkins Road CARLINGFORD NSW 2118	Dedication of land for open space (1,510sqm), open space embellishment; roundabout at Boundary Rd/Post Office St, Cycleway/Pedestrian Path in Transmission Easement, monetary contribution of \$2,149,540 toward a range of facilities within Carlingford.	28/04/2015	The Hills Shire Council C88 Pty Ltd	JP/895/2010 (Hills Council reference)	Demolition of existing structures and erection of 18 storey mixed use development comprising 408 units; 799 sqm retail floorspace and 735 car parking spaces.	Executed
15A	VPA/16/2023/A	2-14 Thallon Street & 7-13 Jenkins Road CARLINGFORD NSW 2118	The deed of variation seeks to recognise the development will be delivered in 4 stages: amend the delivery of a roundabout at Boundary Rd/Post Office St with a cash contribution; reduction in bank guarantee to reflect reduced works in kind; change the timing for delivery of other works in kind from 'prior to the issue of any Strata Subdivision Certificate' to 'prior to the issue of the Occupation Certificate for the Stage 4 Development'; and The Dedicated Lands are to be transferred to the Council prior to the issue of the Occupation Certificate for the Stage 4 Development	19/01/2017	City of Parramatta Council C88 Project Pty Ltd	DA499/2016/HB (Hills Council reference) DA/868/2016	Modification to DA/895/2010/JP for 18 storey mixed use development includes the delivery of 10 additional units, totally 419 units (DA/499/2016/HB and to amend condition 95A and 95B relating to timing of VPA obligations (DA/868/2016).	
16	VPA/17/2023	1-7A Thallon Street CARLINGFORD NSW2118	Land dedication 2,563sqm; Works in kind include open space embellishment and cycleway/pedestrian path located on land dedication; Monetary contribution is based on a per unit rate - estimated \$921,984 based on 175 units; and Monetary contribution to go to traffic works, Carlingford Library, Carlingford Community Centre etc.	28/04/2015	The Hills Shire Council Stamford House 88 Pty Ltd	JP/943/2010 (Hills Council reference)	Demolition of existing structures and erection of 21 storey mixed use development comprising (175 units) 20 one bedroom units, 139 two bedroom units, 16 three bedroom units, 407.9 sqm of retail floor space at ground level, and five levels of basement parking providing 304 car parking spaces.	Completed
16A	VPA/17/2023/A	1-7A Thallon Street CARLINGFORD NSW 2118	Monetary contribution in lieu of works in kind to embellish open space land to be dedicated to Council; additional land to be dedicated to Council for purpose of open space; and new schedule of monetary contribution fees payable for 8 additional dwellings.	10/12/2018	City of Parramatta Council Stamford House 88 Pty Ltd	DA/495/2017	Demolition of existing Structures and erection of 21 storey mixed use development comprising (191 units) 18 one bedroom units, 152 two bedroom units, 21 three bedroom units, 407.9 sqm of retail floor space at ground level, and three levels of basement parking providing 302 car parking spaces.	Completed
17	VPA/18/2023	2-12 James Street CARLINGFORD NSW 2118	Monetary Contribution of \$964,132 towards embellishment of open space, Carlingford Community Centre and Roadworks.	28/04/2015	The Hills Shire Council Bridgeland Investment Pty Ltd Chandos Projects (Carlingford) Pty Ltd Paramount Investments Pty Ltd Carlingford Investments Pty Ltd	2-8 James Street (562/2010/JP) 10 James Street (658/2012/HB), 12 James Street (561/2010/JP). (Hills Council references)	Construction of 3 residential flat buildings comprising a total of 183 units.	Executed
18	VPA/19/2023	14-30 Shirley Street, 2-10 Janell Crescent & 247-281 Pennant Hills Road CARLINGFORD NSW 2118	Dedication of land (5,828 sqm) for public open space, works in kind (including embellishment of public open space), monetary contribution of \$920,984 (to be spent in Carlingford Precinct).	28/04/2015 - original 13/01/2021 - Novation Deed	The Hills Shire Council Golden Mile 1888 Pty Ltd Pennant Hills Estate 88 Pty Ltd Rainbowforce Pty Ltd Amended via Novation Deed to City of Parramatta Council Karimbla Properties (No. 61) Pty Limited	JP/1103/2011	Construction of 453 residential dwellings.	Executed
19	VPA/20/2023	24-26 Railway Parade WESTMEAD NSW 2145	3m setback on Railway Parade and Ashley Lane and embellishment; Through site link and plaza area on-site and their embellishment; Upgrading and embellishment of footpath on the southern side of Railway Parade; Construction of a pedestrian crossing at entry to Westmead station; and Embellishment of footpath on the northern side of Railway Parade between site and Hawkesbury Road.	29/01/2016	City of Parramatta Council Drill Pty Ltd	RZ/2/2012	Amendment to Parramatta LEP 2011 to increase the maximum building height from 12m to 52m; increase the maximum floor space ratio applicable to the site from 1.5:1 to 4.5:1; and limit the residential floor space ratio of any development on the land to 1.5:1.	Executed
20	VPA/21/2023	5-7 Parkes Street PARRAMATTA NSW 2150	Dedication of land to extend Jubilee Park, embellishment of land to be dedicated as park; dedication of land for road widening at Parkes Street, Parramatta; and dedication of a two (2) bedroom unit and car space to be used for affordable housing purposes (includes fit out and appliances).	28/06/2016	City of Parramatta Council Parkmeing Pty Ltd	RZ/2/2014	Amendment to Parramatta LEP 2007 to increase the maximum building height from 18m to 72m and the maximum floor space ratio from 4:1 to 6.5:1.	Executed
21	VPA/22/2023	109-113 George Street PARRAMATTA NSW 2150	Dedication of a two (2) bedroom unit and car space to be used for affordable housing purposes (includes fit out and appliances).	27/05/2015 (Council seal dated 15 May 2015)	City of Parramatta Council Merfad Capital Pty Ltd	DA/225/2014	Alterations and additions to an approved mixed use building comprising an additional storey and 13 additional units.	Completed

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22	VPA/23/2023	11 Hassall Street PARRAMATTA NSW 2150	Dedicate of \$200,000.00 to be used for the implementation of the Robin Thomas Reserve Masterplan; and the dedication of a two bedroom unit and car space (including the fit out with key appliances) to Council for the purposes of Affordable Housing.	12/06/2015	City of Parramatta Council Saab Parramatta Pty Ltd Sonenoca Parramatta Pty Ltd	RZ/9/2014	Amendment to Parramatta City Centre LEP 2007 to increase the maximum building height from 72m to 130m (approximately 41 storeys) and the maximum floor space ratio from 6.56:1 to 10.2:1 at 11 Hassall Street, Parramatta. This figure is exclusive of the additional 10% that could be achieved through a Design Excellence Competition process.	Completed
23	VPA/24/2023	3 Burroway Road WENTWORTH POINT NSW 2127	Construction and dedication of a library and community facility space having a total area of 3,200sqm.	7/07/2015	Auburn City Council Fairmead Business Pty Ltd	DA/296/2014 (Auburn Council reference) DA/346/2016 (subsequent CoP reference)	Staged development of a 25 storey multi-unit residential and commercial building.	Completed
24	VPA/25/2023	64-72 River Road ERMINGTON NSW 2115	Landscaping and embellishment works within the foreshore land known as 'River Park', adjoining public open spaces known as 'Navy Park' and, 'Halvorsen Park'; construction of two 'Observation Decks' within 'River Park' adjacent the Parramatta River; provision of children's playground within 'Halvorsen Park'; landscaping and embellishment works within the 'Pocket Parks' at 52 Bundarra Street and 28 Koorine Street, Ermington NSW 2115; resurfacing, kerb, gutter, island, drainage, formal line marking of George Kendall Riverside Car Park; pedestrian lighting between the George Kendall Riverside Car Park and Parramatta River along an existing shared path within George Kendall Riverside Park; and Monetary contribution of \$50,000 towards local pedestrian and/or traffic improvements.	15/07/2015	City of Parramatta Council Payce AE2 - I Pty Ltd Payce AE2 - III Pty Ltd	DA/770/2013	Construction of nine (9) residential flat buildings containing 612 dwellings and a neighbourhood shop over basement car parking.	Completed
25	VPA/26/2023	316 Victoria Road RYDALMERE NSW 2116	Monetary contribution of \$92,885 toward bushland regeneration works at Ponds Creek Reserve, located at 15 Sturt Street, Dundas.	19/08/2015	City of Parramatta Council Bunnings Properties Pty Ltd	DA/709/2011/E	Modification to an approved development consent DA/709/2011. The modification seeks to change the approved vegetation management plan applicable to the site. The modification has been prepared in response to unauthorised clearing of sensitive vegetation on the site. The revised vegetation management plan will require restoration works to be carried out to the cleared area and on-going maintenance and management of the vegetation on the site.	Completed
26	VPA/27/2023	2 Macquarie Street PARRAMATTA NSW 2150	Monetary contribution totally \$1.5 million with \$500,000 toward a childcare facility and \$1 million toward a community infrastructure project .	18/10/2016	City of Parramatta Council Castle Hill RSL Club Ltd	DA/805/2013	Demolition of existing buildings and removal of bowling greens. Approval is also sought for construction of a two storey club over 3 levels of basement carparking.	Executed
27	VPA/28/2023	125-129 Arthur Street PARRAMATTA NSW 2150	Monetary contribution of \$100,000 towards Alfred Street to Morton Street pedestrian bridge.	June 2016	City of Parramatta Council SSA Property Holding Pty Ltd	DA/776/2014	Demolition of existing buildings, tree removal and construction of a Part 4, 6 and 7 storey residential flat building comprising 64 dwellings and basement car parking.	Completed
28	VPA/29/2023	11-13 Aird Street PARRAMATTA NSW 2150	Monetary contribution of \$709,050.00 towards public domain works and infrastructure within Parramatta CBD.	12/12/2016	City of Parramatta Council Dayaf Investments Pty Ltd	RZ/19/2015	Amendment to Parramatta LEP 2007 to increase the maximum building height from 36m to 102m and the maximum floor space ratio from 4.2:1 to 10:1.	Completed
29	VPA/30/2023	330 Church Street, PARRAMATTA NSW 2150	Works and Dedication of Land not less than 1065 sqm that will form part of the adjoining land owned by Parramatta that is used for public recreation purposes.	10/04/2013 (Council Seal dated 4/04/2013)	City of Parramatta Council Karimba Properties (No.22) Pty Limited	NCA/23/2010	Modification to an approved major project application approved by State Government for a mixed use residential, retail and commercial development.	Completed
30	VPA/31/2023	29 Hunter Street PARRAMATTA NSW 2150	Dedication of 3-bedroom unit and 1 car space to be used for affordable housing.	5/09/2013 (Council Seal dated 30/08/2013)	City of Parramatta Council JKN PARA 1 Pty Ltd	DA/173/2013	Alterations and additions to an approved mixed used development (DA/155/2012) to add an additional 5 storeys incorporating 25 dwellings to create a 28 storey mixed use development containing 133 units, 1 retail tenancy and 2 commercial tenancies over 4 levels of basement car parking. Approval is also sought to strata subdivide the additional residential units.	Completed
31	VPA/32/2023	330 Church Street (David Frater Carpark) PARRAMATTA NSW 2150	Payment of a monetary contribution of \$2,764,584.75 towards Council's development contribution plan; transferring ownership of the Part Lot 102 (approx. 720sqm) to Council; Surrender of the 50 year carpark lease and demolition of existing air bridge; and provision of the public pedestrian thoroughfares through the car park.	10/07/2014 Council seal dated 04/07/2014	City of Parramatta Council Karimba Properties (No.22) Pty Limited	NCA/23/2010	Modification to an approved major project application approved by State Government for a mixed use residential, retail and commercial development to increase height and FSR.	Completed
31A	VPA/32/2023/A	330 Church Street (David Frater Carpark) PARRAMATTA NSW 2150	Deed of Variation to increase the monetary contribution by \$1,747,358.16 to \$4,511,942.91.	Undated (around April 2016)	City of Parramatta Council Karimba Properties (No.22) Pty Limited	NCA/23/2010	Modification to an approved major project application approved by State Government for a mixed use residential, retail and commercial development to increase height and FSR.	Completed
31B	VPA/32/2023/B	330 Church Street (David Frater Carpark) PARRAMATTA NSW 2150	Deed of Variation to increase the monetary contribution by \$231,205.86 to \$4,743,148.77.	Undated (around June 2017)	City of Parramatta Council Karimba Properties (No.22) Pty Limited	NCA/23/2011	Modification to an approved major project application approved by State Government for a mixed use residential, retail and commercial development to increase height and FSR.	Completed
32	VPA/33/2023	65-71 Cowper Street GRANVILLE NSW 2142	Dedication of land as public road, provision of easements for access and support and construction of part of a laneway as required by conditions 105, 107 & 107A of consent issued to DA/683/2015.	19/09/2016	City of Parramatta Council G1 (Aust) Pty Ltd	DA/683/2014	Alterations and additions to an approved shop top housing development containing ground floor retail units and 43 apartments. The application seeks approval to change the internal layout, external facade and provide an additional 25 apartments.	Completed

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33	VPA/34/2023	134, 138, 142 Parramatta Road, 26, 32, 38 Good Street and 59, 61 Cowper Street (now known solely as 61 Cowper Street) GRANVILLE NSW 2142	Dedication of land 6m in width adjacent Parramatta Road frontage; 2.8m in width adjacent Good Street frontage, and variable width laneway extension linking Bold Street to Cowper Street. Creation of an easement for public access 9m in width linking Parramatta Road to Cowper Street. Dedication of three (3) x two (2) bedroom units and car spaces to be used for affordable housing purposes (includes fit out and appliances); and Monetary contribution of \$400,000 (for up to 350 units, plus \$5,000 per additional unit) towards works that meet the infrastructure demands and other needs of the community as identified within the Parramatta Road Urban Transformation Strategy.	19/01/2018	City of Parramatta Council Staryland NSW Pty Ltd (by Novation Deed)	RZ/27/2014	Amendment to Parramatta LEP 2011 to change the zoning to B4 Mixed Use, increase the floor space ratio to a minimum of 6:1 and increase the building height to 82m for a majority of the site and 17m fronting Good Street.	Executed
34	VPA/35/2023	87 Church Street, 6 Great Western Highway PARRAMATTA NSW 2150	Monetary contribution \$3,223,350 towards public domain and open spaces in the Parramatta CBD; and construction of a pedestrian overbridge at the intersection of the Great Western Highway and Church Street (via separate deed with Transport for NSW) and an easement over the land to accommodate the pedestrian bridge.	4/11/2019	City of Parramatta Council SQ Mustang Pty Ltd	RZ/21/2014	Amendment to Parramatta LEP 2007 to increase the floor space ratio from 3.5:1 to 10:1, increase the maximum height limit from 28m to 180m; and require 1:1 of FSR to be provided on the site for non-residential uses, with additional non-residential floor space not counted as FSR.	Executed
35	VPA/36/2023	2-10 Phillip Street PARRAMATTA NSW 2150	A monetary Contribution of \$1,384,200 to be used towards community infrastructure within the Parramatta CBD; Construction of a 3-metre-wide footpath on Phillip Lane; and creation of an easement over a 3-metre-wide footpath on Phillip Lane.	June 2018	City of Parramatta Council 8 Phillip Street Pty Ltd	RZ/13/2014	Amendment to Parramatta LEP 2011 to apply a maximum permissible FSR of 10:1, increase the maximum height of building to 192m; and insert a site specific FSR clause including an additional FSR 5.5:1 for the purpose of a hotel at 2-10 Phillip Street Parramatta.	Executed
36	VPA/37/2023	180 George Street PARRAMATTA NSW 2150	Monetary contribution of \$7,179,300 toward Parramatta River Foreshore revitalisation; and creation of pedestrian easement connecting Parramatta River Foreshore with George Street.	14/08/2018	City of Parramatta Council Karimba Properties (No.13) Pty Ltd Meriton Properties Pty Ltd	RZ/24/2015	Amendment to Parramatta LEP to increase the maximum building height limit applying to the Land from 36m to 190m and to increase the maximum floor space ratio limit applying to the Land from 4:1 to 10:1.	Completed
37	VPA/38/2023	184-188 George Street PARRAMATTA NSW 2150	Monetary contribution of \$1 million toward Parramatta River Foreshore pedestrian works on the northern side of Parramatta River (where practicable); creation of a through site link as an easement for public access.	November 2018	City of Parramatta Council Riverport Parramatta Pty Ltd ATF The Riverport Unit	RZ/7/2014	Amendment to Parramatta LEP to increase the maximum building height for the Land from 36m to 120m and to increase the floor space ratio controls applying to the Land from 4:1 to 10:1.	Executed
38	VPA/39/2023	Wentworth Place, Wentworth Point	Payment of a \$50,000 monetary contribution toward local traffic works; Construction of formal car park and lighting in George Kendall Riverside Park; Pedestrian lighting in George Kendall Riverside Park between car park and Parramatta River foreshore; and Embellishment of Parramatta River Foreshore open space parks known as River Park, Halvorsen Park, and Navy Park at Ermington to be delivered in 5 separate stages.	6/12/2013	City of Parramatta Council Roads & Maritime Services Fairmead Business Pty Ltd	N/A	Homebush Bay West Development Control Plan 2004 Amendment NO.1.	Terminated and obligations moved to a new Works Authorisation Deed
39	VPA/40/2023	220 & 230 Church Street, 48 Macquarie Street PARRAMATTA NSW 2150	Monetary contribution of \$1,813,650 toward public domain improvements within Parramatta CBD.	9/11/2018	City of Parramatta Council G & J Divas Pty Ltd Telado Pty Ltd	RZ/10/2015	Amendment to Parramatta LEP amendment to facilitate an FSR of 11.5:1. Amend building height to RL and insert site specific clause to relieve the site from the provisions of Clause 29E of the Parramatta City Centre LEP 2007.	Executed
40	VPA/41/2023	12A Parkes Street HARRIS PARK NSW 2150	Monetary contribution of \$266,580 toward community infrastructure within Parramatta CBD.	March 2019	City of Parramatta Council Soho (Parramatta) Pty Ltd*	RZ/22/2014	Amendment to Parramatta Local Environmental Plan 2011 to increase the maximum floor space ratio (FSR) from 4:1 to 8:1 and add site specific controls.	Completed
41	VPA/42/2023	264-268 Pennant Hills Road (now known as 1 Martins Lane) CARLINGFORD NSW 2118	Signalisation of Baker Street and Pennant Hills Road intersection; dedication of land for new roadways and extension of Martins Lane, public domain improvements along Martins Lane; and provision of 162 affordable housing units (to be managed by Baptist Care NSW & ACT at least until 1 January 2045, in accordance with the agreement between Baptist Care NSW & ACT and NSW Department of Family and Community Services.	August 2019	City of Parramatta Council Baptist care NSW & ACT	RZ/2/2015	Amendment to Parramatta LEP 2011 to rezone land from R2 to R4 and increase the height to 14m and FSR to 1:1.	Executed
41A	VPA/42/2023/A	264-268 Pennant Hills Road (now known as 1 Martins Lane) CARLINGFORD NSW 2118	It is proposed to amend the Planning Agreement via a Deed of Variation to enable the following changes: (a) to modify Schedule 1 to change the timing of the dedication of proposed Lot 6 and the completion of the public domain works within proposed Lot 6. The works will be required to be finalised within 18 months of the issue of the first occupation certificate for development on Site B, (site presently vacant) noting that a further 6 months can be authorised at the Council's discretion if required; and (b) to modify clause 12.2 Transfer of Land to enable the transfer of the VPA obligation for proposed Lots 1 and 4 (being the ongoing obligation to use the land as affordable housing until 2045) to the new subsidiary of Baptistcare.	14/11/2024	City of Parramatta Council Baptist care NSW & ACT	RZ/2/2015	Amendment to Parramatta LEP 2011 to rezone land from R2 to R4 and increase the height to 14m and FSR to 1:1.	Executed
42	VPA/43/2023	258 & 262 Pennant Hills Road, 17 & 20 Azile Court CARLINGFORD NSW 2118	Monetary contribution of \$350,000 towards the public domain improvement works and embellishment along the public space between 258 & 262 Pennant Hills Road and the upgrade of Homelands Avenue Reserve, Telopea; and land dedication of 2m in width along the eastern property boundary to adjoin the new north-south road being delivered on the adjoining site and dedication of land toward the signalisation of Pennant Hills Road and Baker Street intersection.	15/01/2020	City of Parramatta Council A.C.N608698497 trading as Sydney Property Development Consultants Nassim Issa Toufic Issa	RZ/1/2017	Amendment to Parramatta LEP 2011 to rezone land from part R2 Low Density Resident, Part SP2 Infrastructure to Part R4 High Density Residential, Part SP2 Infrastructure; Increase the maximum Height of Building Control (HOB) from 9 metres to 14 metres; and Increase the maximum Floor Space Ratio (FSR) control from 0.5:1 to 1:1.	Executed
43	VPA/44/2023	14-20 Parkes Street HARRIS PARK NSW 2150	Monetary contribution of \$1,657,800 (based on amount of floor space) towards public domain improvement works within the Parramatta CBD.	16/06/2020	City of Parramatta Council Parkes 88 Pty Ltd as trustee for the Parkes 88 Unit Trust	RZ/9/2015	Amendment to Parramatta LEP to increase the maximum floor space ratio which applies to the Land to 8:1 and the maximum building height which applies to the Land to 110 metres.	Executed
44	VPA/45/2023	189 Macquarie Street PARRAMATTA NSW 2150	Payment of a monetary contribution of \$2,424,603.00 towards Community Infrastructure within the Parramatta City Centre.	13/07/2020	City of Parramatta Council JKN Para Pty Ltd Toplace Pty Ltd Jean Nassif	RZ/22/2015	Amendment to Parramatta LEP 2011 to increase the permitted building height from 91.3m to 167m and the floor space ratio from 6.9:1 to 10:1.	Executed

Number	VPA Reference Number	Address	Description of VPA	VPA Execution Date	Name of Parties	Associated Application Number	Description of associated application	Status of VPA
45	VPA/46/2023	55 Aird Street PARRAMATTA NSW 2150	Monetary contribution of \$177,600 towards public domain improvement works within the Parramatta CBD.	12/08/2020	City of Parramatta Council 55Aird Pty Ltd	RZ/18/2015	Amendment to Parramatta LEP to increase the maximum floor space ratio for the Land from 4.2:1 to 6:1; increase the maximum building height for the Land from 36m to 80m; and apply maximum car parking rates in accordance with the Parramatta CBD Strategic Transport Study and apply a minimum 1:1 non Residential Floor Space provision for the Land.	Executed
46	VPA/47/2023	470 Church Street PARRAMATTA NSW 2150	Monetary contribution of \$733,050 towards upgrades and delivery of new public domain and open spaces in the Parramatta CBD.	15/10/2020	City of Parramatta Council The Trustees of the Roman Catholic Church for the Diocese of Parramatta	RZ/13/2016	Amendment to Parramatta LEP to increase the maximum building height limit applying to the land from 24m to 80m and increase the maximum floor space ratio limit applying to the land from 3:1 to 6:1.	Executed
47	VPA/48/2023	33-43 Marion Street PARRAMATTA NSW 2150	Monetary contribution (based on amount of floor space) towards public domain improvement works within the Parramatta CBD and easement for public access.	12/11/2020	City of Parramatta Council Laura Petroleum Pty Ltd George Lantouris CN Marion Pty Ltd Vivian Groutsis	RZ/9/2017	Amendment to Parramatta LEP to increase the maximum building height control from 12 metres to no height limit, increase the maximum floor space ratio control from 2:1 to 10:1; and delist the heritage items at 29, 31 and 37 Marion Street.	Executed
48	VPA/49/2023	142-154 Macquarie Street PARRAMATTA NSW 2150	Monetary contribution of \$4743,370.50 toward Parramatta City River Strategy and towards improvements to Argus Lane and James Ruse Reserve or such other local Infrastructure as determined by Council; creation of easements for public access over plaza area, embellishment of open space area, dedication of land for road widening along Macquarie Street, licence to carry out road or light rail works.	24/11/2020	City of Parramatta Council Landmark East Pty Ltd	RZ/15/2014	Amendment to Parramatta LEP 2007 to increase the building height control from 54m to 157m, increase the floor space ratio control from 4:1 to 8:1.	Executed
49	VPA/50/2023	10-12 Hassall Street PARRAMATTA NSW 2150	Monetary contribution of \$2,928,375 towards public amenities and services and community infrastructure within the Parramatta CBD.	17/12/2020	City of Parramatta Council Para Rise Pty Ltd GO Australia Fund I Parramatta Pty Ltd ATF GO BTR Parramatta Trust (by Novation Deed)	RZ/15/2016	Amendment to Parramatta LEP to increase the maximum building height for the Land from 72m to 192m and to increase the maximum floor space ratio for the Land from 8:1 to 14.5:1	Executed
50	VPA/51/2023	2 O'Connell Street (also known as 5 Aird Street) PARRAMATTA NSW 2150	Monetary contribution of \$6,549,585 towards a public purpose which Council reasonably considers to be in the public interest.	2/02/2021	City of Parramatta Council The Owners Strata Plan No. 20716	RZ/2/2017	Amendment to Parramatta LEP to increase the permissible height of buildings to 217 metres and the permissible floor space ratio to 16.2:1.	Executed
51	VPA/52/2023	20-22 Macquarie Street PARRAMATTA NSW 2150	Monetary contribution of \$1,107,000 toward towards public domain improvement works within the Parramatta CBD, the provision of affordable housing (to the value of 10% of the value uplift) and towards Council's Cultural Plan; and the creation of easements for public access.	25/03/2021 (note page 1 includes date of 1 March 2021)	City of Parramatta Council Praxis Capital Pty Ltd M20 Pty Ltd	RZ/21/2015	Amendment to Parramatta LEP to increase the maximum floor space ratio for the Land from 4:1 to 10:1; and increase the maximum building height for the Land from 36m to 90m.	Executed
51A	VPA/52/2023/A	20-22 Macquarie Street PARRAMATTA NSW 2150	The planning agreement requires a 2-metre wide easement for public access along the boundary of the land adjacent to Marsden Street Frontage. The purpose of these public access easement was to enable a future bicycle path along the eastern side of Marsden Street. Council no longer requires the public access areas and easements. Deed of variation to remove the requirement.	30/01/2025	City of Parramatta Council Praxis Capital Pty Ltd M20 Pty Ltd	RZ/21/2015	Amendment to Parramatta LEP to increase the maximum floor space ratio for the Land from 4:1 to 10:1; and increase the maximum building height for the Land from 36m to 90m.	Executed
52	VPA/53/2023	197-207 Church Street & 89 Marsden Street PARRAMATTA NSW 2150	Monetary contribution (based on amount of floor space) towards public domain improvement works within the Parramatta CBD and easement for public access along the boundary of the Land adjacent to Marsden Road.	15/06/2021	City of Parramatta Council Holdmark Properties Pty Ltd	RZ/4/2015	Amendment to Parramatta LEP to apply a maximum floor space ratio of 10:1; a maximum building height of part 105m and part 12m; require a minimum 1:1 commercial floor space in any redevelopment and allow for unlimited commercial floor space to be provided; apply car parking rates under clause 7.14 of the LEP; and provide a satisfactory arrangements clause to enable contributions to be levied for State public infrastructure.	Executed
52A	VPA/53/2023/A	197-207 Church Street & 89 Marsden Street PARRAMATTA NSW 2150	Removal of a 2-metre wide easement for public access along the boundary of the land adjacent to the Marsden Street Frontage	1/10/2024	City of Parramatta Council Holdmark Properties Pty Ltd	RZ/4/2015	Amendment to Parramatta LEP to apply a maximum floor space ratio of 10:1; a maximum building height of part 105m and part 12m; require a minimum 1:1 commercial floor space in any redevelopment and allow for unlimited commercial floor space to be provided; apply car parking rates under clause 7.14 of the LEP; and provide a satisfactory arrangements clause to enable contributions to be levied for State public infrastructure.	Executed
53	VPA/54/2023	4-6 Uhrig Road LIDCOMBE NSW 2141	The Planning Agreement is made with the Minister for Planning & Public Spaces and includes the payment of a monetary contribution to the state government; the dedication and embellishment of land for open space and the delivery of a cold shell community centre of 1,000sqm with 5 car parking spaces. The open space and community centre are subject to separate works agreements with City of Parramatta Council.	14/09/2021	Planning Agreement The Minister for Planning & Public Spaces Karimba Properties (No. 51) Pty Ltd Works Agreements - City of Parramatta Council Karimba Properties (No. 51) Pty Ltd	N/A	Carter Street Precinct Rezoning - State Significant Precinct.	Executed
53A	VPA/54/2023/A	4-6 Uhrig Road LIDCOMBE NSW 2141	Deed of Variation to Open Space Works Agreement to change timing for the completion of open space works.	3/05/2023	City of Parramatta Council Karimba Properties (No. 51) Pty Ltd	N/A	Carter Street Precinct Rezoning - State Significant Precinct.	Executed

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54	VPA/55/2023	14-16 Hill Road SYDNEY OLYMPIC PARK NSW 2127	Dedication of land for foreshore park; embellishment of land for foreshore park; dedication of land for future public road, construction of future public road; signalised traffic intersection upgrade at the intersection of Hill and Burroway Roads; remediation of potential contamination within the site; and ongoing maintenance and monitoring of potential contamination for a period of 5-years.	November 2021	City of Parramatta Council Sekisui House Australia Pty Limited SH Hill Road Development Pty Ltd*	RZ/1/2018	Amend the planning controls to rezone part of the land from R4 High Density Residential to RE1 public open space (for future acquisition); rezone the north-eastern corner of the land from R4 High Density Residential to B4 Mixed Use to enable retail on the ground floor; increase the maximum height from 19m- 88m to 44m-134m; change the maximum FSR applying to the land so the current maximum gross floor area of 188,800m2 is not exceeded; amend the Land Acquisition Map to increase the public open space and exclude the foreshore wharf from public purchasing to allow for its renewal and operation as a café under the existing community title; and include an additional permitted use under Schedule 1 of the LEP to permit food and drink premises at a permissible use in the RE1 zone where the existing café is located on the Land; and introduce site specific provisions to restrict the application of clause 4.6 of the LEP relating to floor space ratio.	Executed
55	VPA/56/2023	18-40 Anderson Street PARRAMATTA NSW 2150	Monetary contribution (based of floor space) toward embellishment works along Parramatta River foreshore within Parramatta CBD (south side), dedication of land for park and walkway and embellishment of park and walkway.	26/04/2022	City of Parramatta Council Aust & NZ International Investment Group Pty Ltd as trustees for the Shen's Family Trust	RZ/4/2018	Amendment to Parramatta LEP to rezone the Land from B5 Business Development to B4 Mixed Use; increase the height of building control for the Land from 14 metres to allow up to 120 metres on part of the site; increase the floor space ratio control from 4:1 to allow up to 6:1, and add various site specific clauses to the LEP.	Executed
56	VPA/57/2023	23-25 Windsor Road NORTHMEAD NSW 2152	Monetary contribution of \$2,858,400 toward outdoor fitness equipment at Speers Road Reserve (\$100,000), affordable Housing (\$579,600), and the remainder toward other public benefits as determined by Council; construction of shared pathway and easement for public access over shared pathway.	17/05/2022	City of Parramatta Council The Owners - Strata Plan No 47006	RZ/18/2016	Amendment to Parramatta (Former Hills) LEP 2012 to increase the maximum height from 16m to 30m and the maximum floor space ratio control to 1.8:1.	Executed
57	VPA/58/2023	1 Windsor Road NORTH ROCKS NSW 2151	Dedication of land for the possible future road widening of James Ruse Drive; construct a 3m wide lightweight steel provide pedestrian access from North Rocks Road, create a public access easement over that part of the Land on which the bridge and other works will be located; and provide a monetary contribution of \$500,000 towards the construction of a future footbridge connection.	25/05/2022	City of Parramatta Council Fabcot Pty Ltd J.L Dunrose Pty Ltd	RZ/9/2019	Amendment to Parramatta (Former Hills) LEP 2012 to allow an additional permitted use on the site for the purpose of a 'retail premises'.	Completed
58	VPA/59/2023	22 Noller Parade PARRAMATTA NSW 2150	\$225,000 monetary contribution to be put towards Alfred Street to Morton Street pedestrian bridge.	27/06/2022	City of Parramatta Council Jimstam Holdings Pty Ltd ATF The J & S Klamsogiannis Family Trust	RZ/15/2018	Amendment to Parramatta LEP to rezone the land from R2 Low Density Residential to R4 High Density Residential; increase of the maximum height of building control from RL14m to 17m, and apply a maximum FSR control of 1.5:1.	Executed
59	VPA/60/2023	112 Wharf Road, 30 Waratah Street, 1 Mary Street and 82 Hughes Avenue, MELROSE PARK NSW 2114	Dedication, construction and embellishment of 26,000m2 of public open space, dedication of 24 affordable housing units, and construction of roads, cycleways, footpaths and public thoroughfares, and payment of monetary contribution for any dwellings in excess of 1,925 dwellings.	9/03/2023	City of Parramatta Council Wharf and Hughes Developments Pty Ltd 112 Wharf Road Pty Ltd 357 Hughes Avenue Pty Ltd	RZ/1/2020	Melrose Park South Precinct (Holdmark Sites) - Amend the planning controls to permit a mix of high density residential, public open space and non-residential uses.	Executed
60	VPA/61/2023	263-273 Pennant Hills Road and 18 Shirley Street, Carlingford NSW 2118	Provision of a raised pedestrian/cycle crossing (and ancillary works) on Shirley Street and a shared pedestrian/cycle path from the Shirley Street road reserve through Shirley Street Reserve to form part of the existing Active Transport Link connecting Carlingford Light Rail Station.	21/06/2023	City of Parramatta Council Karimba Properties (No. 61) Pty Ltd Meriton Properties Pty Ltd	RZ/4/2021	Additional permitted use clause to allow for development for the purpose of shops, food and drink premises and business premises with an aggregate total Gross Floor Area of any of the shops, food and drink premises, business premises and recreation facility (indoor) not exceeding 2,000m2.	Executed
61	VPA/62/2023	38-42, 44 and 44A Wharf Road, 657 Victoria Road, 33 Hope Street and 27-29 Hughes Avenue, MELROSE PARK, NSW 2114	Construction, embellishment and dedication of open spaces including a Central Park, linear park, playing field, western edge, and park within the precinct; Dedication of 20 residential units for affordable housing; Construction and dedication of major roads through the development; Monetary contributions towards Smart Cities planning initiatives, Smart Cities projects (\$50,000), and the Ermington Community Hub (\$3,500,000); Provision of a shuttle bus service for residents of Melrose Park; and Additional monetary contribution calculated at 1% of the proposed cost of the Development, indexed in accordance with increases in the CPI.	21/07/2023	City of Parramatta a Council SH Melrose PP Land Pty Ltd SH Melrose Land Pty Ltd Deicorp Projects (MPTC) Pty Ltd	RZ/1/2016	Amendment to Parramatta LEP to rezone the land from IN1 General Industrial and SP1 Special Activities to part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational Establishment); increase the building height ranging from 28m to 90m; and increase in floor space ratio.	Executed
62	VPA/2/2024	195 Church Street, 65-79 Macquarie Street and 38 and 41-45 Hunter Street, PARRAMATT A NSW 2150	Provision of perpetual license for public access to the open space surrounding the Cathedral, dedication of land to enable a laneway to Marsden Street, embellishment of land to create a civic space to be maintained by the Church in perpetuity, and a monetary contribution to the value of \$5 million.	16/04/2024	City of Parramatta a Council Anglican Church Property Trust Diocese of Sydney	RZ/5/20 18	Amendments include rezoning the land (part B4 and SPI to Part B3,B4 and SPI), increasing the floor space ratio controls, amending building height controls, amending special provisions map to permit the application of clause 7.6 Airspace Operations, adopting a site- specific clause regarding solar access requirements, and facilitating the creation of a 6m wide laneway to provide future vehicle access to 41, 43 and 45 Hunter Street and 181 Church Street.	Executed
63	VPA/10/2024	8 Lincluden Place, Oatlands NSW 2117	• Construct a shared pathway upgrade along Pennant Hills Road, specifically between Gollan Avenue and Glencoe Avenue. (The Applicant's Contribution); and • Monetary contributions at DA applications.	8/07/2024	City of Parramatta Council ABN 49 907 174 773 Zaki Property Pty Ltd ATF Zaki Property Trust ABN 85 020 549 690	RZ/3/2021	Change zone from SP2 Educational Establishment to R2 Low Density Residential.	Executed

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64	VPA/17/2024	263 - 281 Pennant Hills Road Carlingford NSW 2118	<ul style="list-style-type: none"> • A Community Hub of a minimum 2,500 sqm (net lettable area) including a minimum 1,800 sqm (net lettable area) warm shell 'library' and minimum 700 sqm (net lettable area) warm shell 'community centre' with provision for 20 car parking spaces; • Construction, embellishment and dedication of the RE1 Public Recreation land (5,455 sqm) on the site in the form of a Central Park (4,768 sqm) and a Community Link (687 sqm) which is a portion of land adjacent to the Community Hub; • Embellishment of a minimum of 595 sqm of open space to be made publicly accessible via a pedestrian easement and provision of 24-hour access; and • Monetary contributions at DA applications. 	28/08/2024	City of Parramatta Council Karimbla Properties (No 61) Pty Ltd ACON 622 383 733 Meriton Properties Pty Ltd ACN 000 698 626	RZ/5/2023	Planning Proposal at 263-281 Pennant Hills Road, Street Carlingford.	Executed