

LEADING

ITEM NUMBER	13.5
SUBJECT	Land Use Planning Work Program Update
REFERENCE	F2018/00155 - D05791324
REPORT OF	Service Manager Land Use Planning

PURPOSE:

The purpose of this report is to provide a periodic status update on the Strategic Projects, Planning Proposals, and Voluntary Planning Agreements currently being managed by Council's Land Use Planning Team.

RECOMMENDATION

That this report on the status of Land Use Planning Strategic Projects, Planning Proposals, and Voluntary Planning Agreements be received and noted.

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) being considered by Council. The resolution requested these updates be provided to Council in April, August and November each year.

STRATEGIC 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 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 (Section 94/94A plans). Following council boundary changes in May 2016, there are several LEPs, DCPs and developer contributions plans that 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). Where appropriate, the Land Use Planning Team also plays a role in major Council-wide organisational issues.
5. Current strategic planning projects have been broken up 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, developer contributions and customer service programs*

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

Policy Review – Parramatta CBD Planning Proposal

7. The Parramatta CBD Planning Proposal (CBD PP) was prepared 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) for the purpose of seeking a Gateway Determination to enable public exhibition.
8. Since initially submitting the draft CBD PP to DPE in April 2016, Council has also undertaken significant additional work in relation to key policy areas, including infrastructure funding, strategic transport planning, heritage interface issues and the CBD's flood planning framework. This resulted in submission of additional materials in relation to the draft CBD PP during 2017 and early 2018.
9. Council officers are currently awaiting a Gateway Determination from DPE on the CBD PP. As at the time of writing this report, Council officers have responded to all requests from DPE in relation to DPE's assessment of the CBD PP.
10. Council officers are also progressing work on associated policy documents including a draft Development Control Plan and draft Infrastructure Strategy, which will form critical parts of the new CBD policy framework. These associated documents are intended to be reported to Council with the CBD PP (post-Gateway Determination), so that they can be endorsed for public exhibition alongside the CBD PP.
11. On 7 March 2018, the Lord Mayor, Councillor Dwyer, the Lord Mayor's Senior Policy Advisor and the Director Strategic Outcomes and Development met with the Minister for Planning and State Member for Parramatta to discuss various planning matters. The matter of the pending Gateway Determination for the CBD PP was discussed at this meeting. A separate update report on the CBD PP which made recommendations to Council with regards to next steps for the CBD PP was included in the Business Paper for the Council Meeting of 9 April

2018. At that meeting, Council resolved to defer this matter to the 23 April 2018 meeting.

12. **Attachment 1** provides an update on key aspects of the CBD PP project.

Policy Review – Other Projects

13. Key policy review projects that have progressed since the previous update report include the following:
- a. Significant amendments to the *Environmental Planning and Assessment Act 1979* (the Act) came into effect on 1 March 2018, including major structural amendments which reorganised and renumbered the contents of the Act. Officers are currently undertaking a review of the changes in order to progress implementation of any updated or additional processes/policies which might be required.
 - b. Council endorsed a submission on the Greater Sydney Commission's draft Regional and Central City District Plans, which was forwarded to the Greater Sydney Commission (GSC) in December 2017. (The plans were subsequently finalised in March 2018.)
 - c. Council endorsed a submission on the *Environmental Planning and Assessment Regulation 2000* Issues Paper, which was forwarded to DPE in December 2017.
14. **Attachment 2** provides an update on significant policy review projects which the Land Use Planning team is currently managing.

Precinct Planning

15. The table below provides a brief summary of the status of precincts which Council is currently progressing. Some of the precincts are being dealt with in partnership with Government Agencies such as DPE, whilst others are being led by Council.

<i>Precinct</i>	<i>Status</i>
Camellia	The draft Camellia Town Centre Master Plan is currently on exhibition, and DPE has granted an extension to enable Council to formally consider a submission prior to forwarding to DPE. Council adopted a submission on the Master Plan at its meeting of 9 April 2018.
Carlingford	A number of matters are underway, including delivery of infrastructure in the Carlingford Precinct (as defined by relevant contributions plan) and additional site-specific Planning Proposals.
Carter Street	DPE are preparing a Draft Master Plan for Carter Street, which has included preliminary consultation with Council officers.
Epping	Council resolved to defer an update report at its 12 February to allow for further consultation with Councillors to occur.
Granville (Parramatta Road)	DPE, City of Parramatta and Cumberland Council are undertaking a joint traffic study for Granville, with a tender process to engage consultants currently underway. At its meeting of 9 April 2018, Council resolved to endorse a scope of works and enter into Terms of Reference with DPE and Cumberland Council in relation to this traffic study.

Melrose Park	Officers are awaiting delivery of a draft Transport Management and Accessibility Plan (TMAP) in order to progress further planning.
Parramatta North	Consistent with Council's resolution of 13 November 2017, Council officers have written to DPE, NSW Office of Environment and Heritage and Commonwealth Department of Environment and Energy to seek their engagement on a strategic review to understand the implications of the National heritage listing at the Parramatta North Urban Transformation precinct.
Rosehill	Preliminary analysis for Rosehill has identified the need for detailed traffic, flooding, urban design and heritage studies to be completed for this precinct.
Rydalmere	Council's Employment Lands Strategy sets the action of preparing a structure plan for Rydalmere. The timetable for this work is highly dependent on Stage 2 Light Rail. Once Stage 2 Light Rail is confirmed and the impacts on Rydalmere known, a timetable can be set for further strategic work in Rydalmere.
Sydney Olympic Park	Council is awaiting finalisation of Sydney Olympic Park Authority's draft Master Plan.
Telopea	DPE is undertaking additional work to finalise the precinct proposal, whilst Land and Housing Corporation (LAHC) is progressing their business case/feasibility work. Council is also working with DPE towards a draft funding agreement for open space in Telopea through the Precinct Support Scheme.
Wentworth Point	Officers are continuing to assess proposed amendments to planning controls in Wentworth Point, working with Landcom towards delivery of the peninsula park, and working with Transport for NSW in relation to Parramatta Light Rail Stage 2.
Wentworthville	DPE is chairing a Project Control Group, of which City of Parramatta and Cumberland Council staff are members. DPE is commissioning technical studies to inform preparation of a draft master plan.
Westmead	<p>North Westmead: Council is working with Western Sydney Local Health District to finalise the Preferred Master Plan document, which will complete Stage 2 of the Westmead Innovation District Master Plan project.</p> <p><i>(Note: South Westmead (within Cumberland Council) is being progressed through the same Project Control Group as referenced in Wentworthville, above.)</i></p>

16. **Attachment 3** provides a detailed update on precinct planning matters.

Planning Harmonisation Projects

17. With regards to harmonising the planning controls and policies that now apply in the City of Parramatta, key projects that have progressed since the last update include:
- Adoption of amendments to Hornsby Development Control Plan 2013 to extend tree protections within Parramatta DCP 2011 to land now within the City of Parramatta.
 - Completion of initial background analysis to identify policy differences across the suite of land use plans applying within the City of Parramatta and issues needing to be addressed through the

harmonisation process; work has now commenced on developing options and proposals for consolidating controls.

- c. Engagement of an expert to undertake an independent review of Council's development contributions and provide advice and recommendations for a new consolidated framework.
 - d. Holding the first of a series of Councillor workshops to discuss policy options on 26 March 2018.
18. **Attachment 4** provides further detail on harmonisation of all the planning controls and policies in the City of Parramatta.

Heritage and Planning Administration Projects

19. As well as administering the Heritage Committee and Heritage Grants program, key heritage projects that have progressed since the last update include:
- a. Council appointed new members of the Heritage Advisory Committee, and the first meeting of this committee's first term was held in February 2018.
 - b. At its February 2018 meeting, the Heritage Advisory Committee recommended the approval of five applications for grants from Council's Local Heritage Fund. A separate report on this matter is included in this (April 2018) Business Paper.
20. 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

21. As noted in previous status updates, the number of site-specific Planning Proposals (PPs) lodged with Council has increased dramatically since 2010. This reflects increasing investment interest within the City of Parramatta LGA, primarily considered to be a result of the Parramatta CBD planning framework review project, as well as high demand for residential development within the Parramatta CBD and surrounding suburbs.
22. **Attachments 6** and **Attachment 7** provide status updates on each of the PPs currently being managed by Council, inside and outside* of the Parramatta CBD PP area respectively. As per the colour coding in the PP attachments, PPs are grouped into three primary categories:
- a. Under preliminary assessment, and not yet reported to Council (yellow)
 - b. Reported to Council and/or received Gateway Determination and/or placed on public exhibition (orange)
 - c. Reported back to Council post-exhibition and awaiting gazettal (green).

**Please note that there are two PPs listed in Attachment 7 [outside CBD PP area] which each covered multiple sites across the LGA including sites both inside and outside the CBD PP area; these are titled "Housekeeping Amendment No. 2" and "Various sites within Parramatta LGA" in Attachment 7.*

23. Seven (7) new PPs have been lodged since the last status update, including one in the CBD PP area and six outside the CBD PP area. These additions bring the total number of 'live' PPs currently being managed by Council to 70.
24. Since the last status update, six (6) PPs were reported to Council for initial decision (status change to orange) and four (4) PPs were reported back to Council post-exhibition for endorsement (status change to green).
25. There are a number of sites where the complexity of aligning one or more site-specific PPs with Strategic Planning Projects impacts on processing of those PPs.

Voluntary Planning Agreements

26. As noted in previous status updates, 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 49 matters which currently require some form of action or monitoring.
27. **Attachment 8** provides status updates on each of the VPAs currently being managed by Council. As per the colour coding in the attachment, VPAs fall into three primary categories:
 - a. Yet to be reported to Council with a recommendation (yellow)
 - b. Accepted in principle/subject to exhibition or finalisation of legal drafting (orange)
 - c. Executed VPAs requiring ongoing management/monitoring (green).
28. It is noted that a number of VPAs have effectively been held in abeyance as the relevant applicant has not wished to proceed with negotiations until a greater level of certainty is provided regarding:
 - a. the density of development able to be achieved through the related site-specific PP, and/or
 - b. Council's Value Sharing and VPA policy frameworks.

EMERGING ISSUES

29. This report and its attachments detail the Land Use Planning projects that Council is currently managing. However, 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. The following sections address major emerging issues of which the Land Use Planning Team are currently aware, and which may impact on the work program between now and the next periodic status update.

Sydney Metro West

30. The announcement of a future Sydney Metro West link from Parramatta to the Sydney CBD is supported. However, there has been insufficient information provided to date about potential stop locations and other arrangements to understand exactly how the proposal will impact on Council's land use planning framework.

Parramatta Light Rail Stage 2

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

Special Infrastructure Contribution

32. A draft Special Infrastructure Contribution (SIC) for the Greater Parramatta Priority Growth Area has not yet been released by DPE. Insufficient information has been provided to date about the details of this process (and how it may interact with concurrent infrastructure planning activities for GPOP led by the GSC) to understand exactly how it will impact on Council's land use planning framework.

Local Strategic Planning Statements

33. Under recent amendments to the *Environmental Planning and Assessment Act 1979*, Council will need to prepare a "Local Strategic Planning Statement" that sets out the 20-year vision for land-use in the local area, the special character and values that are to be preserved, and how change will be managed in the future. Local Strategic Planning Statements are different to Community Strategic Plans (prepared under the *Local Government Act 1993*), in that they will focus on the vision and priorities for land use in the local area, whereas Community Strategic Plans have a broader focus on achieving the community's long-term social, environmental and economic aspirations. Council's Local Strategic Planning Statement will need to be prepared by mid-2019.

HOUSING DELIVERY

34. The Central City District Plan (finalised 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 well on track to meet or exceed this target, based on the considerations outlined below:
- a. Recent approvals/completions: DPE's Metropolitan Housing Monitor (Sydney Region) notes that in the 12 months to January 2018, City of Parramatta had **3,154 dwelling approvals and 3,809 dwelling completions**. (City of Parramatta ranked first in dwelling completions amongst Sydney Metro LGAs in this time period.)
 - b. Additional dwellings to 2036 envisioned in City of Parramatta's growth precincts: approximately **74,800**. (It is also noted that this figure does not yet include additional growth which is expected in the Wentworthville and Westmead precincts.)

CONCLUSION

36. Due to the ongoing impacts of the 2016 council boundary changes and high levels of private development interest across the City of Parramatta, it is expected that the workload for the Land Use Planning Team will remain at a

similar or higher level than is currently experienced for at least the next two to three years.

37. It is recommended that periodic status updates continue to be provided three times per year, with the next update to be provided in August 2018. Given the inter-related nature of many of the items contained in the Land Use Planning work program, Council may also wish to consider prioritising strategic planning precinct work which can better facilitate the delivery of growth as opposed to site-specific PPs.

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ATTACHMENTS:

1 <u>↓</u> Parramatta CBD Planning Proposal Projects	2 Pages
2 <u>↓</u> Planning Policy Review Projects	1 Page
3 <u>↓</u> Precinct Planning Projects	3 Pages
4 <u>↓</u> Harmonisation Projects	1 Page
5 <u>↓</u> Heritage and Planning Administration Projects	2 Pages
6 <u>↓</u> Site-Specific Planning Proposals - Parramatta CBD Planning Proposal Area	4 Pages
7 <u>↓</u> Site-Specific Planning Proposals - Outside of Parramatta CBD Planning Proposal Area	6 Pages
8 <u>↓</u> Voluntary Planning Agreements	6 Pages

REFERENCE MATERIAL

Land Use Planning Projects - CBD Planning Proposal Projects - Status at April 2018

Attachment 1

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
CBD Planning Framework - Planning Proposal (CBD)	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 currently reviewing draft CBD PP sent on 11 April 2016. The STS and Council's position on value sharing was submitted to DPE following endorsement by Council on 10 April 2017. The Heritage Study of Interface Areas was also submitted to DPE following endorsement by Council on 10 July 2017. Council has now provided to DPE all the information required to facilitate release of the Gateway Determination for the CBD Planning Proposal. Council staff continue to regularly meet with officers from DPE with the latest meetings held on 23 August and 11 September 2017.	DPE is currently reviewing the draft CBD PP sent in April 2016. Council has provided to DPE all information requested to facilitate release of the Gateway Determination for the CBD PP. Council staff continue to regularly meet with officers from DPE in relation to the CBD PP, with the most recent meeting being held 31 January 2018. An update report on the CBD PP was reported at the 9 April Council meeting. Council resolved to defer this matter until the 23 April meeting.	Council is currently awaiting a Gateway Determination from DPE. The timeframe for the Gateway Determination is at the discretion of DPE and the Minister for Planning.
CBD Planning Framework - Transport	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).	The STS has since been submitted to the Department of Planning and Environment in support of the CBD Planning Proposal.	Results of the STS are informing the mesoscopic modelling and Integrated Transport Plan for the CBD PP.	The STS is complete; results of the STS will continue to inform further detailed work in relation to transport planning in the CBD.
CBD Planning Framework - Transport	Using the results from the Strategic Transport Study (STS), mesoscopic modelling (detailed traffic modelling) will be prepared by consultants 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.	The mesoscopic model for Parramatta Light Rail was finalised in October 2017, and Council is commencing the work to prepare the mesoscopic model for the Parramatta CBD.	Council is using the mesoscopic model for Parramatta Light Rail to inform the ITP.	Council will work with TfNSW to determine methodology for using mesoscopic model to inform the ITP.
CBD Planning Framework - Transport	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).	The mesoscopic model for Parramatta Light Rail was finalised in October 2017, and Council is commencing the work to prepare the mesoscopic model for the Parramatta CBD.	Council has engaged consultants for the ITP and held an inception meeting to commence work on this project.	The ITP will be informed by the results of the STS and mesoscopic analysis. Council officers will continue to work in partnership with TfNSW and RMS. The ITP to be finalised after the public exhibition of the Planning Proposal for the Parramatta CBD.
CBD Planning Framework - CBD Infrastructure Strategy (formerly called 'Delivery Plan')	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 currently reviewing draft CBD PP sent on 11 April 2016, including the Council's work on the proposed value sharing mechanism.	DPE currently reviewing draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	Pending approval of the CBD PP, finalise preparation of the CBD Infrastructure Strategy (including Development Guideline, s94A plan and Works Schedule) to support the CBD PP, and then report to Council to place on public exhibition.

Land Use Planning Projects - CBD Planning Proposal Projects - Status at April 2018

Attachment 1

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
CBD Planning Framework - CBD Infrastructure Strategy - s94A plan	Preparation of a s94A plan to support the CBD Infrastructure Strategy	DPE currently reviewing draft CBD PP sent on 11 April 2016, including the Council's work on the proposed value sharing mechanism.	DPE currently reviewing draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	Pending approval of the CBD PP, finalise preparation of a new s94A plan to support the CBD Infrastructure Strategy, and then report to Council to place on public exhibition alongside the CBD PP.
CBD Planning Framework - CBD Infrastructure Strategy - Works Schedule	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 currently reviewing draft CBD PP sent on 11 April 2016, including the Council's work on the proposed value sharing mechanism.	DPE currently reviewing draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	Pending approval of the CBD PP, finalise preparation of the local infrastructure works schedule to support the CBD Infrastructure Strategy, and then report to Council to place on public exhibition alongside the CBD PP.
CBD Planning Framework - Flooding Issues	Preparation of flood mitigation matters associated with the CBD Planning Proposal	Following comments from Council's Floodplain Risk Management Committee (which includes the SES), the Flood Evacuation Assessment for the Parramatta CBD was finalised. The results of the Flood Evacuation Assessment together with the draft Flood Risk Management Plan have informed Council's application for Exceptional Circumstances. The application for Exceptional Circumstances has been finalised and submitted to the DPE and Office of Environment and Heritage (OEH) for their consideration.	The application for Exceptional Circumstances has been finalised and submitted to DPE and Office of Environment and Heritage (OEH) for their consideration.	Following determination of Council's application for Exceptional Circumstances by the DPE and OEH, the draft provisions in the Parramatta CBD Planning Proposal will be updated, consistent with any conditions in the Gateway determination. A report to Council will then be prepared seeking endorsement to place the CBD PP on public exhibition. Report back to Council's Floodplain Risk Management Committee on the Exceptional Circumstances Application once Council's is notified of the DPE and OEH's decision.
Best Practice Urban Design in Flood Prone Areas	To support flood mitigation matters across the LGA including Parramatta CBD, a Strategy prepared by consultants looking at best practice urban design responses in flood prone areas.	Draft Strategy being reviewed by Council officers for inclusion of relevant controls in DCP 2011 to support Parramatta CBD Planning Proposal.	Work is continuing on the preparation of draft DCP controls to support the CBD Planning Proposal, including flood controls.	Report Draft Strategy to Council's Floodplain Risk Management Committee for their comments, and following this report the Strategy to Council seeking authorisation to place on public exhibition.
CBD Planning Framework - Planning Proposal (Investigation Areas)	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.	Report endorsed on 12 September 2016 to defer investigation of the Planning Investigation Areas pending the outcome of the Parramatta CBD Planning Proposal.	Next steps will be determined by next steps on the Parramatta CBD Planning Proposal.
CBD Planning Framework - Development Control Plan 2011 Amendment	Review of city centre controls and inclusion in DCP 2011; the revised controls will reflect and support the CBD Planning Proposal.	Work continuing on the preparation of draft DCP controls to support the CBD Planning Proposal.	Work is continuing on the preparation of draft DCP controls to support the CBD Planning Proposal.	Pending approval of the CBD PP, finalise preparation of draft DCP amendments and report to Council to place on public exhibition alongside the CBD PP.
Parramatta CBD Heritage Study of Interface Areas and DCP Heritage Controls	Review planning controls to address heritage related impacts in the interface areas; and prepare heritage DCP controls for the entire CBD. The review is being prepared by consultants commissioned by Council.	Draft heritage DCP controls received from the consultant and currently being reviewed by Council officers.	Council officers are working with consultants to finalise draft heritage DCP controls.	It is expected that next steps in relation to Heritage will be determined by the contents of the Gateway determination.

Land Use Planning Projects - Policy Reviews - Status at April 2018

Attachment 2

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
DCP Housekeeping Amendments	Housekeeping DCPs reviews are the common way of correcting 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.	On 10 April 2017, Council endorsed the exhibited housekeeping amendments to Parramatta DCP 2011 with the exception of part of Item 1 relating to the 'Draft Waste Management Guidelines'. The guidelines were endorsed for re-exhibition due to further amendments. The re-exhibition occurred from 24 May 2017 – 21 June 2017. No submissions were received during this period. This matter was reported to Council on 4 September 2017 and subsequently endorsed. The guidelines were implemented in Parramatta DCP 2011 and came into effect on 27 September 2017. Parramatta DCP 2011 Housekeeping Amendment No.2 is now complete.	Council officers are recording arising issues for potential inclusion in future DCP housekeeping amendments.	Council officers to progress Parramatta DCP Housekeeping Amendment No. 3 when an appropriate number of issues for inclusion have been collected, or if it becomes otherwise necessary.
Boarding Houses Review	Council resolved to begin negotiations with the Department of Planning in order 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.	Council is still awaiting a response from the Department of Planning and Environment (DPE) regarding Council's revised position on boarding houses.	Council is still awaiting a response from the Department of Planning and Environment (DPE) regarding Council's revised position on boarding houses. Council officers contacted DPE in early March seeking the timeframe for a response regarding Council's revised position on boarding houses.	Next steps will be determined by DPE's response to Council's revised position on boarding houses.
Amendments to the Environmental Planning and Assessment Act 1979	The State Government released on 10 January 2017 proposed Draft Amendments to the NSW Environmental Planning and Assessment Act 1979. These amendments took effect on 1 March 2018.	Council made a submission to DPE on this matter in March 2017. On 15 November 2017, the NSW Parliament passed the <i>Environmental Planning and Assessment Amendment Bill 2017</i> . Some important changes for councils introduced as part of this bill include: - the introduction of local strategic planning statements to translate directions in metropolitan planning to the local level - a requirement for planning authorities to prepare and implement community participation plans - amendments to the objects of the Act, relating to good design, heritage management and construction/maintenance of buildings	Several amendments to the Act commenced on 1 March 2018, including major structural amendments which reorganised and renumbered the contents of the Act. A key change is the new requirement to develop a Local Strategic Planning Statement that sets out the 20-year vision for land-use in the local area, the special character and values that are to be preserved, and how change will be managed in the future. Officers are currently reviewing this and other changes in order to develop next steps for implementation of any updated or additional processes / policies which might be required.	Council officers will continue to review processes and/or policy documents to respond to the roll-out of changes to the Act.
Strategic Planning for Greater Sydney	The Land Use Planning team is responsible for ongoing monitoring and response to any issues relating to metropolitan and district-level strategic planning.	The Greater Sydney Commission released the draft Greater Sydney Region Plan and new draft District Plans for consultation in October 2017. The "West Central" District has also been renamed as the "Central City" District. Council officers have prepared a draft submission on the draft Region and Central City District Plans, which will be reported for Council's consideration at its meeting of 11 December 2017. Key issues raised in the draft submission include: employment equity across Greater Sydney; issues relating to infrastructure funding and provision; clarification of housing targets; low-carbon precincts; and implementation issues.	On 11 December 2017, Council endorsed a submission to the Greater Sydney Commission on the draft Region and Central City District Plans. This submission was subsequently forwarded to the GSC. The NSW Government endorsed the final Region and District Plans in March 2018.	Council Officers are reviewing the final Region and District Plans, and will progress any necessary changes to Council processes and/or policy documents as required.
Review of the Environmental Planning and Assessment Regulation 2000	The Department of Planning put an Issues Paper relating to the <i>Environmental Planning and Assessment Regulation 2000</i> on exhibition in October 2017, with a further view to exhibiting a draft Regulation in 2018.	Council officers have reviewed the Issues Paper, and prepared a draft submission raising known administrative and operational issues with the current <i>Regulation</i> . This draft Submission will be reported for Council's consideration at the 11 December Council meeting.	Council considered this matter at its meeting on 18 December 2017 and resolved to endorse a submission on the Issues Paper which was forwarded to the NSW DPE on 22 December 2017.	DPE has advised that draft amendments to the Regulation will be released in 2018 for community consultation, at which time, Council will have the opportunity to comment on the detail of any proposed changes.
VPA Policy Review	Following various resolutions of Council a review of the VPA policy is being undertaken.	The draft Planning Agreements Policy was publicly exhibited from 23 August to 20 October 2017. Information sessions were held with key stakeholders. A Councillor Workshop was held on 20 November 2017 to discuss the draft Policy and outcomes of the public exhibition with the newly-formed Council. Staff are currently reviewing submissions and intend to report the matter back to Council in early 2018.	Consultants have been engaged to do a further review of the draft policy having regard to submissions received during the exhibition period.	Next steps will be determined by outcomes of the review.
Best Practice Urban Design in Flood Prone Areas	To support flood mitigation matters across the LGA including Parramatta CBD, a Strategy prepared by consultants looking at best practice urban design responses in flood prone areas.	Draft Strategy being reviewed by Council officers for inclusion of relevant controls in DCP 2011 to support Parramatta CBD Planning Proposal.	Work is continuing on the preparation of draft DCP controls to support the CBD Planning Proposal, including flood controls.	Report Draft Strategy to Council's Floodplain Risk Management Committee for their comments, and following this report the Strategy to Council.

Land Use Planning Projects - Precinct Planning - Status at April 2018

Attachment 3

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
Greater Parramatta to Olympic Peninsula	The Greater Parramatta and the Olympic Peninsula is a Greater Sydney Commission (GSC) initiative which identifies the 4000 ha area as "Greater Sydney's true centre".	Council officers forwarded an officer response to DPE on the ILUIP for the Greater Parramatta area on 7 September 2017. Key issues raised in this response included: - a request for clearer guidance on the respective roles of GSC and DPE with regards to strategic planning for the GPOP area - that the reasoning behind inclusion of GPOP in the Growth Centres SEPP is unclear, and could have the unintended function of encouraging additional site-specific Planning Proposal activity - a discussion relating to the relative efficiencies of precinct planning as opposed to site-specific Planning Proposals - concern with dwelling targets for some precincts stated in the ILUIP - concern that infrastructure planning in the ILUIP is not significantly detailed, and that further work around infrastructure planning and funding is required	Since the last update, Council officers have continued to support DPE/GSC officers by responding to requests for information relating to development and planning activity in the City of Parramatta. Council officers met with GSC/DPE officers in December 2017 in relation to the Growth Infrastructure Compact for GPOP.	The Growth Centres SEPP has yet to be amended to formally insert the Greater Parramatta Priority Growth Area; Council officers will continue to monitor and progress any necessary changes to Council's land use planning framework as required.
Camellia	Work with DPE to finalise rezoning proposal for Camellia Priority Precinct and associated S94 Plan.	Council has been working with DPE and relevant State Agencies in order to resolve key infrastructure requirements (eg. Parramatta Light Rail, James Ruse Drive grade separation) associated with the Camellia Master Plan process. The Draft Master Plan is currently awaiting authorisation from the Minister before it can proceed to public exhibition.	The Draft Camellia Town Centre Master Plan was exhibited until 29 March 2018. DPE granted an extension to the submission period to enable Council to formally consider its submission prior to forwarding it to DPE for their consideration. Council adopted a submission on the Plan at the 9 April Council meeting.	Report to Council on 9 April Council meeting on submission to Draft Camellia Town Centre Master Plan following which Council will forward its submission to the DPE for consideration. It is expected that following finalisation of the Master Plan, Council will continue to work with the DPE to prepare a draft DCP and Developer Contributions framework for the precinct.
Carlingford	Manage implementation of planning controls in Carlingford precinct, whilst also responding to arising issues such as Planning Proposals at the edge of the Carlingford area and issues associated with introduction of Light Rail Stage 1.	<i>(This precinct is a new inclusion in the April 2018 update report, in order to reflect work being undertaken in relation to arising issues such as Planning Proposals at the edge of the Carlingford area and issues associated with introduction of Light Rail Stage 1.)</i>	A number of planning issues in Carlingford area are underway. The Carlingford Precinct (as defined through the relevant contributions plan) is experiencing significant development, with developers delivering on open space and other local infrastructure upgrades. A further report on the Carlingford Block Study Area (bounded by Pennant Hills Road, Tintern Ave, Homelands Ave and Martin's Lane) is to be considered by Council as a result of Council's resolution of 9 April 2018 which deferred the matter for a further report.	Officers will continue to progress the planning issues and applications currently being considered in this precinct.
Carter Street	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 and seek to integrate a proposal for a new access ramp which will allow westbound vehicles on the M4 to exit onto Hill Road.	Preliminary master plan has been prepared on behalf of DPE and presented to Council officers. The new master plan accommodates additional land acquisition required to accommodate the Hill Road off ramp. On 12 November 2017, Council was advised that there has been some information which the Department had just received that would have an impact on the masterplan prepared to date. Once this information was clarified, the Department would recommence the process.	DPE are preparing a Draft Master Plan for Carter Street, which included preliminary consultation with Council officers. Since last status update, meetings were held between DPE and Council officers, and DPE also organised briefings with each landowner in the precinct. Resolution of issues which have delayed finalisation of the masterplan has not yet occurred. The DPE has committed to resolving these issues which relate to how the road network will operate in this precinct.	Next steps are for DPE to finalise and exhibit the revised Draft Master Plan. Council officers will monitor progress and review the Draft Master Plan prior to exhibition.
Epping	A review of the Planning Controls that apply to the Epping Precinct has been initiated as required by Council 2016/17 Operational Plan	The exhibition process was reported to the 14 August 2017 Council meeting. Two Councillor briefing sessions were held with predominantly Epping Ward Councillors on the Epping Planning Review in October 2017.	Council considered a report relating to the Epping Planning Review at its 12 February 2018 meeting (Item 12.5); this item was deferred. Council resolved (in part) for further consultation before the matter is considered again. At the time of drafting this Land Use update report, a Councillor briefing session was being scheduled with the deferred report anticipated for the May 2018 Council Meeting. The Epping Traffic Study and associated traffic matters which have progressed will also be discussed with the Councillors.	Next step is further consultation with Councillors, as resolved by Council on 12 February 2018.
Granville	Council has been engaged as a Stakeholder providing feedback to Urban Growth NSW who have been given the task of preparing the Strategy to transform Parramatta Road.	The Strategy was released on 9 November 2016, and essentially 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 done for the precinct. Council has also been in discussions with Cumberland Council who have the same implementation issues relating to their part of Parramatta Road (as identified in the Strategy and which adjoins the Granville precinct) and it was considered that a Joint Traffic Study could be carried out. A joint traffic study would mean that both Councils can better understand the traffic impacts both within and directly adjacent their precinct as well as the implications for proposed future infrastructure/upgrades.	The Strategy was released on 9 November 2016, and essentially 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 done for the precinct. On 9 April 2018, Council resolved to endorse a scope of works and enter into Terms of Reference with DPE and Cumberland Council in relation to the precinct-wide Traffic Study required as part of the implementation of the Strategy.	A report is to be considered by Council in April seeking Council endorsement of the Terms of Reference, confirming the scope of work that the partners (i.e. City of Parramatta, Cumberland Council and DPE) will use to progress the study is acceptable to Council.

Land Use Planning Projects - Precinct Planning - Status at April 2018

Attachment 3

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
Melrose Park	<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><i>Northern Precinct</i> - A Gateway Determination (with conditions) was received from the DPE on 27 September 2017 for the Melrose Park North Planning Proposal. There were 6 conditions included in the Gateway Determination relating to the finalisation of the TMAP and densities, infrastructure provision and minor amendments to the Planning Proposal. All of these matters are currently being addressed accordingly and will be resolved prior to exhibition. The final TMAP and a revised Planning Proposal addressing these conditions are to be submitted to the DPE for endorsement for exhibition. A timeframe of 18 months was given for finalisation of the Planning Proposal.</p> <p><i>Southern Precinct</i> - A draft Southern Structure Plan was submitted to Council on 20 November 2017 for consideration and is currently undergoing internal review. It is anticipated that the draft Plan will be reported to Council in early 2018 for endorsement for exhibition.</p> <p><i>TMAP</i> - A Project Working Group has been formed that includes the engaged consultants and representatives from Council, TfNSW (including the Light Rail team), RMS, DPE, GSC and northern and southern stakeholders, with monthly progress meetings being held. The TMAP is in the preliminary stages of preparation with the first phase of data expected to be received in early 2018. It is not anticipated that the TMAP will be finalised before June 2018.</p>	<p><i>Northern Precinct</i> - Awaiting finalisation of TMAP and completion of additional urban design work before densities and infrastructure needs for the precinct can be established.</p> <p><i>Southern Precinct</i> - Compiling internal feedback on the draft Plan. Densities will be determined once the TMAP has been finalised.</p> <p><i>TMAP</i> - Draft TMAP expected to be provided by end of April for further review prior to finalisation.</p> <p>A Safety Management Study is required to be completed to identify potential risks relating to the petrol pipeline traversing the precinct. It is anticipated that this will commence in the first half of 2018, and will impact on both the northern and southern precincts.</p> <p>The Light Rail Stage 2 route (which passes through Melrose Park) must now be incorporated into planning for this precinct. As a result of the Light Rail Stage 2 announcement and discussions with PAYCE (the applicant for the northern structure plan), Council has entered into a MOU with PAYCE regarding delivery of a bridge between Melrose Park and Wentworth Point which would also be required for the Light Rail project.</p>	<p>Council staff will continue to proceed with the Melrose Park North Planning Proposal, TMAP, assessment of the draft Southern Structure Plan, Safety Management Study, identification of infrastructure needs for the precinct, and integration of Light Rail options to progress the planning of this precinct.</p>
Parramatta North	<p>Parramatta North Urban Transformation Precinct (PNUT) is NSW Government-owned 26 hectare site. The precinct was rezoned by the NSW Government in 2015 to facilitate a mixed use development, whose delivery is overseen by UrbanGrowth NSW.</p> <p>Council endorsed a precinct-specific Development Control Plan for the site and it came into effect 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>The southern portion of the PNUT precinct known as the 'Parramatta Female Factory and Institutions' was included on the National Heritage List on 14 November 2017.</p> <p>As part of the Council's endorsement of the Development Control Plan for PNUT on 10 July 2017, Council resolved to undertake a review of the planning controls relating to PNUT in the event of "The Former Female Factory Precinct is placed on the National Heritage List." The Land Use Planning Team have commenced discussions with the Commonwealth Department of Environment and Energy to understand the implications of the National listing.</p> <p>In relation to PNUT, Council resolved at its meeting on 13 November 2017 (in short) to:</p> <ul style="list-style-type: none"> - Write urgently to Federal Minister for Environment - Write urgently to the Heritage Council of NSW; and - Urgently request a meeting of appropriate Council officers and Councillors with the NSW Minister for Planning. 	<p>On 2 November 2017, the Lord Mayor wrote to the Federal Minister for the Environment to support the National listing.</p> <p>Having considered a Notice of Motion, on 13 November 2017 Council resolved to write to the Heritage Council of NSW raising a series of concerns about the development of the subject site, and to request a meeting with the relevant Federal and State Ministers and the Heritage Council of NSW.</p> <p>On 14 November 2017, the southern portion of the PNUT precinct known as the 'Parramatta Female Factory and Institutions' was included on the National Heritage List.</p> <p>The listing on 14 November triggered actions related to a 10 July 2017 Council resolution. As a result, Council has written to the NSW Department of Planning, NSW Office of Environment and Heritage and Commonwealth Department of Environment and Energy to seek their engagement to undertake a strategic review to understand the implications of the National listing, including the current planning controls. Council officers are awaiting responses from these agencies, which will facilitate briefing Councillors on the responses. Following this, a meeting with the NSW Minister for Planning can be organised.</p>	<p>Following the responses from public agencies in relation to the National listing and undertaking a strategic planning review, Council staff will brief Council. This will include potential options for progressing the review of planning controls at PNUT.</p>
Rosehill	<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>Council has commenced an assessment of the Rosehill Precinct as a result of the Parramatta Light Rail alignment. Further testing and analyses still needs to be carried out in order to finalise a strategic vision for the Rosehill Precinct given the area's proximity to Camellia and the Parramatta CBD that also takes into account the precinct's significant constraints.</p>	<p>The preliminary analysis has identified the need for detailed traffic, flooding, urban design and heritage studies to be completed. Funding for these is being considered as part of the 2018/19 Operational Plan process.</p>	<p>Subject to endorsement by Council of this project in the 2018/19 Operational Plan, further work on this precinct is proposed to commence in 2018/19 with the commencement of relevant background studies.</p>
Rydalmere	<p>Progress structure plan for Rydalmere as per Council's Employment Lands Strategy</p>	<p><i>(This precinct is a new inclusion in the April 2018 update report, as the announcement of Stage 2 Light Rail has implications for planning in Rydalmere. Background: 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.)</i></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 announcement of Stage 2 Light Rail in late 2017 has implications for Rydalmere especially given alignment options. This will need to be factored into as part of any future Structure Planning process.</p>	<p>The timetable is highly dependent on Stage 2 Light Rail. Once Stage 2 Light Rail is confirmed and the impacts on Rydalmere known, a timetable can be set for further strategic work.</p>

Land Use Planning Projects - Precinct Planning - Status at April 2018

Attachment 3

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
Sydney Olympic Park	Preparation of Council submission on SOPA Masterplan placed on exhibition by DPE on 11 October 2016.	DPE is reviewing SOPA's response to submissions and preparing a recommendation to Minister for Planning on the Master Plan and amendments to the SEPP (timing not known). A Council submission has been prepared. Key issues include quantum of commercial and retail uses potentially competing with Parramatta CBD, envisaged heights (35-40 storeys) does not acknowledge existing hierarchy of centres, cumulative impact of an additional 9,500 residents (total 23,500) on social and transport infrastructure (plus no assessment of the impact of peak travel demand and an event has been undertaken), parking rates, provision of local facilities and services (particularly active open space) has not been adequately addressed, and the infrastructure contribution framework - requires greater transparency and justification. DPE is currently undertaking a review of Haslam's Precinct (within Sydney Olympic Park Town Centre) as a result of Hill Road off ramp / Carter Street review. Whilst the Master Plan was approved for public exhibition, the then-Minister for Planning made it clear that it and any amendments to the SEPP would not be finalised until such time as traffic, transport and infrastructure matters were satisfactory resolved. Council understands this may be the cause of delay.	No change in status. The SOPA Master Plan is still in draft form, and has not yet been finalised.	Council Officers will continue to liaise with SOPA on strategic planning matters relevant to both organisations.
Telopea	Work in partnership with NSW Land and Housing Corporation (LAHC) to prepare masterplan for Telopea precinct.	Exhibition of the Telopea Precinct Proposal for Stage 1 ended 24 November 2017. The Stage 1 Precinct Proposal is based on the endorsed Telopea Master Plan prepared by LAHC in consultation with Council. Council is currently preparing a submission which will be reported to Council on 18 December 2017.	On 18 December 2017, Council endorsed the submission on the Telopea Precinct Proposal (Stage 1), which was then forwarded to DPE in January 2018. DPE is now undertaking additional work in order to finalise the precinct proposal post-exhibition. LAHC are progressing their business case/feasibility work. Council is also working with LAHC and DPE regarding contributions, including a potential draft funding agreement for Precinct Support Scheme funds for open space in Telopea.	Council Staff to continue to work with and participate in Working Party and Steering Group activities. A report or update to be provided to Council at appropriate stages of the process.
Wentworth Point	Manage implementation of planning controls in Wentworth Point, whilst also responding to arising issues such as a proposed amendments to planning controls.	<i>(This precinct is a new inclusion in the April 2018 update report, since several planning matters have recently arisen.)</i>	Council is currently assessing proposed amendments to planning controls at: 3 Burroway Road – Block H (Billbergia) with associated VPA; 14-16 Hill Road (Sekisui); please refer to Planning Proposal attachments for updates. Delivery of the peninsula park (to be delivered by Landcom and dedicated to Council) is also progressing. Landcom is working on detailed design for the park, and construction is expected to start in mid-2018. Council officers are also working with TfNSW in relation to Light Rail Stage 2.	The proposed amendment and VPA at 3 Burroway Road – Block H (Billbergia) are being reported to Council on 9 April 2018. The proposed amendment at 14-16 Hill Road (Sekisui) is currently under assessment, which involves discussions with TfNSW, RMS, SOPA, Ausgrid as key stakeholders. Council officers continue to liaise with TfNSW in relation to Light Rail Stage 2.
Wentworthville*	Work with DPE to progress Planned Precinct process for Wentworthville precinct (*which includes a small portion of Westmead suburb within City of Parramatta)	<i>(This precinct is a new inclusion in the April 2018 update report, as significant precinct planning work on Wentworthville had not commenced in December 2017.)</i>	DPE chaired first Project Control Group (PCG) for Wentworthville precinct on 1 February 2018, of which staff from City of Parramatta and Cumberland Councils are members. (Please note, this PCG also functions as the PCG for Westmead South precinct planning - see below). DPE is currently commissioning precinct technical studies to inform the preparation of a Draft Precinct Plan.	DPE to project manage a series of technical studies to inform the preparation of a Draft Precinct Plan in early 2019. Council to participate in Project Control Group meetings and provide relevant technical input.
Westmead*	Westmead North: Work with partners on Westmead Innovation District Master Plan Project, which will feed into the overall Westmead Planned Precinct process. <i>(*Please note - Westmead South is located within Cumberland Council and is being progressed through the same Project Control Group as Wentworthville Planned Precinct)</i>	Council and Western Sydney Local Health District (WSLHD) are progressing the Westmead Innovation District Master Plan project. Stakeholder engagement has been undertaken to inform the development of draft master plan options that are currently being refined. A preferred master plan option is expected to be prepared by the end of December 2017.	Council is working to finalise the Preferred Master Plan document with Western Sydney Local Health District (WSLHD). This will complete stage 2 of the Westmead Innovation District Master Plan project.	Council will continue to work with WSLHD to finalise the Westmead Innovation District Master Plan project with Stage 3 commencing in April 2018.

Land Use Planning Projects - Harmonisation Projects - Status at April 2018

Attachment 4

Project	Description	Status - December 2017 (previous)	Status - April 2018 (current)	Next Steps
Land Use Policy Consolidation	As a result of council mergers, a complex framework of different land use plans and controls applies across the 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).	Draft amendments to Hornsby DCP to extend tree preservation protections to land now within the City of Parramatta were publicly exhibited. Work has continued on the background analysis necessary to inform policy consolidation. Council officers have briefed the new Councillors on the project, its scope and timeframe. Preliminary discussions have also been held with the Department of Planning and Environment and neighbouring councils.	Amendments to the Hornsby DCP to extend tree protections were adopted by Council on 26 February 2018 and will come into effect 14 March 2018. Council has undertaken background analysis to identify the key policy issues needing to be addressed through the harmonisation process. Work has commenced to develop proposals for resolving the policy issues that will inform the preparation of a new consolidated LEP and DCP.	Work will continue to develop proposals for resolving policy issues. This will include a series of workshops with Councillors focusing on key policy issues over the next few months, with a view to formally reporting to Council on proposals later in 2018. Additional discussions with neighbouring councils and State Government agencies will be undertaken as necessary to facilitate the process.
Developer Contributions Issues	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. As part of the transition to the new framework, arrangements for how existing Section 94 and Section 94A plans will be managed need to be resolved, in particular how the funds on hand will be split and how future funds collected will be distributed between Councils.	New S94 and S94A contributions plans covering Epping town centre and land formerly in the Hornsby LGA were exhibited in August 2017 and adopted by Council in November 2017. Preliminary discussions with Cumberland Council regarding contributions plans covering the former Woodville Ward and land inherited from the former Holroyd and Auburn LGAs. Council officers have briefed the new Councillors on the proposed scope and timeframe for further consolidating the CoP contributions planning framework.	Council has engaged an independent expert to undertake a review and provide advice and recommendations on streamlining and consolidating the contributions framework. This work will provide the basis for developing a new contributions framework that is effective, transparent and fair.	Following consideration of the recommendations of the independent review, Council will undertake necessary work to address remaining transitional issues to bring contributions plans under the sole administration of Council. This could include the removal of the former Woodville Ward from the Parramatta S94A Plan and preparation of a new contributions plan encompassing the former Holroyd and Auburn lands. Council will work in coordination with Cumberland Council on this work. Following completion of transitional work, Council will commence on preparing a new comprehensive contributions framework for the whole LGA.
Split The Hills LEP	Coordinate with Hills Council regarding administrative split of Hills LEP.	The Draft Local Environmental Plan is with the Department of Planning and Environment awaiting approval of the Governor and gazettal.	The Draft Local Environmental Plan is with the Department of Planning and Environment awaiting approval of the Governor and gazettal. Council has been advised that this will occur following the finalisation of four outstanding planning proposals to amend the LEP that were submitted prior to the proposal to split the LEP.	Once gazetted, 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.
Review of Dual Occupancy Controls	Investigate issues raised by Councillors in previous Council resolution regarding the policy framework for Dual Occupancy development and whether they should be permitted on narrow road, corner sites, in attached or detached form.	A review of the current land use framework relating to dual occupancy development following council mergers is underway.	Comparison of the different controls applying to dual occupancy development in different parts of the LGA has been completed. Council officers have commenced work to identify options for consolidating relevant controls within the new LEP and DCP.	Work will continue to develop proposals for dual occupancy controls, including workshopping options with Councillors to explore policy options in further detail.

Land Use Planning Projects - Heritage Projects and Planning System Administration - Status at April 2018

Attachment 5

Heritage-related matters	Description	Status - December 2017 (previous)	Status - April 2018 (Current)	Next Steps
Heritage Advisory Committee	Manage Heritage Committee agenda and actions and report recommendations of the Committee to Council.	The last meeting of the previous term of the Committee was held on 16 August 2017 and a report submitted to Council 4 September 2017. Expressions of interest for new membership have been received and assessed.	Council resolved on 18 December 2017 to appoint new members of the Heritage Advisory Committee. Letters of appointment were sent out to members on 21 December 2017. The first meeting in the new term of the Committee was held on 21 February 2018.	A report on the outcome of the meeting on 21 February will be reported to Council on 23 April 2018.
Heritage Grants	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.	A report on five applications for Local Heritage Funds was submitted to the Council meeting on 13 November 2017. Council resolved to endorse the recommendations in the report.	The Heritage Advisory Committee at its meeting on 21 February 2018 recommended the approval of five applications for grants from Council's Local Heritage Fund.	The report to Council on 23 April 2018 will also consider whether to endorse recommendations of the Committee for approval of grants.
Heritage Program Administration	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 regularly receive requests (on average 6-10 requests a week) for advice on:- - what redevelopment can occur on sites that are heritage listed. - requests for sites to be considered for heritage listing - reasons why a site is heritage listed and requests for documentation related to the listed - heritage grants processes and issues	Council regularly receives requests (on average 6-10 requests a week) for advice on:- - what redevelopment can occur on sites that are heritage listed. - requests for sites to be considered for heritage listing - reasons why a site is heritage listed and requests for documentation related to the listed - heritage grants processes and issues	Council Officers will continue to respond to enquiries and issues as they arise.
Aboriginal Cultural Heritage Study	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 submitted to the Council meeting of 13 November 2017. Council resolved that consideration of this matter be deferred to enable a Councillor Workshop to be held.	A report on the outcome of the public exhibition was submitted to the Council meeting of 13 November 2017. Council resolved that consideration of this matter be deferred to enable a Councillor Workshop to be held.	It is anticipated that a Councillor workshop on the outcome of the public exhibition and the issue of Aboriginal Heritage Management will be in mid-2018.
South Parramatta HCA and surrounds	Reviewing HCA boundary and planning controls for HCA and its surrounds	On 4 September 2017, Council resolved to endorse proposed amendments to Parramatta DCP 2011 and to place them on public exhibition concurrently with the planning proposal. Public exhibition of the planning proposal and proposed draft amendments to Parramatta DCP occurred from 13 September - 13 October 2017. A draft report on the outcome of the public exhibition has been prepared and reviewed.	On 4 September 2017, Council resolved to endorse proposed amendments to Parramatta DCP 2011 and to place them on public exhibition concurrently with the planning proposal. Public exhibition of the planning proposal and proposed draft amendments to Parramatta DCP occurred from 13 September - 13 October 2017. A draft report on the outcome of the public exhibition has been prepared and reviewed. The matter will be considered at a Councillor workshop before being reported to Council.	It is anticipated that a Councillor workshop will be held in mid-2018 before this matter is reported to Council.
Essex Street, Rosebank Avenue Epping Heritage Conservation Area Zoning Review	Both these Heritage Conservation Areas were located in the former Hornsby Council LGA but are now within the City of Parramatta boundary. Hornsby Council resolved to review these HCA before the changes to local government boundaries occurred and so now responsibility for these reviews has transferred to the City of Parramatta Council.	This issue was considered as part of a number of issues being addressed by the Epping Planning Review (EPR), by Council at its meeting of 14 August 2017. Council resolved to: (1) endorse recommended principles on the discussion document subject to a number of amendments; (2) brief the new Council on the EPR process to date; and (3) present a further report Council recommending the commencement of Stage 2 of the EPR which involves preparing new planning controls and endorse recommendations relating to the Stage 6 Heritage Review. Two Councillor briefing were held with predominantly Ward Councillors in October 2017.	A report on the status of the Epping Planning Review (EPR) at the 12 February 2018 Council meeting sought from Council an endorsement of planning principles adopted by the Administrator on 14 August 2017 to inform and commence Stage 2 of the EPR. Council resolved to defer this matter for further consultation.	Next step for the EPR is further consultation with Councillors, as resolved by Council on 12 February 2018.

Land Use Planning Projects - Heritage Projects and Planning System Administration - Status at April 2018

Attachment 5

Planning system administration	Description	Status - December 2017 (previous)	Status - April 2018 (Current)	Next Steps
Icon Maintenance	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.	City of Parramatta website has been updated to provide links to all land use plans currently in force. Preliminary investigations into capability of NSW Planning Portal have taken place. Awaiting further information of State Government intention to standardise DCP formats to facilitate e-planning publication.	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.
Development Contributions General	s94A - Key tasks: Provide S94A advice, DA consent audits, Plan amendments, managing Council records, indexation.	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. Land Use Planning has provided comments to the internal audit of Council's Developer Contributions system.	Continue to implement the developer contributions system, and provide internal advice and monitoring as required.

Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2018

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
11/03/2016	1,3,5,7 Station Street West, Parramatta	RZ/2/2016	Applicants Proposal:- Amendement 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	Further meetings have been held where the Applicant has advised they wish to pursue 10:1, despite the non-compliance with the CBD PP. Council officers have requested additional information be provided by the Applicant to allow the assessment to be finalised and the matter reported to Council.	Further meetings have been held where the Applicant has advised they wish to pursue 10:1, despite the non-compliance with the CBD Planning Proposal. Council officers have requested additional information be provided by the Applicant to allow the assessment to be finalised and the matter reported to Council. This information has yet to be submitted to Council and Officers have sought feedback from the applicant on the likely timing of the submission of this information.
29/04/2016	24 Parkes Street, Parramatta	RZ/5/2016	Applicants Proposal:- Amend FSR (4:1 to 10:1) and amend height (54m to 130.4m)	Applicant advised on 10 August 2017 that the client is attempting to progress consolidation of this site with No 26-30 Parkes Street. Council officers requested an update from the Applicant in late September 2017 and are yet to receive a response.	A meeting to discuss a revised plan for the amalgamated site of 24 and 26 to 30 Parkes Street was held between Council officers and the Applicant on 8 February 2018. The Applicant will present further modified plans to Council, addressing in particular setback issues.
23/05/2016	26 - 30 Parkes Street, Parramatta	RZ/10/2016	Applicants Proposal :- Amend Height from 54 metres to no maximum height and FSR from 4:1 to 10.5:1	On 24 August 2017, Council officer comments were forwarded to Applicant on design and floor plan options to facilitate further assessment. Advice was received on 19 September 2017 that the site has a new owner who will take over the Planning Proposal. Revised plans will be prepared responding to Council's concerns and submitted to Council with the possibility of a meeting to discuss them. Applicant advised on 20 September 2017 that a schedule of amendments would be submitted to Council for consideration prior to a meeting, but the information is yet to be lodged.	A meeting to discuss a revised plans for the amalgamated site of 24 and 26 to 30 Parkes Street was held between Council officers and the Applicant on 8 February 2018. The Applicant will present further modified plans to Council, addressing in particular setback issues.
18/08/2016	57 Macquarie Street, Parramatta	RZ/16/2016	Applicants Proposal :- increase FSR to 17.4 (20:1 with Design Excellence bonus)	A meeting was held between Council and the Applicant on 9 November 2017. The Applicant discussed the status of the PP and advised that they are still awaiting completion of the urban design report for a potential development at an adjoining site which they think may inform their Planning Proposal and the concept design for their site. The Applicant advised the revised scheme will be provided to Council in early 2018.	A meeting was held between Council and Applicant on 9 November 2017. The Applicant discussed the status of the Planning Proposal and advised that they were still awaiting completion of the urban design report for a potential development at an adjoining site which may inform their Planning Proposal and concept design for their site. The adjoining design has yet to be finalised so, based on discussions with the adjoining owner, the Applicant submitted their revised plans on 5 March 2018. These are currently being assessed.
7/03/2017	118 Harris Street and 135 George Street, Parramatta	RZ/3/2017	Increase FSR from 6:1 to 10:1 and Height from 80m to 100m	There is already a PP endorsed by Council for this site. This new PP can not be progressed until the original application or this application is withdrawn.	The applicant has submitted an amended reference design on 30 November 2017 which increases the FSR to 15:1 and takes account of proposed road widening. A meeting was held with the applicant on 6 March 2018 raising concerns with the design outcomes of the proposal and the impacts on the public domain. A letter has been forwarded to the applicant summarising the concerns raised at the meeting and requesting a revised reference design. Council Officers will arrange a further meeting with the applicant to discuss draft changes to the reference design and to clarify their intentions to withdraw the original Planning Proposal.
2/06/2017	62-68 Boundary Street, Parramatta	RZ/11/2017	Amend HOB 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 letter was forwarded to Applicant on 27 July 2017 advising on outcome of assessment. After attending a meeting with Council staff on 29 August 2017, the Applicant has advised that the Planning Proposal will be restricted to 62 and 64 Boundary Street. Council officers are awaiting amended plans.	Revised documentation, including reference design, was submitted on 28 February 2018 and is currently being assessed by Council's urban design unit.
29/08/2017	286-300 Church Street, Parramatta	RZ/14/2017	Applicants proposal: 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	This Planning Proposal is under assessment. Preliminary feedback has been sent to the applicant and a meeting to discuss issues raised has been organised.	Since preparation of the last status update, the Applicant has lodged a Pre-Gateway review. Council's assessment was reported to the 9 April Council meeting, where Council resolved to defer the matter pending a Councillor Briefing being held.
23/04/2014	184-188 George Street, Parramatta	RZ/7/2014	Council resolved position:- Increase FSR from 4:1 to 10:1 and height from 36m to 120m	Submission received from TfNSW and RMS. This submission (along with submission from OEH - heritage) requested, among other things, that the proposed 3m publicly accessible accessway (along western side of the site which is shared with Harrisford House) be increased to 6m. Applicant has provided a response to the issues raised and the matter will be reported to IHAP and then to Council early in 2018.	The results of the public consultation phase were detailed in a separate report to Council at the meeting of 9 April 2018, where Council resolved to defer the matter for a detailed briefing.
5/09/2014	295 Church Street, Parramatta	RZ/14/2014	Council resolved position:- 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	Gateway alteration issued 4 August 2017 required changes to Condition 7B - inclusion of maximum car parking rates. The site has since been sold and Council has been advised that the new owner will be submitting a new Planning Proposal. Council officers met with Applicant on 18 October 2017. Outcome of that meeting is that officers are awaiting a letter from Applicant formally advising of change of ownership and confirmation that a revised proposal will be submitted.	A revised Planning Proposal was submitted by the Applicant on 21 December 2017 seeking amendments to the PLEP 2011 and the existing Gateway approval. The Planning Proposal is currently under assessment. A meeting with the Applicant was held on 20 March 2018 to discuss Council Officer feedback, and a response is required from the Applicant before this application can be progressed.

Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2018

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
5/09/2014	142-154 Macquarie Street, Parramatta	RZ/15/2014	Council resolved position - Increase FSR from 4:1 to 8:1* and Height from 54m to 180m* (with design excellence)	A letter from TfNSW (29 September 2017) indicated that they would have no objection to the proposal proceeding to exhibition on the basis that the maximum parking rates endorsed under the CBD Strategic Transport Study are applied to the development, and that the land required to accommodate the light rail is dedicated as public road at no cost to Council, RMS and TfNSW under the draft VPA that will be finalised by Council. The Applicant is requesting the Department of Transport and Light Rail reconsider this position as they would like to potentially negotiate compensation for the road widening. Once VPA matters are resolved, the post-exhibition outcomes will be reported back to IHAP with recommendations including to re-exhibit the draft DCP and potentially the VPA.	A letter from TfNSW (29 September 2017) indicated that they would have no objection to the proposal proceeding to exhibition on the basis that the maximum parking rates endorsed under the CBD Strategic Transport Study are applied to the development, and that the land required to accommodate the light rail is dedicated as public road at no cost to Council, RMS and TfNSW under the draft VPA that will be finalised by Council. After initially agreeing to dedicate the land, the Applicant is now requesting the Department of Transport and Light Rail reconsider this position as they would like to potentially negotiate compensation for the road widening. Once VPA matters are resolved, the post-exhibition outcomes will be reported with recommendations including to re-exhibit the draft DCP and potentially the VPA. Council has recently met with PLR and TfNSW, and the relative costs and benefits of the proposed Light Rail station design are being reconsidered given the Applicant's changed position re: dedication of land.
21/11/2014	87 Church Street and 6 Great Western Highway, Parramatta	RZ/21/2014	Council resolved position:- 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.	Amended Gateway issued on 7 August 2017. PP and VPA exhibited concurrently in September 2017. Referrals are outstanding from RMS and other agencies. Extensions have been granted to allow RMS to provide a submission. Other submissions are currently under assessment.	Council officers are continuing to work with agencies to resolve outstanding issues in relation to this Planning Proposal. The key outstanding issues relate to transport comments on the Planning Proposal.
27/11/2014	12A Parkes Street, Harris Park (former 122 Wigram Street, Harris Park)	RZ/22/2014	Council resolved Position :- Increase FSR from 6:1 to 10:1 and building height from 72m to 77m (88m With design excellence)	Council met with the consultant in September 2017 to discuss the draft report detailing the flood assessment, with a recommendation that the Applicant provides a proof of concept addressing the construction phase in relation to flood risks and management. The Applicant provided a proof of concept on 26 October 2017 and it has been forwarded to the consultant for review. A revised Gateway determination was issued on 21 September 2017, removing the mesoscopic modelling condition from the gateway and replacing it with a new condition requiring Council to amend the planning proposal to change the explanation of provisions to include a provision that requires a maximum car parking rate in accordance with Parramatta CBD Strategic Transport Study. Following the resolution of the flooding issue and the revision of the PP to reflect all other Gateway / revised Gateway conditions, the Planning Proposal can proceed to public exhibition.	The key outstanding issue is the advice from the independent flooding consultant that is required to achieve compliance with a condition of the Gateway determination. It is expected that the advice will be received in late March, and, subject to the advice being favourable, the next step will be to place the Planning Proposal on public exhibition.
22/12/2014	66-68 Phillip Street, Parramatta	RZ/25/2014	Council Resolved Position:- increase FSR to 10:1 with no height limit	Applicant advised on 19 October 2017 that the feasibility appraisal for the site is continuing. The Planning Proposal can not proceed unless the Applicant submits additional information needed to allow the matter to proceed to exhibition.	The Planning Proposal cannot proceed unless the Applicant submits additional information needed to allow the matter to proceed to exhibition. The DPE has advised that the timeline for completion of the PP has been extended to 24 March 2018.
9/03/2015	197 Church Street, Parramatta	RZ/4/2015	Council resolved position:- FSR of 15:1 (excluding DE); and no height, with the final height to be determined by an international design excellence competition	Applicant has advised Council officers that they will be seeking a review of the Gateway determination.	A report on the request by the applicant for a review of the Gateway determination was reported to Council on 26 February 2018. In response to a Council resolution of 26 February 2018, DPE was advised on 5 March 2018 that Council neither supports or opposes the proposed Gateway review request. This matter will not progress until DPE makes a decision on the Gateway Review request.
8/04/2015	118 Harris Street and 135 George Street, Parramatta	RZ/7/2015	Council endorsed Position:- Increase FSR from 4:1 to 8:1* and Height from 54m to 117m* (with design excellence)	The sale of the property was settled in September 2017. The new owner has lodged a more recent Planning Proposal (RZ/3/2017). However, the new owner has indicated that they may wish to pursue the original Planning Proposal as it already has a Gateway determination. As such, this Planning Proposal may be formally withdrawn depending on further discussions with the new owner regarding which Planning Proposal they wish to pursue.	This site has a Gateway Determination, but the site has been sold and is now subject to two Planning Proposal applications. Refer to RZ/3/2017 for an update on the status of this application.
21/04/2015	14-20 Parkes Street, Harris Park	RZ/9/2015	Council Resolved Position :- Increase FSR from 4:1 to 10:1 and height from 54m to 125m	The Applicant was contacted in September to seek a further update on the planning proposal, however the Applicant was unable to provide a response. A revised Gateway determination was issued on 21 September 2017, removing the mesoscopic modelling condition from the gateway and replacing it with a new condition requiring Council to amend the planning proposal to change the explanation of provisions to include a provision that requires a maximum car parking rate in accordance with Parramatta CBD Strategic Transport Study. An email was provided to the Applicant in early October 2017 advising of the revised Gateway and further requesting an update regarding the application. Council Officers met with the Applicant on 7 November 2017 and the Applicant advised they would contact Council offices to discuss VPA issues shortly.	On 18 December 2017, the Applicant requested that Council seek a revised Gateway determination that would enable an FSR of 10:1 on the site. A report to Council on 12 February 2018 recommended the request for a revised Gateway determination. This was endorsed and a package was sent to the DPE on 21 February 2018 including the request. Council also resolved on 12 February 2018 to delegate authority to the CEO to negotiate a VPA on behalf of Council subject to the Gateway determination, and that the outcome of negotiations be reported back to Council prior to public exhibition of the VPA. Council is currently awaiting the outcomes of the request for a revised Gateway determination before the VPA can be progressed.
7/07/2015	107 George Street, Parramatta	RZ/16/2015	Council Resolved Position:- Increase FSR to 6:1 and no height limit, require 1:1 commercial floor space as part of the 6:1 FSR	A revised reference design has been received and the application forwarded to the Department of Planning & Environment seeking a Gateway Determination. Council is still awaiting Gateway determination for this proposal.	A Gateway Determination was issued by the DPE on 8 January 2018 subject to conditions requiring flooding to be addressed further. Council received a letter from the DPE on 9 March 2018 advising that the applicant has lodged a post Gateway review. Council has been invited to make comment on the review request and a separate report was considered by Council at the meeting of 9 April 2018. Council resolved to defer the matter.

Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2018

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
17/08/2015	55 Aird Street, Parramatta	RZ/18/2015	Gateway Determination Position:- 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	A revised reference design has been received and the application forwarded to the Department of Planning & Environment seeking a Gateway Determination. Council is still awaiting Gateway determination for this proposal.	The Applicant has lodged a Gateway Review request with DPE, and this Planning Proposal cannot progress until it is resolved. The Gateway Determination limited the FSR to 6:1 on this site. The Applicant is seeking 20:1, which is greater than the 10:1 previously endorsed by Council. Council at its meeting of 12 March 2018 indicated it did not support the Gateway Review. However, a recision motion on this matter was considered by Council at the 9 April 2018 meeting. The recision motion was successful and Council then resolved not to proceed with the Planning Proposal any longer.
23/10/2015	20 Macquarie Street, Parramatta	RZ/21/2015	Applicants Proposal :- Increase FSR from 4:1 to 20:1 (min FSR 5:1 of non-residential) and height from 36m to 190m	The Applicant is currently preparing a draft DCP and VPA letter of offer which are required to be exhibited concurrently with the Planning Proposal under the terms of the Council resolution. Both of these will be required to be reported to Council prior to exhibition.	Council considered a report at its meeting on 26 February 2018 regarding the draft DCP and VPA. Council resolved to defer the matter pending further information on car parking, loading and the eastern setback. These issues are now being addressed by the Applicant, and once a response is received, the matter will be reported back to Council.
28/10/2015	189 Macquarie Street, Parramatta	RZ/22/2015	Council resolved Position:- Increase height from 91.3m to 167 metres and GFA from 36,000 m2 (6.9:1) to 60,000m2 (11.5:1),	The PP and VPA negotiations are still deferred given the legal circumstances associated with the site and concerns about the ability for the existing structures to accommodate the additional density under the PP.	The PP and VPA negotiations are still deferred given the legal circumstances associated with the site and concerns about the ability for the existing structures to accommodate the additional density under the PP.
17/12/2015	23-27 Harold Street and 53 Sorrell Street, North Parramatta	RZ/27/2015	Applicants Proposal:- Increase height to 98m and FSR to 6:1 on the site whilst retaining the heritage item	A Gateway determination was received on 3 October 2017 which requires a number of changes to PP and related reports. Council officers are awaiting submission of amended documentation, draft site DCP and VPA offer, and aim to report VPA Offer and DCP to Council prior to exhibition.	Council considered a report on the Draft DCP and Draft VPA on 18 December 2017. At this meeting Council resolved that: - The draft DCP be endorsed for the purposes of public exhibition; - The CEO be given delegation to negotiate and finalise a draft VPA for the purposes of public exhibition; - The planning proposal is amended prior to exhibition to include provisions to apply the maximum parking rates in accordance with the Parramatta CBD Strategic Transport Study; and - The draft DCP and draft VPA be placed on exhibition concurrently with the Planning Proposal and the outcomes of the public exhibition be reported to Council. As per the conditions of the Gateway determination, Council officers sent a revised Planning Proposal package to DPE on 9 February 2018. On 23 February 2018 DPE wrote to Council endorsing the Planning Proposal package for the purposes of public exhibition. Council staff are currently working with the applicant on the draft VPA. Following finalisation of a draft VPA, consistent with Council's resolution, the Planning Proposal, Draft DCP and draft VPA will be placed on public exhibition. The outcomes of public exhibition will be reported to Council.
15/07/2016	470 Church Street, Parramatta	RZ/13/2016	Applicants Proposal:- increase FSR to 6:1 and HOB to 80m	The Gateway determination issued 10 March 2017 requires consultation with public authorities to be undertaken prior to exhibition. The PP is currently being updated, with Urban Design Report amended in accordance with the Gateway. On 13 November 2017, Council endorsed the VPA offer, DCP and revised reference design for exhibition. The VPA document is currently being prepared in line with the offer. Following agency consultation and finalisation of the VPA document, the community will be consulted.	At its meeting on 13 November 2017, Council considered the outcome of the draft VPA negotiations and draft DCP for the site. Council resolved that: - The draft DCP be endorsed for the purposes of public exhibition; - The CEO be given delegation to negotiate and finalise a draft VPA for the purposes of public exhibition; - The draft DCP and draft VPA be placed on exhibition concurrently with the Planning Proposal. In accordance with the conditions of the Gateway determination, the applicant submitted a revised Planning Proposal package to Council staff on 2 February 2018. Following review of the documentation, Council staff prepared a Planning Proposal package and sent to public authorities on 28 February 2018 and feedback is due on 28 March 2018. Any issues raised by agencies will be required to be addressed as part of the Planning Proposal process.
9/08/2016	12 Hassall Street Parramatta	RZ/15/2016	Council resolved Position:- 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.	Council resolved to forward this Planning Proposal to DPE for Gateway determination in June 2017. The Planning Proposal was forwarded to DPE, and it is currently awaiting Gateway Determination.	Following advice from DPE that this PP could not be issued a Gateway ahead of the Parramatta CBD PP Gateway, Council resolved (26 February 2018) to restructure the Planning Proposal to more closely reflect the structure of current Parramatta LEP 2011. An amended PP has been forwarded to DPE for their assessment, and to facilitate progression of a Gateway determination.

Site-Specific Planning Proposals - CBD Planning Proposal Area - Status at April 2018

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
5/09/2016	2-4 Lamont Street (2 Sorrell), Parramatta	RZ/17/2016	Applicants Proposal:- FSR from 4:1 to 6.4:1 and Height from 24m to 60m	Advice was received on 20 September 2017 that the site has a new owner who will take over the Planning Proposal. Further advice was received on 16 October that the Planning Proposal will be reviewed, amended and submitted back to Council with the aim of having a meeting with Council staff.	Following a number of meetings between the Applicant and Council staff, modified plans have been provided to Council that adequately address Council staff concerns. The revised Planning Proposal was endorsed by Council on 9 April 2018, and will now be forwarded to DPE to request a Gateway determination.
20/02/2017	2 O'Connell Street Parramatta	RZ/2/2017	Applicant's Proposal:- Increase height to 240m and FSR to 10:1 (17:1 including design excellence, opportunity site bonus, environmental performance provision and non-residential FSR)	The PP was submitted to DPE requesting Gateway Determination on 29 September 2017. This proposal requires an updated alternate reference design. Letter of offer and DCP are to be provided, and these must be endorsed by Council before the PP can be exhibited.	This Planning Proposal was reported to Council in 26 February 2018 with a recommendation to restructure the Planning Proposal to more closely reflect the structure of current Parramatta LEP 2011 and resubmit to DPE (following advice from DPE that this PP could not be issued a Gateway ahead of the Parramatta CBD PP Gateway). Council did not resolve to restructure and resubmit this Planning Proposal. Council requested a further report regarding heritage impacts on St. John's Cemetery. This report was considered at the 9 April 2018 meeting, where Council resolved to restructure the Planning Proposal and for detailed issues to be addressed in the Draft DCP.
11/05/2017	33-43 Marion Street, Parramatta	RZ/9/2017	Council resolved Position:- 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.	Following a Councillor request, an update on this matter was included in the Council business paper for 11 December 2017.	Council resolved on 12 February 2018 to forward this Planning Proposal to DPE for Gateway determination with a maximum 6:1 FSR (excluding incentives for Design Excellence and High Performing buildings) no maximum height of buildings, and delisting of Heritage Items within an adjacent to the proposed development site (37 Marion, and 29 and 31 Marion respectively). The Planning Proposal has been forwarded to DPE.
20/12/2017	2-4 & 6 Hassall Street, Parramatta	RZ/20/2017	Applicant's proposal: amend FSR to 10:1 with 11.5:1 achievable including Design Excellence	N/A (not lodged at time of preparation of last update)	Application lodged in December 2017. Council resolved on 9 April 2018 to forward a request for Gateway to DPE and to prepare a site-specific DCP for the proposal.
1/09/2014	2-10 Phillip Street Parramatta	RZ/13/2014	Council Resolved Position:- maximum floor space ratio of 10:1 (plus design excellence bonus) of which a minimum 1:1 must be provided as non-residential floorspace, and include a site specific provision allowing any floorspace above 10:1 up to an additional 5.5:1 to not contribute towards the calculation of the maximum floorspace only where provided as a hotel	The Applicant was advised of the revised Gateway determination issued on 21 September 2017, removing the mesoscopic modelling condition from the gateway, and replacing it with a new condition requiring Council to amend the Planning Proposal to change the explanation of provisions to include a provision that requires a maximum car parking rate in accordance with Parramatta CBD Strategic Transport Study. The Planning Proposal was amended to reflect the conditions contained on the Gateway/amended Gateways. The Planning Proposal was exhibited from 25 October - 24 November 2017. It is intended that this matter be the subject of a Council Briefing and report to IHAP/Council early in 2018.	At its meeting of 12 March 2018, Council resolved to proceed with the Planning Proposal for finalisation, endorsed a DCP subject to it being amended so that all vehicular access is from the laneway to the east of the site, and resolved to enter into the VPA exhibited with the Planning Proposal. Council Officers have commenced the process of implementing this decision.
24/04/2015	220-230 Church Street and 48 Macquarie Street, Parramatta	RZ/10/2015	Council Resolved Position:- Maximum FSR of 10:1, and request the applicant to provide a reference design providing an FSR range of 8:1 to 10.5:1 to examine sun access implications.	A Planning Proposal for the subject site was exhibited in September 2017. The PP exhibited was in accordance with the Gateway Determination issued for the site which included provisions to protect solar access to (part of) Parramatta Square for 2 hours in midwinter. An inconsistency with the PP documents was noted as a result of the exhibition and to ensure the community has a clear indication of what is proposed, an amended PP has been placed on public exhibition. The results of the exhibition will be reported to IHAP/Council early in 2018.	This Planning Proposal was reported to Council on 9 April 2018 to allow Council to consider this issue raised during the public consultation process for this Planning Proposal. Council resolved to endorse the Planning Proposal and send to DPE for finalisation.
30/11/2015	180 George Street, Parramatta	RZ/24/2015	Council Resolved Position:- Increase FSR 4:1 to 10:1 (+DE) and no height limit	The PP was sent to DPE in September 2017 for legal drafting, with the understanding that it NOT be finalised until VPA and DCP are resolved. At its meeting of 13 November 2017, Council considered a report on VPA and DCP, and resolved: • To write to DPE and request that they not make the PP and refer back to Council for further consideration, • That no further action be taken with the VPA and the draft DCP until advice is received about the future of the PP from DPE. Council have notified DPE of Council's resolution and are currently awaiting a response.	DPE responded on 1 December 2017 to Council's resolution of 13 November 2017, advising that they had reviewed Council's request and considered it was not necessary to return the proposal. Council considered a report on 18 December 2017 that informed Council of the DPE response. At the meeting Council resolved to: - Endorse the draft DCP and draft VPA for finalisation subject to amendment being made to both documents to provide a 6m wide setback along the northern boundary (comprising 4.5m for a public walkway and 1.5m for activation of retail) of the site; and - Upon signing the VPA, forward the agreement to DP&E and advise that Council has no objection to the Planning Proposal for the subject site being finalised. The DPE is currently finalising the Planning Proposal. Council has finalised the amended site specific DCP and continues to work with the Applicant to finalise the amended VPA.

Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2018

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (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	This preliminary planning proposal is on hold until the Epping Traffic Study is completed, as per Council report (Item 11.3) of 14 August 2017 Council meeting. This preliminary planning proposal cannot progress until the Traffic Model being prepared for Epping is finalised, and various growth options identified for Epping are assessed.	This Preliminary Planning Proposal is on hold until the Epping Traffic Study is completed, as per Council report (Item 11.3) of 14 August 2017 Council meeting. This Preliminary Planning Proposal cannot progress until the Epping Traffic Study is finalised having tested various growth options.
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	This preliminary planning proposal is on hold until the Epping Traffic Study is completed, as per Council report (Item 11.3) of 14 August 2017 Council meeting. This preliminary planning proposal cannot progress until the Traffic Model being prepared for Epping is finalised, and various growth options identified for Epping are assessed.	This Preliminary Planning Proposal is on hold until the Epping Traffic Study is completed, as per Council report (Item 11.3) of 14 August 2017 Council meeting. This Preliminary Planning Proposal cannot progress until the Epping Traffic Study is finalised having tested various growth options.
23/03/2015	168-176 Parramatta Road & 89-90 Cowper Street, Granville	RZ/5/2015	Applicants Proposal:- 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).	Council is still yet to receive a formal response from TfNSW. However, TfNSW called Council Officer on 16 October 2017 noting that a response was due by the end of October. Regardless, this has delayed the progression of this planning proposal. The Applicant has declined to engage with the Department of Planning and Environment in recent meetings relating to precinct planning.	This application is one of a number of applications in Granville that can only be progressed by assessing them 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. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. This Planning Proposal cannot be progressed until that Study is complete.
8/05/2015	372-374 Pennant Hills Road, Carlingford	RZ/13/2015	Applicants Proposal:- No change to B2 Local Centre zoning. Increase HOB from 21m to 40m. Increase FSR from 2:1 to 3.9:1.	Council officers are currently awaiting a new traffic management study and a retail/commercial study. Due to traffic and access concerns, the Applicant is considering amending their PP to decrease retail/commercial floor space. Council officers are awaiting submission of amended documents.	Following Applicant's submission of a revised traffic study late 2017, Council provided comments requiring further work be carried out. Subject to this additional work being carried out, Council will forward the revised Traffic Study to RMS for their review. Should RMS consider that the traffic and access issues can be appropriately managed, Council officers will commence further discussion with the Applicant to work through outstanding urban design issues.
9/10/2015	1-17 Hope Street, 35-43 Oak Street & 126-130 James Ruse Drive, Rosehill	RZ/20/2015	Applicants Proposal:- Rezone part of the site from R3 to B4, increase FSR to 7:1 and increase height to between 18m and 108m (35 storeys)	The Applicant submitted revised plans in September 2017. These are currently being assessed and will be the subject of a Councillor briefing and report to IHAP/Council in the first half of 2018.	Following a number of meetings between the Applicant and Council staff late 2017 and early 2018, raising significant concerns about the proposed density at the site, Council officers have recently received 3 alternate options relating to how the PP might proceed. Council officers are currently in the process of reviewing these options and expect to provide feedback to the Applicant shortly.
14/04/2016	15-19 Hughes Avenue and 655 Victoria Road, Ermington	RZ/3/2016	Applicants Proposal :- 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 is part of the broader Melrose Park North Planning Proposal. Gateway Determination was received on 27 September 2017. Further urban design work and completion of the TMAP is required to determine appropriate densities, which are to be completed prior to public exhibition.	This Planning Proposal is part of the broader Melrose Park North Planning Proposal. Gateway Determination was received on 27 September 2017. Council officers are continuing to work with relevant stakeholders to resolve traffic and urban design issues. The final TMAP is expected to be completed in the next quarter.
23/05/2016	1 Mary Street, 30 and 32 Waratah St, 112 Wharf Road, Melrose Park	RZ/9/2016	Applicants Proposal :- 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 forms part of the southern structure plan for Melrose Park (see Attachment 3 - Precinct studies). The Draft Structure Plan for the southern portion is being progressed with Council officers. The proponents have continued to share their analysis with Council Officers, but the Melrose Park Southern Structure Plan is yet to be formally submitted to Council. Progression of this Planning Proposal can not occur until this structure plan has been finalised in 2018.	This planning proposal forms part of the Southern Structure Plan for Melrose Park (see Attachment 3 - Precinct studies). The Draft Structure Plan for the southern portion is being progressed with Council officers. A Draft Southern Structure Plan was submitted to Council in November 2017 and is under assessment by Council officers.
6/06/2016	85-91 Thomas Street, Parramatta	RZ/11/2016	Applicants Proposal : Increase FSR from .8:1 to 2.2:1 Increase Height from 11m to 34m	Advice was received from DPI Fisheries on 14 May 2017. The advice indicated that a precautionary approach is required, and did not support the proposed heights. The Applicant liaised with DPI Fisheries, who provided advice to the applicant on 21 July 2017 that re-iterated the precautionary approach. The Applicant has now advised that DPI Fisheries have withdrawn this objection. Subject to confirmation of this being received, Council Officers will work with the Applicant to resolve traffic and urban design issues which need to be addressed before a final FSR can be determined for the site.	The Applicant provided additional information to DPI Fisheries in October 2017 about potential effects of partial overshadowing on coastal saltmarsh communities. DPI Fisheries reviewed the report and withdrew its objection to the overshadowing of the saltmarsh on 17 November 2017. The Applicant revised their development scheme to encompass original preliminary assessment comments for the proposal of December 2016. Council Officers received the revised scheme on 2 March 2018 and met with the Applicant on 5 March 2018 to provide initial advice in response to the revised scheme. Detailed comments were sent to the applicant in regard to the proposed height of buildings, FSR apportionment on the site and design interface within the local area. The Applicant has been requested to revise their design and to provide further information on interface with neighbouring buildings and development to the west and north of Thomas Street. The issue of the precedent this decision may have on the precinct particularly in relation to traffic impacts is also being assessed.
27/09/2016	23-25 Windsor Road, Northmead	RZ/18/2016	Applicants Proposal:- amend maximum height from 16 metres to 36 metres, and include a maximum floor space ratio control of 2.36:1	The Applicant has submitted further information regarding the economic viability of the proposed redevelopment of the site and the land use conflicts with the surrounding residential development. This information has been considered and the assessment largely completed. However, the owner of the site has appointed a new consultant who wishes to reconsider their approach to the concerns raised by Council. Council staff have met with the new Consultant and discussed the issues of concern with them. Dependent upon the timeframe within which any new information is submitted, it is expected that this matter will be reported to IHAP and Council in 2018.	The owner of the site has appointed a new consultant who wishes to reconsider their approach to the concerns raised by Council. Council staff have met with the new consultant and discussed the issues of concern with them, and the consultant has flagged potential amendments they may make to the application. These amendments have not been formally lodged. Reporting is dependent upon the timeframe within which any new information is submitted.

Site-Specific Planning Proposals - Outside of CBD Planning Proposal Area - Status at April 2018

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
18/11/2016	6 Hope Street, Melrose Park	RZ/21/2016	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 forms part of the southern structure plan for Melrose Park (see Attachment 3 - Precinct studies). The Draft Structure Plan for the southern portion is being progressed with Council officers. The proponents have continued to share their analysis with Council Officers, but the Melrose Park Southern Structure Plan is yet to be formally submitted to Council. Progression of this Planning Proposal can not occur until this structure plan has been finalised in 2018.	This planning proposal forms part of the Southern Structure Plan for Melrose Park (see Attachment 3 - Precinct studies). The Draft Structure Plan for the southern portion is being progressed with Council officers. A Draft Southern Structure Plan was submitted to Council in November 2017 and is under assessment by Council officers.
28/12/2016	55 Kirby Street Rydalmere	RZ/26/2016	Applicant Proposal:- 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.	Revised traffic assessment was submitted by the Applicant to RMS/Transport NSW in response to preliminary feedback. The Applicant is still liaising with RMS. Further meetings to discuss urban design issues to be held before assessment can be completed.	The Applicant has submitted revised traffic advice in response to RMS and TfNSW concerns as well as a revised urban design scheme. This revised information is currently being assessed by Council officers and it is expected that a report will be prepared for Council in the next quarter.
23/12/2016	Block E & H Burroway Road Wentworth Point	RZ/27/2016	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.	This application is still under assessment. In response to Council officer's concerns relating to urban design, it was agreed that a Master Plan (Stage 1) Design Competition would be held to determine potential built form and layout options. Design competition occurred June–September 2017. The Applicant has lodged a revised VPA offer. This includes provision of a local bus service. Key issue to be resolved before assessment can be finalised is viability of bus service and whether the bus will overcome traffic issues that are generated by the additional development.	Key issues for this Planning Proposal have progressed, with finalisation of the Design Competition and further consultation with Department of Transport and the RMS. Significant concerns have been raised by these transport agencies to an increase in density on this site. A report on this application was considered by Council at the 9 April 2018 meeting, where Council resolved to defer the matter to a future Council meeting.
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	This preliminary planning proposal is on hold until the Epping Traffic Study is completed, as per Council report (Item 11.3) of 14 August 2017 Council meeting. This proposal cannot be progressed until the traffic model being prepared is finalised and various growth identified for Epping are assessed.	On 29 November 2017, Council Officers were advised that Council is no longer the relevant planning authority (RPA) for this application and instead, the Sydney Central Planning Panel (SCPP) would take carriage of the Planning Proposal. However, the DPE have flagged that the future decisions on this Planning Proposal will consider the outcomes of the Epping Traffic Study currently underway. Council Officers are now working on this with the SCPP via the DPE. Council Officers are also awaiting on an independent valuation of 725 Blaxland Road to inform a policy position on this site as part of the broader Epping Planning Review.
23/03/2017	16-24 Thallon Street and 27 & 29 Jenkins Road, Carlingford	RZ/7/2017	Amend the FSR from 1.99:1 to 4:1 and HOB from 28m to part 33m and part 57m.	Council response to matters raised by the Applicant was forwarded to the Applicant on 15 August 2017. At Applicant's request, a meeting was held on 18 September 2017 that focused on traffic issues and the need for precinct-wide modelling. Subsequently, a meeting was held with Dylam (a major developer in the precinct) on 11 October regarding the traffic study for the Carlingford precinct. Stage 1 of the study has been submitted to Council for information and feedback, and a draft response has been prepared.	Feedback on the traffic study was provided on 3 November 2017. At a meeting with Council on 24 November 2017, the Applicant agreed to submit amended plans of reduced scale and intensity. Revised plans submitted on 19 January 2018 were discussed with the Applicant on 13 February 2018. The proponent is still to resolve traffic issues, which is a significant issue for any development in this precinct.
20/07/2017	1-7 and 13 Carter Street and 23-24 Uhrig Road, Lidcombe	RZ/12/2017	Amend FSR from 2.9:1 to 4.7:1 and HOB to a maximum of 147metres (45 storeys)	This Planning Proposal is under assessment. The Applicant is aware of DPE's review of the Carter Street Priority Precinct but choose to formally lodge the Planning Proposal with Council regardless. The Master Plan currently being prepared by DPE and the subject PP appear to be inconsistent, and Council Officers are meeting with the Applicant and DPE Officers to try and determine if the PP proposal and new Master Plan can be reconciled in a way that would allow the PP to proceed.	The Applicant is aware of DPE's review of the Carter Street Priority Precinct, but choose to formally lodge the Planning Proposal with Council regardless. The Master Plan currently being prepared by DPE and the subject Planning Proposal appear to be inconsistent. This Planning Proposal is now on hold, given DPE's review of the Carter Street Precinct. This has been discussed with the Applicant, who is aware their issues are being potentially considered as part of the Master Plan process.
31/07/2017	1, 1C, 3-9 Grand Avenue, Camellia	RZ/13/2017	Rezone from industrial to B3, B4, RE1 and apply an FSR of 4.16:1 and maximum HOB of 191 metres.	Further assessment and progression of this Planning Proposal is dependent on the outcomes of the Camellia Master Plan being developed by DPE.	Further assessment of this Planning Proposal is dependent of the outcomes of the Draft Camellia Town Centre Masterplan which is currently on public exhibition until 29 March 2018.
26/09/2017	14-38 Cowper Street, 21-41 East Street and 5 -5A Rowell Street, Granville	RZ/15/2017	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	This Planning Proposal is under assessment; internal referrals have been made and initial assessment is proceeding.	The Applicant has a current DA for this site and has lodged a Section 96 applications to amend the consent at the same time as they are seeking an increase in the permitted height to change the design of the building. Council officers have been discussing concerns about the design implications of increasing height on this site, and how to manage the design excellence, but this cannot be resolved until further discussions are held with the Applicant to discuss the relationship between this proposal and the Section 96 application currently lodged.

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Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
30/10/2017	176A - 186 Parramatta Road, Granville	RZ/19/2017	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 Planning Proposal is under assessment; internal referrals have been made and initial assessment is proceeding.	This application is one of a number of applications in Granville that can only be progressed by assessing them 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. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. This Planning Proposal cannot be progressed until that Study is complete.
19/12/2017	14-16 Hill Road, Wentworth Point	RZ/1/2018	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.	N/A (not lodged at time of preparation of last update)	Received Planning Proposal on 19 December 2017. This Planning Proposal is under assessment; internal referrals have been made and comments have been received. Additional review is being undertaken by the Urban Design Team. Upon completion of this, Council officers will issue formal comments to the Applicant. Correspondence is also awaited from TfNSW.
21/12/2017	56-72 Dudley Street and 55-71 Crowgey Street, Dundas	RZ/21/2017	Rezoning 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.	N/A (not lodged at time of preparation of last update)	Received Planning Proposal on 21 December 2017. This Planning Proposal is under assessment; internal referrals and initial assessment are proceeding.
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	Rezoning 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, 75,000sqm retail, 3,000 commercial, 1,500 community uses, and 6,500sqm public open space.	N/A (not lodged at time of preparation of last update)	Received Planning Proposal on 21 December 2017. Sent to internal stakeholders to provide comments. Most internal comments now received and assessment of Planning Proposal is underway. Additional information is needed from applicant and letter requesting information to be sent soon and meeting to be organised. Aiming to report to Council in mid 2018.
19/02/2018	1 Woodville Road, Granville	RZ/2/2018	Rezoning 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.	N/A (not lodged at time of preparation of last update)	Received Planning Proposal on 19 February 2018. This Planning Proposal is under assessment; internal referrals and initial assessment are proceeding.
7/03/2018	163-165 George Street, Parramatta	RZ/3/2018	Amend Schedule 1, Subclause 10 of Parramatta LEP 2011 to permit the additional use of "car park" at 163-165 George Street, Parramatta.	N/A (not lodged at time of preparation of last update)	Received Planning Proposal on 7 March 2018. This Planning Proposal is under assessment; internal referrals and initial assessment are proceeding.
19/10/2012	181 James Ruse Drive Camellia	RZ/5/2012	Alteration of Gateway Determination: Rezoning 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	A status report on this Planning Proposal was included in the Business Paper for 11 December 2017.	At the 12 February 2018 Council meeting, Council resolved to forward the exhibited version of the planning proposal and its suite of exhibited documents and correspondence to the DPE for finalisation. The documents were forwarded on 20 February 2018.

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Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
26/09/2014	171-187 Parramatta Road, Granville	RZ/10/2013	Council resolved position:- (CHECK) Rezone from B6 to B4, increase height from 11 and 15m to 105m (34 storeys) and FSR from 0.6:1 and 2:1 to 6:1. Introduce a Design Excellence Clause to obtain a 15% height and FSR bonus which would equate to 6.9:1 and 120.75m (37 storeys).	Planning Proposal was exhibited from 1-30 November 2017. Two options were exhibited: Option 1 was Applicant-preferred 82m height & 6:1 FSR; Option 2 (consistent with Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)) was for 52m height & 4.5:1 FSR. It is intended that this matter be reported to Council in early 2018.	This Planning Proposal has a Gateway Determination, and was exhibited from 1-30 November 2017. However, the exhibition was extended from 30 November 2017 to 2 February 2018, and surrounding properties were notified of the extended exhibition. Council officers are reviewing the submissions from the community received in response to the public exhibition. 66 submissions from the community were received, including 41 individual submissions (from 32 submission writers) and a form letter signed by 25 individuals. These submissions represented a wide range of views on the two Options which were exhibited. Meetings were held following exhibition with the Applicant and adjacent landowner in the block, and with the Applicant and transport agencies, to further discuss built form and transport issues as raised in the respective submissions to the public exhibition. In response to this further consultation, RMS/TfNSW submitted in mid-March 2018 a revised joint submission, which has been relayed to the Applicant to inform their work on revised information in relation to this PP. At the time of preparing this report, Council officers were awaiting submission of revised information from the Applicant. This information will need to be assessed prior to this matter being reported back to Council.
13/02/2015	264-268 Pennant Hills Road Carlingford	RZ/2/2015	Council resolved Position :- Rezoning R2 Low Density Residential to R4 High Density Residential, increase max FSR from 0.5:1 to 1.2:1, increase max HOB from 9m to up to 21m in north, 11m in south, 32m elsewhere	Applicant is currently working with Council to prepare DCP for Block Study area and Section 94 Plan. VPA negotiations also underway. Aiming to report to Council in early 2018 and subsequently place on public exhibition at same time as Draft Carlingford Block Study, SPD Planning Proposal, DCP and Section 94 Plan.	Since the last update, the Applicant has worked with Council to prepare a draft DCP and Section 94 Plan for the Carlingford Block Study Area and amendments have been made to the Draft Block Study and planning proposal to respond to infrastructure funding concerns and comments from Roads and Maritime Services. A workshop was held with Councillors in February 2018. Aiming to place on public exhibition in mid-2018, at same time as Draft Carlingford Block Study, SPD Planning Proposal, DCP and Section 94 Plan. A further report on the Carlingford Block Study Area (bounded by Pennant Hills Road, Tintern Ave, Homelands Ave and Martin's Lane) is to be considered by Council as a result of Council's resolution of 9 April 2018 which deferred the matter for a further report.
29/04/2015	21-21A Tucks Road, Toongabbie	RZ/11/2015	Position Endorsed in Gateway Determination:- 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 submission from Office of Environment and Heritage (OEH) requested additional flooding work to be undertaken. Council's flood engineers have reviewed OEH comments and have also requested the Applicant undertake additional work. Applicant has advised that this work will be provided to Council by end of November 2017; this work will then be forwarded to OEH and SES for review and comment. Report is currently being drafted for IHAP / Council for consideration early in 2018 once OEH and SES responses are received.	The Applicant provided an additional flood assessment in January 2018. Council flood engineers and OEH have reviewed the flood assessment; they were satisfied with the information and provided no further comment. Councillors have also requested a peer review of the traffic study for this Planning Proposal, which is also being progressed. It is anticipated that this matter will be reported to IHAP/Council once SES response has been received and the traffic study peer reviewed.
6/05/2015	18-22A Hunter Street & 23-29 Macquarie Street, Parramatta	RZ/12/2015	Applicants Proposal :- Increase FSR to 10:1 and height to 120.	At its meeting of 13 November 2017, Council resolved that a councillor briefing be organised to detail the complex planning framework associated with the Planning Proposal, and its location within the Park Edge High Sensitivity Area of the World and National Heritage listed Old Government House and Domain. The Councillor briefing took place on 21 November, and the matter was considered by Council at its meeting of 27 November 2017 when it resolved to forward the Planning Proposal to DPE seeking a Gateway Review.	The matter was considered by Council at its meeting of 27 November 2017 when it resolved to forward the Planning Proposal to DPE seeking a Gateway Review. The Planning Proposal has been forwarded to DPE for Gateway assessment, as resolved by Council.
17/02/2016	38-42, 44 and 44A Wharf Road Melrose Park	RZ/1/2016	Applicants Proposal :- 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 is part of the broader Melrose Park North Planning Proposal. Gateway determination was received on 27 September 2017. Further urban design work and completion of the TMAP is required to determine appropriate densities, which are to be completed prior to public exhibition.	This Planning Proposal is part of the broader Melrose Park North Planning Proposal. Gateway determination was received on 27 September 2017. Council officers are continuing to work with relevant stakeholders to resolve traffic and urban design issues, and issues related to Stage 2 of Light Rail. The Applicant, PAYCE, has also entered into a MOU with Council in relation to a potential bridge from Melrose Park to Sydney Olympic Park. See Attachment 3 of this report which discussed Melrose Park Master Plan issues in more detail. The final TMAP is expected to be completed in the next quarter.
13/05/2016	241 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	Applicant is currently preparing revised design scheme based on comments from council officers and awaiting feedback from RMS regarding access arrangements. Expect to report to Council in early 2018.	Applicant submitted revised design scheme based on comments from council officers. Council's Urban Design team and Planning team reviewed and provided additional comments. Awaiting refined design scheme. Expect to report to Council in mid 2018.

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24/11/2016	266 Victoria Road Parramatta	RZ/23/2016	Planning proposal to amend zoning from parts R2 Low Density Residential/part SP2 Educational Establishment to parts B4 Mixed Use, R4 High Density Residential and RE1 Public Recreation; increase floor space ratio from part 0.5:1 to between 1.5:1 and 3.5:1; increase max. height of buildings from part 9 metres to between 10 metres and 65 metres; omit the Minimum Lot Size for dual occupancy development map; amend Land Reservation Acquisition Map to include lands to be zoned RE1; and introduce local provisions for 5% affordable housing.	A Gateway determination was received on 12 September 2017 which contained a number of conditions. The Applicant is currently working on a TMAP as per RMS and Transport for NSW comments. A site investigations report is also underway for the former Macquarie Boys High School site. The Applicant has also consulted with Caltex (re: gas pipeline) and Western Sydney University (re: access and potential MOU for knowledge-based uses on site). Planning Proposal cannot be placed on public exhibition until TMAP is completed. Proposed FSR and HOB likely to be revised based on TMAP. Site-specific DCP and VPA negotiations also to occur. Public exhibition is expected in 2018.	A Gateway determination was received on 12 September 2017 which contained a number of conditions. The Applicant is still working on a TMAP as per RMS and Transport for NSW comments. A site investigations report is also underway for the former Macquarie Boys High School site. The Applicant has also consulted with Caltex (re: gas pipeline) and Western Sydney University (re: access and potential MOU for knowledge-based uses on site). Planning Proposal cannot be placed on public exhibition until TMAP is completed. Proposed FSR and HOB likely to be revised based on TMAP. Site-specific DCP and VPA negotiations also to occur. Public exhibition is expected in 2018.
23/12/2016	235 Marsden Road Carlingford	RZ/25/2016	Applicant Proposal:- 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.	Council officers recently met with the Applicant to advise them of outcome of Council's assessment. The matter will be reported to IHAP/Council in first half of 2018.	The proposal was considered by IHAP on 14 February 2017. IHAP recommended to Council that the proposal be refused as it did not meet the strategic merit test. The report to IHAP was considered by Council at its meeting on 12 February 2018, whom resolved to refuse the proposal and adopted the reasons for refusal outlined by the IHAP in full. The applicant lodged a Rezoning Review with DPE on 14 February 2018. Council has provided comments to DPE re-iterating its resolution of 12 February 2018. The review will be considered by the Central City Planning Panel in April-May 2018.
5/05/2016	258-262 Pennant Hills Road, 17 & 20 Azile Court, Carlingford	RZ/1/2017	Applicants Proposal:- Rezone from R2 Low Density Residential to R4 High Density Residential and increase FSR from 0.5:1 to 1.8:1 and building height from 9m to 30m	Gateway Determination was received from DPE on 8 August 2017. Applicant is currently working with Council to prepare DCP for Block Study area and Section 94 Plan. VPA negotiations are also underway. Aiming to report to Council place on public exhibition in early 2018, at same time as Draft Carlingford Block Study, BaptistCare Planning Proposal, DCP and Section 94 Plan.	Since the last update, the Applicant has worked with Council to prepare a draft DCP and Section 94 Plan for the Carlingford Block Study Area and amendments have been made to the Draft Block Study and planning proposal to respond to infrastructure funding concerns and comments from Roads and Maritime Services. A workshop was held with Councillors in February 2018. Aiming to place on public exhibition in mid-2018, at same time as Draft Carlingford Block Study, SPD Planning Proposal, DCP and Section 94 Plan. A further report on the Carlingford Block Study Area (bounded by Pennant Hills Road, Tintern Ave, Homelands Ave and Martin's Lane) is to be considered by Council as a result of Council's resolution of 9 April 2018 which deferred the matter for a further report.
28/03/2017	8 Wharf Road, Melrose Park	RZ/4/2017	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 is part of the broader Melrose Park North Planning Proposal. Gateway Determination was received on 27 September 2017. Further urban design work and completion of the TMAP is required to determine appropriate densities, which are to be completed prior to public exhibition.	This Planning Proposal is part of the broader Melrose Park North Planning Proposal. Gateway determination was received on 27 September 2017. Council officers are continuing to work with relevant stakeholders to resolve traffic and urban design issues, and issues related to Stage 2 of Light Rail. See Attachment 3 of this report which discussed Melrose Park Master Plan issues in more detail. The final TMAP is expected to be completed in the next quarter.
27/04/2017	34-42 East Street, Granville	RZ/8/2017	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.	This matter has been reported to IHAP/Council since the previous status update. At its meeting of 13 November 2017, Council resolved to endorse the Planning Proposal subject to an amendment requiring an appropriate design competition for the new Development Application on this site. The PP was forwarded to DPE in late November 2017, and is currently awaiting Gateway Determination	At its meeting of 13 November 2017, Council resolved to endorse the Planning Proposal subject to an amendment requiring an appropriate design competition for the new Development Application on this site. The Planning Proposal was forwarded to DPE in late November 2017, and is currently awaiting Gateway Determination.
13/10/2017	22 Lord Avenue, Telopea	RZ/18/2017	Rezone Lot 582 DP 36692 from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential, in order to reflect an existing use.	A report on this Planning Proposal is included in the Business Paper for the 11 December Council Meeting.	This Planning Proposal was exhibited in March 2018 for a period of 15 days as required by the Gateway Determination (issued 25 January 2018). A report detailing the outcomes of the exhibition will be prepared for consideration by Council in the next quarter.
21/12/2017	14-16 Masons Drive North Parramatta	RZ/23/2017	Amend Schedule 1 of the Hills Local Environmental Plan 2012 to allow for the additional permitted use of 'hotel and motel accommodation' specifically for 10 rooms at Yurora House only.	N/A (not lodged at time of preparation of last update)	The Planning Proposal was submitted to Council in late December 2017. It has been assessed and was reported to Council on 12 March 2018. Council endorsed the Planning Proposal to be forwarded to the DPE for Gateway Determination. The Planning Proposal request has been forwarded to the DPE.

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Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - December 2017 (previous)	Status - April 2018 (current)
23/12/2014	26 Good Street Granville (15 Lots to form site fronting Parramatta Road, Good Street and Cowper Street)	RZ/27/2014	Position Set out in Gateway Determination :- maximum height of 82m for majority of the site and maximum height of 17m fronting Good Street; maximum FSR consistent with draft Parramatta Road Urban Design Guidelines; design excellence process will not enable any bonus height or FSR.	Exhibition of PP, draft DCP and VPA occurred from 20 September - 20 October 2017. No public submissions were received. Submissions were received from Transport NSW and RMS. A report on the recommendation of IHAP is included in the 11 December 2017 Business Paper	The proposal was reported post-exhibition to Council on 11 December 2017. Council resolved to endorse the Planning Proposal, draft DCP and VPA. The Planning Proposal was sent to the Department and is currently being processed for finalisation.
N/A	Various sites within Parramatta LGA	F2017/00582	Planning proposal to include child care centres as additional permitted uses at 5 sites within Parramatta LGA.	No submission from Rydalmere Bowling Club was received. Council endorsed the Planning Proposal for finalisation at its meeting on 13 November 2017, subject to removal of the Rydalmere Bowling Club site from the Planning Proposal. As the land subject to the proposal is Council-owned or managed, Council will not be utilising the plan-making delegation granted on 26 November 2012 to finalise the Planning Proposal. Parliamentary Counsel has been contacted to progress finalisation of this proposal.	Council endorsed the Planning Proposal for finalisation at its meeting on 13 November 2017, subject to removal of the Rydalmere Bowling Club site from the Planning Proposal. As the land subject to the proposal is Council-owned or managed, Council will not be utilising the plan-making delegation granted on 26 November 2012 to finalise the Planning Proposal. The proposal was forwarded to the Department of Planning and Environment on 21 December 2017 to finalise. The adoption of the Education and Child Care SEPP by the NSW Government in late 2017 has delayed the finalisation of the Amendment by DPE. References in the Amendment have been revised to comply with the SEPP. The proposal was notified in the Government Gazette on 6 April 2018.
N/A	Housekeeping Amendment No 2	F2013/01440	Housekeeping Amendments - seek to resolve minor anomalies, errors or inconsistencies that are identified with the Council Local Environmental Plan	Council received the Parliamentary Counsel Opinion on 28 August 2017. The associated map sheets and amendment were signed by the CEO on 21 September 2017. The amendment has been forwarded to the Department of Planning and Environment for the finalisation of the amendment.	Council received the Parliamentary Counsel Opinion on 28 August 2017. The associated map sheets and amendment were signed by the CEO on 21 September 2017. Administrative issues with data integration with land in the newly formed Cumberland Council and cadastral changes delayed the confirmation of new maps by the Department of Planning and Environment. The Amendment has now been finalised and was gazetted on 9 February 2018.

Voluntary Planning Agreements - Status at April 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - December 2017 (previous)	Status - April 2018 (current)
1	23-27 Harold Street and 53 Sorrell Street, North Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables not yet known.	Gateway determination issued 3 October 2017. Awaiting DCP and VPA offer to be reported to Council.	Gateway determination issued 3 October 2017. Council resolved on 18 December 2017 that a draft VPA be prepared and be placed on exhibition concurrently with the Draft DCP and Planning Proposal. A Draft VPA is currently being negotiated with the Applicant.
2	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 No 7 Station Street. Potential VPA deliverables not yet known.	The related Planning Proposal has yet to be reported to IHAP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.	The related Planning Proposal has yet to be reported to IHAP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.
3	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 has yet to be reported to IHAP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.	The related Planning Proposal has yet to be reported to IHAP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.
4	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 yet to provide an amended reference design or Planning Proposal. Any VPA for this site can only be progressed once the Planning Proposal issues are resolved.	The applicant has yet to provide an amended reference design or Planning Proposal. Any VPA for this site can only be progressed once the Planning Proposal issues are resolved.
5	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.	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.
6	197 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking to remove site from HOB & FSR maps and introduce site specific clause in to allow a significant increase in development potential. Potential VPA deliverables not yet known.	Applicant has indicated that they will be seeking a review of their Gateway Determination. The VPA has not progressed as it is dependent on the potential floor space yield that is supported by the Gateway Determination.	Applicant has indicated that they will be seeking a review of their Gateway Determination. The VPA has not progressed as it is dependent on the potential floor space yield that is supported by the Gateway Determination.
7	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.	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.
8	181 James Ruse Drive, Camellia	PP, DCP & VPA	Voluntary Planning Agreement including land dedication and works in kind, in association with a planning proposal.	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.	On 12 February 2018, Council resolved to grant the CEO delegation to progress a revised VPA with the applicant. Council's Interim CEO has met with the Applicant to discuss the Planning Proposal.
9	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.	No change in the progress of the VPA. The applicant has not yet commenced negotiations with Council.	The density of this Planning Proposal - and therefore potential contents of a VPA - is not yet resolved.

Voluntary Planning Agreements - Status at April 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - December 2017 (previous)	Status - April 2018 (current)
10	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.	Council has been working with the Applicant to resolve infrastructure requirements and associated funding arrangements for the Block Study Precinct. This includes liaising with both the Applicant and RMS to resolve a position on the proposed signalisation of Baker Street and Pennant Hills Road as well as investigating funding options for future public open space. At this stage Council is still working with the Applicant in order to resolve the broader infrastructure funding arrangements which includes developing a draft S94 plan for the Block Study precinct. This will subsequently inform the finalisation of the VPA for the subject site.	Revised VPA letter of offer received from applicant on 30 January 2018, based on revised Draft Carlingford Block Study. VPA offer includes partial funding for purchase and embellishment of properties for new public park, land dedication for new access roads, signalisation of intersection at Baker St and Pennant Hills Rd and widening of Martins Lane. This VPA offer matches the VPA offer from SPD for 258-262 Pennant Hills Rd, and is part of the total draft infrastructure funding package for the Carlingford Block Study Area, alongside the VPA from 258-262 Pennant Hills Rd and 17&20 Azile Court site and the Draft Section 94 Plan. Council resolved on 9 April 2018 not to proceed with the Carlingford Block Study and to hold further discussion with the Applicant about the implications for the VPA for this site.
11	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 GFA is also being considered. Potential VPA deliverables not yet known.	A letter was sent to the applicant 19 May 2017 advising of Council's decision to defer the PP and VPA negotiations. This is due to the legal circumstances currently associated with the site, and uncertainty around whether or not it can accommodate the additional density being sought under the PP.	A letter was sent to the applicant 19 May 2017 advising of Council's decision to defer the PP and VPA negotiations. This is due to the legal circumstances currently associated with the site, and uncertainty around whether or not it can accommodate the additional density being sought under the PP.
12	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.	A revised VPA offer has been received, and Council officers are currently seeking comments from relevant transport agencies.	The revised VPA offer has been assessed, and Council officers have received objections from relevant transport agencies. A separate report to Council considered this matter at the Council meeting of 9 April 2018, and Council resolved to defer the matter to a future Council meeting.
13	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	No change in status. Planning Proposal is currently being assessed by Council officers and transport agencies.	The PP that this VPA is associated with is currently on hold, pending DPE'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.
14	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.	Formal negotiations have commenced with the applicant regarding the commercial terms of a VPA. At the time of the preparation of this report, the applicant had advised that they were planning on submitting a revised letter of offer within the next few days. The VPA letter of offer and the draft DCP will be reported to Council in early 2018 with a view to exhibiting them concurrently with the Planning Proposal as per Council's resolution.	The applicant has recently submitted a formal letter of offer. The VPA letter of offer and the draft DCP were considered by Council at its Meeting on 26 February 2018 and Council resolved to defer the matter pending further information on access, parking, loading and the eastern setback. It is expected that the VPA letter of offer and draft DCP will be considered again by Council at a future meeting once the applicant has submitted the further information requested.
15	12 Hassall Street, Parramatta	VPA & PP	Expected Voluntary Planning Agreement in line with the CBD Planning Proposal framework.	The applicant has provided a letter of offer. Council officers have advised that the letter of offer is not consistent with Council's latest endorsed policy position with respect to value sharing and contributions to community infrastructure. Awaiting response from applicant.	The applicant has provided a letter of offer. Council officers have advised that the letter of offer is not consistent with Council's latest endorsed policy position with respect to value sharing and contributions to community infrastructure. Awaiting response from applicant.

Voluntary Planning Agreements - Status at April 2018

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Number	Affected Property Address/es	Issue	Description	Status - December 2017 (previous)	Status - April 2018 (current)
16	14-20 Parkes Street, Harris Park	VPA & PP	Expected Voluntary Planning Agreement in association with a Planning Proposal.	A revised Gateway determination for this PP was issued on 21 September 2017, removing the mesoscopic modelling condition and replacing it with a new condition requiring Council to amend the PP to change the explanation of provisions to include a provision that requires a maximum car parking rate in accordance with Parramatta CBD Strategic Transport Study. An email was provided to the Applicant in early October 2017 advising of the revised Gateway and requesting an update regarding the PP. Council Officers met with the Applicant on 7 November 2017 and the Applicant advised they would contact Council offices to discuss VPA issues shortly.	Following a request to DPE on 21 February 2018 for a revised Gateway determination to enable a maximum FSR of 10:1, it will be necessary to recommence VPA negotiations with the applicant on the basis of this FSR.
17	Melrose Park North	VPA	Voluntary Planning Agreement to deliver public benefits	Council resolved at its meeting of 10 July 2017 to proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a VPA with the proponents of this Planning Proposal on the basis that any VPA entered into is in addition to Section 94A developer contributions payable. Appropriate infrastructure needs for the precinct are in the process of being identified.	Council resolved at its meeting of 10 July 2017 to proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a VPA with the proponents of this Planning Proposal on the basis that any VPA entered into is in addition to Section 94A developer contributions payable. Appropriate infrastructure needs for the precinct are in the process of being identified. Council officers are continuing to work with relevant stakeholders to identify the infrastructure needs of the precinct.
18	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.	Initial VPA offer received from applicant on 8 June 2017.	Revised VPA letter of offer received from applicant on 8 February 2018, based on revised Draft Carlingford Block Study. VPA offer includes partial funding for purchase and embellishment of properties for new public park, land dedication for new access roads and signalisation of intersection at Baker St and Pennant Hills Rd and widening of Martins Lane. This VPA offer matches the VPA offer from BaptistCare for 264-268 Pennant Hills Rd and is part of the total draft infrastructure funding package for the Carlingford Block Study Area, alongside the VPA from BaptistCare and the Draft Section 94 Plan. Council resolved on 9 April 2018 not to proceed with the Carlingford Block Study and to hold further discussion with the Applicant about the implications for the VPA for this site.
19	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 undertakes additional work as per conditions of the Gateway Determination.	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 undertakes additional work as per conditions of the Gateway Determination, as this will help determine the final density and works required.
20	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.	(This is a new matter since last status update)	Letter of Offer received with Planning Proposal on 21 December 2017. Planning Proposal currently being assessed by Council officers.
21	220-222 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 not yet known.	No offer has yet been received.	Council resolved to prepare and publicly exhibit a VPA for the site at the 9 April 2018 meeting.
22	470 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contribution.	VPA offer, DCP and revised reference design were endorsed at Council's meeting of 13 November 2017. Preparing for public exhibition of these with Planning Proposal for the site.	VPA offer, DCP and revised reference design were endorsed at Council's meeting of 13 November 2017. In line with the Gateway Determination pre-consultation is being undertaken with public authorities. Following the outcomes of this consultation, the Planning Proposal, draft DCP and Draft VPA will be prepared for public exhibition.

Voluntary Planning Agreements - Status at April 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - December 2017 (previous)	Status - April 2018 (current)
23	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 & dedication and works in kind.	A draft deed of Variation to the VPA was endorsed by Council at the 13 November 2017 Council meeting. Council Officers will work with the landowner to finalise the draft Variation and it will be publicly exhibited in early 2018, before being reported back to Council for final endorsement.	Council officers are continuing to work with the landowner to finalise the legal drafting of the Deed of Variation for public exhibition. Once finalised, it will be placed on public exhibition.
24	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.	A draft VPA was publicly exhibited in conjunction with the Planning Proposal and draft DCP relating to the site in June/July 2017. Council officers are reviewing the submissions in relation to this matter, and expect to report back to Council in early 2018.	A draft VPA was publicly exhibited in conjunction with the Planning Proposal and draft DCP relating to the site in June/July 2017. Council officers are reviewing the submissions in relation to this matter, and also following up a Councilor request for peer review of the traffic study. Anticipated reporting to Council in mid-2018.
25	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.	On the 29 September 2017 a meeting occurred between Council, TfNSW and the applicant to discuss VPA matters. Previous advice from TfNSW indicated that the land required to accommodate light rail be dedicated as public road at no cost, however the applicant is now seeking to pursue a formal acquisition process for the land to seek compensation. Council is awaiting a revised VPA from the applicant to reflect this approach. It will then be referred to Council's lawyers, but must be endorsed before it can be publicly exhibited.	On the 29 September 2017 a meeting occurred between Council, TfNSW and the applicant to discuss VPA matters. Previous advice from TfNSW indicated that the land required to accommodate light rail be dedicated as public road at no cost, however the applicant is now seeking to pursue a formal acquisition process for the land to seek compensation. Council is awaiting a revised VPA from the applicant to reflect this approach. It will then be referred to Council's lawyers, but must be endorsed before it can be publicly exhibited. Council officers met with PLR and TfNSW in February 2018. TfNSW are continuing to work to resolve an agreed design response in relation to the light rail and the potential incursion onto the landowners property, to seek to minimise the impact.
26	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.	Council considered a report on outcomes of the public exhibition of the VPA and DCP at its meeting 13 Nov 17 and resolved: • To write to the Department and request that they not make PP and refer back to Council for further consideration, • That no further action be taken with the VPA and the draft DCP until advice is received about the future of the PP from the Department. The resolution also identified a number of matters to be negotiated if the VPA is reconsidered in future. Council notified DPE of Council's resolution and are awaiting a response.	Council considered a report on outcomes of the public exhibition of the VPA and DCP at its meeting 13 Nov 17 and resolved to write to the Department and request that they not make the PP and refer back to Council for further consideration; and that no further action be taken with the VPA and the draft DCP until advice is received about the future of the PP from the Department. The resolution also identified a number of matters to be negotiated if the VPA is reconsidered in future. Council notified DPE of Council's resolution. Council considered a report (Item 13.2) that informed Council of the DPE response to their resolution of 13 November 2017. At the meeting Council resolved to endorse the draft DCP and draft VPA for finalisation subject to an amendment being made to both documents to provide a 6m wide setback along the northern boundary (comprising 4.5m for a public walkway and 1.5m for activation of retail) of the site; and upon signing the VPA, forward the agreement to DP&E and advise that Council has no objection to the Planning Proposal for the subject site being finalised. The DPE is currently finalising the Planning Proposal. Council continues to work with the proponent to finalise the amended VPA and DCP.
27	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.	The draft VPA was exhibited 25 October - 24 November 2017. It was exhibited concurrently with the planning proposal and site specific draft DCP. The post exhibition outcomes (which will include the draft VPA) is scheduled to be reported to IHAP 19 December 2017 or early 2018.	Council resolved to enter into the VPA at the meeting of 12 March 2018.

Voluntary Planning Agreements - Status at April 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - December 2017 (previous)	Status - April 2018 (current)
28	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.	TfNSW and RMS made a submission which (along with the submission from OEH - Heritage) requested, among other things, that the proposed 3m publicly accessible accessway (along western side of the site which is shared with Harrisford House) be increased to 6m. The Applicant has provided a response to the issues raised, and the matter will be reported to IHAP and then to Council in early 2018.	The issues raised in submissions were addressed in a report to Council's meeting on 9 April 2018. The report recommended Council enter into the Draft VPA as exhibited. Council resolved to defer the matter for a further Councillor briefing.
29	Parramatta Square VPA	VPA	Draft Voluntary Planning Agreement involving the delivery of significant public domain works within Parramatta Square, potentially in lieu of s94A developer contributions.	Council officers have met with the applicant to discuss the VPA process. The applicant has been provided with copies of Council's template letter of offer and template planning agreement. Council is awaiting a response from the applicant including a formal letter of offer having regard to Council's templates.	The Applicant is still considering its options and whether it wishes to pursue a VPA. A future VPA may be renegotiated once Council has more formally determined the scope of works for Parramatta Square.
30	87 Church Street and 6 Great Western Highway, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contributions and easement.	The VPA was exhibited concurrently with the PP in September 2017. Submissions are currently being reviewed and will be reported to Council in early 2018.	Council Officers are continuing to work with agencies to resolve outstanding issues in relation to this Planning Proposal. The VPA cannot be finalised independent from the Planning Proposal.
31	295 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contribution.	PP is on hold. The site has been sold and the new owner has indicated that a revised PP will be lodged. Awaiting letter from applicant advising of change of ownership and confirmation that a revised proposal will be submitted.	A revised planning proposal was lodged with Council seeking amendments to the PLEP 2011 and the existing gateway approval seeking an increase in FSR to 16.5:1 (excluding design excellence). Council staff assessed the proposal and met with the applicant to discuss feedback. Following the meeting, the applicant has informed Council staff that they wish to withdraw the revised proposal and proceed with the Gateway Determination for the original planning proposal seeking a FSR of 10:1 (excluding DE). In line with the Council resolution of 12 October 2015, the CEO will negotiate a VPA and the outcomes of the VPA negotiations will be reported to Council prior to the exhibition of the draft VPA.
32	12A Parkes Street, Harris Park (former 122 Wigram Street)	VPA	Voluntary Planning Agreement in association with a planning proposal involving a monetary contribution	The draft VPA is awaiting exhibition, and is pending the resolution of the planning proposal issues so it can commence exhibition concurrently.	The draft VPA is awaiting exhibition, and is pending the resolution of the planning proposal issues so it can commence exhibition concurrently.
33	26 Good Street, Granville	VPA & PP	Voluntary Planning Agreement involving land dedication, monetary contribution and works in kind, in association with a planning proposal.	A draft VPA was placed on exhibition from 20 September 2017 to 20 October 2017. The VPA was endorsed by IHAP on 17 October 2017. Council will consider a report on the VPA with a recommendation for its endorsement and finalisation with the proponent on 11 December 2017.	Council endorsed the VPA on 11 December 2017. The VPA was executed in January 2018 and is currently being registered with the NSW Land Registry Services by the Applicant.
34	330 Church Street, Parramatta	VPA & DA	Two separate Voluntary Planning Agreements involving works in kind, monetary contributions and land dedication, in association with a development application.	A cheque has been received, and Council Officers are processing payment	A request for acquittal of the VPAs has been received which is currently being processed.
35	11-13 Aird Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a monetary contribution in association with a planning proposal seeking an increase in height and FSR.	Ongoing monitoring of fulfilment of VPA items.	Ongoing monitoring of fulfilment of VPA items.
36	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. Council will continue to monitor the implementation of this VPA. No change since last status update.
37	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.	The Applicant has not progressed to the Construction Certificate stage and of the development and therefore the VPA has not been implemented. Council will continue to monitor the implementation of the VPA. No change since last status update.	The Applicant has not progressed to the Construction Certificate stage and of the development and therefore the VPA has not been implemented. Council will continue to monitor the implementation of the VPA. No change since last status update.

Voluntary Planning Agreements - Status at April 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - December 2017 (previous)	Status - April 2018 (current)
38	2 Morton Street, Parramatta	VPA	Executed Voluntary Planning Agreement involves staged payment of monetary contributions, land dedication and works in kind.	Ongoing liaison with applicant fulfilling VPA items.	Ongoing liaison is underway with the Applicant to ensure they are fulfilling all the VPA requirements.
39	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.
40	Boyd's Parramatta 57 Church Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves monetary contribution, land dedication, through site links.	VPA executed. Development has yet to commence.	VPA executed. Development has yet to commence to trigger VPA requirements to be met.
41	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.	VPA executed. Development has yet to commence. Will require detailed design approval for proposed works and monitoring of implementation.	VPA executed. Development has yet to commence. Will require detailed design approval for proposed works and monitoring of implementation.
42	Real Estate House 21 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves works in kind.	Council's Legal Services Team are liaising with the land owner regarding non compliance with their obligations under the VPA.	The new owner signed the novation deed; the matter is still with Council's legal team.
43	Lennox Bridge Car Park 12-14 Phillip Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involved works in kind and monetary contribution.	Council Officers are working with the Applicant to determine how obligations of VPA are to be fulfilled.	50% of VPA monetary contribution received in February 2018 and bank guarantee for remaining 50% also received from applicant. Officers are now working with the Applicant to seek an offer associated with the current \$96 on the land. Draft design plans have been provided detailing the scope of works identified in the VPA.
44	5-7 Parkes Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves land dedication, works in kind, land dedication (affordable housing).	Amendment requested by the applicant. This request is currently being reviewed.	The Applicant inquired about a potential amendment to the VPA which has already been entered into. Council officers provided feedback on the proposed amendment and is yet to receive a response from the Applicant confirming whether they wish to proceed with the amendment.
45	St Ioannis Greek Ort 11 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement providing monetary contribution, land dedication (affordable housing).	VPA executed. Development currently underway. Will require monitoring of implementation.	VPA executed. Development currently underway. Will require monitoring of implementation.
46	3 Burroway Road, Wentworth Point	VPA & DA	Voluntary Planning Agreement involving land dedication and works in kind, in association with a Development Application.	The construction works are still underway. It is expected that transfer of the Community Centre and Library from the Applicant to Council will be completed in early 2018.	Council officers are working with the Applicant to finalise transfer of ownership of the library/community centre to Council. It is expected this will occur in the next quarter.
47	10 - 12 River Road West, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contributions, land dedication and embellishment.	Executed VPA. Will require monitoring of implementation.	Executed VPA. Will require monitoring of implementation.
48	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.	Deed of Amendment to the VPA was executed on 19 January 2017. Ongoing Monitoring of implementation required.	Council resolved on 9 April 2018 to allocate the \$253,000 that was provided as an additional monetary contribution in lieu of the works in kind that would have provided a roundabout at Boundary Rd / Post Office St to provide pedestrian access improvements on Post Office St near Young Road.
49	Parramatta RSL 2 Macquarie Street, Parramatta	VPA & DA	Voluntary Planning Agreement involving monetary contribution, in association with a development application.	The Planning Agreement was executed on 18 October 2015 and has been registered to title. Council officers are meeting periodically regarding the progress of the childcare facility upgrade which will dictate the timing of the first cash contribution.	The Planning Agreement was executed on 18 October 2016 and has been registered to title. Council officers are meeting periodically regarding the progress of the childcare facility upgrade which will dictate the timing of the first cash contribution.