
INNOVATIVE

ITEM NUMBER	13.2
SUBJECT	Land Use Planning Work Program Update
REFERENCE	F2018/00155 - D06217518
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 PLANNING PROJECTS

2. As part of the maintenance of Council's land use planning framework, the Land Use Planning Team has the responsibility of informing decision-making on 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 7.11/7.12 – former 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. Council considered an update report on the CBD PP on 12 June 2018 and resolved to authorise the Lord Mayor to correspond and meet with the Minister for Planning to seek to expedite release of the Gateway.
9. A Councillor workshop was held on 7 May to consider policy issues arising from recent Council decisions on site-specific planning proposals that vary from the Council endorsed Parramatta CBD PP. These matters and additional policy issues raised by Councillors were the subject of a report to Council on 12 June 2018. At the meeting Council resolved amendments to the CBD PP. This resolution was subsequently rescinded by Council on 9 July 2018. The matter was then deferred to permit a Councillor Workshop to be held at the 9 July 2018 meeting and a subsequent meeting on 26 July 2018. At the time this report was prepared a workshop was scheduled for 22 August 2018 and the matter will be reported back to Council at a meeting following this workshop.
10. Council continues to await a Gateway Determination on the CBD PP from DPE. The timeframe for the Gateway Determination is at the discretion of DPE and the Minister for Planning.
11. **Attachment 1** provides an update on key aspects of the CBD PP project.

Policy Review – Other Projects

12. Key policy review projects that have progressed since the previous update report include the following:

- a. Local Strategic Planning Statement and Housing Strategy: On 16 July 2018, Council resolved to accept a funding offer from DPE to review and undertake any necessary updates the LEP by 30 June 2020. Council officers are attending regular technical working groups hosted by DPE/GSC to support the preparation of the Local Strategic Planning Statement, Housing Strategy and LEP review.
 - b. VPA Policy Review: Council considered the draft policy on 25 June 2018 and resolved to convene an independent panel. This panel has been convened and is currently reviewing matters relating to the VPA Policy as per Council's Resolution.
13. **Attachment 2** provides an update on significant policy review projects which the Land Use Planning team is currently managing.

Precinct Planning

14. 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	Council has reviewed the draft Camellia Town Centre Master Plan and technical documents, and have prepared a submission to DPE (which was reported at the 9 April Council meeting). DPE is currently in the process of reviewing submissions and carrying out additional technical analyses.
Carlingford	A number of Planning Proposals are underway in Carlingford. A key concern for a number of these proposals is traffic. Council continues to work with Applicants to deliver opportunities for high-quality open and good urban design outcomes.
Carter Street	DPE is preparing a Draft Master Plan for Carter Street, which included preliminary consultation with Council officers. DPE is currently working to resolve issues relating to how the road network will operate in this precinct.
Epping	On 9 July 2018, Council resolved to undertake a number of policy initiatives in response to a report on the Epping Planning Review & Epping Town Centre Traffic Study. Officers are now actioning Council's resolution including: exhibiting the traffic study/related reports, writing to State agencies, local members and landowners, and commencing Planning Proposals to address the issues raised in the Council Report.
Granville (Parramatta Road)	Council resolved on 9 April 2018 to enter into Terms of Reference with DPE and Cumberland Council to progress a precinct-wide traffic study. This study is currently being undertaken, with Council continuing to attend regular meetings with DPE and Cumberland Council.
Melrose Park	<p><i>Northern Precinct</i> - Finalisation of TMAP is imminent, however further urban design work is still required to be undertaken before densities and infrastructure needs for the precinct can be established.</p> <p><i>Southern Precinct</i> - Applicant is working on a revised Plan that considers urban design and open space feedback provided by Council officers. Densities will be determined once the TMAP has been finalised and urban design and open space issues have been resolved.</p>

	<p><i>TMAP</i> - A draft TMAP has been circulated for comment with finalisation anticipated to occur this quarter.</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 second half of 2018, and will impact on both the northern and southern precincts. The pipeline owner is working with landowners to progress the study.</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. Alignment options are continuing to be discussed between the key landowners, Council and State Government.</p>
Parramatta North	Council officers have reviewed UrbanGrowth's revised Public Domain Plan for the precinct and is preparing a formal response. UrbanGrowth NSW is also reviewing the proposed development within the heritage core in response to the National Heritage Listing and related Council resolution. Council is awaiting the outcome of UrbanGrowth's 'market sounding' process for Parramatta North.
Rosehill	It is noted that the 2018/2019 Operational Plan did not allocate funding for the Review of the Rosehill Precinct. However, Council has since been approached by a number of landowners who are proposing to carry out a structure planning process for the northern section of Rosehill (between Hassall Street to the south and Parramatta River to the north) and Council officers are in the process of providing feedback on this preliminary proposal.
Rydalmere	The announcement of Stage 2 Light Rail in late 2017 and potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. This will need to be factored into as part of any future Structure Planning process.
Sydney Olympic Park	No change in status. The SOPA Master Plan is still in draft form, and has not yet been finalised.
Telopea	Council endorsed the Precinct Support Scheme agreement for \$5 million for upgrades to Sturt and Acacia Park; this agreement has subsequently been executed with DPE. Council officers continue to meet with LAHC and DPE as required to progress the LEP, DCP and contributions framework for this precinct.
Wentworth Point	<p>Council is progressing the proposed amendments to planning controls at:</p> <ul style="list-style-type: none"> - 3 Burroway Road – Block H (Billbergia) with associated VPA; and - 14-16 Hill Road (Sekisui); please refer to Planning Proposal attachments for updates. <p>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 late-2018.</p> <p>Council officers are continuing to work with the proponent, 14-16 Hill Road, and TfNSW in relation to Light Rail Stage 2.</p>

Wentworthville	Project Control Group and Working Group meetings are continuing; officers have provided DPE with comments on Stage 1 consultant reports and are awaiting DPE's response prior to commencing Stage 2.
Westmead	Project Control Group and Working Group meetings are continuing; officers have provided DPE with comments on Stage 1 consultant reports and are awaiting DPE's response prior to commencing Stage 2.

15. Council officers also continue to work with DPE/GSC on matters relating to strategic land use and infrastructure planning for growth precincts within Greater Parramatta to Olympic Peninsula (GPOP).
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 work that has progressed since the last update include:
 - a. Following a review of LEPs and DCPs applying within the LGA, work has progressed on preparing options and proposals for resolving differences in land use policies across the LGA; this has included a series of workshops with Councillors to consider policy issues in greater detail and options for consolidating land use plans.
 - b. Council has received initial advice from independent experts on potential actions Council could take to streamline and consolidate its contribution framework. This work is currently under consideration by Council officers.
 - c. In June 2018, Council wrote to the Minister for Planning raising concerns with the impact of the State Government's Medium Density Design Code, and has received a temporary exemption from this code until 1 July 2019 to enable Council additional time to prepare any necessary amendments to LEP/DCP controls.
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 matters that have progressed since the last update include:
 - a. Post-exhibition, Council resolved to support finalisation of changes for the South Parramatta HCA and land North of Boundary Street; this amendment is now with DPE for gazettal.
 - b. The Heritage Advisory Committee met on 20 June 2018 and recommended the approval of seven applications for grants from Council's Local Heritage Fund.
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 is one PP listed in Attachment 7 [outside CBD PP area] which covers multiple sites across the LGA including sites both inside and outside the CBD PP area; this PP is entitled "Various sites within Parramatta LGA" in Attachment 7.*
23. Three (3) new PPs have been lodged since the last status update, all of which are located within the CBD PP area. These additions bring the total number of 'live' PPs currently being managed by Council to seventy-three (73).
24. Since the last status update, five (5) PPs were reported to Council for initial decision (status change to orange) and five (5) 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 concurrent Strategic Planning Projects impacts on the processing of those PPs.
26. Council's Land Use Planning team has been providing periodic status updates for nearly two years, and the growth in site-specific PPs managed by Council over this time is outlined in Figure 1 below. Overall, the number of site-specific PPs has grown from 52 in September 2016 to 73 in August 2018 (40% growth in just under two years).

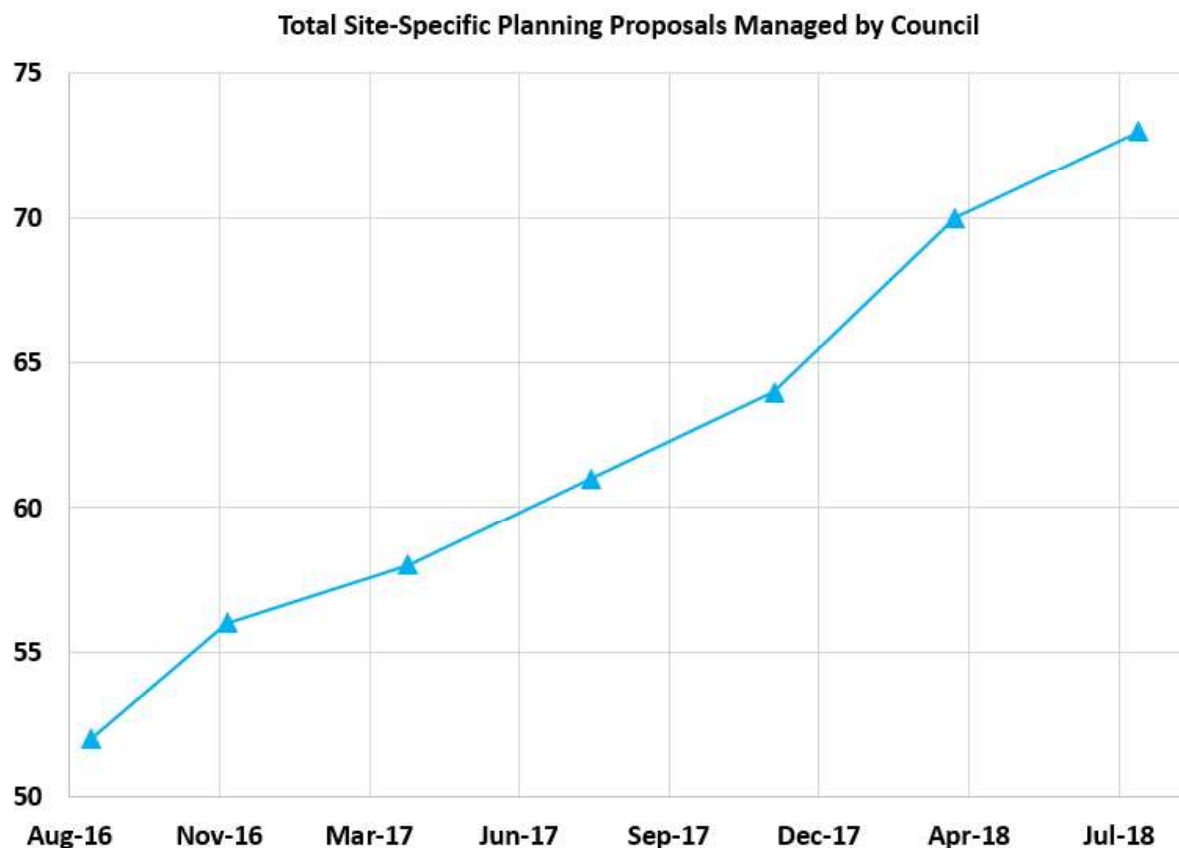


Figure 1: Total site-specific Planning Proposals managed by Council

Voluntary Planning Agreements

27. 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 fifty (50) matters which currently require some form of action or monitoring.
28. **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).
29. 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

30. 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. Major emerging issues of which the Land Use Planning Team are currently aware are addressed below; these may impact on the work program between now and the next periodic status update.

Sydney Metro West

31. The announcement of a future Sydney Metro West link from Parramatta to the Sydney CBD is supported. Some information has been provided about stop locations. Council officers will continue to monitor this issue to understand exactly how the proposal will impact on Council's land use planning framework.

Parramatta Light Rail Stage 2

32. 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

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

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: Data from the Department of Planning and Environment shows that **13,950** additional homes were built in the City of Parramatta in the last five years, and that an additional **22,550** are forecast for the next five years. It is also noted that City of Parramatta ranks first amongst LGAs in Metropolitan Sydney in both of these built and forecast dwellings. (Refer: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-housing-supply-forecast/Top-five-local-government-areas>)
 - b. Additional dwellings to 2036 within City of Parramatta's growth precincts and other site-specific PPs are currently estimated at **82,000-85,000**.

CONCLUSION

36. Due to the ongoing impacts of the 2016 council boundary changes, state planning policy framework issues, 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 November 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.

Robert Cologna

A/Service Manager Land Use Planning

Michael Rogers

Service Manager Land Use Planning

Michael Carnuccio

A/Service Manager Land Use Planning

Sue Weatherley

Director Strategic Outcomes and Development

ATTACHMENTS:

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

REFERENCE MATERIAL

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

Attachment 1

Project	Description	Status - April 2018 (previous)	Status - August 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 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 12 March Council meeting. Council resolved to defer this matter until the 9 April meeting.	DPE is reviewing the draft CBD PP sent in April 2016. Council has provided all information requested to facilitate release of the Gateway Determination for the CBD PP. Council staff continue to regularly meet with DPE officers, with the most recent meeting being held 20 July 2018. Following consideration of an update report on the CBD PP, Council resolved on 12 June 2018 to authorise the Lord Mayor to correspond and meet with the Minister for Planning to seek to expedite release of the Gateway. A Councillor workshop was held on 7 May to consider policy issues arising from recent Council decisions on site-specific planning proposals that vary from the Council endorsed Parramatta CBD PP. These matters and additional policy issues raised by Councillors were the subject of a report to Council on 12 June 2018. At the meeting Council resolved amendments to the CBD PP. This resolution was subsequently rescinded by Council on 9 July and the matter deferred to enable a Councillor workshop to be held. At the time of writing this report a Councillor workshop has been scheduled for 22 August 2018. The matter will be reported to a subsequent Council 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. The Gateway Determination will outline whether the Planning Proposal can proceed (with or without variation) and subject to certain conditions. These conditions may require amendments, further studies to be undertaken, public consultation, public hearings, agency consultation and time frames. It is anticipated that, following Council's endorsement, the Planning Proposal will be publicly exhibited (subject to Council satisfying all conditions). Submissions received during public exhibition will then be considered and reported to Council along with any recommended changes to the draft planning controls.
CBD Planning Framework - Strategic Transport Study	Preparation of a Strategic Transport Study (STS) to quantify likely travel demand resulting from the growth envisaged in the PP. The STS was prepared by consultants commissioned by Council and in consultation with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS). The findings of this study, together with other detailed modelling work will inform the development of a Parramatta CBD Integrated Transport Plan (ITP).	Results of the STS are informing the mesoscopic modelling and Integrated Transport Plan for the CBD PP.	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 - Detailed traffic modelling	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.	Council is using the mesoscopic model for Parramatta Light Rail to inform the ITP.	Council officers are working with RMS and TfNSW to finalise a methodology for modelling growth scenarios.	The agreed methodology will be used to model growth scenarios to inform the ITP.
CBD Planning Framework - Integrated Transport Plan	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).	Council has engaged consultants for the ITP and held an inception meeting to commence work on this project.	Consultants have commenced the background review and once the methodology has been finalised, growth scenarios will be tested.	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 Council's work on the proposed value sharing mechanism.	DPE is 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 August 2018

Attachment 1

Project	Description	Status - April 2018 (previous)	Status - August 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 Council's work on the proposed value sharing mechanism.	DPE is 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 Council's work on the proposed value sharing mechanism.	DPE is 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	The application for Exceptional Circumstances has been finalised and submitted to DPE and Office of Environment and Heritage (OEH) for their consideration.	DPE and OEH are currently reviewing Council's application for Exceptional Circumstances.	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.	Work is continuing on the preparation of draft DCP controls to support the CBD Planning Proposal, including flood controls.	The Draft Strategy was reported to Council's Floodplain Risk Management Committee for comments. A report to Council is being prepared seeking authorisation to place the Strategy on public exhibition.	Report to Council seeking authorisation to place the Strategy 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 is 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. To be finalised once Gateway Determination has been received.	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.	Council officers are working with consultants to finalise draft heritage DCP controls.	Council officers are working with consultants to finalise draft heritage DCP controls. To be finalised once Gateway Determination has been received.	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 August 2018

Attachment 2

Project	Description	Status - April 2018 (previous)	Status - August 2018 (current)	Next Steps
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.	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.	Following the release of the final Region and District Plans in March 2018, Council is required to review its LEP to give effect to them (Refer to "Local Strategy Planning Statement, LEP Review and Housing Strategy" below)	(Refer to "Local Strategy Planning Statement, LEP Review and Housing Strategy" below)
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.	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.	(Refer to "Local Strategy Planning Statement, LEP Review and Housing Strategy" below)	(Refer to "Local Strategy Planning Statement, LEP Review and Housing Strategy" below)
Local Strategic Planning Statement, LEP Review and Housing Strategy	Together, the Region/District plans and recent amendments to the Environmental Planning & Assessment Act require preparation of a Local Strategic Planning Statement and Housing Strategy. This work will underpin a review of and possible amendments to Council's LEP to give effect to the District Plan.	(N/A - This issue has arisen since the previous workplan update.)	On 16 July 2018, Council resolved to accept a funding offer from DPE to review and undertake any necessary updates the LEP by 30 June 2020. Council officers are attending regular technical working groups hosted by DPE/GSC to support the preparation of the Local Strategic Planning Statement (LSPS), Housing Strategy and LEP review.	The next step is to complete a review ("Health Check") of Council's existing LEP framework to identify how closely aligned existing LEPs are with the actions in the District Plan and the priorities for investigation needed to align the LEP with the District Plan and prepare the LSPS.
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 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. Officers are currently awaiting release of proposed draft amendments.	At such time as amendments are released, Council officers will review and prepare a draft submission if required.
LEP Housekeeping Amendments	LEP Housekeeping reviews are the common way of correcting minor policy issues, errors and anomalies which have been identified post-gazetted (LEPs). Because housekeeping processes are typically performed on a periodic basis, each process may capture a number of different issues that arose since the writing of the plan or since the previous housekeeping process.	Housekeeping Amendment No. 2 for Parramatta LEP 2011 was gazetted on 9 February 2018.	Council officers are currently preparing Housekeeping Amendment No. 3 for Parramatta LEP 2011. This will be done via a Planning Proposal process. It will include 16 items that will address errors, omissions, anomalies and inconsistencies in the written instrument and maps, ensure consistency in the application of controls, improve communication in the plan, and to make a number of amendments.	The Planning Proposal will be reported to the Local Planning Panel and Council in Q3 2018.
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.	Council officers are recording arising issues for potential inclusion in future DCP housekeeping amendments.	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.
VPA Policy Review	Following various resolutions of Council a review of the VPA policy is being undertaken.	Consultants have been engaged to do a further review of the draft policy having regard to submissions received during the exhibition period. This work is expected to be completed by the end of March.	Council considered the draft policy on 25 June 2018, and resolved to convene an independent panel including Sam Haddad and David Lloyd. This panel has been convened, and is currently reviewing matters relating to the VPA Policy as per Council's resolution.	There will be a report back to Council on the progress and/or outcomes of this process on 27 August 2018.
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 officers contacted DPE in early March seeking the timeframe for a response regarding Council's revised position on boarding houses.	In March/April 2018, the DPE exhibited amendments to the car parking rates for boarding houses the ARHSEPP. The new rates have come into effect (on 1 June 2018) and were amended to 0.5 car parking spaces per boarding house room in all locations, except where provided by a Social Housing Provider (where a rate of 0.2 spaces per room in an accessible area, and 0.4 spaces per room in non-accessible areas apply). The rates are consistent with Council's position. Council Officers sought a response on the remaining outstanding matters in mid July 2018.	Next steps will be determined by DPE's response to Council's revised position on boarding houses.

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

Attachment 3

Project	Description	Status - April 2018 (previous)	Status - August 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".	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.	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 continue to work with GSC officers in relation to the Growth Infrastructure Compact for GPOP, and with DPE officers in relation to strategic land use and infrastructure planning matters 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 work with GSC/DPE, and 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.	The Draft Camellia Town Centre Master Plan is currently on public exhibition until 29 March 2018. Council officers are currently in the process of preparing a submission on the Plan which will be reported to Council at the 9 April Council meeting. The DPE have granted an extension to the submission period to enable Council to formally consider its submission prior to forwarding it to the DPE for their consideration.	Council has reviewed the Draft Camellia Town Centre Master Plan including supporting technical documents and have prepared a submission to the DPE for their consideration. Council's submission was reported to Council at the 9 April Council meeting. The DPE are currently in the process of reviewing all submissions and carrying out additional technical analyses as relevant to respond to issues (including Council) raised during the public exhibition period.	Council will continue to work with the DPE to address key issues affecting the finalisation of the Masterplan. This will ensure that the DPE can progress towards the preparation of the rezoning package including 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.	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; the Carlingford Block Study Area (bounded by Pennant Hills Road, Tintern Ave, Homelands Ave, and Martin's Lane) is proceeding, with a number of infrastructure work proposed including a new park, signalisation of Baker St/Pennant Hills Road intersection, and new access roads; there are also several site-specific PPs in addition to the above.	A number of Planning Proposals are underway in the Carlingford Precinct. A key concern for a number of these proposals is traffic, where some proposals have resolved the matter. Council continue to work with Applicants to deliver opportunities for high-quality open space and ensure urban design outcomes that respond to nearby commercial precincts and low density residential zones. In particular, two Planning Proposals - 264-268 Pennant Hills Rd and 258-262 Pennant Hills Rd/17 & 20 Azile Court - are currently being assessed for the VPA offer with agreements to be negotiated.	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.	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.	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 to resolve additional issues relating to the draft Master Plan. Resolution of issues has not yet occurred, which has delayed finalisation of the masterplan. 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	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.	In early May, the Epping Town Centre Traffic Study (ETCTS) was completed. The deferred report of 12 February 2018 Council meeting was subsequently amended to include assess the findings of the ETCTS. A revised Council report was subsequently considered at the Council meeting of 28 May 2018 but was deferred. It was considered again at the 25 June 2018 and deferred once more for two weeks (to the 9 July 2018 Council meeting). A Epping Ward Councillor briefing was held on 29 June 2018. The deferred report was considered at the 9 July 2018 Council meeting where Council resolved to undertake a number of policy initiatives to resolve the land use and traffic impacts identified with the Council report.	Next step is to action Council's resolutions which involves: (1) exhibiting the ETCTS and Supplement Reports; (2) writing to State agencies, local members and landowners; and (3) commence planning proposals to address the issues raised in the Council Report.
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 (via Lord Mayoral Briefing Note) has provided preliminary endorsement for arrangements to proceed with funding a Joint Traffic Study that applies to both City of Parramatta and Cumberland Councils with the DPE project managing and part funding this Study. A Tender Process is currently being managed by the DPE that will close on end of March 2018. It is anticipated that a consultant will engaged shortly after with work to commence within the next quarter.	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 resolved on 9 April 2018 to enter into the Terms of Reference with DPE and Cumberland Council to progress the precinct-wide traffic study. The study is currently being undertaken and the assessment of any Planning Proposal that seeks an increase in density will be subject to the completion of this study.	Council officers will continue to attend regular meetings with DPE and Cumberland Council regarding the progression of the precinct-wide traffic study. Council's role will be review and endorse technical documents, provide responses to queries / questions raised by subconsultants, identification of local community and stakeholder issues and work with the DPE to solve them.

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

Attachment 3

Project	Description	Status - April 2018 (previous)	Status - August 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> - 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>TMAP - 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><i>Northern Precinct</i> - Finalisation of TMAP is imminent, however further urban design work is still required to be undertaken before densities and infrastructure needs for the precinct can be established.</p> <p><i>Southern Precinct</i> - Applicant is working on a revised Plan that considers urban design and open space feedback provided by Council officers. Densities will be determined once the TMAP has been finalised and urban design and open space issues have been resolved.</p> <p>TMAP - A draft TMAP has been circulated for comment with finalisation anticipated to occur this quarter.</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 second half of 2018, and will impact on both the northern and southern precincts. The pipeline owner is working with landowners to progress the study.</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. Alignment options are continuing to be discussed between the key landowners, Council and State Government.</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>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>A revised Public Domain Plan was submitted to Council in mid-2018 and was reviewed by Council Officers and two independent heritage and landscape architect specialist. Council is preparing a formal response to Urban Growth on the Public Domain Plan that will include specific advice on sections that require revision and matters where additional information is required. Urban Growth should fulfil the additional information requested by the DA letter sent November 2017 before finalising the Public Domain Plan and progressing with the DA.</p> <p>Urban Growth are reviewing the proposed development within the heritage core, consequent to the National Heritage Listing and Council resolution 13/11/2017.</p> <p>Council is awaiting the outcome of Urban Growth's 'market sounding' process that occurred over mid-2018 for Parramatta North.</p>	<p>Following the responses from public agencies in relation to the National listing and undertaking a strategic planning review, Council staff will inform Councillors of the proposed changes. This will include potential options for progressing the review of planning controls at PNUT.</p> <p>Council are awaiting the outcome of the 'market sounding' process that occurred over mid-2018 for Parramatta North.</p> <p>Urban Growth should provide Council with the DA information requested in November 2017.</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>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>It is noted that the 2018/2019 Operational Plan did not allocate funding for the Review of the Rosehill Precinct. However, Council has since been approached by a number of landowners who are proposing to carry out a structure planning process for the northern section of Rosehill (between Hassall Street to the south and Parramatta River to the north) and Council officers are in the process of providing feedback on this preliminary proposal.</p>	<p>Council officers will continue to work with land owners as part of progressing a potential structure plan for this part of Rosehill to ensure any future planning responds to the precincts significant constraints such as flooding, traffic and heritage. This process will also involve consultation with relevant State Agencies to manage the interface between significant infrastructure proposed within this precinct as this will impact on any future Structure Plan.</p>

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

Attachment 3

Project	Description	Status - April 2018 (previous)	Status - August 2018 (current)	Next Steps
Rydalmere	Progress structure plan for Rydalmere as per Council's Employment Lands Strategy	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. 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.	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. The announcement of Stage 2 Light Rail in late 2017 and potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. This will need to be factored into as part of any future Structure Planning process.	The timetable is highly dependent on Stage 2 Light Rail. Once Stage 2 Light Rail and/or West Metro is confirmed and the impacts on Rydalmere known, a timetable can be set for further strategic work.
Sydney Olympic Park	Preparation of Council submission on SOPA Masterplan placed on exhibition by DPE on 11 October 2016.	No change in status. The SOPA Master Plan is still in draft form, and has not yet been finalised.	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.	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.	On 28 May, Council endorsed the Precinct Support Scheme agreement for \$5 million for upgrades to Sturt and Acacia Park. This agreement has since been executed with DPE. Council officers met with LAHC in June and July to progress some LEP, DCP and development contributions framework matters.	Council Officers will continue to work with LAHC and meet with DPE as required to progress the LEP, DCP and development contributions frameworks
Wentworth Point	Manage implementation of planning controls in Wentworth Point, whilst also responding to arising issues such as a proposed amendments to planning controls.	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.	Council is progressing the 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 late-2018. Council officers are continuing to work with proponent and TfNSW in relation to Light Rail Stage 2.	The proposed amendment and VPA at 3 Burroway Road – Block H (Billbergia) has commenced the design competition stage with an outcome on the preferred design expected in September 2018. Council will continue to work with the applicant (Sekisui) to achieve an appropriate design scheme. Discussions with TfNSW, RMS, SOPA, Ausgrid as key stakeholders are ongoing. 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 <i>(*Please note - Wentworthville precinct includes a small portion of Westmead suburb within City of Parramatta LGA)</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.	Project Control Group (PCG) and Project Working Group (PWG) meetings are continuing on a fortnightly/monthly basis. Council Officers have provided DPE with comments on Stage 1 consultant reports, and are awaiting a response from DPE prior to commencing Stage 2.	Council to continue to participate in PCG/PWG 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 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.	Project Control Group (PCG) and Project Working Group (PWG) meetings are continuing on a fortnightly/monthly basis. Council Officers have provided DPE with comments on Stage 1 consultant reports, and are awaiting a response from DPE prior to commencing Stage 2.	Council to continue to participate in PCG/PWG meetings and provide relevant technical input.

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

Attachment 4

Project	Description	Status - April 2018 (previous)	Status - August 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).	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 has progressed on preparing options and proposals for resolving differences in land use policies across the LGA. This has included a series of workshops with Councillors to consider policy issues in greater detail. This work will form the basis of a formal report to Council on proposals to consolidate land use plans.	Work will continue on developing proposals for resolving policy issues and consolidating the LGA's land use plans. Consideration will be given to how this work can help implement requirements for councils to update and align their LEPs with the District Plans released by the Greater Sydney Commission in March 2018. Council officers anticipate reporting back to Council in the coming months. Initial consultation on draft proposals is anticipated within the next 12 months. 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.	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.	Council has received initial advice from independent experts GLN Planning on potential actions Council could take to streamline and consolidate its contributions framework. This work is currently under consideration by Council officers.	GLN Planning will finalise its review. Following consideration of the recommendations of the independent review, Council will commence necessary work to consolidate and update contributions plans. This work will include the removal of the former Woodville Ward from the Parramatta S94A Plan and bringing contributions frameworks covering former Holroyd and Auburn lands under the sole administration of City of Parramatta Council. Council will work in coordination with Cumberland Council on this work. Any proposals for new or updated contributions plans will be publicly exhibited for community and stakeholder feedback.
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. 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.	Awaiting gazettal. The Hills Council has been working through the gazettal of outstanding planning proposals before the splitting of the LEP can be finalised.	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.	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.	Council officers have progressed work on identifying options for consolidating LEP and DCP controls relating to dual occupancies as part of the Land Use Planning Harmonisation Project. This has included workshoping of options with Councillors. This work has taken into consideration the Medium Density Design Code (the Code), released by the State Government in April 2016. The Code was due to come into force on 6 July 2018 and would enable dual occupancies, manor houses and terraces to be carried out through complying development on sites where they are currently permitted under LEPs. In June 2018 Council wrote to the Minister for Planning raising concerns with the impact of this policy on low density neighbourhoods and has received a temporary exemption from the Code until 1 July 2019 to enable Council additional time to prepare any necessary amendments to LEP and DCP controls.	Work will continue to review and develop proposals for LEP and DCP dual occupancy controls, with a view to formally reporting to Council later in 2018. Any proposals for amending controls relating to dual occupancies across the LGA will be publicly exhibited for community and stakeholder feedback.

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

Attachment 5

Heritage-related matters	Description	Status - April 2018 (previous)	Status - August 2018 (current)	Next Steps
Heritage Advisory Committee	Manage Heritage Committee agenda and actions and report recommendations of the Committee to Council.	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 meeting of the Committee was held on 20 June 2018.	A report on the outcome of the meeting on 20 June will be reported to Council on 13 August 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.	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 Heritage Advisory Committee at its meeting on 20 June 2018 recommended the approval of seven applications for grants from Council's Local Heritage Fund.	The report to Council on 13 August 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 receives requests (on average 6-10 requests a week) for advice on: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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 Councillor workshop was held on 16 April 2018. Following a request a ward Councillor at the workshop, a meeting was held with Redeemer Baptist School to discuss the sensitivity ranking of its property. In response, the School has provided information on past development and excavation of the site, and Council officers have assessed this material.	It is planned to re-submit the report on the outcome of the public exhibition to Council on 13 August 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. The matter will be considered at a Councillor workshop before being reported to Council.	A Councillor workshop was held on 16 April 2018 and the matter was reported to Council on 28 May 2018. Council resolved to endorse the report recommendations relating to changes to the South Parramatta HCA and land north of Boundary Street. Council has made a request to DPE for the LEP Amendments to be finalised so they come into force. An amendment to the DCP will also come into effect with the LEP amendment's finalisation.	Upon finalisation, Council staff will be notified and relevant documents updated.
Planning system administration	Description	Status - April 2018 (previous)	Status - August 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.	Icon will be reviewed as part of the Planning Controls Harmonisation process to ensure it provides complete and accurate details of relevant planning controls across the new LGA. Other issues that will impact on the format or content of Icon include whether the Department of Planning delivers an alternative Planning Portal which provides similar information to that provided in Icon.	Icon will be reviewed as part of the Planning Controls Harmonisation process to ensure it provides complete and accurate details of relevant planning controls across the new LGA. Other issues that will impact on the format or content of Icon include whether the Department of Planning delivers an alternative Planning Portal which provides similar information to that provided in Icon.	Continue to monitor the operation of the ICON and review options for providing e-planning tools for the City of Parramatta, including investigation of opportunities for utilising the capabilities of the NSW Planning Portal.
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:- <ul style="list-style-type: none"> - 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. <p>Land Use Planning has provided comments to the internal audit of Council's Developer Contributions system.</p>	The current Development Contributions system has an administrative framework which needs to operate to ensure the system operates effectively. Actions required include:- <ul style="list-style-type: none"> - Responding to enquires about contributions payable - Providing assistance with budget bids that propose section 94 funding to ensure funds are available and are being appropriately allocated - Updating the plans to take into consideration CPI increases and other administrative changes - Monitoring and auditing consents containing section 94A conditions - Monitor expenditure of plans including Historical Plans. 	Continue to implement the developer contributions system, and provide internal advice and monitoring as required.

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

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
29/04/2016	24 Parkes Street, Parramatta	RZ/5/2016	Applicant's Proposal:- Amend FSR (4:1 to 10:1) and amend height (54m to 130.4m)	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.	Advice was received on 19 July 2018 that a revised planning proposal package will be submitted in the next few weeks for 24, 26 – 30 Parkes Street and 116 – 120 Harris Street, Parramatta but it is yet to be lodged.
23/05/2016	26 - 30 Parkes Street, Parramatta	RZ/10/2016	Applicant's Proposal :- Amend Height from 54 metres to no maximum height and FSR from 4:1 to 10.5:1	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.	Advice was received on 19 July 2018 that a revised planning proposal package will be submitted in the next few weeks for 24, 26 – 30 Parkes Street and 116 – 120 Harris Street, Parramatta but it is yet to be lodged.
18/08/2016	57 Macquarie Street, Parramatta	RZ/16/2016	Applicant's Proposal :- increase FSR to 17.4 (20:1 with Design Excellence bonus)	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.	The Applicant submitted a revised reference design on 5 March 2018 addressing concerns previously raised by Council. Council Officers have subsequently raised concerns with the revised reference design and also request the applicant address solar access to Parramatta Square. The Applicant is currently preparing a revised reference design to address the concerns raised by Council Officers.
7/03/2017	118 Harris Street and 135 George Street, Parramatta	RZ/3/2017	Applicant's Proposal:- Increase FSR from 4.49:1 to 15:1 and Height from 54m to 180m	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.	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. Since March 2018, Council staff have been making regular contact to determine how the applicant wishes to proceed but no further response to Council's last letter has been received.
2/06/2017	62-68 Boundary Street, Parramatta	RZ/11/2017	Applicant's Proposal:- 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.	Revised documentation, including reference design, was submitted on 28 February 2018 and is currently being assessed by Council's urban design unit.	Council considered a recision notice on 9 July 2018 that has implications for the controls for this site via decisions to be made on the CBD PP. Recent decisions and recision motions related to the CBD PP will impact on the policy framework against which this site specific PP should be assessed. Until Council's positions is determined on the CBD PP controls for the Boundary Street area it is not possible to provide a clear assessment of this PP against Council's policy framework.
8/05/2018	18-40 Anderson Street, Parramatta	RZ/4/2018	Applicant's Proposal:- Increase FSR from 4:1 to 6:1 and Height of Buildings from 18m to Part 95m and Part 0m	N/A (not lodged at time of last update)	The Planning Proposal was lodged on 8 May 2018. Internal Council officer feedback has been requested and is still being sought. The key issue that needs to be resolved to allow the PP relates to flooding of the site. Council officers are seeking to build a partnership between Council, Department of Planning and developers to do a catchment wide study that would be critical in determining how the Planning Proposal can proceed.
29/05/2018	195 Church Street, Parramatta	RZ/5/2018	Applicant's Proposal:- Increase FSR from Part 3:1 and Part no control to Parts 13.5:1, 9.4:1 and no control; increase Height of Buildings from Parts 18m/24m/36m/no control to Part 28m and Part no control	N/A (not lodged at time of last update)	The Planning Proposal was lodged on 26 May 2018. Following preliminary assessment by Land Use officers, it was determined that the first stage of assessment will be to seek independent heritage advice on the Planning Proposal. The procurement process for engaging a consultant to provide this advice is underway.
28/06/2018	10 Valentine Avenue, Parramatta	RZ/6/2018	Applicant's Proposal:- Increase FSR from 6:1 to 10:1 and Height of Buildings from 54m to no height limit	N/A (not lodged at time of last update)	The Planning Proposal was lodged on 27 June 2018 and has been circulated for internal referrals, which are expected to return by end of July. The matter will then be reported to the Local Planning Panel and Council, subject to the finalisation of the assessment.
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	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.	Rather than progressing the revised Planning Proposal, the Applicant has elected to instead proceed with the Gateway-approved scheme. The Planning Proposal has been updated to reflect the conditions of the Gateway, and at the time of this document was on public exhibition.
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. 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.	The key outstanding issue limiting progress of this Planning Proposal was road widening required by Parramatta Light Rail and the Department of Transport. A revised land dedication has now been agreed with Council, the applicant and relevant transport agencies. The next step is to place on exhibition a draft DCP and draft VPA that reflects the new road widening and its dedication. A revised draft DCP and draft VPA was lodged by the applicant. These are being reviewed and will need to be reported to Council to allow Council to endorse them for public exhibition.

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

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
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)	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.	The Planning Proposal and draft VPA were placed on exhibition from 16 May 2018 to 15 June 2018. On 25 June 2018 Council endorsed a site-specific DCP, as it relates to flooding for the site. The site specific DCP is on public exhibition from 11 July 2018 to 10 August 2018. After this date, a report will be submitted to Council on the outcome of the exhibition of the Planning Proposal, draft VPA and site specific DCP.
22/12/2014	66-68 Phillip Street, Parramatta	RZ/25/2014	Council Resolved Position:- increase FSR to 10:1 with no height limit	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.	The applicant met with Council staff on 14 June to resolve issues regarding the reference design and has advised that a revised reference scheme would be submitted in early July but it is yet to be received at the time this document was prepared. A six month extension from 24 June to process the PP has been sought from DPE.
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	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.	The Gateway determination review was referred to the Independent Planning Commission in March 2018 for consideration. The Commission found on 2 July that the conditions imposed by the Greater Sydney Commission in its Gateway determination are appropriate and recommended that they should be retained. The DPE has advised that the recommendation of the IPC is supported and that Council will be requested to proceed with the Gateway as determined.
8/04/2015	118 Harris Street and 135 George Street, Parramatta	RZ/7/2015	Council Resolved Position:- Increase FSR from 4:1 to 8:1 and Height from 54m to 117m (with design excellence)	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.	The Gateway Determination was extended to 28 July 2018 by DPE. DPE advises that they will not issue further extensions. As the site is now subject to a second Planning Proposal (see RZ/3/2017) the Applicant will be invited to withdraw this application (RZ/7/2015) upon lapsing of the Gateway determination.
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	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.	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.
6/05/2015	18-22A Hunter Street & 23-29 Macquarie Street, Parramatta	RZ/12/2015	Council Resolved Position:- Increase FSR to 10:1 and height to 120.	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.	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.
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 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 to Council will be provided at the meeting of 9 April 2018.	A Gateway Determination was issued by DPE on 8 January 2018 subject to conditions requiring flooding to be addressed further. Council received a letter from DPE on 9 March 2018 advising that the Applicant has lodged a post-Gateway review. Council considered the matter of the post-Gateway review at its Meeting on 9 April 2018 and resolved to defer the matter pending receipt of an amended Planning Proposal from the Applicant. The Applicant has advised that they are currently in talks with the owner of the adjoining site at No. 12 Union St with a view to including this addition site in their Planning Proposal.
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	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, there is a recession motion on this matter which is being considered by Council at this (April 2018) meeting.	Council resolved on 9 April 2018 to withdraw its support for the Planning Proposal, and retain the existing FSR of 4.2:1 as per PLEP 2011. Council Officers have provided this resolution to DPE as its response to the request for comment to inform the post-Gateway review.
23/10/2015	20 Macquarie Street, Parramatta	RZ/21/2015	Council Resolved Position:- Increase FSR from 4:1 to 10:1 and height from 36m to 90m	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.	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 a revised basement and ground floor plan was received on 12 July 2018. The Applicant met with staff and Ward Councillors on 13 July 2018. Any concerns raised by Council Officers regarding the ground floor/basement plan will need to be addressed by the Applicant prior to reporting the draft DCP back to Council.

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

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
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.	On 12 June 2018, Council considered and endorsed a letter of offer and preparation of a draft VPA for concurrent exhibition with the Planning Proposal. The Planning Proposal has been updated to reflect the conditions of the Gateway, and a draft VPA is being negotiated with the Applicant. So that the PP and draft VPA can be placed on public exhibition.
17/12/2015	23-27 Harold Street and 53 Sorrell Street, North Parramatta	RZ/27/2015	Gateway Determination Position:- Increase height from 11m to 70m and FSR from 0.8:1 to 6:1, and exclude Heritage item at 53 Sorrell St from the proposal.	<p>Council considered a report on the Draft DCP and Draft VPA on 18 December 2017. At this meeting Council resolved that:</p> <ul style="list-style-type: none"> - 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. <p>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.</p> <p>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.</p>	<p>Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the PP. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition.</p> <p>Issues relevant to the draft VPA were considered by Council in the report of 25 June 2018 on the Draft VPA Policy. Council resolved to defer the Draft VPA Policy and no agreement has been resolved with the applicant following Council decision.</p>
11/03/2016	1,3,5,7 Station Street West, Parramatta	RZ/2/2016	Applicant's Proposal:- Amendment of FSR that applies to the site to 10:1 and increase in the maximum building height to 140m. Also removal of the 7 Station Street from the Heritage Schedule	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.	Meetings have been held with the Applicant where they have advised they wish to pursue 10:1, despite the non-compliance with the CBD Planning Proposal. Council officers subsequently requested additional information be provided by the Applicant to allow the assessment to be finalised and the matter reported to Council. The Applicant has lodged a Rezoning Review (previously known as a pre-Gateway Review) with DPE. Council considered the matter at its meeting on 28 May 2018 and resolved to endorse a submission which does not support the Planning Proposal as it is inconsistent with the CBD PP and would have unacceptable impacts on heritage items and streetscape character. Council's submission was forwarded to the NSW DPE on 5 June 2018. A decision is expected from the DPE as the rezoning review in the next few weeks.
15/07/2016	470 Church Street, Parramatta	RZ/13/2016	Gateway Determination Position:- increase FSR from 3:1 to 6:1 and HOB from 24m to 80m	<p>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:</p> <ul style="list-style-type: none"> - 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. <p>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.</p>	<p>Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the PP. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition.</p> <p>Issues relevant to the draft VPA were considered by Council in the report of 25 June 2018 on the Draft VPA Policy. Council resolved to defer the Draft VPA Policy and no agreement has been resolved with the applicant following Council decision.</p>
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.	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.	This Planning Proposal is with DPE for a Gateway determination, and there are currently no outstanding queries from DPE on this Planning Proposal. VPA negotiations are also underway.
5/09/2016	2-4 Lamont Street (2 Sorrell), Parramatta	RZ/17/2016	Applicant's Proposal:- FSR from 4:1 to 6.4:1 and Height from 24m to 60m	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 is being reported to Council on 9 April 2018.	On 9 April Council resolved to endorse the report recommendation for the modified Planning Proposal. A Gateway determination has been sought and the Applicant requested to prepare a site-specific DCP and submit a letter regarding a potential VPA.

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

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
20/02/2017	2 O'Connell Street Parramatta	RZ/2/2017	Council Resolved Position:- Increase height to 217m and FSR map to 14.5:1. Require 1:1 commercial FSR. An additional 0.5:1 may be achieved through high-performing buildings and an additional 1.2:1 non-residential FSR may be provided beyond the otherwise total 15:1 FSR.	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 further report is included in this (April 2018) Business Paper.	On 9 April 2018, Council resolved to resubmit a restructured Planning Proposal to DPE to facilitate progression of the Gateway Determination. This information was submitted to DPE, and officers are currently awaiting a Gateway Determination. VPA negotiations are also underway.
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.	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.	On 23 July 2018 a Gateway Determination was issued by DPE. The Gateway Determination contains a number of conditions that need to be met before the Planning Proposal can proceed to public exhibition. Discussions have commenced with the applicant about the actions required to satisfy the Gateway conditions.
29/08/2017	286-300 Church Street, Parramatta	RZ/14/2017	Applicant's 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	Since preparation of the last status update, the Applicant has lodged a Pre-Gateway review. Council's assessment will be reported to the 9 April Council meeting.	The Applicant has requested DPE not to proceed with the pre-gateway review. Council endorsed the Planning Proposal for sending for Gateway Determination at the Council meeting of 23 April 2018. The Planning Proposal is now with DPE for Gateway assessment.
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	Application lodged in December 2017. Council feedback on the Planning Proposal was provided to the Applicant at a meeting on 2 March 2018. A revised reference plan is to be provided to Council to allow the Planning Proposal to be reported to the Council meeting on 9 April 2018.	On 9 April Council resolved to endorse the report recommendation for the Planning Proposal. A Gateway Determination has been issued and the Applicant has prepared a site-specific DCP that incorporates setbacks endorsed by Council. The Applicant has also prepared an alternative site-specific DCP that reflects its preferred development concept. It is proposed to report both site-specific DCP options to Council on 13 August 2018. The relevant site-specific DCP option, depending on the Council resolution, will then be placed on public exhibition together with the Planning Proposal.
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	The results of the public consultation phase is detailed in a separate report to Council, which will be provided on this matter at the meeting of 9 April 2018.	Council resolved at the 12 June 2018 Council meeting to endorse the Planning Proposal as exhibited. The Planning Proposal has been forwarded to the DPE for finalisation.
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	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. However, a recission motion on Council's previous decision is on the agenda to be considered at this (9 April 2018) Council meeting.	On 9 April, Council resolved to confirm a previous decision made by Council when it considered a recission motion. Since the last update the Planning Proposal was referred to DPE for making, an advertisement was placed in the Parramatta advertiser advising of Council's decision on the draft DCP. The LEP amendment was gazetted on 15 June 2018. The site specific DCP came into effect on this date. The VPA has been executed and a request made for registration.
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.	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.	Council resolved at the meeting of 18 May 2018 to endorse the Planning Proposal as publicly exhibited. The Planning Proposal has been forwarded to the DPE for finalisation.
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.	This Planning Proposal is the subject of a separate Council in this (April 2018) Business Paper that considers this issue raised during the public consultation process for this Planning Proposal.	Council endorsed the Planning Proposal on 9 April 2018 as publicly exhibited. With DPE for finalisation.

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

Attachment 6

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
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	<p>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:</p> <ul style="list-style-type: none"> - 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. <p>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.</p>	The Planning Proposal was finalised as LEP amendment 26 on 20 April 2018. The DCP was brought into effect on the same day. The VPA is due to be executed imminently.

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

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 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 Epping Traffic Study is finalised having tested various growth options.	Consistent with Council's resolution of 9 July 2018 (Item 14.5), Council Officers are writing to the landowner seeking their position on the part of the resolution pertaining to commercial floorspace and community benefit.
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 Epping Traffic Study is finalised having tested various growth options.	Consistent with Council's resolution of 9 July 2018 (Item 14.5), Council Officers are writing to the landowner seeking their position on the part of the resolution pertaining to commercial floorspace and community benefit.
23/03/2015	168-176 Parramatta Road & 89-90 Cowper Street, Granville	RZ/5/2015	Applicant's 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).	This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.	This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.
8/05/2015	372-374 Pennant Hills Road, Carlingford	RZ/13/2015	Applicant's Proposal:- No change to B2 Local Centre zoning. Increase HOB from 21m to 40m. Increase FSR from 2:1 to 3.9:1.	Following the Applicant's submission of a revised traffic study in 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.	The Applicant submitted additional work towards a revised traffic study, that was sent to RMS for review in mid-2018. RMS responded on 27 June 2018 with concerns on broader precinct traffic and transport issues in Carlingford. Should the matters raised by RMS be resolved, 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	Applicant's 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)	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.	In July 2018, Council officers briefed Rosehill Ward Councillors on the 3 options proposed by the Applicant for the site. Council officers have since provided feedback from this briefing to the Applicant and the Applicant is currently determining how they wish to proceed with the Planning Proposal in response to the feedback. Issues raised include concerns around the proposed heights, density and heritage issues.
23/05/2016	1 Mary Street, 30 and 32 Waratah St, 112 Wharf Road, Melrose Park	RZ/9/2016	Applicant's 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. A Draft Southern Structure Plan was submitted to Council in November 2017 and is under assessment by Council officers.	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.
6/06/2016	85-91 Thomas Street, Parramatta	RZ/11/2016	Applicant's Proposal : Increase FSR from .8:1 to 2.2:1 and increase Height from 11m to 34m	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.	The Applicant was requested in early 2018 to revise their design in response to detailed comments regarding the proposed HOB and FSR and design interface with the local area. An update was provided by the Applicant in July 2018 advising that a revised design would be imminent. Following receipt of the revised design, Council officers will progress with the assessment of this PP. Further investigation on the potential traffic impact also still needs to be carried out and will be based on the revised submission.
27/09/2016	23-25 Windsor Road, Northmead	RZ/18/2016	Applicant's Proposal:- amend maximum height from 16 metres to 36 metres, and include a maximum floor space ratio control of 2.36:1	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.	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.
18/11/2016	6 Hope Street, Melrose Park	RZ/21/2016	Applicant's Proposal:- 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. A Draft Southern Structure Plan was submitted to Council in November 2017 and is under assessment by Council officers.	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.

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

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
28/12/2016	55 Kirby Street Rydalmere	RZ/26/2016	Applicant's 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.	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.	The applicant is preparing a revised scheme in response to further urban design and open space comments provided by Council officers.
23/12/2016	Block E & H Burroway Road Wentworth Point	RZ/27/2016	Applicant's Proposal:- 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.	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. The current position on this application is discussed in a separate report to Council in this (9 April 2018) Business Paper.	Council resolved at its meeting of 28 May 2018 to increase allowable residential GFA up to 85,000sqm subject to a funding commitment from the State Government to deliver PLR Stage 2 and Metro West to the precinct. Without this commitment, residential GFA is capped at 54,356sqm. Design competition has commenced with options expected to be presented to the Jury in September 2018. Council also resolved to require the developer to continue funding the existing shuttle bus service for a further 8 years or until such time that the light rail (Stage 2) is delivered.
23/03/2017	16-24 Thallon Street and 27 & 29 Jenkins Road, Carlingford	RZ/7/2017	Applicant's Proposal:- Amend the FSR from 1.99:1 to 4:1 and HOB from 28m to part 33m and part 57m.	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.	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. On 21 May 2018 and 4 July 2018 Council was updated on traffic studies for the Carlingford Precinct. However, traffic issues for the precinct remain to be resolved before further increased development intensity can be considered for the site and the precinct generally.
20/07/2017	1-7 and 13 Carter Street and 23-24 Uhrig Road, Lidcombe	RZ/17/2017	Applicant's Proposal:- Amend FSR from 2.9:1 to 4.7:1 and HOB to a maximum of 147metres (45 storeys)	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.	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	Applicant's Proposal:- Rezone from industrial to B3, B4, RE1 and apply an FSR of 4.16:1 and maximum HOB of 191 metres.	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.	In May 2018, Council wrote to the Applicant requesting they withdraw the Planning Proposal, as a result of Council's submission to the draft Camellia Town Centre Master Plan, given that the assessment of the proposal is pending subject to the finalisation of the Camellia Precinct planning process. The Applicant has since responded advising they do not wish to withdraw their proposal on the basis that the proposal could progress in tandem with the broader Camellia Town Centre Planning process and that their proposal and VPA offers a preferred mechanism to deliver infrastructure upfront.
26/09/2017	14-38 Cowper Street, 21-41 East Street and 5-5A Rowell Street, Granville	RZ/15/2017	Applicant's Proposal:- Amend the max. height of buildings controls from 52m to 82m, and introduce site-specific provisions to exclude residential wintergardens (enclosed balconies) from gross floor area calculation where they are required for either acoustic or wind amenity	The 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.	The Applicant has a current DA for this site and has lodged a Section 4.55 application (formerly Section 96) under the EP&A Act 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 working through issues relating to the planning of the DA with regards to the PP to ensure an appropriate outcome. The Planning Proposal is proposed to be reported to the next possible meeting of the Local Planning Panel.
30/10/2017	176A - 186 Parramatta Road, Granville	RZ/19/2017	Applicant's Proposal:- Amend land use zone from B6 Enterprise Corridor to B4 Mixed Use, maximum height of buildings from 21m to 82m, and FSR from 3:1 to 6:1; also introduce site-specific provisions to exclude residential wintergardens (enclosed balconies) from gross floor area calculation where required to mitigate acoustic or wind impacts.	This application is one of a number of applications in Granville that 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.	This application is one of a number of applications in Granville that need to be assessed against the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). The PRCUTS indicates that a traffic study for the Granville Precinct must be completed before the planning controls detailed in the PRCUTS can be implemented. In Attachment 3 of this update report (which discusses precinct planning), the progress of a Traffic Study for this precinct is discussed. Further assessment of this PP is pending the completion of the traffic study.

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

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
19/12/2017	14-16 Hill Road, Wentworth Point	RZ/1/2018	Applicant's Proposal:- 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.	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.	The applicant is continuing to work with Council officers and transport agencies in relation to density and traffic concerns and the proposed Stage 2 light rail route in order to achieve a desirable outcome. A revised design is expected to be submitted to Council officers for assessment prior to the end of August.
21/12/2017	56-72 Dudley Street and 55-71 Crowgey Street, Dundas	RZ/21/2017	Applicant's Proposal:- Rezone site from R3 Medium Density to R4 High Density (part) and B4 Mixed use (part); amend FSR from 0.6:1 to 4:1 (part) and 5:1 (part); amend height from 11m to parts 26m, 40m, and 80m.	Received Planning Proposal on 21 December 2017. This Planning Proposal is under assessment; internal referrals and initial assessment are proceeding.	Council officers have carried out a review of the PP and provided feedback to the applicant in May 2018. The applicant has since responded to this letter and has submitted a revised design in July 2018. Council officers are currently in the process of assessing the revised submission.
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	Applicant's Proposal:- Rezone site from parts R3 Medium Density/R4 High Density/SP2 Infrastructure to parts R4 High Density/B4 Mixed Use; amend height from parts 11m/14m to parts 28m/84m; 1,250 dwellings, 75,000sqm retail, 3,000 commercial, 1,500 community uses, and 6,500sqm public open space.	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.	Received Planning Proposal on 21 December 2017. Council officers have undertaken an assessment of the proposal and provided comments to the Applicant. The Applicant is currently working on a revised Planning Proposal to respond to Council comments. Comments have also been received from RMS and shared with the Applicant.
19/02/2018	1 Woodville Road, Granville	RZ/2/2018	Applicant's Proposal:- Rezone site from B5 Business Development to B6 Enterprise Corridor; amend Schedule 1 by seeking additional permitted use to allow office premises (maximum GFA of 8,000sqm) and retail premises (maximum GFA 1,600 sqm); amend FSR from 1:1 to 4.5:1 and height from 15m to 80m.	Received Planning Proposal on 19 February 2018. This Planning Proposal is under assessment; internal referrals and initial assessment are proceeding.	Received Planning Proposal on 19 February 2018. A Councillor briefing is scheduled to be provided by the proponent in early August.
7/03/2018	163-165 George Street, Parramatta	RZ/3/2018	Applicant's Proposal:- Amend Schedule 1, Subclause 10 of Parramatta LEP 2011 to permit the additional use of "car park" at 163-165 George Street, Parramatta.	Received Planning Proposal on 7 March 2018. This Planning Proposal is under assessment; internal referrals and initial assessment are proceeding.	A meeting was held on 28 June 2018 with the Applicant and Council officers from both Land Use and Development Assessment. Officers are currently awaiting amended information from the Applicant.
19/10/2012	181 James Ruse Drive Camellia	RZ/5/2012	Alteration of Gateway Determination:- Rezone the land from B5 Business Development to part B4 Mixed Use/part RE1 Public Recreation, vary max. height of buildings for majority of site up to 126m, with max. height of buildings adjacent to foreshore up to 28m, and reduce the max. height of buildings for areas zoned RE1 to zero metres, increase max. floor space ratio from 1.5:1 to 5.3:1, vary existing 30m foreshore building line, and introduce site specific clauses regarding remediation, site containment cells, satisfactory arrangements and design excellence	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.	Council Officers met with DPE to discuss on 7 May 2018, particularly in relation to development contributions and the Camellia Master Plan process. From time to time, DPE contacts Council Officers seeking clarification on certain matters.

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

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
26/09/2014	171-189 Parramatta Road, Granville	RZ/10/2013	<p>Gateway Determination Position:- Amend Planning Proposal to include all land within the block located between Parramatta Road, Victoria Street, Albert Street and the rail corridor.</p> <p>Apply a maximum height of buildings of 82m (25 storeys) for the majority of the site and apply a maximum FSR consistent with achieving the vision, principles and desired built form outcomes within the draft Parramatta Road Urban Design Guidelines prepared by UrbanGrowth NSW.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Council officers received additional information from the Applicant on 21 June 2018. Officers are currently assessing this information, and have also sought feedback from DPE on the relationship of the additional information to the ongoing LEP amendment process. A meeting to provide more detailed technical feedback to the Applicant is scheduled for 2 August 2018. Next steps will be determined at that meeting, but will also include submission of the additional information and officers' assessment to transport agencies (RMS and TfNSW) for their review and comment.</p>
13/02/2015	264-268 Pennant Hills Road Carlingford	RZ/2/2015	<p>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</p>	<p>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 report to Council in April 2018 and place on public exhibition in mid-2018, at same time as Draft Carlingford Block Study, SPD Planning Proposal, DCP and Section 94 Plan. A separate report on this matter in on the agenda of this (April 2018) Business Paper.</p>	<p>Planning Proposal originally submitted to Council in 2015 and received Gateway Determination from DPE on 12 September 2016. The site was part of the wider Carlingford Block Study Area which was not supported by Council (refer resolution 9 April 2018). The Applicant has submitted a revised Planning Proposal responding to the Council resolution and a draft VPA agreement which is under review. Currently preparing materials for public exhibition.</p>
29/04/2015	21-21A Tucks Road, Toongabbie	RZ/11/2015	<p>Gateway Determination Position:- 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.</p>	<p>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.</p>	<p>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. At the request of Councillors, a peer review of the traffic study was undertaken that recommended additional traffic information be submitted. Council staff have received this additional information in July 2018 which is currently being reviewed prior to reporting the PP to the Local Planning Panel.</p>
24/07/2015	1-17 Grey Street and 32-48 Silverwater Road, Silverwater	RZ/8/2018	<p>Planning Proposal previously considered by former Auburn City Council, now within City of Parramatta LGA. Council resolved that the Planning Proposal proceed as follows: - rezone site from B6 Enterprise Corridor to B1 Neighbourhood Centre, increase FSR from 1:1 to 2.7:1, increase height to buildings from 14m to 20m and provision for 4,000m² of non-residential floor space.</p>	<p>Council resolved in February 2017 that the planning proposal should proceed as per the former Auburn Council officer recommendation (October 2015 Council meeting).</p>	<p>The Applicant is currently amending their Planning Proposal to reflect the Council resolution of February 2017, including carrying out additional technical studies required to support the amended planning proposal</p>
17/02/2016	38-42, 44 and 44A Wharf Road Melrose Park	RZ/1/2016	<p>Applicant's 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)</p>	<p>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.</p>	<p>This planning proposal remains part of the Melrose Park North Planning Proposal and is still subject to further urban design and traffic investigations as per the conditions of the Gateway determination. A draft TMAP has been completed and is anticipated to be finalised this quarter.</p>

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

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
14/04/2016	15-19 Hughes Avenue and 655 Victoria Road, Ermington	RZ/3/2016	Gateway Determination Position :- 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. 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.	This planning proposal remains part of the Melrose Park North Planning Proposal and is still subject to further urban design and traffic investigations as per the conditions of the Gateway determination. A draft TMAP has been completed and is anticipated to be finalised this quarter.
13/05/2016	241-245 Pennant Hills Road, Carlingford	RZ/14/2016	Planning Proposal previously considered by Hills Council who resolved not to proceed the applicant has submitted a Pre Gateway Review - which must now be considered and assessed by City Of Parramatta.	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.	A revised design scheme was received in April 2018 that was reviewed by Council's Land Use and Urban Design team. Council also received an initial VPA Letter of Offer for the proposal (see VPA part of this report) on 18 May 2018. Council officers met with the Applicant in mid-2018 to address additional urban design issues. Council is currently awaiting a revised scheme prior to reporting the PP to the Local Planning Panel.
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.	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.	Consistent with Council's resolution of 9 July 2018 (Item 14.5), Council Officers are writing to the DP&E advising Council does not support this planning as well as writing to the Minister for Planning seeking that the Minister amends the legislative provisions relating to the acquisition of open space.
24/11/2016	266 Victoria Road Parramatta	RZ/23/2016	Council Resolved Position:- Planning proposal to amend zoning from parts R2 Low Density Residential/part SP2 Educational Establishment to parts B4 Mixed Use, R4 High Density Residential, RE1 Public Recreation and W1 Natural Waterways; increase FSR from part 0.5:1 to 1.5:1 (excl. Riparian corridor), 1.38:1 of which is residential; increase max. Height from part 9 metres to between 28m and 84m; amendments to Minimum lot size maps; introduce local provisions for 5% affordable housing; and other local provisions.	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.	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. The proposal of a site-specific DCP and VPA negotiations will need to be resolved before the PP can proceed to public exhibition.
23/12/2016	235-237 Marsden Road Carlingford	RZ/25/2016	Applicant's 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.	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.	Following a rezoning review, the Panel determined on 17 May 2018 that the Planning Proposal should proceed to Gateway despite Council's previous resolution to not proceed with this PP. Council has since accepted the role of the RPA and have sent the Planning Proposal for Gateway Determination. Once Council receives the Gateway Determination from the DPE, the Planning Proposal and associated supporting documents will be placed on public exhibition.
5/05/2016	258-262 Pennant Hills Road, 17 & 20 Axile Court, Carlingford	RZ/1/2017	Council Resolved Position:- Rezone from R2 Low Density Residential to R4 High Density Residential; Maximum FSR of 1:1 and maximum Height 4 storeys on the northern part of the site with lower appropriate height in the south.	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 report to Council in April 2018 and place on public exhibition in mid-2018, at same time as Draft Carlingford Block Study, BaptistCare Planning Proposal, DCP and Section 94 Plan. A separate report on this matter in on the agenda of this (April 2018) Business Paper.	Council resolved not to proceed with the Carlingford Block Study (of which this Planning Proposal was a part) on 9 April 2018. Therefore, the Applicant is currently working with Council to submit a revised Planning Proposal responding to Council's resolution and revising their VPA offer.
28/03/2017	8 Wharf Road, Melrose Park	RZ/4/2017	Applicant's Proposal:- 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. 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.	This planning proposal remains part of the Melrose Park North Planning Proposal and is still subject to further urban design and traffic investigations as per the conditions of the Gateway determination. The TMAP is nearing completion and is anticipated to be finalised this quarter.

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

Attachment 7

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - April 2018 (previous)	Status - August 2018 (current)
27/04/2017	34-42 East Street, Granville	RZ/8/2017	Council Resolved Position:- 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.	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.	At its meeting of 13 November 2017, Council resolved to endorse the Planning Proposal subject to an amendment requiring an appropriate design competition to be carried out. The Planning Proposal was forwarded to DPE in late November 2017 and a Gateway Determination was issued on 14 April 2018. A site specific DCP was provided by the Applicant and endorsed by Council on 28 May 2018. The Planning Proposal and draft DCP were exhibited from 13 June to 13 July 2018. Council officers are still awaiting State agency submissions. Council officers are considering submissions received during exhibition to be reported to the next possible meeting of the Local Planning Panel.
13/10/2017	22 Lord Avenue, Telopea	RZ/18/2017	Gateway Determination Position:- 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. Amend Minimum lot size map to be consistent with surrounding residential uses.	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.	The outcomes of the exhibition of this planning proposal were reported to Council on 28 May 2018, where the planning proposal was adopted. The amendment has been forwarded to the Department of Planning and Environment for finalisation, which is anticipated to occur in the coming weeks.
21/12/2017	14-16 Masons Drive North Parramatta	RZ/23/2017	Council Resolved Position:- Amend Schedule 1 of the Hills Local Environmental Plan 2012 to allow for additional permitted use of 'hotel and motel accommodation' specifically for 10 rooms at Yurora House only.	The Planning Proposal was 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.	The Planning Proposal was endorsed by Council on 12 March 2018 and Gateway Determination was received on 25 May 2018. The Planning Proposal was publicly exhibited from 13 June to 29 June 2018. No submissions were received. Council resolved on 23 July 2018 to finalise this proposal.
23/12/2014	26 Good Street Granville (15 Lots to form site fronting Parramatta Road, Good Street and Cowper Street)	RZ/27/2014	Gateway Determination Position:- 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.	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.	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.	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. Gazetteal of the proposal is expected in March 2018.	This Planning Proposal was gazetted on 6 April 2018.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
1	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 is currently subject to a Rezoning Review (previously known as a pre-Gateway review). Council endorsed a submission on the Review at its Meeting on 28 May 2018. The Draft VPA cannot progress until the outcome of the rezoning review. The FSR permitted as a result of the review will be the basis of any VPA negotiations.
2	118 Harris Street and 135 George Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include monetary contribution and works in kind.	The related Planning Proposal 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	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.
4	26 - 30 Parkes Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking to increase height and FSR. Potential VPA deliverables not yet known.	The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved via the Planning Proposal process and the VPA has therefore not progressed since the last reporting period.	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.
5	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.	The Gateway determination review was referred to the Independent Planning Commission in March 2018 for consideration. The Commission found on 2 July that the conditions imposed by the Greater Sydney Commission in its Gateway determination are appropriate and recommended that they should be retained. DPE has advised that the recommendation of the IPC is supported and that Council will be requested to proceed with the Gateway as determined. Given the Applicant lodged the review, confirmation is now required that the Applicant wishes to proceed with the PP. If they choose to proceed, a Draft VPA will be based on the FSR in the Gateway Determination.
6	372-374 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables not yet known.	The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved via the Planning Proposal process and the VPA has therefore not progressed since the last reporting period.	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.
7	171 Parramatta Road, Granville	VPA & PP	Voluntary Planning Agreement involving multiple items including land dedication and works in kind, in association with a planning proposal.	The density of this Planning Proposal - and therefore potential contents of a VPA - is not yet resolved.	The density of this Planning Proposal - and therefore potential contents of a VPA - is not yet resolved. The Planning Proposal has been placed on exhibition, and the Applicant is in the process of reviewing the works they may wish to include in a draft VPA as part of their proposal.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
8	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.	<p>Revised VPA letter of offer received from applicant on 30 January 2018, based on revised Draft Carlingford Block Study.</p> <p>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.</p> <p>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. The outcomes of VPA negotiations are reported to Council in this (April 2018) Business Paper. Should Council resolve to proceed with the PP and Draft Block Study, a VPA document will be prepared and placed on exhibition in mid 2018.</p>	<p>A revised VPA letter of offer and draft agreement were received from the Applicant on 11 July 2018 following Council's decision to no longer proceed with the Draft Carlingford Block Study. The agreement is under review and officers are seeking legal advice.</p> <p>The VPA offer includes public domain improvement works along the western side of Martins Lane; land dedication for new access roads, signalisation of intersection at Baker St and Pennant Hills Rd and widening of Martins Lane, public access and maintenance of the high ecological constraint area and associated Blue Gum High Forest vegetation at the southern portion of the site and provision of 162 affordable housing units.</p> <p>A VPA document will be prepared and proposed to be placed on exhibition in August 2018, along with draft DCP, Planning Proposal and an explanatory note.</p>
9	Lots 11 and 12 DP270778, Wentworth Point (Blocks E & H)	VPA & DCP	Voluntary Planning Agreement involving a 20 year bus shuttle service, 2 x 75 place day care centres; additional open space and 12 affordable housing units.	The revised VPA offer has been assessed, and Council officers have received objections from relevant transport agencies. A separate report to Council will be provided at the Council meeting on 9 April 2018.	At its meeting of 28 May 2018, Council resolved to enter into negotiations to achieve public benefits of at least \$70 million, providing the developer continues to fund the existing shuttle bus service for 8 years or until light rail is delivered. An assessment of the VPA is currently being undertaken.
10	VPA for land at 1-7 Carter Street & 23 Uhrig Road, Lidcombe (Meriton)	VPA & PP	Voluntary Planning Agreement in association with a Planning Proposal seeking an increase in height and FSR. Potential VPA deliverables include provision of affordable housing units, open space embellishment	The PP that this VPA is associated with is currently on hold, pending 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.	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.
11	20-22 Macquarie Street, Parramatta	VPA	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include monetary contribution and works in kind.	The 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.	The applicant has 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.
12	14-20 Parkes Street, Harris Park	VPA & PP	Expected Voluntary Planning Agreement in association with a Planning Proposal.	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.	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. Council is still awaiting the issue of a Gateway Determination.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
13	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 officers are continuing to work with relevant stakeholders to identify the infrastructure needs of the precinct.	Council officers are continuing to work with relevant stakeholders to identify the infrastructure needs of the precinct. This will form the basis of all future VPAs in the precinct.
14	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.	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. The outcomes of VPA negotiations are reported to Council in this (April 2018) Business Paper. Should Council resolve to proceed with the PP and Draft Block Study, a VPA document will be prepared and placed on exhibition in mid 2018.	A revised VPA letter of offer and draft agreement were received from the Applicant on 10 July 2018, following Council's decision to no longer proceed with the Carlingford Block Study. The VPA is to be negotiated and evaluated further. The VPA offer includes dedication of land for new north south road links, public domain improvement works along the existing laneway, dedication of land for new signal lights and contribution towards upgrade of Homelands Avenue Reserve.
15	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, as this will help determine the final density and works required.	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 subsequently the potential quantum of the VPA offer.
16	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.	Letter of Offer received with Planning Proposal on 21 December 2017. Planning Proposal currently being assessed by Council officers.	A letter of offer was received with the Planning Proposal on 21 December 2017. The Planning Proposal is currently being revised by the Applicant with the assistance of Council officers.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
17	241-245 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a Planning Proposal.	(N/A - Letter of offer had not been received at time of last update)	VPA Letter of offer received 18 May 2018 with an initial offer of SP2 land dedication, landscaping, financial contribution and childcare centre. The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved via the Planning Proposal process.
18	181 James Ruse Drive, Camellia	PP, DCP & VPA	Voluntary Planning Agreement including land dedication and works in kind, in association with a planning proposal.	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.	Council Officers have commissioned an external, independent consultant to manage the VPA on behalf of Council. A meeting was held with the Applicant on 5 July 2018 to discuss the process and subsequently on 26 July 2018. The Applicant has been requested to provide spatial information on the community benefit items.
19	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.	An offer has been received and is discussed in detail in a report included in this (9 April 2018) Business Paper regarding the Planning Proposal for this site.	Council resolved to give delegation to Council officers to proceed with a draft VPA. The final draft VPA document was sent to the landowner on 12 July 2018. Once agreed, the VPA will be placed on public exhibition.
20	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.	On 12 June 2018, Council considered and endorsed a letter of offer and preparation of a draft VPA for concurrent exhibition with the Planning Proposal. The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. The Planning Proposal has been updated to reflect the conditions of the Gateway, and a draft VPA is being negotiated with the Applicant so it can be exhibited with the Planning Proposal.
21	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 forwarded a letter of offer which was acceptable in light of Council's current VPA policy framework and position with respect to value sharing in the CBD. VPA negotiations are now underway.
22	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. 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.	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. The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Finalisation of the draft VPA for public exhibition is currently being negotiated with the Applicant, so that it can be exhibited with the Planning Proposal.
23	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. 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.	The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Finalisation of the draft VPA for public exhibition is currently being negotiated with the Applicant, so that it can be exhibited with the Planning Proposal.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
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 also following up a Councillor request for peer review of the traffic study. Anticipated reporting to Council in mid-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 Councillor request for peer review of the traffic study. Anticipated reporting of the PP and VPA to Council in the third quarter of 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. 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.	Council continues to work with PLR and the Developer to reach agreement on the land dedication requirement needed to facilitate the Macquarie Street light rail stop. Amendments to the VPA and DCP may be required subject to the final outcome regarding land dedication to PLR.
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 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	At the time of preparation of the document, finalisation of this Draft VPA required finalisation of some procedural steps by Council so, in effect, this VPA has been executed.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
27	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.	The issues raised in submissions have been addressed in a separate report to Council's meeting on 9 April 2018. The report recommends Council enter into the Draft VPA as exhibited.	Council resolved at the 12 June meeting to endorse the PP as it was publicly exhibited. This has required an amendment to the DCP, which is in the process of being finalised. The draft VPA is also in the process of being finalised.
28	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.	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.	The Applicant has advised that they no longer wish to proceed with a draft VPA for this matter.
29	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.	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.	The final VPA is with the developer awaiting execution. Council Officers continue to follow up to determine a timetable for finalisation of the agreement.
30	295 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contribution.	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.	Rather than progressing the revised Planning Proposal, the Applicant has elected to instead proceed with the Gateway-approved scheme. The Planning Proposal has been updated to reflect the conditions of the Gateway, and is now ready for exhibition. Delegation was previously granted for a draft VPA to be drafted for the purpose of exhibition and this draft VPA has now been finalised. At the time of preparation of this report, the draft PP, draft DCP and draft VPA were being prepared for exhibition from 1-29 August 2018.
31	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 was exhibited concurrently with the planning proposal for the site from 16 May 2018 to 15 June 2018. A draft site-specific DCP, related to flooding, is being exhibited from 11 July to 10 August 2018. At the conclusion of this exhibition, the outcome of the exhibitions for all documents will be reported to Council.
32	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.	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.	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.
33	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 post-exhibition outcomes (which includes the draft VPA) were reported to Council on 12 March 2018, where Council resolved to enter into the VPA as exhibited. However, at the time of preparing this update, Council's decision was subject to a rescission notice which will be considered at the 9 April 2018 Council Meeting.	On 9 April, Council resolved to endorse the original decision. The VPA for the site has been executed by relevant parties and a request has been made for registration.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
34	26 Good Street, Granville	VPA & PP	Voluntary Planning Agreement involving land dedication, monetary contribution and works in kind, in association with a planning proposal.	Council 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.	Council endorsed the VPA on 11 December 2017. The VPA was executed in January 2018 and registered with the NSW Land Registry Services 11 April 2018. Development has yet to commence to trigger VPA requirements to be met.
35	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 request for acquittal of the VPAs has been received which is currently being processed.	This development is complete, the VPA requirements have been met, and an acquittal for the agreement has been issued.
36	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.	This development is complete, the VPA requirements have been met, and an acquittal for the agreement has been issued.
37	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.
38	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.
39	2 Morton Street, Parramatta	VPA	Executed Voluntary Planning Agreement involves staged payment of monetary contributions, land dedication and works in kind.	Ongoing liaison is underway with the Applicant to ensure they are fulfilling all the VPA requirements.	Ongoing liaison is underway with the Applicant to ensure they are fulfilling all the VPA requirements.
40	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.
41	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 to trigger VPA requirements to be met.	Council officers are monitoring compliance of the land owner with the VPA obligations.
42	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.	A request has been received to amend the works required to be delivered (i.e. pedestrian crossing and associated public domain works) by this VPA. Feedback on the proposed changes has been provided and confirmation is required from the Applicant as to whether they wish to proceed with amending the draft VPA.
43	Real Estate House 21 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves works in kind.	The new owner signed the novation deed; the matter is still with Council's legal team.	The new owner signed the novation deed and the VPA is registered on title. Council officers are monitoring compliance of the land owner with the VPA obligations.

Voluntary Planning Agreements - Status at August 2018

Attachment 8

Number	Affected Property Address/es	Issue	Description	Status - April 2018 (previous)	Status - August 2018 (current)
44	Lennox Bridge Car Pk 12-14 Phillip Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involved works in kind and monetary contribution.	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 s96 on the land. Draft design plans have been provided detailing the scope of works identified in the VPA.	A potential revised VPA in association with a Section 96 application to vary the original Development Application for this site is currently being negotiated.
45	5-7 Parkes Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves land dedication, works in kind, land dedication (affordable housing).	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.	Council officers are monitoring compliance of the land owner with the VPA obligations.
46	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.	Council officers are monitoring compliance of the land owner with the VPA obligations.
47	3 Burroway Road, Wentworth Point	VPA & DA	Voluntary Planning Agreement involving land dedication and works in kind, in association with a Development Application.	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.	The library has been devalued to Council, and tenders for fit-out of the library are being pursued.
48	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.	Council officers are monitoring compliance of the land owner with the VPA obligations.
49	2-14 Thallon Street and 7 -13 Jenkins Road, Carlingford	VPA & DA	Executed planning agreement transferred to City of Parramatta from the Hills Council. Voluntary Planning Agreement provides for monetary payment, land dedication and works in kind, in association with a development application.	Council is in receipt of a report for 9 April 2018 meeting that seeks 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.	Council officers are monitoring compliance of the land owner with the VPA obligations.
50	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 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.	Council officers are monitoring compliance of the land owner with the VPA obligations.