

INNOVATIVE

ITEM NUMBER	14.1
SUBJECT	Land Use Planning Work Program Update
REFERENCE	F2018/00155 - D06447878
REPORT OF	Service Mgr Land Use Planning

PURPOSE:

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

RECOMMENDATION

- (a) **That** Council receive and note this report on the Land Use Planning team's work program.
- (b) **Further, that** Council determine that the Planning Proposal at 118 Harris Street and 135 George Street (RZ/7/2015) is no longer active and be omitted from future land use work program update reports as its Gateway determination has lapsed and the Department of Planning and Environment has advised it will not issue any further extensions to its Gateway determination.

BACKGROUND

1. Council resolved on 26 September 2016 that periodic reports be provided to Council on the Land Use Planning Team's work program including status updates on all strategic projects, planning proposals and voluntary planning agreements (VPAs). The resolution requested these updates be provided to Council in April, August and November each year. Due to workloads and the large number of reports being progressed this report is being provided in December.

STRATEGIC PLANNING PROJECTS

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

5. Current strategic planning projects are grouped into eight categories for reporting as follows:

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

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

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

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

Policy Review – Parramatta CBD Planning Proposal

7. The Land Use Planning team prepared the Parramatta CBD Planning Proposal (CBD PP) in response to the NSW Government's direction to grow Parramatta as Sydney's second CBD. On 11 April 2016, Council endorsed the draft CBD PP, which was subsequently sent to the Department of Planning and Environment requesting a Gateway Determination to enable public exhibition.
8. Council considered a report on the Parramatta CBD Planning Proposal on 10 September 2018. The report sought to resolve a number of policy issues that had arisen from an earlier Councillor workshop on 7 May 2018 where decisions for certain site-specific planning proposal varied from the policy position adopted in the endorsed CBD Planning Proposal. In response to this report, Council resolved to adopt a number of positions that vary the CBD PP as sent to the Department for a Gateway Assessment. These variations included:
- a. Setback of towers to Church Street: Amend the upper level setback on Church Street between Macquarie Street and Parramatta River from 18 metres to 12 metres; and further, that Council consider aligning existing site specific planning proposals on Church St to this position when they are reported back to Council after exhibition;
 - b. Performance provisions relating to Opportunity Site bonus FSR: Amend draft LEP Clause 7.16 Opportunity Sites to include additional provisions to address site isolation, impacts of historic streetscapes, and additional minimum site depth requirements;
 - c. Appropriate incentive FSRs for the West Auto Alley Precinct: Amend FSR and height controls to increase development potential across the precinct; undertake further precinct-based Heritage Study as a supporting study in light of these changes; and prepare a detailed Precinct Plan to identify additional opportunities for open space.

- d. High Performing Buildings Bonus for sites with an FSR less than 10:1: Amend the bonus to be a 5 per cent bonus for sites with an FSR of at least 6:1, and to request the Department include the preparation of further environmental analysis as a condition of the Gateway Determination.
9. Following Council's resolution of 10 September 2018, Council Officers have commenced preparing a project brief to scope works required for the West Auto Alley Precinct studies.
10. Council is continuing to await a Gateway Determination on the CBD PP from the Department. The timeframe for the Gateway Determination is at the discretion of the Department 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:
 - a. Phase 1: LEP Review: Council commissioned an independent consultant to complete the "Phase 1: LEP Review / Health Check Report", an assessment of the existing local strategic planning framework identifying how closely aligned Council's planning framework is with the actions in the District Plan. The report was endorsed by Council on 12 November 2018.
 - b. Phase 2: Local Strategic Planning Statement and Housing Strategy: Following the completion of LEP Review, Council Officers have commenced work on the Local Strategy Planning Statement (LSPS), with the Local Housing Strategy being a key document required to inform the LSPS. Phase 2 will be reported to Council in the second quarter of 2019.
 - c. VPA Policy Review: At its meeting on 26 November 2018, Council resolved to adopt the Planning Agreements Policy. Council also set out a process for setting pre-scheduled rates for precincts outside the CBD as well as transitional arrangements for the policy.
13. **Attachment 2** provides an update on the Land Use Planning team's significant policy review projects.

Precinct Planning

14. The table below summarises the status of precincts Council is progressing. Some of the precincts are being dealt with in partnership with Government Agencies such as DPE, whilst others are being led by Council.

Table 1: Precincts' status

<i>Precinct</i>	<i>Status</i>
Camellia (State Government initiated)	Following Council's review of the draft Camellia Town Centre Master Plan and technical documents, a submission to the Department was endorsed at the 9 April 2018 Council meeting. The Department are continuing to review submissions and carry out additional technical analysis. Draft planning controls are expected to be released by the middle of 2019.
Carlingford (Land owner initiated with Council progressing structure plan)	<p>A number of Planning Proposals are underway in Carlingford, with a key concern for a number of these proposals being traffic impact. Planning Proposals in the former Carlingford Block Study area are continuing to be progressed by Council officers.</p> <p>At the Council meeting of 29 October 2018 Council resolved to commence a structure plan for the Parramatta Light Rail corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure. Council Officers have begun to scope this work.</p>
Carter Street (State Government initiated)	The Department prepared a revised draft Carter Street Master Plan that was exhibited from September – October 2018. A draft Council submission was reported to Council on 29 October 2018 and was endorsed to be forwarded to the DPE.
Epping (Council initiated in response to State Government rezoning in 2014)	Council was scheduled to consider a report at the 26 November 2018 Council meeting on the feedback received on the exhibition of the Epping Town Centre Traffic Analysis, and modelled traffic and transport improvements.
Granville / Parramatta Road (Council implementing State Government strategy)	Council resolved on 9 April 2018 to enter into the Terms of Reference with the Department and Cumberland Council to progress the Precinct-wide traffic study. The study is currently being undertaken, and Council Officers are continuing to attend regular meetings with the various parties to progress the study.

Precinct	Status
Melrose Park (Council progressing in response to land owner requests)	<p><u>Northern Precinct</u> - The Applicant has submitted a revised Master Plan and Planning Report which has been referred to Council officers for assessment. Work is continuing on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the precinct.</p> <p><u>Southern Precinct</u> – Council staff are continuing to work with the Applicants on the draft Southern Structure Plan to resolve outstanding density and open space matters. It is anticipated that a draft Plan will be considered by Council in the first half of 2019.</p> <p><u>Transport Management and Accessibility Plan (TMAP)</u> - A final version of the TMAP has been issued to the TMAP Working Group and will be considered by Council at a meeting in early 2019 before being sent to the DPE with the revised Planning Proposal for approval prior to exhibition.</p> <p>Council officers are continuing to liaise with the Department on the requirements of the Safety Management Study for the precinct. Council officers are continuing to liaise with TfNSW and landowners within the precinct on the potential impacts of the Light Rail Stage 2 alignment and the proposed bridge between Melrose Park and Wentworth Point. Council Officers provide periodic updates to Ryde Council, who are not actively involved in the Precinct.</p>
Parramatta North (State Government initiated)	In November 2018, the NSW Government announced it had partnered with the University of Sydney to establish a campus at the Parramatta North site. The announcement follows a market sounding process undertaken by UrbanGrowth NSW Development Corporation and Health Infrastructure NSW for land located across the Parramatta North site and Westmead Health Precinct.
Rosehill (Council progressing in response to land owner requests)	The 2018/2019 Operational Plan did not allocate funding for the Review of the Rosehill Precinct. However, Council has since been approached by various landowners who are proposing to undertake a structure planning process for the northern section of Rosehill. At the Council meeting of 29 October 2018 Council resolved to commence a structure plan for the Parramatta Light Rail corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure. Council Officers have begun to scope this work.
Rydalmere (Council initiated)	The NSW Government's announcement of Stage 2 Light Rail in late 2017 and potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. The timetable of any future Structure Planning process is highly dependent on Stage 2 Light Rail, which is yet to be confirmed.
Sydney Olympic Park (State Government initiated)	The NSW Planning Minister approved the Sydney Olympic Park Master Plan 2030 on 29 August 2018. Council Officers will continue to work with SOPA to deliver the Master Plan's vision to provide for housing, employment, open space, improved public amenity and local infrastructure funding.

Precinct	Status
Telopea (State Government initiated)	On 3 September 2018 Council met with NSW Land and Housing Corporation (LAHC) about progressing the DCP, development contributions framework, and land transfer process. As LAHC subsequently provided a revised DCP and land transfer details, and revised road and cycle designs for review. Once this review is complete, Officers will provide an update to Council.
Wentworth Point (Land owner initiated)	The proposed DCP amendment at 3 Burroway Road – Block H (Billbergia) is in the final stages of the design competition phase with an outcome on the preferred design expected before the end of 2018. The VPA offer is still being assessed by Council Officers. Delivery of the peninsula park (to be delivered by Landcom and dedicated to Council) is being coordinated by Place Services. Refer to Attachment 7 for more detailed updates on these planning proposals.
Wentworthville (State Government initiated)	Council resolved on 29 October 2018 to write to the Department requesting that the Wentworthville Precinct work be deferred. Council has written to the Minister and is awaiting a response.
Westmead (State Government initiated)	Council Officers are continuing to work with partners to finalise a Masterplan document through the Westmead Alliance, which is expected to be reported to Council in the first half of 2019 to obtain endorsement for public exhibition. Officers continue to participate in coordination meetings with the Department in relation to the Westmead South Planned Precinct.

15. Council officers also continue to work with the Department and the Greater Sydney Commission on matters relating to strategic land use and infrastructure planning for growth precincts within Greater Parramatta to Olympic Peninsula (GPOP).
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. At its meeting of 26 November 2018 Council endorsed the Harmonisation Discussion Paper for public exhibition. The resolution required an amendment to the Discussion Paper to include an additional alternative option to extend dual occupancy prohibition areas in R2 Low Density Residential zones to include additional parts of the LGA. The public exhibition is anticipated to commence following the Christmas / New Year period.
 - b. The consultant appointed to review the City of Parramatta's development contribution framework has finalised and submitted their report on options to consolidate the various contributions plans carried over from amalgamation. Council officers are reviewing the report to identify work required to deliver consolidated plans.

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

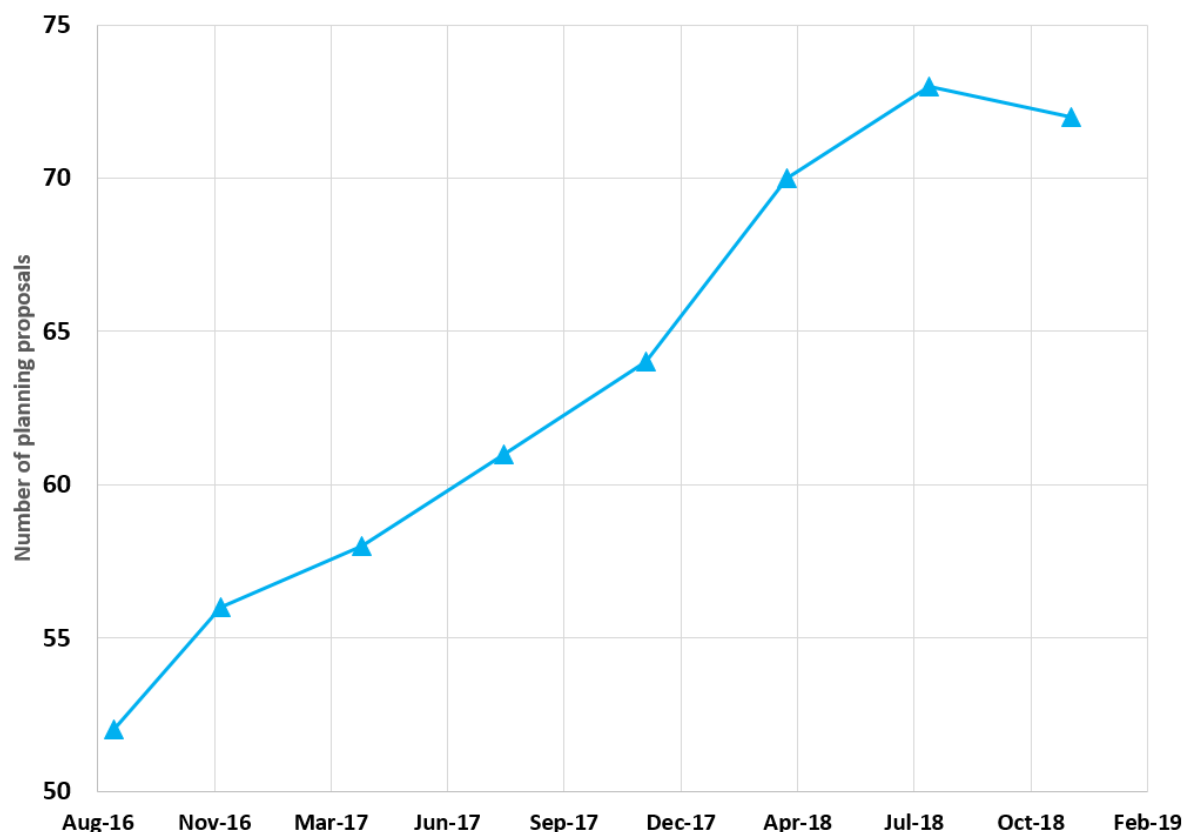
19. As well as ongoing administration of the Heritage Committee and Heritage Grants program, key heritage matters that have progressed since the last update include:
- a. The LEP and DCP amendments to the South Parramatta Heritage Conservation Area (HCA) and surrounds commenced on 14 September 2018, completing this project.
 - b. A report on the outcome of the public exhibition of the Aboriginal Cultural Study was endorsed by Council on 24 September 2018, providing updated processes for Aboriginal heritage management; Council approval to appoint an Aboriginal Heritage Advisor; and endorsement to undertake an Aboriginal Oral History study.
20. The above issues and other aspects of Council's work relating to heritage and planning administration (i.e. development contributions and customer service programs) are discussed in more detail at **Attachment 5**.

Site-Specific Planning Proposals

21. As noted in previous update reports, the number of site-specific planning proposals lodged with Council has increased dramatically since 2010. This reflects increasing investment interest within the City of Parramatta LGA, primarily a result of the Parramatta CBD planning framework review project, and high demand for residential development in the Parramatta CBD and surrounding suburbs.
22. **Attachments 6** and **Attachment 7** provide updates on each of the planning proposals being managed by Council, inside and outside of the Parramatta CBD Planning Proposal area respectively. Planning proposals are grouped into three categories:
- a. Under preliminary assessment, and not yet reported to Council (shaded yellow)
 - b. Reported to Council and/or received Gateway Determination and/or placed on public exhibition (shaded orange)
 - c. Reported back to Council post-exhibition and awaiting gazettal (shaded green).
23. Four new planning proposals have been lodged since the last status update: three of these are located within the Parramatta CBD and one outside the Parramatta CBD. In total, Council is currently managing 72 'live' PPs, noting that five were either finalised by the Department or withdrawn since the last update report.
24. Since the last status update, one planning proposal was reported to Council for initial decision and one planning proposal was reported back to Council post-exhibition for endorsement.

25. There are a number of sites where the complexity of aligning one or more site-specific planning proposals with concurrent Strategic Planning Projects impacts on the processing of those planning proposals.
26. Council's Land Use Planning team has been providing tri-annual update reports for over two years. The growth in site-specific planning proposals over this time is shown in Figure 1. Overall, the number of site-specific planning proposals has grown from 52 in September 2016 to 72 in November 2018, equivalent to 38% growth in just over two years.

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



Voluntary Planning Agreements

27. As noted in previous update reports, the number of Planning Agreements managed by Council's Land Use Planning team has grown significantly over the past five years, from just three in 2012 to 53 matters which currently require some form of action or monitoring.
28. **Attachment 8** provides updates on each of the Planning Agreements currently being managed by Council. Planning Agreements are grouped into three categories:
- Yet to be reported to Council with a recommendation (shaded yellow)
 - Accepted in principle/subject to exhibition or finalisation of legal drafting (shaded orange)
 - Executed VPAs requiring ongoing management/monitoring (shaded green).

29. It is noted that several Planning Agreements have been deferred as the relevant applicant has preferred not 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 planning proposal, and/or
 - b. Council's value sharing and Planning Agreement policy frameworks.

EMERGING ISSUES

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

Sydney Metro West

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

Parramatta Light Rail Stage 2

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

Special Infrastructure Contribution

33. Since the last update, a draft Special Infrastructure Contribution (SIC) for the Greater Parramatta Priority Growth Area is still to be released by the Department. 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 the Greater Parramatta and Olympic Park Peninsula led by the Greater Sydney Commission, and prepare a draft submission for Council's consideration if a SIC is exhibited.

HOUSING DELIVERY

34. The Central City District Plan, finalised in March 2018, sets out a 0-5 year housing target for the City of Parramatta LGA of 21,650 dwellings to 2021.
35. Council officers consider that Council is on track to meet or exceed this target, based on the considerations outlined below:
- 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** new dwellings are forecast for the next five years. It is also noted that City of Parramatta ranks first amongst LGAs in Metropolitan Sydney in both of these datasets. (Reference: www.bit.ly/2S1RKiq)

- b. Additional dwellings (forecast by internal data) to 2036 within City of Parramatta's growth precincts and other site-specific PPs are currently estimated at **82,000-85,000** dwellings.

OTHER MATTERS

Planning Proposals for 118 Harris Street and 135 George Street, Parramatta

- 36. Council currently is in receipt of two Planning Proposals for land at 118 Harris Street and 135 George Street (Albion Hotel site). The first Planning Proposal (RZ/7/2015) was lodged in April 2015 and Council resolved to forward the Planning Proposal to the Department of Planning and Environment on 27 July 2015. The Gateway Determination was issued on 19 October 2015. The site was subsequently sold and the new owners lodged a separate Planning Proposal (RZ/3/2017) in March 2017.
- 37. The Gateway determination for the original Planning Proposal has been extended on two occasions. However, the most recent extension issued on 18 April 2018 has since lapsed and the Department of Planning and Environment has advised that it will not issue any further extensions. The applicant has been advised and invited to withdraw the application, however, no response was received.
- 38. In light of this and the fact that there is a more recent Planning Proposal submitted by the current owner, it is recommended that Council resolve to no longer consider the original Planning Proposal to be an active proposal and to be removed from future update reports. Council can then focus its assessment on the more recent active Planning Proposal.

CONCLUSION

- 39. Due to the ongoing impacts of the 2016 council boundary changes, State planning policy framework issues, and significant development interest across the City of Parramatta, it is expected that the workload for the Land Use Planning Team will continue at a very high level for the next two to three years.
- 40. The next update report is scheduled to be provided in April 2019.

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ATTACHMENTS:

1	<u>↓</u>	CBD Planning Proposal Projects	3 Pages
2	<u>↓</u>	Planning Policy Review Projects	2 Pages
3	<u>↓</u>	Precinct Planning Projects	4 Pages
4	<u>↓</u>	Harmonisation Projects	2 Pages
5	<u>↓</u>	Heritage and Planning Systems Administration Projects	2 Pages
6	<u>↓</u>	Planning Proposals - CBD Planning Proposal Area	7 Pages
7	<u>↓</u>	Planning Proposals - Outside of CBD Planning Proposal Area	8 Pages
8	<u>↓</u>	Voluntary Planning Agreements	10 Pages

REFERENCE MATERIAL

ATTACHMENT 1

CBD PLANNING PROPOSAL PROJECTS

Project	Description	Status - August 2018 (previous)	Status - November 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.	<p>The Department of Planning and Environment (DPE) is reviewing the draft CBD PP sent in April 2016. Council has provided all information requested to facilitate release of the Gateway Determination. Council staff continue to regularly meet with DPE officers, with the most recent meeting being held on 3 October 2018.</p> <p>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.</p> <p>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.</p>	<p>DPE is reviewing the draft CBD PP sent in April 2016. Council has provided all information requested to facilitate release of the Gateway Determination for the CBD PP. Council staff continue to regularly meet with DPE officers, with the most recent meeting being held 3 October 2018.</p> <p>Two meetings have been held with the Lord Mayor and Minister for Planning where the CBD PP was discussed (7 March and 28 September 2018). A letter from the Lord Mayor was sent to the Minister for Planning on 18 October 2018, raising a number of issues, including the CBD PP Gateway Determination.</p> <p>Following the Councillor workshop on 22 August 2018, a report to Council with options on policy issues related to the draft CBD PP was reported to the Council Meeting on 10 September 2018. The resolution from this report required amendments to Council's Gateway Application and the DPE were notified of the changes on 20 September 2018.</p> <p>In accordance with the 10 September 2018 resolution, Council resolved to undertake two additional studies. These are described separately below.</p>	<p>Council is currently awaiting a Gateway Determination from DPE. The timeframe for the Gateway Determination is at the discretion of DPE.</p> <p>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.</p> <p>It is anticipated that, following Council's endorsement of the CBD PP (as amended in accordance with any Gateway conditions), the Planning Proposal will be publicly exhibited. Submissions received during public exhibition will then be considered and reported to Council for approval along with any recommended changes to the draft planning controls.</p>
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 detailed traffic ("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.	Pending DPE provision of a Gateway Determination for the CBD PP, the STS will be placed on public exhibition as a supporting document.
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 to be commissioned by CoP and in consultation with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS). The results from this modelling will inform the development of the Parramatta CBD Integrated Transport Plan.	Council officers are working with RMS and TfNSW to finalise a methodology for modelling growth scenarios.	Council officers, RMS and TfNSW have agreed on the methodology for the complete modelling using agreed growth scenarios.	Following the modelling of the growth scenarios, the results will be used to inform the ITP, which is expected to be reported in early 2019.
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).	Consultants have commenced the background review and once the methodology has been finalised, growth scenarios will be tested.	Consultants have finalised the background review and are now using the methodology agreed to by Council officers, RMS and TfNSW to test growth scenarios.	The 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 to prepare and finalise the ITP based on scenario testing.
CBD Planning Framework - CBD Infrastructure Strategy (formerly called 'Delivery Plan')	<p>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.</p> <p>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.</p>	DPE is currently reviewing draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	DPE is currently reviewing the draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	Pending DPE provision of a Gateway Determination for 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 for approval to place on public exhibition.

Project	Description	Status - August 2018 (previous)	Status - November 2018 (current)	Next Steps
CBD Planning Framework - CBD Infrastructure Strategy - s94A plan	Preparation of a s94A plan to support the CBD Infrastructure Strategy	DPE is currently reviewing draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	DPE is currently reviewing the draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	Pending DPE provision of a Gateway Determination for the CBD PP, finalise preparation of a new s94A plan to support the CBD Infrastructure Strategy, and then report to Council for approval 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 is currently reviewing draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	DPE is currently reviewing the draft CBD PP sent on 11 April 2016, including Council's work on the proposed value sharing mechanism.	Pending DPE provision of a Gateway Determination for the CBD PP, finalise preparation of the local infrastructure works schedule to support the CBD Infrastructure Strategy, and then report to Council for approval 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	DPE and Office of Environment and Heritage (OEH) are currently reviewing Council's application for Exceptional Circumstances which will enable planning controls to be applied to properties affected by flood events greater than 1 in 100 AEP.	DPE and OEH are currently reviewing Council's application for Exceptional Circumstances.	<p>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.</p> <p>Report back to Council's Floodplain Risk Management Committee on the Exceptional Circumstances Application once Council is notified of the DPE and OEH's decision.</p>
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.	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.	Due to other work commitments, namely the requirement to prepare and submit the Phase 1 LEP Review Health Check Report to DPE by 14 November 2018, work on this report has been delayed.	Report to Council seeking authorisation to place the Draft Strategy on public exhibition expected in 2019.
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 by Council 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 DPE's decision on the Gateway Determination for 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. To be finalised once Gateway Determination has been received from DPE.	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 DPE decision on issuing a Gateway Determination for 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. To be finalised once Gateway Determination has been received.	Council is awaiting the Gateway Determination on the CBD Planning Proposal to determine next steps in relation to heritage matters.	Council is awaiting the Gateway Determination on the CBD Planning Proposal to determine next steps in relation to heritage matters.

ATTACHMENT 2

PLANNING POLICY REVIEW PROJECTS

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

Attachment 2

Project	Description	Status - August 2018 (previous)	Status - November 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.	Following the release of the final Region and District Plans by the Greater Sydney Commission (GSC) 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 Strategic Planning Statement, LEP Review and Housing Strategy" below.	Refer to "Local Strategic 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.	Refer to "Local Strategy Planning Statement, LEP Review and Housing Strategy" below.	Refer to "Local Strategic Planning Statement, LEP Review and Housing Strategy" below.	Refer to "Local Strategic Planning Statement, LEP Review and Housing Strategy" below.
Local Strategic Planning Statement, LEP Review and Housing Strategy	Together, the GSC's Region/District plans and recent State Government 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.	On 16 July 2018, Council resolved to accept a funding offer from DPE to review and undertake any necessary updates to 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.	Council commissioned consultants to complete the "Phase 1: LEP Review / Health Check Report", which was an assessment of the existing local strategic planning framework that identified how closely aligned Council's planning framework is with the actions in the District Plan. The Phase 1 report was endorsed by Council on 12 November 2018, and forwarded to the DPE and GSC on 14 November 2018 for review and endorsement.	The Phase 1 "Health Check" will inform the preparation of a Local Housing Strategy and Local Strategic Planning Statement (Phase 2). This work is expected to be report to Council in Q2 2019.
Review of the Environmental Planning and Assessment Regulation 2000	The Department of Planning and Environment (DPE) exhibited an Issues Paper relating to the <i>Environmental Planning and Assessment Regulation 2000</i> in October 2017, with a view to exhibiting a draft Regulation in 2018.	DPE has 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.	DPE has yet to exhibit the proposed draft amendments to the Regulation. Therefore, no action has been taken on this matter at the current time.	At such time as amendments are released, Council officers will review and prepare a draft submission if required.
LEP Housekeeping Amendments	LEP Housekeeping reviews are used to correcting minor policy issues, errors and anomalies which have been identified post-gazettal (LEPs). Because housekeeping processes are typically performed on a periodic basis, each process may capture a number of different issues that arose since the writing of the plan or since the previous housekeeping process.	Council 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.	Council are waiting for the Housekeeping amendment No. 3 planning proposal to receive Gateway Determination from the DPE.	If a Gateway Determination is provided, then the Planning Proposal will be placed on public exhibition.
DCP Housekeeping Amendments	Housekeeping DCP reviews are used to correct minor policy issues, errors and anomalies which have been identified post-adoption (DCPs). Because housekeeping processes are typically performed on a periodic basis, each process may capture a number of different issues that arose since the writing of the plan or since the previous housekeeping process.	Council officers are recording issues for potential inclusion in future DCP housekeeping amendments.	Council officers are recording issues for potential inclusion in future DCP housekeeping amendments.	Council officers to progress Parramatta DCP Housekeeping Amendment No. 3 to Council for approval to publicly exhibit when an appropriate number of issues for inclusion have been collected, or if it becomes otherwise necessary.
VPA Policy Review	Following various resolutions of Council a review of the existing VPA policy is being undertaken.	Council considered the VPA 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 draft VPA Policy as per Council's resolution.	At its meeting on 26 November 2018, Council resolved to adopt the Planning Agreements Policy. Council also set out a process for setting pre-scheduled rates for precincts outside the CBD as well as transitional arrangements for the policy.	Council Officers will prepare final amendments to the Planning Agreement Policy in accordance with the Council resolution, including establishing the process for setting pre-scheduled rates in precincts
Boarding Houses Review	Council resolved to begin negotiations with the Department of Planning to obtain an exemption from the Affordable Rental Housing State Environmental Planning Policy. Initially Council was seeking to prohibit boarding houses in the low density residential zoned areas but following further negotiations Council is seeking to justify a proposal to limit Boarding Houses being developed in Council low density residential zones to certain specific locations.	In March/April 2018, the DPE exhibited amendments to the car parking rates for boarding house as provided for in the <i>ARHSEPP</i> . 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 July 2018.	The Department have advised that a review of the <i>ARHSEPP</i> is underway as part of Stage 2 of its Review Program for SEPPs. As part of the <i>ARHSEPP</i> review, they recently consulted the City of Parramatta as part of a ground-truthing exercise to look at examples of boarding houses that have been approved under the SEPP. Council Officers were able to provide two examples. The Department are at the earlier stages of the review and do not have a timeframe for the completion of the review.	Council Officers will continue to liaise with the DP&E on the status of the review of the <i>ARHSEPP</i> .

ATTACHMENT 3

PRECINCT PLANNING PROJECTS

Project	Description	Status - August 2018 (previous)	Status - November 2018 (current)	Next Steps
Greater Parramatta to Olympic Peninsula	The Greater Parramatta to the Olympic Peninsula (GPOP) is a Greater Sydney Commission (GSC) initiative which identifies the 4,000 ha area as “Greater Sydney’s true centre”.	<p>Since the last update, Council officers have continued to support Department / GSC officers by responding to requests for information relating to development and planning activity in the City of Parramatta.</p> <p>Council officers continue to work with GSC officers in relation to the Growth Infrastructure Compact for GPOP, and with Department officers in relation to strategic land use and infrastructure planning matters for GPOP.</p>	The Department have advised Council that they are looking to finalise their Draft Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (LUIIP), which was exhibited in 2017. Department officers sought a meeting with Council officers to discuss Council's submission on the Draft Greater Parramatta Interim LUIIP, with officer feedback being provided accordingly, noting the significant time that had passed since the exhibition.	<p>The Growth Centres SEPP has yet to be amended to formally insert the Greater Parramatta Priority Growth Area. It is understood that the progress of this proposed SEPP amendment is associated with the progress of the Draft Greater Parramatta LUIIP.</p> <p>Council officers will continue to work with GSC/Department, and monitor and progress any necessary changes to Council's land use planning framework as required.</p>
Camellia	Work with the Department to finalise rezoning proposal for Camellia Priority Precinct and associated development contribution plan.	<p>Council has reviewed the Draft Camellia Town Centre Master Plan including supporting technical documents and have prepared a submission to the Department for their consideration. Council's submission was reported to Council at the 9 April Council meeting.</p> <p>The Department are reviewing all submissions and carrying out additional technical analyses as relevant to respond to issues (including Council) raised during the public exhibition.</p>	<p>Council has reviewed the Draft Camellia Town Centre Master Plan including supporting technical documents and have prepared a submission to the Department for their consideration. Council's submission was reported to Council at the 9 April Council meeting.</p> <p>The Department are continuing the review of submissions and are carrying out additional technical analyses as relevant to respond to issues raised during the public exhibition. Draft planning controls are expected to be released by mid 2019.</p>	Council will continue to work with the Department to address key issues affecting the finalisation of the Masterplan. This will ensure that the Department can progress towards the preparation of the rezoning package including draft DCP and Developer Contributions framework for the precinct.
Carlingford	Manage implementation of planning controls in Carlingford precinct, whilst also responding to issues such as Planning Proposals at the edge of the Carlingford area and Light Rail Stage 1 issues.	Several Planning Proposals are underway in the Carlingford Precinct. A key concern for a number of these proposals is traffic, 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 and 20 Azile Court - are currently being assessed for the VPA offer with agreements to be negotiated.	Several Planning Proposals are underway in the Carlingford Precinct. A key concern for a number of these proposals is traffic and the resultant cumulative impacts on the surrounding road networks. Council continue to work with applicants to deliver opportunities for high-quality open space and ensure urban design outcomes that respond to nearby commercial precincts and low density residential zones. Planning Proposals in the former Carlingford Block Study area are continuing to be progressed by Council officers.	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 to integrate for a proposed access ramp which will allow westbound vehicles on the M4 Motorway to exit onto Hill Road.	The Department are preparing a Draft Master Plan for Carter Street, which included preliminary consultation with Council officers. Since the last status update, meetings were held between the Department 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 Department has committed to resolving these issues which relate to how the road network will operate in this precinct.	The Department prepared a revised draft Carter Street Master Plan that was placed on exhibition between 10 September and 26 October 2018. Council received an extension from the Department until 2 November 2018 to allow Council to formally consider its submission in response to the revised master plan at its meeting on 29 October 2018. A draft submission was reported to Council on 29 October 2018 and was endorsed to be forwarded to the Department.	<p>Council officers are continuing to liaise with the Department in progressing the Master Plan. In accordance with the Council resolution from the meeting of 29 October correspondence is being prepared to be sent to the Minister for Planning and Minister for Roads requesting the following:</p> <ul style="list-style-type: none">- That the existing residential densities reconfirmed in the revised Carter Street Masterplan are strictly adhered to;- That the Hill Road upgrade works required in conjunction with the new M4 Westbound off ramp from the M4 to Hill Road be fully funded by State Government and not passed onto Council to fund;- That there also be improved requirements for affordable rental housing, childcare, open space and sustainability, as recommended in Council's submission. <p>Council will also advocate for a high school in the Olympic Park precinct to support the Carter Street Master Plan.</p>
Epping	A review of the Planning Controls that apply to the Epping Precinct has been initiated as required by Council 2016/17 Operational Plan.	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 to 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.	Following Council's resolutions of 9 July 2018, Council Officers prepared a Consultation Plan and subsequently exhibited the Epping Town Centre Traffic Analysis from 25 July to 11 September 2018. A community Information session and Drop-in session were also held. Council also drafted letters to State Agencies and the Local Member relating to the traffic analysis. At the time of writing the update report, Council was scheduled to consider this report at its meeting on 26 November relating to the Traffic Study and changes to parking controls.	Continue implementing actions from Council's resolution of 9 July and, if relevant, 26 November.

Project	Description	Status - August 2018 (previous)	Status - November 2018 (current)	Next Steps
Granville	Council has been engaged as a Stakeholder providing feedback to Urban Growth NSW who are preparing the Strategy to transform Parramatta Road.	<p>The Strategy was released on 9 November 2016, and gives Council two implementation options. The first is to pursue a comprehensive Planning Proposal to implement the Strategy and the alternate is to allow landowners to lodge their own site-specific Planning Proposals which would be assessed to determine if they comply with the Strategy before they could commence. A critical issue that must be resolved if the Planning Controls are to proceed is the requirement for a detailed traffic assessment to be completed for the precinct.</p> <p>Council resolved on 9 April 2018 to enter into the Terms of Reference with Department 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.</p>	<p>The Strategy was released on 9 November 2016, and gives Council two implementation options. The first is to pursue a comprehensive Planning Proposal to implement the Strategy and the alternate is to allow landowners to lodge their own site specific Planning Proposals which would be assessed to determined if they comply with the Strategy before they could commence. A critical issue that must be resolved if the Planning Controls are to proceed is the requirement for a detailed traffic assessment to be completed for the Precinct.</p> <p>Council resolved on 9 April 2018 to enter into the Terms of Reference with the Department and Cumberland Council to progress the Precinct-wide traffic study. The study is being undertaken and the assessment of any Planning Proposal in the Parramatta Road Corridor must have regard to the completion of this study.</p> <p>The Precinct wide traffic study is likely to be completed in early 2019.</p>	Council officers are continuing to attend regular meetings with the traffic consultant, Department, TfNSW, RMS and Cumberland Council regarding the progression of the precinct-wide traffic study. Council is a key stakeholder in this project and will continue to review and endorse technical documents, provide responses to queries / questions raised by subconsultants, identify local community and stakeholder issues and work with the project group to solve them.
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><u>Northern Precinct</u> - 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><u>Southern Precinct</u> -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><u>TMAP</u> - A draft TMAP has been circulated for comment with finalisation anticipated to occur this quarter.</p> <p>A Safety Management Study needs 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 Moratorium of Understanding 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><u>Northern Precinct</u> - The Applicant has submitted a revised Master Plan and Planning Report which has been referred to Council officers for assessment. Work is continuing on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the precinct.</p> <p><u>Southern Precinct</u> - Council staff are continuing to work with the Applicants on the draft Southern Structure Plan to resolve outstanding density and open space matters. It is anticipated that a draft Plan will be considered by Council in the first half of 2019.</p> <p><u>TMAP</u> - A final version of the TMAP has been issued to the TMAP Working Group and will be considered by Council at a meeting in early 2019 before being sent to the Department with the revised Planning Proposal for approval prior to exhibition.</p> <p>Council officers are continuing to liaise with the Department on the requirements of the Safety Management Study for the precinct.</p> <p>Council officers are continuing to liaise with TfNSW and landowners within the precinct on the potential impacts of the Light Rail Stage 2 alignment and the proposed bridge between Melrose Park and Wentworth Point.</p>	Council staff will continue to proceed with the Melrose Park North Planning Proposal, assessment of the draft Southern Structure Plan, required safety studies, identification of infrastructure needs for the precinct, and integration of Light Rail options to progress the planning of this precinct.
Parramatta North	<p>Parramatta North Urban Transformation Precinct (PNUT) is a NSW Government-owned 26 hectare site. The precinct was rezoned by the NSW Government in 2015 to facilitate a mixed use development, with delivery overseen by UrbanGrowth NSW.</p> <p>Council endorsed a precinct-specific Development Control Plan for the site which commenced on 10 August 2017. The Land Use Planning Team is providing strategic planning advice to the Development Assessment Team on the first Development Application for the Precinct.</p>	<p>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 also reviewing the proposed development within the heritage core, consequent to the National Heritage Listing and Council resolution 13 November 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>In November 2018, an announcement was made by the NSW Government that the University of Sydney has partnered with the NSW Government to establish a second campus as part of a leading international health, education and research precinct in Western Sydney. The announcement follows a market sounding process conducted by UrbanGrowth NSW Development Corporation and Health Infrastructure NSW for land located across the Parramatta North Growth Centre and Westmead Health Precinct.</p>	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. This will also have to consider the outcome of UrbanGrowth’s ‘Market Sounding’ process regarding the leading international health, education and research precinct in Western Sydney

Project	Description	Status - August 2018 (previous)	Status - November 2018 (current)	Next Steps
Rosehill	Review of Rosehill Precinct (west of James Ruse Drive) to determine future land use strategy given significant precinct constraints ie flooding, traffic, and heritage.	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.	Work is continuing on the structure planning review in the River Road West Precinct and preliminary feedback has been provided regarding the landowner submitted structure plan concept.	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.
Rydalmere	Progress structure plan for Rydalmere as per Council's Employment Lands Strategy.	<p>Council's Employment Lands Strategy (ELS) identifies Rydalmere as a Key Employment Precinct which is undergoing change, restructuring of key industries, and is of a significant scale and size to support urban renewal and increased employment densities. The ELS sets the action of preparing a structure plan for Rydalmere.</p> <p>The announcement of Stage 2 Light Rail in late 2017 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.</p>	<p>Council's Employment Lands Strategy (ELS) identifies Rydalmere as a Key Employment Precinct which is undergoing change, restructuring of key industries, and is of a significant scale and size to support urban renewal and increased employment densities. The ELS sets the action of preparing a structure plan for Rydalmere.</p> <p>The introduction of Light Rail and the potential West Metro has implications for Rydalmere especially given alignment options and accessibility into the precinct. This will need to be factored into as part of any future Structure Planning process. Council will commence the structure planning process for the corridor from Rosehill to Carlingford to inform future land uses, densities and supporting infrastructure, including but not limited to, schools, open space and roads.</p>	The timetable is dependent on Stage 2 Light Rail. Once Stage 2 Light Rail and/or West Metro is confirmed and the impacts on Rydalmere are known, a timetable can be set for further strategic work.
Sydney Olympic Park	Preparation of Council submission on Sydney Olympic Park Authority Masterplan placed on exhibition by Department on 11 October 2016.	No change in status. The SOPA Master Plan is still in draft form, and has not yet been finalised.	The Sydney Olympic Park Master Plan 2030 was approved by the NSW Planning Minister on 29 August 2018.	Council officers will continue to work with SOPA to deliver the vision of the Master Plan in providing for housing, employment, open space, improved public amenity and local infrastructure funding.
Telopea	Work in partnership with NSW Land and Housing Corporation (LAHC) to prepare masterplan for Telopea precinct.	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 Department. Council officers met with LAHC in June and July to progress some LEP, DCP and development contributions framework matters.	Council Officers continue to liaise with LAHC on the progression of the LEP, DCP and Section 7.11 Development Contributions Framework. To that end, on 3 September 2018 Council met with LAHC to focus on the progression of the DCP, Section 7.11 Development Contributions Framework and land transfer process. As a result of the actions out of that meeting, LAHC subsequently provided a revised DCP and land transfer details, and revised road and cycle designs for review.	Council Officers are reviewing the LAHC's material internally and will provide comments as soon as possible. Council Officers will continue to work with LAHC and meet with Department as required to progress the LEP, DCP and development contributions framework for Telopea.
Wentworth Point	Manage implementation of planning controls in Wentworth Point, whilst also responding to issues such as a proposed amendments to planning controls.	<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>	<p>The proposed DCP amendment at 3 Burroway Road – Block H (Billbergia) is in the final stages of the design competition phase with an outcome on the preferred design expected before the end of 2018. Discussions are continuing with the applicant in relation to the VPA for the site.</p> <p>Delivery of the peninsula park (to be delivered by Landcom and dedicated to Council) is now being coordinated by Place Services.</p> <p>Council will continue to work with the applicant (14-16 Hill Road) to achieve an appropriate design scheme and liaise with TfNSW in relation to Light Rail Stage 2.</p>	<p>Council will continue to progress the proposed amendments to planning controls at 3 Burroway Road – Block H (Billbergia) with associated VPA and 14-16 Hill Road (Sekisui).</p> <p>Please refer to Planning Proposal attachments for more detailed updates on these planning proposals.</p>
Wentworthville*	<p>Work with Department to progress Planned Precinct process for Wentworthville precinct.</p> <p>*Wentworthville precinct includes a small portion of Westmead suburb within City of Parramatta LGA.</p>	Project Control Group (PCG) and Project Working Group (PWG) meetings are continuing on a fortnightly/monthly basis. Council Officers have provided Department with comments on Stage 1 consultant reports, and are awaiting a response from Department prior to commencing Stage 2.	Council resolved on 29 October 2018 not to write to the Department requesting that the progress on the Wentworthville Precinct work be deferred. Council has written to the Minister and is awaiting a response.	Council to continue to participate in project coordination meetings and provide relevant technical input.
Westmead*	<p><u>Westmead North</u>: Work with partners on Westmead Innovation District Master Plan Project, which will feed into the overall Westmead Planned Precinct process.</p> <p>(*Westmead South is located within Cumberland Council and is being progressed through the same Project Control Group as Wentworthville Planned Precinct.</p>	Project Control Group (PCG) and Project Working Group (PWG) meetings are continuing on a fortnightly/monthly basis. Council Officers have provided Department with comments on Stage 1 consultant reports, and are awaiting a response from Department prior to commencing Stage 2.	Council Officers are continuing to work with partners to finalise a Masterplan document which is expected to be reported to Council first half of 2019 to obtain endorsement for public exhibition.	Council to continue to participate in project coordination meetings and provide relevant technical input.

ATTACHMENT 4

HARMONISATION PROJECTS

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

Attachment 4

Project	Description	Status - August 2018 (previous)	Status - November 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 new City of Parramatta LGA. Council is undertaking work to address policy inconsistencies that exist and develop a consolidated Local Environmental Plan (LEP) and Development Control Plan (DCP).	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.	At its meeting of 26 November 2018 Council endorsed the Harmonisation Discussion Paper for public exhibition. The public exhibition is anticipated to commence following the Christmas / New Year period. The Discussion Paper outlines differences between LEPs and DCPs applying in the LGA and suggesting how land use policies and controls could change to resolve these differences and allow plans to be consolidated.	Should Council endorse the draft Discussion Paper for the purposes of public exhibition, consultation is anticipated to commence early 2019. Feedback received during the consultation period will help inform the preparation of a draft consolidated LEP and DCP. This process involves several steps before plans can be finalised including further public consultation and approval of draft LEP proposals by the NSW Department of Planning and Environment.
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 received initial advice from independent consultant on potential actions Council could take to streamline and consolidate its contributions framework. This work is currently under consideration by Council officers.	The appointed consultant has finalised its review and submitted its report on options to consolidate contributions plans. Council officers are currently reviewing the consultant report to identify work required to deliver consolidated plans.	Following consideration of the recommendations of the independent review, Council 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 reported to Council for approval to publicly exhibit draft plans for community and stakeholder feedback.
Split The Hills LEP	Coordinate with Hills Council regarding administrative split of Hills LEP to reflect new boundaries after amalgamation.	Awaiting gazettal. The Hills Council has been working through the gazettal of outstanding planning proposals before the splitting of the LEP can be finalised.	Awaiting gazettal. The Hills Council is working with the DPE to resolve outstanding matters to enable the notification of the LEP amendment to be finalised.	Once the changes are notified, City of Parramatta Council will become responsible for the maintenance of The Hills LEP 2012 (as it applies to the new City Of Parramatta boundary) and this matter will be concluded.
Review of Dual Occupancy Controls	Investigate issues raised by Councillors in previous Council resolutions between November 2014 and April 2016 regarding the policy framework for Dual Occupancy development and whether they should be permitted on narrow road, corner sites, in attached or detached form.	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.	At its meeting of 26 November 2018 Council endorsed the Harmonisation Discussion Paper for public exhibition. The resolution required an amendment to the Discussion Paper to include an additional alternative option to extend dual occupancy prohibition areas in R2 Low Density Residential zones to include additional parts of the LGA. The public exhibition is anticipated to commence following the Christmas / New Year period.	Consultation is anticipated to commence early in 2019. Feedback received during the consultation period will help inform the preparation of draft consolidated LEP and DCP controls for dual occupancy development. This process involves several steps before plans can be finalised including further public consultation and approval of draft LEP proposals by the NSW Department of Planning and Environment.

ATTACHMENT 5

<p>HERITAGE AND PLANNING ADMINISTRATION PROJECTS</p>

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

Attachment 5

Heritage-related matters	Description	Status - August 2018 (previous)	Status - November 2018 (current)	Next Steps
Heritage Advisory Committee	Manage Heritage Committee agenda and actions and report recommendations of the Committee to Council.	A meeting of the Committee was held on 20 June 2018.	A meeting of the Committee was held on 31 October 2018.	A report on the outcome of the meeting on 31 October will be reported to Council on 10 December 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 20 June 2018 recommended the approval of seven applications for grants from Council's Local Heritage Fund.	The Committee at its meeting on the October 2018 considered four applications for grants from Council's Local Heritage Fund.	The report to Council on 10 December 2018 will make recommendations on the applications for grant funding.
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: - 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.	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 Councillor workshop was held on 16 April 2018. Following a request from 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.	A report on the outcome of the public exhibition was re-submitted to Council on 24 September 2018. Council resolved to endorse the report recommendations relating to Aboriginal heritage management. Amendments to Parramatta DCP 2011 took effect from 17 October 2018. Council staff were notified of the amendments and relevant documents updated. Council's GIS mapping database has also been amended to reflect revisions in Aboriginal sensitivity mapping.	Council staff will continue to progress resolutions to appoint an Aboriginal Heritage Advisor and undertake an Aboriginal Oral History Study.
South Parramatta HCA and surrounds	Reviewing heritage conservation area (HCA) boundary and planning controls for HCA and its surrounds	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.	The LEP and DCP amendments came into effect on 14 September 2018. Council staff were notified and relevant documents updated.	The matter has now been completed and will not appear in the next update report.
Planning system administration				
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 DPE 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 include: Provide S94A advice, DA consent audits, local contributions plan amendments, managing Council records, indexation of contribution rates.	The current Development Contributions system has an administrative framework which needs to operate to ensure the system operates effectively. Actions required include:- - Responding to enquires about contributions payable - Providing assistance with internal budget bids that propose section 94 funding to ensure funds are available and are being appropriately allocated in accordance with plans - Updating the plans to take into consideration CPI increases and other administrative changes - Monitoring and auditing consents containing contributions conditions - Monitor expenditure of contributions plans, including historical plans.	The current Development Contributions system has an administrative framework which needs to operate to ensure the system operates effectively. Actions required include:- - Responding to enquires about contributions payable - Providing assistance with budget bids that propose section 94 funding to ensure funds are available and are being appropriately allocated - Updating the plans to take into consideration CPI increases and other administrative changes - Monitoring and auditing consents containing section 94A conditions - Monitor expenditure of plans including Historical Plans.	Continue to administer the development contributions system, and provide internal advice and monitoring as required.

ATTACHMENT 6

PLANNING PROPOSALS – CBD PP AREA

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 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)	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. The revised proposal has yet to be submitted to Council.	A revised planning proposal and supporting documents was received on 16 August 2018 that responded to two other site-specific planning proposals currently under assessment (26 – 30 Parkes Street, and 114 – 118 Harris Street). A meeting between the applicants and Council staff for the three planning proposals took place on 27 August 2018. The applicant's consultants are yet to respond to the issues, particularly relating to urban design, raised by Council staff at the meeting.
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.	Advice was received on 19 July 2018 that a revised planning proposal package will be submitted in the coming weeks for 24, 26 – 30 Parkes Street and 116 – 120 Harris Street. The revised proposal has yet to be submitted to Council.	A revised planning proposal and supporting documents was received on 16 August 2018 that responded to two other site-specific planning proposals currently under assessment (24 Parkes Street, and 114 – 118 Harris Street). A meeting between the applicants and Council staff for the three planning proposals was held on 27 August 2018. The applicant's consultants are yet to respond to the issues, particularly relating to urban design, raised by Council staff at the meeting.
18/08/2016	57 Macquarie Street, Parramatta	RZ/16/2016	Applicant's Proposal: -increase FSR to 17.4 (20:1 with Design Excellence bonus).	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 requested 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.	The applicant submitted further revised plans on 3 September 2018 to address the issues raised previously by Council Officers. Following further assessment, Council Officers remain concerned with the proposal and its consistency with the CBD Planning Proposal, and the potential for overshadowing of Parramatta Square. The applicant is currently preparing another revision to inform Council Officers' final assessment of the Planning Proposal.
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 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 most recent letter has been received.	The proposal is seeking an FSR of 15:1. Additional information has been provided to Council since the last update report which is currently being assessed by Council Officers.
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.	Council considered a rescission motion 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 rescission motions related to the CBD PP will impact on the policy framework against which this site specific PP should be assessed. Until Council's position 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.	On 10 September 2018, Council resolved to apply an FSR of 6:1 to land in Boundary Street (and other streets), including the subject site. Council also resolved to undertake a further precinct-based heritage study and precinct plan for this area. The application was assessed against Council's policy position and a draft report prepared for the Local Planning Panel. However, the draft report is on hold, as at the time of writing Council was still awaiting clarification from the applicant as to whether they wish to continue with the planning proposal.
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.	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 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 will be critical in determining how the Planning Proposal can proceed.	Feedback from Council staff assessment was provided to the applicant at a meeting on 13 August 2018. In response to matters raised by Council staff, the applicant at a meeting on 3 September presented options for Council review. The key issue with this site remains the flooding issue. An option to accommodate and manage flood water to ensure the flood risk is managed is being worked through. This could result in the extension and naturalisation of the flood channel that runs down the edge of the site. Once this issue is resolved the matter will be ready to be reported to the Local Planning Panel and Council.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
29/05/2018	195 Church Street, Parramatta	RZ/5/2018	<u>Applicant's Proposal:</u> 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 18m/24m/36m/no control to 28m and Part no control.	The Planning Proposal was lodged on 26 May 2018. Following preliminary assessment by Council 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.	An independent heritage consultant has been engaged and their review of the Planning Proposal is underway, with an estimated timeframe of completing this advice by end of 2018. Council's Heritage Advisory Committee was also briefed on the proposal in August; the HAC expressed concerns in relation to heritage impacts. Council officers are considering this response, and also awaiting the outcomes of the independent heritage review prior to determining next steps for assessment.
28/06/2018	10 Valentine Avenue, Parramatta	RZ/6/2018	<u>Applicant's Proposal:</u> Increase FSR from 6:1 to 10:1 and Height of Buildings from 54m to no height limit	The Planning Proposal was lodged on 27 June 2018 and has been circulated for internal referrals, which are expected to be provided by end of July. The matter will then be reported to the Local Planning Panel and Council, subject to the finalisation of the assessment.	At the time of writing, a draft report had been prepared for the Local Planning Panel meeting on 28 November 2018. The report recommends that the Panel support the Council Officer recommendation, which is that Council endorse the Planning Proposal and seek a Gateway Determination. Should the Panel resolve to support the recommendation, the matter will be reported to Council at its Meeting on 17 December 2018.
21/08/2018	114-118 Harris Street, Harris Park	RZ/9/2018	<u>Applicant's Proposal:</u> 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.	N/A (not lodged at time of last update)	A revised planning proposal and supporting documents was submitted on 16 August 2018 that responded to two other site-specific planning proposals currently under assessment (24 Parkes Street, and 26 – 30 Parkes Street). A meeting between the applicants and Council staff for the three planning proposals took place on 27 August 2018. Consultants are yet to respond to the issues, particularly relating to urban design, raised by Council staff at the meeting.
21/08/2018	355 Church Street, Parramatta	RZ/10/2018	<u>Applicant's Proposal:</u> Increase FSR from parts 3:1 / 4:1 to 6.9:1, increase height from 24m / 34m to a maximum height determined by Prince Alfred Square sun access plane, and car parking to be provided in accordance with specified rates.	N/A (not lodged at time of last update)	This Planning Proposal has been lodged since the preparation of the previous update report in August. Internal referrals have been undertaken, with initial feedback provided to the Applicant in October. Preliminary referrals to the Office of Environment and Heritage -Heritage branch and Parramatta Light Rail agencies have also been undertaken, with further advice to be provided to the Applicant once this feedback is received.
3/10/2018	90 Phillip Street, Parramatta	RZ/12/2018	<u>Applicant's Proposal:</u> Increase FSR from 6:1 to 14:1 on the Map (20.6:1 effective FSR on reference design when providing for unlimited commercial). Increase Height of Building from 80m to 210m.	N/A (not lodged at time of last update)	The assessment of the Planning Proposal has recently commenced, and internal comment is being sought from Council Officers on the various technical studies provided by the applicant.
5/09/2014	295 Church Street, Parramatta	RZ/14/2014	<u>Council Resolved Position:</u> 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	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 update report was on public exhibition.	Exhibition of the Planning Proposal, draft DCP and draft VPA concluded 11 September 2018. Thirteen (13) State agencies responded to the agency consultation, and three (3) submissions were also received from the community. Officers are working with the Applicant to address the matters raised during consultation, prior to reporting back to the Local Planning Panel and Council.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
5/09/2014	142-154 Macquarie Street, Parramatta	RZ/15/2014	Council Resolved Position: Increase FSR from 4:1 to 8:1* and Height from 54m to 180m* (with design excellence)	The key outstanding issue limiting progress of this Planning Proposal is road widening required by Parramatta Light Rail and Transport for NSW (TfNSW). A revised land dedication has now been agreed with Council, the applicant and relevant transport agencies. The next step is to place a draft DCP and draft VPA on public exhibition that reflects the new road widening and its dedication. A revised draft DCP and draft VPA has been submitted by the applicant. These are being reviewed and will need to be reported to Council to endorse the public exhibition of these documents.	Council Officers are continuing to work with the applicant to finalise a revised draft DCP and VPA that can be reported to Council to be endorsed for the purposes of public exhibition. The main issue that is slowing the progress of this matter is agreeing to terms for the road widening dedication to Council. Once the Draft DCP and Draft VPA are agreed, the matter will be reported to Council for approval for public exhibition.
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 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.	Since the last update report, RMS have provided additional information to Council Officers that will enable the matter to be reported to the Local Planning Panel on 28 November 2018.
22/12/2014	66-68 Phillip Street, Parramatta	RZ/25/2014	Council Resolved Position: Increase FSR to 10:1 with no height limit	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 update report was prepared. A 6 month extension from 24 June to process the PP has been sought from DPE.	A revised reference design was submitted on 8 October 2018. A finalised urban design report addendum is yet to be submitted to Council. On 22 October 2018, the applicant was invited to negotiate a potential VPA for the site on the basis of Council's resolution of 14 December 2015. Once the draft VPA and urban design report are finalised the planning proposal can be exhibited.
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.	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.	The Gateway Review process pursued by the applicant has now been finalised and there is a valid Gateway Determination for this site. In order for it to progress the Planning Proposal and other documents would need to be amended and potentially, the matter would need to be reconsidered by Council to ensure Draft DCP and Draft VPA issues are addressed. Applicant advised on 31 August 2018 that they would seek direction from the client and then come back to Council to discuss next steps. Council staff are awaiting a response from the applicant.
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).	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.	As the site is now subject to a second Planning Proposal (see RZ/3/2017) the Applicant was invited to withdraw this application (RZ/7/2015) upon lapsing of the Gateway determination. At the time of this report, the applicant has not responded to this request. The recommendation of Council Officers is that Council formerly resolve not to proceed with the planning proposal.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
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.	The Department advised on 24 August 2018 that it would not alter the Gateway determination, unless it is supported by further information relating to overshadowing impacts on conservation areas in the vicinity and also Experiment Farm. Council staff are undertaking investigations on overshadowing impacts that should enable a response to be made to the DPE and to determine next steps.
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.	Council Officers have requested an update on the Gateway Assessment and have been advised it is still being considered by the Department.
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 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 and will be seeking to amend their planning proposal.	A Gateway Determination was issued by DPE on 8 January 2018 subject to conditions requiring flooding to be addressed further. Council received a letter from DPE on 9 March 2018 advising that the Applicant has lodged a post-Gateway review. Council considered the matter of the post-Gateway review at its Meeting on 9 April 2018 and resolved to defer the matter pending receipt of an amended Planning Proposal from the Applicant. The Applicant has advised that they are in discussions with the owner of the adjoining site at No. 12 Union St with a view to including this site to the Planning Proposal. An update has been sought from the applicant.
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	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.	The Department have advised that the Gateway Review process has been completed and the Gateway Determination will not be amended. The letter from the Department advises that Council should proceed with the Planning Proposal. The applicant advised at a meeting with Council that Council should proceed with the Planning Proposal and will be writing to request Council do this. A further report will be submitted to Council once the applicant's letter has been received.
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 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.	Council considered a report on the matter at its meeting on 24 September and resolved to adopt the draft site-specific DCP and VPA letter of offer for public exhibition. The VPA is currently being prepared and will be exhibited alongside the Planning Proposal and DCP. It is anticipated that the documents will be publicly exhibited in late 2018, and the outcome of exhibition reported to Council in early 2019.
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).	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.	The Planning Proposal has been updated to reflect the conditions of the Gateway, however negotiations on clauses that will be included in the draft Planning Agreement continue. Until this issue is resolved the planning proposal cannot proceed to public exhibition.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
17/12/2015	23-27 Harold Street, 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.	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. 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.	Council has resolved to proceed with a PP for the site and endorsed a draft DCP for exhibition with the Planning Proposal. The Council has also delegated the CEO responsibility to finalise the draft VPA for public exhibition. The Applicant has requested that the exhibition of the Planning Proposal and Voluntary Planning Agreement agreement be "de-coupled", as Council has not resolved its broader voluntary planning agreements policy framework. It is anticipated that this issue will be reported to Council in late November, as part of the broader report on Council's draft Planning Agreements policy. Once Council resolves its position on the draft VPA Policy, this Planning Proposal can be placed on public exhibition.
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.	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 to the rezoning review in the next few weeks.	The rezoning review was considered by the Sydney Central City Planning Panel on 19 July 2018 and they resolved to not support the Planning Proposal. The applicant is currently considering whether they will lodge a new Planning Proposal.
15/07/2016	470 Church Street, Parramatta	RZ/13/2016	Gateway Determination Position: Increase FSR from 3:1 to 6:1 and HOB from 24m to 80m.	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. 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.	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. The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Negotiations on the draft VPA clauses has proceeded and final agreement from the applicant is expected shortly. Once agreement has been reached, the documents can be exhibited.
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.	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.	This Planning Proposal received Gateway determination on 16 October 2018, which will assist in finalising a draft VPA and draft DCP for this site. Finalisation of these draft documents is underway, and the outcomes are to be reported back to Council prior to exhibition.
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	On 9 April 2018 Council resolved to endorse the Council Officer recommendation for the modified Planning Proposal. A Gateway determination has been sought and the Applicant has been requested to prepare a site-specific DCP and submit a letter regarding a potential VPA.	A Gateway determination was received on 18 July 2018, enabling the Planning Proposal to proceed to exhibition subject to conditions. On 24 September 2018, Council endorsed a draft site-specific DCP and matters for inclusion in a draft VPA with the Draft VPA document to be finalised by the acting CEO under delegation. The draft VPA is being drafted and once the draft VPA is agreed, Planning Proposal and draft DCP and Draft VPA will be exhibited.
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.	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.	The Planning Proposal received a Gateway Determination on 5 October 2018, and Council officers met with the Applicant on 30 October 2018 to discuss the conditions of the Gateway, and next steps for the draft VPA and draft DCP.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
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.	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.	On 23 July 2018 a Gateway Determination was issued by DPE containing a number of conditions that need to be met before the Planning Proposal can proceed to public exhibition. The applicant has submitted revised studies/documents to address the conditions of the Gateway Determination. These documents are currently being reviewed by Council Officers to ensure they are acceptable before the Planning Proposal is resubmitted to DPE, who need to endorse it prior to exhibition commencing. A meeting was held with the applicant 8 November 2018 regarding a potential Draft DCP and Draft VPA for this site. A report on the Draft DCP (if required) and Draft VPA will be submitted to Council prior to any exhibition of the Planning Proposal.
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.	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.	DPE are continuing to assess the Planning Proposal. If a Gateway Determination is issued, Council Officers will prepare the relevant documentation for public exhibition.
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.	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.	The planning proposal and the site-specific DCP were placed on public exhibition from 5 September 2018 to 5 October 2018. Submissions were received from three public agencies. A submission from OEH (Heritage Division) has raised concerns that require further investigation in consultation with the applicant. Once these matters are resolved, the outcome of the public exhibition can be reported to the Local Planning Panel.
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.	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.	DPE are continuing to finalise the LEP amendment for notification. Since the last report, the Draft VPA has been executed between the two parties. The site specific DCP will come into effect on the date the LEP amendment is notified by DPE.
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 resolved at the meeting of 18 May 2018 to endorse the Planning Proposal as publicly exhibited for finalisation. The Planning Proposal has been forwarded to the DPE for finalisation.	The Planning Proposal has been forwarded to the DPE for finalisation but Council has requested it be processed but not finalised until the associated Draft VPA has been executed. The applicant has advised that they can not execute the Draft VPA until December 2018.
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.	Council endorsed the Planning Proposal on 9 April 2018 as publicly exhibited. With DPE for finalisation.	The Planning Proposal was finalised on Friday 9 November 2018. No further action on this Planning Proposal is required and it won't be included in the next work plan update.
30/11/2015	180 George Street, Parramatta	RZ/24/2015	Council Resolved Position: Increase FSR 4:1 to 10:1 (+DE) and no height limit.	The Planning Proposal was finalised as LEP ammendment 26 on 20 April 2018. The DCP was brought into effect on the same day. The VPA is due to be executed imminently.	Following the last update, the VPA has been executed between the two parties, finalising all outstanding matters for this Planning Proposal. No further action on this Planning Proposal is required and it won't be included in the next work plan update.

ATTACHMENT 7

PLANNING PROPOSALS – OUTSIDE CBD PP AREA

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 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.	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.	As a result of the Epping Planning review Council resolved to undertake an analysis of options for providing community facilities on the Rawson Street Car Park site. For this reason this Preliminary Planning Proposal can not proceed in the format previously submitted. The applicant has had discussions with Council about potentially lodging a Planning Proposal application proposing additional commercial floor space but Council has not received any new applications for this site.
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.	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.	As a result of the Epping Planning review Council resolved to undertake an analysis of options for providing community facilities on the Rawson Street Car Park site. For this reason this Preliminary Planning Proposal can not proceed in the format previously submitted. The applicant has had discussions with Council about a development application they may seek to submit for this site. As part of these discussions a potential future Planning Proposal once Council review of the Rawson Street car park was completed was also discussed but it is not expected that any application will be lodged in the short term.
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.	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.	Traffic and transport issues are still to be resolved by the applicant in relation to this proposal. RMS concerns regarding the broader cumulative impacts on traffic in the Carlingford area are yet to be addressed. Council officers are undertaking discussions with the applicant and RMS to guide additional traffic work for the site and surrounding precinct.
9/10/2015	1-17 Hope Street, 35-43 Oak Street & 126-130 James Ruse Drive, Rosehill	RZ/20/2015	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)	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.	Council officers met the applicant to discuss issues regarding the bulk and scale of the proposed development on 10 October 2018. Further advice to the applicant has been provided regarding these issues, and the proposal will be reported to a future Local Planning Panel meeting.
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 remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
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 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.	The applicant submitted a revised design for the Planning Proposal in August 2018 and provided a response to the advice given in early 2018. It was highlighted to the applicant the importance for any redevelopment of the site to be sensitive in scale and design with the surrounding land uses and activities. Council officers have provided further advice relating to urban design, traffic and transport and ecology matters and will continue to liaise with the applicant to progress the assessment of the proposal.
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 applicant has made further amendments to their application and the assessment of this application will be considered by the Local Planning Panel on 28 Nov 2018. The recommendation of the Local Planning Panel will be reported to Council on 17 Dec 2018.
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 remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.	This planning proposal remains part of the Southern Structure Plan area (see Attachment 3 - Precinct Studies) and is being progressed and assessed by Council officers.
28/12/2016	55 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 is preparing a revised scheme in reponse to further urban design and open space comments provided by Council officers.	The applicant has submitted a revised scheme in response to Council officer feedback that is now under assessment. This matter will be reported to a future Local Planning Panel meeting.
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.	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.	The design competition process for the site is nearing completion with the winning scheme expected to be announced before the end of the year. Council officers are continuing to work with the applicant regarding the Voluntary Planning Agreement (VPA) for the site and traffic related concerns. In accordance with the Council resolution, exhibition of the proposed planning controls will be undertaken following completion of the design excellence competition.
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. 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.	The applicant has made further amendments to their application and the assessment of this application will be considered by the Local Planning Panel on 28 Nov 2018. The recommendation of the Local Planning Panel will be reported to Council on 17 Dec 2018.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
20/07/2017	1-7 and 13 Carter Street and 23-24 Uhrig Road, Lidcombe	RZ/12/2017	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 revised draft Carter Street Master Plan was placed on public exhibition during September and October 2018 by the Department of Planning and Environment (DPE). This Planning Proposal is currently on hold pending the outcome of the revised draft Carter Street Master Plan exhibition.
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.	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.	The Planning Proposal remains under assessment following the applicant advising that they wish to continue with their proposal. The assessment of the Planning Proposal will progress in conjunction with the release of draft planning controls for the Camellia Town Centre by the DPE.
30/10/2017	176A - 186 Parramatta Road, Granville	RZ/19/2017	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 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.
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.	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.	The Applicant has submitted a revised scheme in October 2018 which is now under assessment by Council officers. Council is continuing to work with the developer and State Government regarding the proposed Stage 2 Light Rail alignment. It is anticipated that this Proposal will be reported to Council in the first quarter of 2019.
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.	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.	The Proposal was considered by the Local Planning Panel on 18 September 2018 where the Panel recommended to Council that it not be supported. Council subsequently resolved to not support this Proposal at its meeting of 29 October 2018. The Applicant has submitted a Rezoning Review request to the Department of Planning and Environment. A date for this review to be heard by the Central City Sydney Planning Panel has not been set.
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, 75,00sqm retail, 3,000 commercial, 1,500 community uses, and 6,500sqm public open space.	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.	The Applicant is currently working on a revised Planning Proposal to respond to Council comments. Officers are currently awaiting amended information from the Applicant.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
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. A Councillor briefing is scheduled to be provided by the proponent in early August.	The Planning Proposal has been assessed by Council planning officers and is scheduled to be considered by the Local Planning Panel in November 2018.
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.	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.	A meeting was held on 28 June 2018 with the Applicant. Council Officers recently made contact with the applicant to determine their timeframe for submission of further information and they indicated that they were seeking to resolve access issues with Parramatta Light Rail and to resolve some issues with the concurrent DA they have lodged for the site before they can finalise their submission material.
26/09/2018	108 Silverwater Road, Silverwater	RZ/11/2018	Applicant's Proposal: Insert office premises into Schedule 1 of Auburn LEP 2010 as Addition Permitted Use, related to an existing building erected on land known as 108 Silverwater Road, Silverwater (Lot 100 DP 1199035).	Not lodged at time of last update report.	A Planning Proposal was received on 26 September 2018. Council officers have undertaken an initial assessment of the proposal and provided comments to the Applicant. The Applicant is currently preparing an assessment of the traffic implications of the Planning Proposal to respond to Council comments. Officers are currently awaiting additional information from the Applicant.
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 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.	The Planning Proposal was reported to the Local Planning Panel on 21 August 2018 and was recommended by the Panel to be endorsed by Council. It was reported at a subsequent Council meeting on 24 September 2018 where Council resolved to not proceed with the Planning Proposal and that no further action be taken.
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	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.	The Planning Proposal remains with the DPE for finalisation while controls for the Camellia Town Centre are refined. The applicant has responded to issues raised by the DPE as part of their assessment. Negotiations are continuing with the applicant regarding a VPA for the site.
13/02/2015	264-268 Pennant Hills Road Carlingford	RZ/2/2015	Council Resolved Position: Rezoning R2 Low Density Residential to R4 High Density Residential, increase max FSR from 0.5:1 to 1.2:1, increase max HOB from 9m to up to 21m in north, 11m in south, 32m elsewhere	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.	A Planning Proposal was received on 26 September 2018. Council officers have undertaken an initial assessment of the proposal and provided comments to the Applicant. The Applicant is currently preparing an assessment of the traffic implications of the Planning Proposal to respond to Council comments. Officers are currently awaiting additional information from the Applicant.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
29/04/2015	21-21A Tucks Road, Toongabbie	RZ/11/2015	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.	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.	The Planning Proposal remains with the DPE for finalisation while controls for the Camellia Town Centre are refined. The applicant has responded to issues raised by the DPE as part of their assessment. Negotiations are continuing with the applicant regarding a VPA for the site.
24/07/2015	1-17 Grey Street and 32- 48 Silverwater Road, Silverwater	RZ/8/2018	<u>Planning Proposal previously considered by former Auburn City Council, now within City of Parramatta LGA. Council resolved that the Planning Proposal proceed as follows:</u> Rezone site from B6 Enterprise Corridor to B1 Neighbourhood Centre, increase FSR from 1:1 to 2.7:1, increase height to buildings from 14m to 20m and provision for 4,000m2 of non-residential floor space.	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	A Planning Proposal was received on 26 September 2018. Council officers have undertaken an initial assessment of the proposal and provided comments to the Applicant. The Applicant is currently preparing an assessment of the traffic implications of the Planning Proposal to respond to Council comments. Officers are currently awaiting additional information from the Applicant.
17/02/2016	38-42, 44 and 44A Wharf Road Melrose Park	RZ/1/2016	<u>Applicant's Proposal:</u> Rezoning of existing IN1 General Zoned Land North of Hope Street to create a mixed precinct including land to be zoned B2 Local Centre, B4 Mixed Use, R4 High Density Residential, RE1 Public Recreation with Proposed FSR of 1.95:1 across the site and heights ranging from 17m to 65m (18 Storeys)	This planning proposal remains part of the Melrose Park North Planning Proposal 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.	The Planning Proposal remains with the DPE for finalisation while controls for the Camellia Town Centre are refined. The applicant has responded to issues raised by the DPE as part of their assessment. Negotiations are continuing with the applicant regarding a VPA for the site.
14/04/2016	15-19 Hughes Avenue and 655 Victoria Road, Ermington	RZ/3/2016	<u>Gateway Determination Position:</u> Rezoning from part SP1 and part IN1 to B4 across entire site. Increase height from part 9m and part 12m to 48m across entire site. Increase FSR from part 0.5:1 and part 1:1 to 2:1 across entire site.	This planning proposal remains part of the Melrose Park North Planning Proposal 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.	This Planning Proposal remains part of the Melrose Park North Planning Proposal which is anticipated to be reported to Council in early 2019. The TMAP has been completed and Council staff are continuing to work with the Applicant and relevant State Agencies on the the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council in early 2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be also be reported to Council in early 2019 for exhibition.
13/05/2016	241-245 Pennant Hills Road, Carlingford	RZ/14/2016	Planning Proposal previously considered by Hills Council who resolved not to proceed the applicant has submitted a Pre Gateway Review - which must now be considered and assessed by City Of Parramatta.	A 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.	A revision to the scheme was submitted by the applicant on 18 September 2018 and Council officers have undertaken further assessment and are working with the applicant to address issues regarding the design and scale of the proposal. The assessment of the proposal will be reported to a future Local Planning Panel meeting.
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.	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.	Council have written to the Department advising that Council objects to the progress of this Plannig Proposal due to the traffic issues identified through the development of the Epping Traffic model and associated studies. The Planning Proposal is being considered by the Central Sydney Planning Panel who are the Planning Proposal Authority for the Planning Proposal (note The Department removed Council ability to act as the Planning Proposal Authoirty for this matter). Council has not recieved a formal response from the Department as to whether it will proced with the Planning Proposal.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
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. The proposal of a site-specific DCP and VPA negotiations will need to be resolved before the PP can proceed to public exhibition.	Council Officers met with the Hazards Team from the DPE on 30 August and 29 October to discuss the pipeline hazard issues at the site. Following further discussion with the applicant, a Hazard and Risk Assessment is being prepared. The required TMAP is still being completed and must be finalised prior to public exhibition. The preparation of a site-specific DCP and VPA negotiations will also need to be resolved before the Planning Proposal can proceed to public exhibition.
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.	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.	A Gateway Determination was received in September 2018 for the Planning Proposal to proceed subject to conditions. Council officers are currently working with the applicant regarding the matters that need to be addressed prior to public exhibition. It is anticipated that the public exhibition for the proposal occur in early 2019.
5/05/2016	258-262 Pennant Hills Road, 17 & 20 Azile 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.	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.	Council endorsed the revised planning proposal, draft site-specific DCP and draft VPA Offer on 8 October 2018 for public exhibition. Council and the applicant are preparing the application for public exhibition which is anticipated to occur over November/December 2018.
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 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.	This Planning Proposal remains part of the Melrose Park North Planning Proposal which is anticipated to be reported to Council in early 2019. The TMAP has been completed and Council staff are continuing to work with the Applicant and relevant State Agencies on the development of the Infrastructure Needs List and VPA and Site Specific DCP for the Precinct. It is anticipated that the revised TMAP and Planning Proposal will be reported to Council in early 2019 before being sent to the DPE for approval for exhibition. It is anticipated that the draft VPA and DCP will be also be reported to Council in early 2019 for exhibition.
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 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.	The Planning Proposal was reported to the Local Planning Panel on 16 October 2018 and was recommended to be endorsed by Council. The Planning Proposal is intended to be reported to Council at the 26 November 2018 meeting.

Date Lodged	Affected Property Address/es	Reference Number	Description	Status - August 2018 (previous)	Status - November 2018 (current)
26/09/2014	171-189 Parramatta Road, Granville	RZ/10/2013	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. Apply a maximum height of buildings of 82m (25 storeys) for the majority of the site and apply a maximum FSR consistent with achieving the vision, principles and desired built form outcomes within the draft Parramatta Road Urban Design Guidelines prepared by UrbanGrowth NSW.	Council 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.	Council considered the outcome of the exhibition of the Planning Proposal at its meeting of 29 October 2018, and resolved to forward the Planning Proposal to the Department of Planning subject to:- - Preparation of a Draft DCP for the block covered by the Planning Proposal - Finalisation of a Draft VPA to deal with the infrastructure issues associated with the Planning Proposal Council has requested the Department of Planning not finalise the Planning Proposal until the Draft DCP and Draft VPA issues are resolved.
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.	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.	This Planning Proposal was notified on 3 August 2018 and is now finalised.
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 endorsed by Council on 12 March 2018 and Gateway Determination was received on 25 May 2018. The Planning Proposal was publicly exhibited from 13 June to 29 June 2018. No submissions were received. Council resolved on 23 July 2018 to finalise this proposal.	The Planning Proposal was endorsed by Council on 12 March 2018 and Gateway Determination was received on 25 May 2018. The Planning Proposal was publicly exhibited from 13 June to 29 June 2018. No submissions were received. Council resolved on 23 July 2018 to finalise this proposal. The amendment is awaiting finalisation.
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 Planning Proposal was notified on 3 August 2018 and is now finalised.

ATTACHMENT 8

VOLUNTARY PLANNING AGREEMENTS

Number	Affected Property Address/es	Issue	Description	Status - August 2018 (previous)	Status - November 2018 (current)
1	90-96 Phillip Street, Parramatta	PP, DCP & VPA	Voluntary Planning Agreement (VPA) in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include works-in-kind (public domain works identified in the Charles StreetSquare Planning Strategy.)	A letter of offer to enter into a VPA had not been received in the previous reporting period.	The related planning proposal is yet to be reported to the Local Planning Panel or Council. When the matter is reported, Council Officers will provide a recommendation that will seek delegation to enter into formal VPA negotiations.
2	118 Harris Street and 135 George Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include monetary contribution and works-in-kind.	The related Planning Proposal is yet to be reported to LPP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.	The related Planning Proposal is yet to be reported to the LPP and Council. At such time as this occurs delegation will be sought to enter into formal VPA negotiations.
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 is 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 provided an amended reference design for the Planning Proposal. Applicant has also been invited to negotiate a potential VPA for the site, and has been requested to complete the VPA template and explanatory statement template as part of this work.
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 HOB & FSR from site and introduce site-specific clause to allow a significant increase in development potential. Potential VPA deliverables not yet known.	The Gateway determination review was referred to the Independent Planning Commission (IPC) 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 Department 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.	Following DPE advice, the applicant advised on 31 August 2018 that it would seek direction from the client. Council staff are awaiting a request from the applicant to confirm the next steps to be taken. Confirmation will include directions on negotiating a draft VPA based on the FSR in the Gateway determination.
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 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.	Council resolved on 29 October 2018 to support this Planning Proposal with part 6:1 / part 4.5:1 FSR. The report notes that the Applicant offered as justification for 6:1 FSR being applied to their site a number of public benefits, including provision of open space and an allowance for road widening. As part of this resolution, Council also resolved to invite landowners to be involved in negotiations on VPAs. Further, Council also resolved that Officers' negotiating position should be that the contribution should be equivalent to 50% of the land value uplift.

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8	Lots 11 and 12 DP270778, Wentworth Point (Blocks E & H)	VPA & DCP	Voluntary Planning Agreement involving a 20 year bus shuttle service, 2 x 75 place day care centres; additional open space and 12 affordable housing units.	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.	The Applicant has submitted a revised VPA offer relating to this Proposal. Negotiations regarding the detail of the VPA are continuing.
9	VPA for land at 1-7 Carter Street & 23 Uhrig Road, Lidcombe (Meriton)	VPA & PP	Voluntary Planning Agreement in association with a Planning Proposal seeking an increase in height and FSR. Potential VPA deliverables include provision of affordable housing units, open space embellishment	The Planning Proposal that this VPA is associated with is currently on hold, pending the Department's review of the Carter Street Master Plan. The VPA cannot progress independently 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 the Department's review of the Carter Street Master Plan. The VPA cannot progress independent of the issue of the density that will be permitted on this site, and so cannot proceed ahead of the Master Plan. The revised Carter Street Master Plan was publicly exhibited by the Department in September/October 2018. Council made a submission as part of the exhibition process and all submissions are currently being assessed.
10	14-20 Parkes Street, Harris Park	VPA & PP	Expected Voluntary Planning Agreement in association with a Planning Proposal.	Following a request to the Department 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 revised Gateway Determination.	The Department advised on 24 August 2018 that it would not alter the Gateway determination unless it is supported by further information relating to overshadowing of heritage properties. Council staff are working to supply this information. Negotiations on a VPA can recommence after receiving a revised Gateway Determination.
11	Melrose Park North	VPA	Voluntary Planning Agreement to deliver public benefits	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.	Council Officers are in the process of developing an infrastructure needs list for this precinct to inform future VPAs. The developer has indicated their willingness to enter into a VPA, however no formal offer has been received from the Applicant.
12	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 subsequently the potential quantum of the VPA offer.	VPA letter of offer received 3 May 2017. This offer includes land dedication to Council (Riparian Corridor). VPA negotiations are currently on hold as the applicant continues to undertake additional work as per conditions of the Gateway Determination. Completion of this additional work will help determine the final density and subsequently the potential quantum of the VPA offer.
13	70 Pemberton St, 260-260A Victoria Rd, 174- 184 James Ruse Drive, 190-200 James Ruse Drive and 15-19 Collett Parade, Parramatta	VPA & PP	A letter of offer to enter into a Voluntary Planning Agreement has been received.	A letter of offer was received with the Planning Proposal on 21 December 2017. The Planning Proposal is currently being revised by the Applicant with the assistance of Council officers.	A letter of offer was received with the Planning Proposal on 21 December 2017. The Planning Proposal is currently being revised by the Applicant with the assistance of Council officers regarding future density.

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14	241-245 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a Planning Proposal.	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.	A revised VPA Letter of offer was received on 18 September 2018 that maintained an offer of SP2 land dedication, landscaping, a monetary contribution and a childcare centre. The progression of this VPA is directly linked to the quantum of FSR being sought on the site. This is yet to be resolved through the Planning Proposal process.
15	181 James Ruse Drive, Camellia	PP, DCP & VPA	Voluntary Planning Agreement including land dedication and works-in-kind, in association with a 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.	Negotiations with the Applicant and Council are ongoing regarding the detail of the VPA offer. Council officers are currently awaiting details of the value uplift arising from the Planning Proposal including additional supporting cost reports for VPA items. The independent consultant engaged by Council officers to manage the VPA on behalf of Council is continuing their involvement in the negotiations.
16	2 O'Connell St, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 9 April 2018, Council reaffirmed its position to negotiate a VPA in association with this planning proposal in line with the Council-endorsed value sharing framework for the CBD. Council officers have met with the Applicant for an initial discussion.	This Planning Proposal received a Gateway determination on 5 October 2018. An initial meeting to discuss preparation of a VPA has been held with the Applicant, with issues surrounding the current ownership structure of the building discussed. Council officers are awaiting a letter of offer and / or draft VPA from the Applicant for consideration. The outcomes of this process will be reported back to Council.
17	2 Sorrell St, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 9 April 2018, Council resolved to invite the Applicant to negotiate a potential VPA for the site, and that this negotiation was to be undertaken in line with the Council-endorsed value sharing framework for the CBD.	On 3 August 2018 the applicant provided a draft VPA that was referred to external solicitors for review. The solicitors have suggested a number of amendments that have been referred to the applicant for its consideration. Once there is agreement on the VPA, it along with the planning proposal and draft site-specific DCP can be placed on public exhibition.
18	107 George St, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 23 May 2016, Council resolved to invite the Applicant to submit a VPA consistent with the CBD Planning Proposal and Value Sharing Policy.	On 23 May 2016, Council resolved to invite the Applicant to submit a Letter of offer to enter into a VPA that is consistent with the CBD Planning Proposal and Value Sharing Policy. A Gateway determination was issued on 8 January 2018, however, the applicant has since lodged a post-Gateway review. Council considered the post-Gateway review at its Meeting on 9 April 2018 and resolved to defer the matter to allow the applicant time to submit a revised Planning Proposal. As such, the VPA is also deferred pending the submission of a revised Planning Proposal.
19	18-22A Hunter Street & 23-29 Macquarie Street, Parramatta	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 27 November 2017, Council resolved to negotiate a VPA, which recognises the value uplift of the Planning Proposal.	On 27 November 2017, Council resolved to negotiate a VPA, which recognises the value uplift of the Planning Proposal. The associated Planning Proposal is yet to be granted a Gateway Determination and further negotiations on a Draft VPA will occur once a Gateway Determination is issued.

Number	Affected Property Address/es	Issue	Description	Status - August 2018 (previous)	Status - November 2018 (current)
20	1-17 Grey St & 32 Silverwater Road, Silverwater	PP, DCP & VPA	Expected Voluntary Planning Agreement in association with a Planning Proposal.	On 26 February 2018, Council resolved to advise the Applicant that it will consider entering into a VPA with the landowners in relation to the planning proposal, and delegated authority to the Acting CEO to negotiate the VPA.	On 26 February 2018, Council resolved to advise the Applicant that it will consider entering into a VPA with the landowners in relation to the PP, and delegated authority to the Acting CEO to negotiate the VPA. The PP has been submitted to the DPE and is awaiting a Gateway determination, following which VPA negotiations will progress.
21	20-22 Macquarie Street, Parramatta	VPA	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables include monetary contribution and works-in-kind.	The 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.	The VPA letter of offer and the draft DCP were considered by Council at its Meeting on 24 September 2018 and Council resolved to prepare a formal Planning Agreement for the purpose of public exhibition in accordance with the commercial terms outlined in the VPA letter of offer. Council's Legal Services team is currently preparing the VPA document. It is anticipated that the draft VPA will be publicly exhibited in late 2018 or early 2019.
22	264-268 Pennant Hills Road, Carlingford	VPA & PP	Voluntary Planning Agreement involving upgrade of Martins Lane and affordable housing units, in association with a planning proposal.	<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>	<p>A revised VPA letter of offer and draft agreement were received from the Applicant following Council's decision to no longer proceed with the Draft Carlingford Block Study.</p> <p>The VPA was exhibited along with the planning proposal and draft DCP in August/September 2018. The VPA is currently being considered as part of the post-exhibition assessment.</p>
23	258-262 Pennant Hills Road and 17 & 20 Azile Court, Carlingford	VPA & PP	Voluntary Planning Agreement involving upgrade of Martins Lane, partial funding for purchase of land for public park, signalisation of intersection at Pennant Hills Rd and Baker St, and affordable housing units, in association with a planning proposal.	<p>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.</p> <p>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 a monetary contribution towards upgrade of Homelands Avenue Reserve.</p>	<p>A revised VPA letter of offer and draft agreement were received from the Applicant on 7 August 2018, following Council's decision to no longer proceed with the Carlingford Block Study. The VPA offer was reported to Council as part of the planning proposal in September 2018.</p> <p>The VPA will be exhibited concurrently with the planning proposal and site-specific DCP. Exhibition is intended to occur over November/December 2018.</p>

Number	Affected Property Address/es	Issue	Description	Status - August 2018 (previous)	Status - November 2018 (current)
24	1,3,5,7 Station Street West, Parramatta	VPA & PP	The applicant has provided preliminary matters for consideration for inclusion in a Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR, as well as de-listing of a heritage item at 7 Station Street. Potential VPA deliverables are not yet known.	The related Planning Proposal is currently subject to a Rezoning Review (previously known as a pre-Gateway review). Council endorsed a submission to the Review at its Meeting on 28 May 2018. The Draft VPA cannot progress until the outcome of the rezoning review is determined. The FSR permitted as a result of the review will provide the basis of any VPA negotiations.	The related Planning Proposal was subject to a Rezoning Review, which was considered by the Sydney Western City Planning Panel on 19 July 2018. The Panel's decision was to not support the Planning Proposal. As such, the draft VPA will not proceed. However, it should be noted that the applicant may submit a new Planning Proposal in the future.
25	Macquarie St Car Park 189 Macquarie Street, Parramatta	VPA, DA & PP	The site is already subject to an Executed Voluntary Planning Agreement involving land dedication, works-in-kind and through-site link, in association with a development application. A second Voluntary Planning Agreement in association with a planning proposal seeking to increase height and FSR is also being considered. Potential VPA deliverables are not yet known.	On 12 June 2018, Council 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.	A draft VPA is being negotiated with the applicant, with one outstanding issue relating to security to be resolved. Officers are currently seeking advice on this matter.
26	12 Hassall Street, Parramatta	VPA & PP	Expected Voluntary Planning Agreement in line with the CBD Planning Proposal framework.	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.	This Planning Proposal received Gateway determination on 16 October 2018, which will assist in finalising a draft VPA for this site. Negotiating a draft VPA is underway, and the outcomes of this negotiation will be reported back to Council prior to exhibition.
27	23-27 Harold Street, North Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables are not yet known.	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.	The Applicant has requested that the exhibition of the Planning Proposal and Voluntary Planning Agreement agreement be "de-coupled", as Council has not resolved its broader planning agreements policy framework. It is planned that this issue will be reported to Council in late November / early December, as part of the broader report on Council's draft Planning Agreements policy.
28	470 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a planning proposal.	The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Finalisation of the draft VPA for public exhibition is currently being negotiated with the Applicant, so that it can be exhibited with the Planning Proposal.	The CEO has been given delegation to finalise the draft VPA for the purpose of public exhibition. Finalisation of the draft VPA for public exhibition is currently being negotiated with the Applicant, so that it can be exhibited with the Planning Proposal and site-specific DCP.
29	21-21A Tucks Road, Toongabbie	VPA & PP	Voluntary Planning Agreement in association with a rezoning from part B1 and part R2 to B4 across entire site, increase height and FSR. The draft VPA seeks to deliver the construction of a roundabout at the intersection of Tucks Road and Fitzwilliam Road, Toongabbie.	A draft VPA was publicly exhibited with the Planning Proposal and draft DCP relating to the site in June/July 2017. Council officers are reviewing the submissions, 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.	The Planning Proposal and associated draft VPA was reported to Council on 29 October 2018. The matter has been deferred to a subsequent Council meeting pending the outcome of a Site Compatibility Certificate application to the Department of Planning and Environment for development on the site.

Number	Affected Property Address/es	Issue	Description	Status - August 2018 (previous)	Status - November 2018 (current)
30	142-154 Macquarie Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a monetary contribution, works-in-kind and land dedication in association with a planning proposal seeking an increase in height and FSR.	Council continues to work with Parramatta Light Rail 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.	Council continues to work with PLR and the Developer to reach agreement on the land dedication requirement needed to facilitate the Macquarie Street light rail stop. Amendments to the VPA and DCP may be required subject to the final outcome regarding land dedication to Parramatta Light Rail.
31	87 Church Street and 6 Great Western Highway, Parramatta	VPA & PP	Voluntary Planning Agreement involving monetary contributions in association with a planning proposal and easement.	The final VPA is with the developer awaiting execution. Council Officers continue to follow up to determine a timetable for finalisation of the agreement.	The applicant has advised that they can not sign the agreement until they resolve some ownership issues which they expect to be resolved by December 2018. The applicant must sign the Draft VPA before it can be executed by Council.
32	295 Church Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving monetary contribution in association with a planning proposal.	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.	Exhibition of the PP/DCP/VPA concluded on 11 September 2018. Officers are working with the Applicant towards a post-exhibition report to the Local Planning Panel on this matter for the 18 December LPP meeting.
33	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 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.	A submission from RMS regarding road widening for frontage of the site needs to be resolved before reporting exhibition outcomes to the Local Planning Panel. Confirmation is awaited from RMS that it does not seek the road widening and that it is satisfied that the issue has been appropriately investigated and resolved. Once this confirmation is received, a report will be submitted to Council on the exhibition outcomes of the draft VPA, along with the planning proposal and site-specific DCP.

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34	1-7A Thallon Street, Carlingford	VPA & DA	Executed planning agreement transferred to City of Parramatta from the Hills Council. Agreement provides for monetary payment, land embellishment and dedication and works-in-kind.	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.	The Deed of Variation was agreed and placed on public exhibition from 24 October to 21 November 2018. The outcome of the public exhibition is being reported to Council on 10 December 2018 to allow Council to determine if it wishes to finalise the amendment to the Draft VPA.
35	184-188 George Street, Parramatta	VPA	Voluntary Planning Agreement involving a monetary contribution and through-site link provided as an easement in association with a planning proposal seeking an increase in height and FSR.	Council resolved at the 12 June meeting to endorse the Planning Proposal 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.	This draft VPA has been signed by the applicant and will be executed by the Acting CEO under delegation shortly.
36	220-230 Church Street and 48 Macquarie Street, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal seeking an increase in height and FSR. Potential VPA deliverables are not yet known.	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.	The draft VPA document was exhibited from 15 August to 14 September 2018. The outcome of the exhibition was reported to Council on 8 October 2018 where Council resolved to endorse the Draft VPA. The Draft VPA is currently with the applicant so that they can sign the document before it is returned to Council to be executed.
37	180 George Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a monetary contribution and through-site pedestrian link in association with a planning proposal seeking an increase in height and FSR.	At the time of preparation of the document, finalisation of this Draft VPA required finalisation of some procedural steps by Council.	Since the last update, the VPA for the site has been executed by relevant parties and a request has been made for registration.
38	2-10 Phillip Street, Parramatta	VPA & PP	Voluntary Planning Agreement involving a laneway dedication and monetary contribution in association with a planning proposal seeking an increase height and FSR.	On 9 April 2018, Council resolved to endorse the original decision. The VPA for the site has been executed by relevant parties and a request has been made for registration.	On 9 April 2018, Council resolved to endorse the original decision. The VPA for the site has been executed by relevant parties and a request has been made for registration.

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39	26 Good Street, Granville	VPA & PP	Voluntary Planning Agreement involving land dedication, monetary contribution and works-in-kind, in association with a planning proposal.	Council endorsed the VPA on 11 December 2017. The VPA was executed in January 2018 and registered with the NSW Land Registry Services on 11 April 2018. 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.
40	2-12 James Street, Carlingford	VPA & DA	Executed Voluntary Planning Agreement transferred to City of Parramatta from The Hills Council. Agreement provides for monetary contribution, land dedication and works-in-kind.	The VPA relates to three sites. The terms of the VPA have been met for two of the three sites. Council will continue to monitor the implementation of this VPA. No change since last status update.	The VPA relates to three sites. The terms of the VPA have been met for two of the three sites. Council will continue to monitor the implementation of this VPA. No change since last status update.
41	14-30 Shirley Street, 2- 10 Janelle Crescent and 247-261 & 277-281 Pennant Hills Road, Carlingford	VPA	Executed Voluntary Planning Agreement transferred to City of Parramatta from The Hills Council. Agreement provides for monetary contribution, land dedication and works-in-kind.	The Applicant has not progressed to the Construction Certificate stage 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.	Council officers are monitoring compliance of the land owner with the VPA obligations.
42	2 Morton Street, Parramatta	VPA	Executed Voluntary Planning Agreement involves staged payment of monetary contributions, land dedication and works-in-kind.	Ongoing liaison is underway with the Applicant to ensure they are fulfilling all the VPA requirements.	Council officers are monitoring compliance of the land owner with the VPA obligations.
43	Robert's Apartments 9 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves monetary contribution or, alternatively land dedication (affordable housing).	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
44	Boyded Parramatta 57 Church Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves monetary contribution, land dedication, through-site links.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
45	24-26 Railway Parade, Westmead	VPA & PP	Executed Voluntary Planning Agreement involves a number of elements including works-in-kind, embellishment and through-site link.	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.	The VPA amendments have been further modified to be in line with the VPA as executed.
46	Real Estate House 21 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves works-in-kind.	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.	Council officers are monitoring compliance of the land owner with the VPA obligations.
47	Lennox Bridge Car Pk 12-14 Phillip Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involved works-in-kind and monetary contribution.	A potential revised VPA in association with a Section 96 application to vary the original Development Application for this site is currently being negotiated.	As the Applicant amended their Section 4.55 modification to be consistent with current FSR controls, officers consider that renegotiation of this VPA is no longer immediately necessary. There may yet be amendments required in association with the works-in-kind aspects of the VPA.
48	5-7 Parkes Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement involves land dedication, works-in-kind, land dedication (affordable housing).	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.

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49	St Ioannis Greek Ort 11 Hassall Street, Parramatta	VPA, DA & PP	Executed Voluntary Planning Agreement providing monetary contribution, land dedication (affordable housing).	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
50	3 Burroway Road, Wentworth Point	VPA & DA	Voluntary Planning Agreement involving land dedication and works-in-kind, in association with a Development Application.	The library has been develired to Council, and tenders for fit-out of the library are being pursued.	The library has been develired to Council, and tenders for fit-out of the library are being pursued.
51	10 - 12 River Road West, Parramatta	VPA & PP	Voluntary Planning Agreement in association with a planning proposal involving monetary contributions, land dedication and embellishment.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
52	2-14 Thallon Street and 7 -13 Jenkins Road, Carlingford	VPA & DA	Executed planning agreement transferred to City of Parramatta from the Hills Council. Voluntary Planning Agreement provides for monetary payment, land dedication and works-in-kind, in association with a development application.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.
53	Parramatta RSL 2 Macquarie Street, Parramatta	VPA & DA	Voluntary Planning Agreement involving monetary contribution, in association with a development application.	Council officers are monitoring compliance of the land owner with the VPA obligations.	Council officers are monitoring compliance of the land owner with the VPA obligations.