

INNOVATIVE

ITEM NUMBER	18.2
SUBJECT	FOR APPROVAL: Land Use Planning Work Program Update
REFERENCE	F2018/00155 - D07027671
REPORT OF	Project Officer

PURPOSE:

The purpose of this report is to provide an update on Council's Land Use Planning Team's strategic projects, Planning Proposals and Planning Agreements.

RECOMMENDATION

- (a) **That** Council note this report.
- (b) **Further, that** future work program updates are provided to Councillors within the first quarter of every calendar year by way of a briefing note.

BACKGROUND

1. On 26 September 2016 Council resolved 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 Planning Agreements. The resolution requested these updates be provided to Council in April, August and November each year.
2. Council considered the most recent update report on 29 April 2019, at which point Council resolved that the update report be provided on a bi-annual basis in June and December each year, with the next update to be reported in December 2019.
3. Due to the volume of higher priority reports prepared by the Land Use Planning team during late 2019 and early 2020, the preparation of this update report has been delayed until March 2020.
4. Council officers recommend that future update reports are provided as an annual briefing note, due to the following considerations:
 - The Land Use Planning team reports to Council at key milestones for projects, keeping Council and the community apprised of the progress of policy projects and matters relating to site-specific Planning Proposals. For example, Council considered 40 matters from the Land Use Planning team during the period of July-December 2019.
 - Planning Proposals that Council has endorsed and submitted to the Department of Planning Industry and Environment (DPIE) are available to the public to view at the DPIE's Local Environmental Plan (LEP) tracker website.
5. This report provides a summary across the following categories of planning projects:
 - (1) Policy review projects

- a. Parramatta CBD Planning Proposal
 - b. Planning Harmonisation Project
 - c. Other Projects
- (2) Precinct planning
 - (3) Heritage planning
 - (4) Site-specific Planning Proposals
 - (5) Planning Agreements.

POLICY REVIEW PROJECTS: (a) PARRAMATTA CBD PLANNING PROPOSAL

6. The Land Use Planning team prepared the Parramatta CBD Planning Proposal (CBD PP) in response to the NSW Government and Council's direction to grow Parramatta as Sydney's Central CBD. On 11 April 2016, Council endorsed the draft CBD PP, which was subsequently sent to the DPIE requesting a Gateway Determination to enable public exhibition.
7. The DPIE issued a Gateway Determination to Council on 13 December 2018 to allow the CBD PP to proceed subject to 34 conditions. A number of these conditions required additional information and/or supporting evidence in relation to certain matters to be provided prior to any public exhibition of the CBD PP. A significant body of work to address conditions was undertaken during 2019, with Council resolving on 25 November 2019 to progress the updated CBD PP to public authority consultation and public exhibition.
8. The public authority consultation is currently being carried out, and, following its completion, the updated CBD PP will be forwarded to the DPIE to seek their approval to place the CBD PP on public exhibition (which is required under the conditions of the Gateway Determination). Once the DPIE approves, Council will be able to progress to formally place the CBD PP on public exhibition.

POLICY REVIEW PROJECTS: (b) PLANNING HARMONISATION PROJECTS

9. 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 report includes:
 - Preparation of a Planning Proposal to consolidate the Local Environmental Plans (LEPs) currently applying in the Local Government Area (LGA). At its meeting of 11 November 2019, Council resolved to endorse the Planning Proposal, subject to some amendments. The Planning Proposal has been updated in accordance with the Council resolution and was submitted to the DPIE on 13 December 2019 with a request for a Gateway Determination.
 - The Planning Proposal is supported by various reports including a Consultation Report that outlines the feedback received on the Land Use Planning Discussion Paper, which has helped inform the proposals for the draft LEP, and a Technical Paper, which provided a dual occupancy constraints analysis.
 - Council officers have continued preparation of a new development contributions plan for areas outside of the Parramatta City Centre. This work has been informed by the preparation of a new infrastructure works schedule. It is anticipated that the draft contributions plan will be reported to Council in the coming months to seek approval for public exhibition.

- Council officers have also commenced work on a new Draft Development Control Plan (DCP) for the City of Parramatta Local Government Area (LGA), which will harmonise the multiple DCPs that currently apply. It is intended that the new Draft DCP will be reported to Council later in the year seeking a resolution to place it on public exhibition.

POLICY REVIEW PROJECTS: (c) OTHER PROJECTS

10. Other key policy projects that have progressed since the previous update report include the following:

- Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS): The Draft Local Strategic Planning Statement and Draft Local Housing Strategy were exhibited concurrently for six weeks in October-November 2019 in conjunction with the Draft Community Infrastructure Strategy. The post-exhibition report on the LSPS is on this Council meeting agenda. The LHS will be reported to Council within the next couple of months.
- Submission on the Local Character Overlays Discussion Paper: Council officers prepared a policy submission to the DPIE on this matter. The submission was endorsed by Council at its meeting on 13 May 2019.
- Submission on the Draft Place-based Infrastructure Compact (PIC) for Greater Parramatta to Olympic Peninsula (GPOP): Council officers prepared a major submission to the Greater Sydney Commission (GSC) on this matter. The submission was endorsed by Council at its meeting on 16 December 2019 and forwarded to the GSC.
- LEP Housekeeping Amendments: Following its consideration of the post-exhibition report for this matter, Council endorsed Housekeeping Amendment No. 3 for *Parramatta LEP 2011* on 11 June 2019. In January 2020, the amendment was signed by the then-Acting Chief Executive Officer and forwarded to the DPIE for their review prior to notification. Council officers are working with the DPIE to finalise the amendment.

PRECINCT PLANNING

11. **Table 1** below summarises the status of precincts that Council is progressing. Some of the precincts are being dealt with in partnership with Government Agencies such as the DPIE, whilst others are led by Council.

Table 1: Precincts and status

Precinct	Status
Camellia (State Government initiated)	The Greater Sydney Commission's (GSC) draft Place-based Infrastructure Compact (PIC) raised uncertainty about the future of Camellia due to the high infrastructure cost of the precinct. As noted previously in this report, Council has made a submission on the draft PIC opposing the GSC's position on Camellia. Any detailed planning within this precinct will be contingent upon the finalisation of the PIC.

Precinct	Status
<p>Carlingford (Landowner initiated with Council progressing structure plan)</p>	<p>Council continues to process several Planning Proposals within the broader Carlingford area. Key considerations for these Planning Proposals include traffic, solar access, privacy, and employment floor-space. Council is also progressing a structure planning process for precincts along the Parramatta Light Rail (PLR) Stage 1 corridor from Rosehill to Carlingford. A report on the draft structure plan will be reported to Council in the coming months.</p>
<p>Carter Street (State Government initiated)</p>	<p>Council provided a submission to the DPIE in response to the exhibition of the revised draft Carter Street Master Plan in October 2018. Council received a letter from the DPIE in October 2019 stating that the DPIE is undertaking a further post-exhibition review of the draft controls. Following this correspondence, the DPIE has advised that this review has yet to be completed.</p>
<p>Epping (Council initiated in response to State Government rezoning in 2014)</p>	<p>The projects coming out of the Epping Planning Review process (particularly from two key Council meetings held 9 July and 26 November 2018) involve a suite of 10-12 projects that fall across policy development and implementation, advocacy, asset delivery and infrastructure planning and delivery. Recent projects that have been reported to Council include reclassification of laneways between Beecroft Road and Rawson Street (11 June 2019 - Item 12.1), three Planning Proposals seeking Gateway Determination from the DPIE to resolve interface issues of development with heritage conservation areas (8 October 2019 - Items 18.5 & 18.6 and 10 February 2020 – Item 18.5), and a Planning Proposal to “switch off” Clause 4.6 for certain types of development in the Epping Town Centre (13 May 2019 – Item 15.2). Also, on 4 November 2019, the Sydney Central City Planning Panel determined that the Austino Planning Proposal (2-18 Epping Road, 2-4 Forest Grove and 725 Blaxland Road, Epping) should not proceed to Gateway.</p>

Precinct	Status
<p>Granville / Parramatta Road (Council implementing State Government strategy)</p>	<p>The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) 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 alternative is to allow landowners to lodge their own site-specific Planning Proposals which would be assessed to determine if they comply with PRCUTS before they could commence. A critical issue that must be resolved if changes to planning controls are to proceed is the requirement for a detailed traffic and transport assessment to be completed for the precinct.</p> <p>Council resolved on 9 April 2018 to enter into the Terms of Reference with the DPIE and Cumberland Council to progress the precinct-wide traffic and transport 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. It is anticipated that the precinct-wide traffic and transport study will be finalised by mid-2020.</p>
<p>Melrose Park (Council progressing in response to landowner requests)</p>	<p>Northern Precinct: A report on the revised Melrose Park North Planning Proposal was considered by Council on 12 August 2019. Council resolved to submit the Planning Proposal to the DPIE for endorsement to proceed to public exhibition. The revised proposal was submitted to the DPIE on 3 September 2019 and is still under assessment. Council officers are continuing to work with the applicant on the site-specific DCP and Planning Agreement, which are anticipated to be considered by Council in the coming months.</p> <p>Southern Precinct: The draft Melrose Park Southern Structure Plan was publicly exhibited in August/September 2019. The exhibition outcomes were reported to Council on 16 December 2019, and Council adopted the revised Plan.</p> <p>Transport Management Accessibility Plan (TMAP): The TMAP was finalised in November 2018 and endorsed for the purposes of public exhibition by Council in August 2019. The TMAP will be a supporting document to the revised Melrose Park North Planning Proposal, site-specific DCP and Planning Agreement when these are publicly exhibited, and will also be used as a supporting document for any proposal exhibited in the Southern precinct.</p> <p>Other Matters: Council officers are continuing to liaise with relevant stakeholders regarding other aspects of the precinct's development, including the education facilities, utilities and other supporting infrastructure such as open space and community facilities.</p>

Precinct	Status
<p>Parramatta North (State Government initiated)</p>	<p>In November 2018, the NSW Government announced that the University of Sydney had partnered with the NSW Government to establish a second campus as part of a leading international health, education and research precinct in Parramatta/Westmead. University of Sydney are negotiating with Infrastructure NSW (previously UrbanGrowth NSW) on an outcome in the Cumberland Precinct.</p>
<p>Rosehill (Council progressing in response to landowner requests)</p>	<p>As noted previously in the status report on Carlingford, a structure planning process is currently progressing within this precinct and a draft structure plan for Rosehill and the precincts north along the Parramatta Light Rail (PLR) Stage 1 corridor to Carlingford will be reported to Council in the coming months.</p>
<p>Rydalmere (Council initiated)</p>	<p>As noted previously in the status report on Carlingford, a structure planning process is currently progressing within this precinct and a draft structure plan for Rydalmere and the other precincts along the Parramatta Light Rail (PLR) Stage 1 corridor to Carlingford will be reported to Council in the coming months. In addition to this targeted transport corridor strategy, Council officers have commenced an economic analysis of the broader Rydalmere employment precinct that will further inform future land uses.</p>
<p>Sydney Olympic Park (State Government initiated)</p>	<p>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 the Place Management NSW Board (under which the former Sydney Olympic Park Authority has been incorporated) to deliver the vision of the Master Plan in providing for housing, employment, open space, improved public amenity and local infrastructure funding.</p>
<p>Teloopa (State Government initiated)</p>	<p>Teloopa was rezoned on 19 December 2018 by the DPIE. Council Officers regularly meet with Officers from Land and Housing Corporation (LAHC) to progress the finalisation of the Draft DCP and updated Development Contributions Framework. It is expected that a Draft DCP will be reported to Council in the coming months. The contributions plan preparation process may also involve a Planning Agreement between Council and LAHC.</p> <p>On 12 December 2019 LAHC announced the project delivery partners for their land holdings in Teloopa are Frasers Property and Hume Community Housing. Council officers met with LAHC and the project delivery partners on 30 January to discuss project and next steps. A Councillor briefing will be organised in the near future once the redevelopment program is confirmed.</p>

Precinct	Status
<p>Wentworth Point (Council progressing in response to landowner requests)</p>	<p>Council will continue to progress the proposed amendments to planning controls at 3 Burroway Road (Block H) and 14-16 Hill Road. Council will consider a report on Block H at an upcoming meeting. 14-16 Hill Road is currently with the DPIE for Gateway.</p>
<p>Westmead (State Government initiated)</p>	<p>In 2017 the Westmead Alliance commenced preparing the Draft Westmead Innovation District Masterplan. Its purpose is to plan for the growth of Westmead by encouraging private investment, identifying required infrastructure, addressing transport challenges, and working with government agencies to realise the vision for Westmead as a world-leading innovation district. The masterplan process paused in 2019, pending the outcome of the future University campus planning and the completion of a traffic and transport study by the DPIE. It has nevertheless influenced the State Government to include a metro station at Westmead as part of the proposed Sydney Metro West route. It has also influenced the State Government to enter into negotiations with the University of Sydney for a full-scale university campus at the Cumberland Precinct.</p>

HERITAGE PLANNING

12. The Heritage Advisory Committee (HAC) continues to meet, with the most recent meeting held on 27 November 2019. A report on the outcome of the HAC's November meeting was reported to the Council at its meeting of 24 February 2020.
13. At its meeting of 25 November 2019, Council endorsed three grants from Council's Local Heritage Fund.

SITE-SPECIFIC PLANNING PROPOSALS

14. The number of Planning Proposals lodged with Council has increased dramatically in recent years, with a particular spike in activity during 2014-2018.
15. Council officers note that new Planning Proposal activity has recently slowed in comparison to the 2014-2018 peak period. Ten Planning Proposals were lodged with Council during 2019, which is less than any year since 2013. At the time of writing this report, no Planning Proposals had been lodged with Council in 2020.
16. At the time of writing this report, Council officers were actively managing 66 Planning Proposals. **Table 2** outlines key statistics relating to Planning Proposals.

Table 2: Key statistics - Planning Proposal activity

SUMMARY STATISTICS	Inside CBD	Outside CBD	Total
Total Planning Proposals at time of writing report	34	32	66
- Initial assessment not yet reported to Council	(11)	(13)	
- Initial assessment reported to Council	(14)	(17)	
- Reported back to Council post-exhibition	(9)	(2)	
CHANGE SINCE LAST UPDATE REPORT	Inside CBD	Outside CBD	Total
New Planning Proposals lodged with Council since last update report (April 2019)	6	2	8
Initial assessment reported to Council since last update report (April 2019)	2	7	9
Reported back to Council post-exhibition since last update report (April 2019)	9	5	14

Policy Impacts on Site-Specific Planning Proposals – Council Resolution, Local Strategic Planning Statement and Local Housing Strategy

17. At its meeting of 10 December 2018, Council resolved:

“That Council not progress with new site specific planning proposals that are seeking an increase in residential density in areas outside of the Parramatta CBD during 2019 until work on both Council’s new Local Strategic Planning Statement and Local Housing Strategy is completed.”

18. Council has written to the DPIE and the Minister for Planning seeking support for this approach but did not receive a response regarding this matter.

19. Two Planning Proposals were lodged with Council in 2019 seeking residential uplift in areas outside the Parramatta CBD. One of these Planning Proposals was withdrawn shortly after lodgment. In keeping with Council’s resolution cited above, the other Planning Proposal (93 Bridge Road, Westmead) has not been progressed ahead of the LSPS / LHS.

20. The period for the application of the resolution has now expired. Council officers consider that it is not necessary to extend the application of this resolution at this point in time, given the following:

- the Draft LSPS and Draft LHS were exhibited last year and a report on the Draft LSPS is on this Council meeting agenda with a report on the Draft LHS to be prepared within the next couple of months;
- the DPIE has advised Council officers that notwithstanding that Council’s LSPS is still in draft form, it has been exhibited and it is good practice for a Draft LSPS to be considered when assessing any site-specific Planning Proposal prior to them coming into effect. In this regard, Council’s LSPS is an important strategic document that will be used to shape the City’s future planning controls and infrastructure contributions plans. As such, Proposals to change planning controls from proponents will be tested against the LSPS.

PLANNING AGREEMENTS

21. Council's Land Use Planning Team is currently managing 58 Planning Agreements, which are grouped into three categories in **Table 3** below.

Table 3: Planning Agreements – status and number

STATUS	NUMBER
Matter yet to be reported to Council with a recommendation	24
Accepted in principle/subject to exhibition or finalisation of legal drafting	15
Executed and requiring ongoing management and/or monitoring	19
Total	58

CONSULTATION & TIMING

22. Due to the ongoing impacts of the 2016 council boundary changes, the number of precincts undergoing planning processes, and high levels of development interest across the City of Parramatta, the workload for the Land Use Planning team will likely remain at a very high level for at least the next three years.

FINANCIAL IMPLICATIONS

23. This report provides an update to Council on the Land Use Planning team's work program; as such, there is no direct financial implication as a result of this report.

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ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL