

Attachment

Chronology of Events

Date	Milestone
23 December 2014	Planning Proposal lodged seeking to rezone the site to B4 Mixed Use (to allow residential uses) and to increase the maximum building height and FSR controls.
January 2015 – August 2015	Proposal revised and resubmitted by the applicant prior to its consideration by Council to take into account the strategic planning work undertaken to date by UrbanGrowth NSW as part of the preparation of the Parramatta Road Urban Transformation Strategy (Draft Strategy), and in light of feedback from the Department of Planning and Environment in relation to another Planning Proposal seeking changes to the land use and built form controls within the North Granville Precinct.
10 August 2015	<p>Council considered a report on the Planning Proposal and endorsed the following changes to the PLEP 2011:</p> <ul style="list-style-type: none"> • Rezone the land from part B2 Local Centre and part B6 Enterprise Corridor to B4 Mixed Use. • Increase the Maximum Height of Buildings from 15 metres and 21 metres to 96.6 metres (approximately 30 storeys). • Increase the Maximum Floor Space Ratio from 2:1, 3:1, and 3.5:1 to 5.22:1. • Introduce a Design Excellence Clause to require the site to undertake a design excellence competition, with the winning scheme being awarded a 15% height and FSR bonus (i.e. resulting in a final building height of 111 metres (approximately 34 storeys) and final FSR of 6:1). • Introduce a Site Specific Clause requiring the provision of a minimum of 4,000 metres square of non-residential floor space. <p>The Planning Proposal sought to deliver a mixed use development comprising 360 dwellings and 4000m² of non-residential uses within a 34 storey tower. A pedestrian laneway was proposed to extend from Parramatta Road through the site down to Cowper Street, running parallel with Good Street.</p> <p>Council subsequently endorsed staff to proceed with the preparation of a Site Specific Development Control Plan and the negotiation of a Voluntary Planning Agreement, with both to be reported to Council for endorsement prior to exhibition.</p>

13 August 2015	The endorsed Planning Proposal was forwarded to the Department of Planning and Environment requesting a Gateway Determination.
September 2015	UrbanGrowth NSW placed the Draft Parramatta Road Urban Transformation Strategy (The Draft Strategy) on public exhibition. The Draft Strategy provides a Draft Structure Plan and Built Form Plan for the Granville North Precinct (where the subject site is located) and recommends a mixed use precinct with development ranging in height from 14 storeys to 25 storeys (82m). Specific zoning, height and floor space ratio controls were not released at that point in time.
9 November 2015	<p>A Gateway Determination was issued in early November 2015 advising Council that the Planning Proposal should proceed subject to a number of conditions (Attachment 4). In summary these conditions required the Planning Proposal to be amended as follows:</p> <ul style="list-style-type: none"> • Amend the explanation of provision to indicate that the design excellence process will not enable any bonus height or FSR provisions • Apply a maximum height of buildings of 82m (25 storeys) for the majority of the site and a maximum height of buildings of 17m (4 storeys) fronting Good Street • Apply a maximum FSR consistent with achieving the vision, principles and desired built form outcomes with the draft Parramatta Road Urban Design Guidelines prepared by UrbanGrowth NSW • Amend the requirements related to the provision of non-residential floor space to require a maximum of 4,000sqm rather than a minimum. <p>In addition, the amended Planning Proposal was to be referred to UrbanGrowth NSW for comments prior to exhibition. Any suggested amendments were to be made to the Planning Proposal prior to exhibition.</p>
November 2015- February 2016	In response to the Gateway Determination, the applicant revised the Planning Proposal and submitted an alternative design scheme which addresses the recommendations of the Draft Strategy by reducing the building height to a maximum of 25 storeys and applying (with some minor variation) the setbacks and built form controls prescribed by the Urban Design Guidelines. As a result, the applicant retained an FSR of 6:1, with the GFA being distributed within two connected towers (25 storeys and 16 storeys in height) as opposed to one tower (34 storeys in height) in the original scheme (see 'Exhibited Planning Proposal').

9 February 2016	The updated Planning Proposal was referred to UrbanGrowth NSW for a 21-day period to provide comment on the proposal. Any comments were to be implemented within the proposal, prior to exhibition. The submission provided by UrbanGrowth NSW supported the reduction in height controls, per the revised Planning Proposal, in order to closely align with the controls within the draft Parramatta Road Urban Renewal Strategy. However, UrbanGrowth NSW was unable to comment on the merits of the Planning Proposal in the contexts of the final Strategy as planning for the Granville Precinct is still underway.
March 2016 – September 2016	The preparation of the Draft Site Specific Development Control Plan (DCP) and negotiation of the Draft Voluntary Planning Agreement (VPA) progressed based on the content of the revised Planning Proposal and revised design concept (see 'Exhibited Planning Proposal').
12 September 2016	<p>Council considered a report on the Draft Site Specific DCP and Draft VPA (Attachment 5) offer where the following was resolved:</p> <p>(a) <i>That Council endorse the Draft Development Control Plan (DCP) prepared for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville, as provided at Attachment 1, for the purpose of public exhibition.</i></p> <p>(b) <i>That the Draft DCP be placed on public exhibition concurrently with the Planning Proposal for the site for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council.</i></p> <p>(c) <i>That Council write to the applicant advising that the most recent discussions about the content of the Draft VPA have been encouraging and that Council would like to continue those discussions to see whether an agreement can be reached on an offer that in the opinion of Council better addresses the future infrastructure demands and other needs of the community as identified in the Draft Parramatta Road Urban Transformation Strategy.</i></p> <p>(d) <i>That Council authorise the Interim General Manager to continue the Draft VPA negotiation process and endorse the final agreement if it achieves, in his opinion,</i></p>

	<p><i>infrastructure provision commensurate with the additional community needs arising from development under the Draft Parramatta Road Urban Transformation Strategy.</i></p> <p>(e) <i>That</i> Council authorise the Interim General Manager to finalise the drafting of the VPA for the purposes of public exhibition which may occur separately from the exhibition of the Planning Proposal and Draft DCP discussed above.</p> <p>(f) <i>Further, that</i> Council authorise the Interim General Manager to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the amendment processes.</p>
5 October - 4 November 2016	<p>Consistent with the 12 September 2016 Council Resolution, the Planning Proposal and draft Development Control Plan were exhibited concurrently from 5 October 2016 to 4 November 2016.</p> <p>The VPA negotiations continued to ensure that the public benefit and infrastructure provision is commensurate with the additional community needs arising from development under the Draft Parramatta Road Urban Transformation Strategy. An update on the status of the VPA is provided under the title 'Voluntary Planning Agreement'.</p>
November 2016	<p>The final version of the Parramatta Road Urban Transformation Strategy was released by UrbanGrowth NSW which includes recommended planning controls and design guidelines.</p>
November 2016 – May 2017	<p>The submission made from RMS during the public exhibition period makes reference to the PRCUTS and associated Implementation Plan in terms of the road improvements and upgrades to be considered when rezoning land. The submission specifically refers to a section of the PRCUTS implementation plan which states that:</p> <p><i>“prior to any rezoning commencing, a Precinct-wide traffic study and supporting modelling is required to be completed which considers the recommended land use and densities, as well as future Westconnex conditions, and identifies the necessary road improvements and upgrades required to be delivered as part of any proposed renewal in the Precinct”.</i></p> <p>Site specific approach to managing traffic in light of the fact this proposal already had a Gateway Determination has been subject to negotiation between the months of November 2016 to</p>

	May 2017 which has resulted in the Site Specific DCP being amended.
20 June 2017	<p>The Independent Hearing and Assessment Panel considered a report on the outcome of the public exhibition of the Planning Proposal and draft Development Control Plan exhibited concurrently from 5 October 2016 to 4 November 2016.</p> <p>The submission received from RMS in relation to the management of traffic within the Granville Precinct in light of the proposed development under the PRCUTS is discussed, and the mechanisms proposed to 'future proof' the subject site to ensure the land can accommodate for future road widening/infrastructure improvements if identified in the future as part of the Granville Precinct Traffic Study.</p> <p>The report recommends that the IHAP recommend that Council endorse the re-exhibition of the Planning Proposal and Site Specific Development Control Plan in light of the RMS advice, and the proposed additional setbacks along Good Street and Parramatta Road to future proof the subject land for future road widening if required in the future.</p> <p>The report also provided an update on the associated Draft Voluntary Planning Agreement.</p> <p>The IHAP resolved the following:</p> <ul style="list-style-type: none"> a) <i>That Council receive and note the submissions made during the public exhibition of the Planning Proposal for amendments to the Parramatta Local Environmental Plan 2011 (PLEP 2011) for the land on the corner of Parramatta Road, Good Street and Cowper Street, Granville, as summarised in Attachment 1.</i> b) <i>That Council note the submission received from the Road and Maritime Services (RMS) dated 23 November 2016 (Attachment 2), and the subsequent advice received on 3 March 2017 (Attachment 3), 5 May 2017 and 26 May 2017 (Attachment 11), relating to the management of traffic within the Granville Precinct.</i> c) <i>That Council endorse the amended Planning Proposal (Attachment 4) and Site Specific DCP (Attachment 5) prepared for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville for the purpose of public exhibition, subject to:</i> <ul style="list-style-type: none"> i. <i>the completion of further traffic modelling which will form an addendum to Attachment 4 prior to exhibition.</i>

	<p>ii. <i>Control 6 within “Traffic and Transport” of the draft Site Specific DCP (Attachment 5) be amended to state the maximum car parking rate for residential development is per dwelling not bedroom.</i></p> <p>d) <i>That Council note the status of the VPA negotiations conducted to date by the Chief Executive Officer (CEO) (formerly Interim General Manager) as endorsed by Council in Minute 219 in September 2016; and further endorse that the negotiations continue in response to the requirements of the Roads and Maritime Services to reserve land for potential road widening.</i></p> <p>e) <i>That Council authorise the CEO to finalise the drafting of the VPA for the purposes of public exhibition to occur concurrently with the exhibition of the Planning Proposal and Draft Site Specific DCP.</i></p> <p>f) <i>Further, that Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the amendment processes.</i></p>
10 July 2017	<p>Council considered a report on the outcome of the public exhibition of the Planning Proposal and draft Development Control Plan exhibited concurrently from 5 October 2016 to 4 November 2016, along with the recommendation of the Independent Hearing and Assessment Panel. The report seeks endorsement to re-exhibit the Planning Proposal and Site Specific Development Control Plan for the subject land in conjunction with the associated Draft Voluntary Planning Agreement.</p> <p><i>Council at its meeting on 10 July 2017 endorsed the following:</i></p> <p>a) <i>That Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (Attachment A) and its recommendation (Attachment B) which supports the re-exhibition of the amended Planning Proposal and amended Site Specific Development Control Plan for the land on the corner of Parramatta Road, Good Street and Cowper Street, Granville, along with the associated Draft Voluntary Planning Agreement.</i></p> <p>b) <i>That Council receive and note the submissions made during the public exhibition of the Planning Proposal for amendments to the Parramatta Local Environmental Plan 2011 (PLEP 2011) for the land on</i></p>

	<p>c) <i>of Attachment A), relating to the management of traffic within the Granville Precinct. the corner of Parramatta Road, Good Street and Cowper Street, Granville, as summarised in Attachment 1 of Attachment A.</i></p> <p>d) <i>That Council note the submission received from the Road and Maritime Services (RMS) dated 23 November 2016 (Attachment 2 of Attachment A), and the subsequent advice received on 3 March 2017 (Attachment 3 of Attachment A), 5 May 2017 and 26 May 2017 (Attachment 11</i></p> <p>d) <i>That Council endorse the amended Planning Proposal (Attachment 4 of Attachment A) and Site Specific DCP (Attachment 5 of Attachment A) prepared for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville for the purpose of public exhibition, subject to:</i></p> <ul style="list-style-type: none"> <i>I. the completion of further traffic modelling which will form an addendum to Attachment 4 of Attachment A prior to exhibition</i> <i>II. Control 6 within 'Traffic and Transport' of the Draft Site Specific DCP (Attachment 5 of Attachment A) be amended to state that the maximum car parking rate for residential development is per dwelling not bedroom.</i> <p>e) <i>That Council note the status of the Voluntary Planning Agreement (VPA) negotiations conducted to date by the Chief Executive Officer (CEO) (formerly Interim General Manager) as endorsed by Council in Minute 219 in September 2016; and further endorse that the negotiations continue in response to the requirements of the Roads and Maritime Services to reserve land for potential road widening.</i></p> <p>f) <i>That Council authorise the CEO to finalise the drafting of the VPA for the purposes of public exhibition to occur concurrently with the exhibition of the Planning Proposal and Draft Site Specific DCP.</i></p> <p>g) <i>Further, that Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the amendment processes.</i></p>
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**4 September
2017**

Council considered a further report on amendments to the Planning Proposal and site specific draft Development Control Plan which were endorsed for public exhibition together with the Draft Voluntary Planning Agreement.

Council at its meeting on 4 September 2017 endorsed the following:

- a) That Council further note the Road and Maritime Services (RMS) requirements relating to traffic management within the Granville Precinct and the need to 'future proof' the land on the corner of Parramatta Road, Good Street, and Cowper Street, Granville, to accommodate for any future infrastructure improvements required as a result of the projected growth under the Parramatta Road Corridor Urban Transformation Strategy (Attachment 1).*
- b) That Council endorse in principle the proposed management strategy for conserving the Heritage Item – The Barn (as detailed under the section of the report title 'Management of The Heritage Item – The Barn') to mitigate the risk of the Heritage Item's total demolition in the future should the land within the proposed 6m setback be required for road widening by RMS to manage traffic within the Granville Precinct.*
- c) That Council endorse the amended Planning Proposal (Attachment 2) and Site Specific DCP (Attachment 3) prepared for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville for the purpose of public exhibition which proposes changes to the management of the Heritage Item – The Barn to respond to the Roads and Maritime Service's requirements to 'future proof' the land.*
- a) That Council note the status of the Voluntary Planning Agreement (VPA) negotiations conducted to date by the Chief Executive Officer (CEO) (formerly Interim General Manager) as endorsed by Council in Minute 219 in September 2016 and Minute 671 in July 2017.*
- b) That Council note the authorisation granted to the CEO on 10 July 2017 in Minute 671 to:*
 - I. finalise the drafting of the VPA for the purposes of public exhibition to occur concurrently with the exhibition of the Planning Proposal and Draft Site Specific DCP.*
 - I. correct any minor policy inconsistencies and any anomalies of an administrative nature relating to*

<p>20 September – 20 October 2017</p>	<p><i>the Planning Proposal, Draft DCP and VPA documentation that may arise during the amendment processes.</i></p> <hr/> <p>Public exhibition of the Planning Proposal, the amended site specific draft DCP and draft Voluntary Planning Agreement for 31 days.</p> <p>The documents exhibited were:</p> <p>Planning Proposal</p> <ul style="list-style-type: none"> • Planning Proposal for land on the corner of Parramatta Road, Good Street, and Cowper Street, Granville • Appendix A – Gateway Determination • Appendix B – Urban Design Report & Concept Reference Design • Appendix C – Preliminary Site Contamination Assessment • Appendix D – Heritage Assessment Report • Appendix E – Traffic Impact & Parking Assessment • Appendix F – Economic Assessment • Council Report from 10 August 2015 (Item 9.6) • Council Resolution from 10 August 2015 (Item 9.6) • Additional traffic modelling information <p>Draft Development Control Plan</p> <ul style="list-style-type: none"> • Draft Site Specific Development Control Plan • Council Report from 12 September 2016 (Item 8.4) • Council Resolution from 12 September 2016 (Item 8.4) • Independent Hearing and Assessment Panel 22 June 2017 Report (Item 5.2) • Independent Hearing and Assessment Panel 22 June 2017 Resolution (Item 5.2) • Council Report from 10 July 2017 (Item 11.9) • Council Resolution from 10 July 2017 (Item 11.9) • Council Report from 4 September 2017 (Item 11.4) • Council Resolution from 4 September 2017 (Item 11.2) <p>Voluntary Planning Agreement</p> <ul style="list-style-type: none"> • Planning Agreement - Gran Central Planning Proposal
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