

ATTACHMENT 1 – DETAILED CHRONOLOGY

History of Previous Planning Proposal (RZ/27/2015) and Broader Strategic Work (Parramatta CBD PP and Planning Investigation Areas)	
November 2015	<p>Previous Planning Proposal (PP) (RZ/27/2015) was lodged for the site seeking to:</p> <ol style="list-style-type: none"> 1. Increase the Height of Buildings control from 11 metres to 70 metres (excluding Design Excellence Bonus); and 2. Increase the Floor Space Ratio from 0.8:1 to 6:1.
11 April 2016	Council endorsed the Parramatta CBD PP to proceed to Gateway Determination, which applied a maximum FSR of 6:1 and maximum building height of 11m (plus design excellence bonus) to the site.
10 July 2017	Council endorsed the previous planning proposal (RZ/27/2015) to be forwarded for Gateway Determination.
28 September 2017	Council received Gateway Determination from DPHI for the previous planning proposal subject to conditions including a condition requiring the removal of 53 Sorrell Street, Parramatta from the proposal scope.
November - December 2017	A draft Development Control Plan (DCP) and a letter of offer was submitted by the applicant for the previous planning proposal in November 2017 and this was endorsed by the Council at its meeting on 18 December 2017.
February 2018 – July 2018	Council endorsed a Design Excellence Competition brief (DC/7/2017), which was awarded to the winning design by Cox Architecture entailing a maximum building height of 80.5m and maximum FSR of 6.9:1 (inclusive of the 15% Design Excellence Bonus).
December 2018	A Gateway Determination was issued for the CBD PP. Gateway conditions required Council to carry out further investigations for heritage interface areas including the Sorrell Street Heritage Conservation Area (HCA).
May 2019	The previous draft Planning Proposal, DCP and Planning Agreement were publicly exhibited. (Refer D06735883 and D05819078).
25 November 2019	Council resolved to amend the Parramatta CBD Planning Proposal to excise three areas zoned R4 High Density Residential which included the subject site. As a result, the subject site was to form part of the future work on the 'Planning Investigation Areas' (PIA); specifically, the site would form part of the North-East Planning Investigation Area (NEPIA).
9 June 2020	At its meeting on 9 June 2020, Council resolved to defer the progression of the previous draft Planning Proposal, DCP and Planning Agreement until a planning strategy for the PIA containing the subject site is adopted.
June – November 2020	In June 2020, Council resolved to prepare a Planning Strategy for the North-East Planning Investigation Area (NEPIA). In November 2020, Council endorsed a Draft Planning Strategy for the NEPIA for public exhibition (held between 16 March -15 April 2021) and this included several built form options.
20 March 2021	The DPHI issued a Gateway alteration deeming that the draft Planning Proposal (RZ/27/2015). will not proceed on the grounds that the site no longer benefitted from the strategic framework of the CBD Planning Proposal.

June 2021	On 15 June 2021, Council approved the CBD Planning Proposal with minor changes to be forwarded to DPE for finalisation purposes.
6 May 2022	The Parramatta CBD Planning Proposal was notified as Parramatta LEP 2011 (Amendment 56) with the changes to planning controls taking effect on 14 October 2022. In notifying the amendment, the DPHI excised all the land north of the Parramatta River noting that this area will be subject to a future Place Strategy (later referred to the North Parramatta Place Strategy).
Current Planning Proposal (RZ/5/2022) and Broader Strategic Work (North Parramatta Place Strategy, Church Street North Rezoning and Planning Investigation Areas)	
October 2021	The DPHI confirmed that it would prepare the North Parramatta Place Strategy (NPPS), taking carriage of areas removed from the CBD PP including the NEPIA. Council's work on the NEPIA was paused. NPPS work was planned to be undertaken between December 2022 and the end of 2023.
October 2022	<p>The current site-specific Planning Proposal (SSPP) (RZ/5/2022) was lodged by the applicant notwithstanding DPHI's ongoing work for the NPPS. Fee payment was made on 19 October 2022 and at this time, the Council officers considered the proposal formally lodged.</p> <p>Following lodgement of the current Planning Proposal (RZ/5/2022), it was referred to the relevant sections of Council for comment.</p>
1 November 2022	The current planning proposal (RZ/5/2022) was presented to the Council's Heritage Advisory Committee for advice. Council's Heritage Committee did not support the increase in FSR and height due to issues of overshadowing impacting the setting and character of the heritage conservation area (HCA); with no positive benefits to the heritage item (Currawong House situated at 53 Sorrel Street) and broader HCA.
21 March 2023	The applicant was advised via a formal letter to withdraw the current planning proposal (RZ/5/2022) as it was not supported by Council officers with a recommendation that it not proceed until the Parramatta North Place Strategy (Place Strategy) is finalised. The applicant could not be advised earlier to withdraw, as Council officers were liaising with DPHI to confirm the timeframes and implementation approach for the Place Strategy.
5 May 2023	A meeting was held with the applicant to enable Council officers to present their concerns regarding the SSPP (RZ/5/2022) and discuss the next steps. The applicant confirmed that they would prefer not to withdraw the proposal, but rather have it reported to the Local Planning Panel (LPP) for advice.
October – December 2023	Council officers were liaising with DPHI on the North Parramatta Place Strategy (which has since been superseded by the Church Street North Precinct) update. DPHI discontinued the NPPS in October 2023. In its place, DPHI undertook the Church Street North rezoning, which was then finalised in December 2023. The precinct rezoning excluded the planning proposal site. The Minister for Planning and Public Spaces acknowledged that these areas would be further reviewed via the Planning Investigation Areas (PIA) work to be led by Council.

22 December 2023	The applicant submitted a Rezoning Review request, requesting consideration of the current proposal (RZ/5/2022) by the Sydney Central Planning Panel on the basis that Council had not made a determination within 90 days of lodgement.
	The applicant submitted an initial letter of offer to Council, entailing the dedication of two single bedroom affordable housing units to Council.
2 February 2024	DPHI formally notified the Council that the rezoning review request has been submitted for consideration the Sydney Central City Planning Panel (the Panel) requiring Council's response.