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TRANSCRIPT OF PROCEEDINGS

TRANSCRIPT IN CONFIDENCE

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INDEPENDENT PLANNING COMMISSION

MEETING WITH DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

RE: REQUEST FOR GATEWAY DETERMINATION REVIEW TO AMEND THE AUBURN LEP 2010

PANEL:

**PETER WILLIAMS
ANNELISE TUOR**

ASSISTING PANEL:

MATTHEW TODD-JONES

DEPARTMENT:

**STEVE MURRAY
CHRISTINE GOUH**

LOCATION:

**MEETING ROOM 2
10 VALENTINE AVENUE, PARRAMATTA**

DATE:

10.03 AM, MONDAY, 8 JULY 2019

DR P. WILLIAMS: Good morning and welcome. Before we begin, I would like to acknowledge the traditional owners of the land on which we meet and pay my respects to their elders past and present. Welcome to the meeting today on the Gateway determination review for a planning proposal seeking to amend the Auburn
5 Local Environmental Plan 2010 in relation to a site at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater. The proposal seeks to amend the LEP by various amendments: rezoning the site from B6 Enterprise Corridor to B1 Neighbourhood Centre, which would make residential flat buildings and shop top housing permissible uses on the site, secondly, amending the maximum height of building
10 controls from 14 metres to 20 metres, also amending the minimum lot size map from 1500 square metres to no minimum lot size and including a site-specific clause to ensure that the 4000 square metres of retail component comprises a 2500 square metre supermarket and a 1500 square metre local speciality retail and commercial floor space.

15 My name is Peter Williams and I'm the chair of this IPC Panel. Joining me on the panel is Annelise Tuor. The other attendee is Matthew Todd-Jones from the IPC Secretariat. Joining us also is Steve Murray and Christine Gough from the Department of Planning. In the interests of openness and transparency and to ensure
20 the full capture of information today, today's meeting is being recorded and a full transcript will be produced and made available on the Commission's website. For transcription purposes, I would be grateful if you just would confirm your names when you first speak. Thank you.

25 This meeting is one part of the Commission's process for providing advice. It is taking place at the preliminary stage of this process and will form one of several sources of information upon which the Commission will base its advice. It is important for the Commissioners to ask questions of attendees and to clarify issues whenever we consider it appropriate. If you're asked a question and are not in a
30 position to answer, please feel free to take the question on notice and provide any additional information in writing which we will then put up on our website. So we will now begin. Thank you. So, Steve and Christine, if you would like to present for us, that would be fantastic.

35 MS C. GOUGH: Yes. So my name is Christine Gough. I'm the Acting Director in Sydney Region West and my team is involved in the assessment of this application. A couple of key considerations that we took into account, in particular, was the implementation of the District Plan which we're required to do under section 3.8 of the Act. And we received advice from the GSC during our initial assessment that
40 they don't consider that this proposal gave effect to the District Plan. The proposal was based on an earlier strategy done in 2015 by the then Auburn Council that recommended this site be rezoned to be one in that strategy but that strategy was not endorsed by the Department and it was - obviously pre-dates both the District Plan and also the Parramatta Road Urban Transformation Strategy which also looks at
45 emerging uses in the locality, as well, in terms of industrial land uses.

So – and the primary reason that the GSC gave that advice is the action 49 in the District Plan which would cause for the review and manage approach, and that review and manage approach looks at maintaining urban services land where it’s already zoned for that purpose because of the need to retain that type of land use in the area. So that was the primary reason our assessment concluded with a refusal. The introduction of retail into the site was not supported from the GSC perspective because even though that does generate employment uses, it’s not the type of employment uses that the GSC was necessarily looking for in terms of urban services land in this location. So that was the primary basis of the GSC advice and our conclusion to refuse, so - - -

MR S. MURRAY: So – Steve Murray from the Department. So if we go back to the premise from which we assess planning proposals, the first basis is that we look at the strategic merit and the strategic merit sits around consistency with any Government-adopted draft district plan and also around any Department-endorsed strategy. So, as Christine pointed out, in terms of the District Plan, we’re inconsistent in the sense that there’s a clear direction in that plan and the Department’s advice is that because we have to go back to the Act under 3.8, it says:

In preparing a planning proposal under section 3.33 –

so I’m quoting 3.8(2):

In preparing a planning proposal under section 3.33, the planning proposal authority is to give effect:

(a) to any district strategic plan applying to the local government area to which the planning proposal relates ... or

(b) if there is no district ... plan ... to any regional strategic plan –

so, in that sense, the Department now when – since the District Plans have – and the Act was amended have come into being, must undertake that assessment against that part of the Act and hence because of action 49, we’re unable to support the plan in this instance.

DR WILLIAMS: And that’s it. Nothing else to add at this stage?

MR MURRAY: That’s it.

DR WILLIAMS: Okay. That’s it. Okay.

MS GOUGH: The council has to, as part of their LSPS process that they’re undertaking now – so, obviously, this land has transferred across to Parramatta Council - - -

DR WILLIAMS: Yes.

MS GOUGH: - - - so as part of that LSPS process, council is reviewing their housing strategies and their industrial land and employment land strategies, as well, to give effect to the District Plan, but that process is still going through the – you know, they haven't put their plan on an exhibition yet. Their LSPS will come on exhibition by 31 this year - - -

MR MURRAY: October.

MS GOUGH: - - - 31 October 2019.

DR WILLIAMS: Okay. So – okay. Okay. Annelise, did you want to

MS A. TUOR: Yes. I've just got a few questions. So just a minor procedural thing. In the actual request that came across to the Commission, the proposal has the dot points but it doesn't actually include the change to the FSR from 1:1 to 2:7, so just clarifying that – and I'm sure that it is part of the proposal - - -

MS GOUGH: Yes. Sorry.

MS TUOR: - - - but it's just not in the - - -

MS GOUGH: Correct.

MS TUOR: Yes.

MS GOUGH: There was definitely an increase in FSR associated with the planning proposal.

MS TUOR: Yes. And then in terms of the local Employment Strategy, the Auburn one – that hasn't been endorsed by the Department. Was it ever put to the Department for endorsement or ever considered by the Department or - - -

MS GOUGH: Not that I'm aware of. I would have to check that. But my understanding is it was never endorsed by the Department.

MS TUOR: And, again, it's something that you might not know the detail of it, but in the summary of the preparation of that document, it appears that it was adopted initially in May 2015 and then in October 2015 when the planning proposal was considered by Auburn Council, the Employment Lands Strategy also got amended - - -

MS GOUGH: Correct. Yes.

MS TUOR: - - - at that point to include this - - -

MS GOUGH: That's right.

MS TUOR: - - - area. So was there, as far as you know, any, sort of, additional research that was done that formed the basis of identifying a neighbourhood centre in this location or was it in response to the planning proposal?

5 MS GOUGH: I believe it was in response to the planning proposal but I would have to get that checked, but my other - - -

MR MURRAY: Or council could verify

10 DR WILLIAMS: Yes. Some of these questions put the same - - -

MS GOUGH: The strategy at the time when it was amended said:

15 *...please do this as a precinct-based master plan if you are going to change that B6 zone to a local centre -*

it said, you know:

20 *...this should be accompanied by a master plan -*

And another reason the GSC raised in their submission to us was a master plan has not necessarily been prepared. It's more a site-specific approach for this particular block.

25 MS TUOR: So my understanding is that even in the 2015 where it was identified, it was a wider area, not just this block? It wasn't – it was a site somewhere in this wider area?

30 MS GOUGH: They – they said a town centre could be – a retail centre could be located within that B6 precinct, um, and it should be supported by a master plan, I believe, was what the – that original 2015 study said. Um, and – and obviously this planning proposal leads to putting the retail centre here in this location, um, the 4000 square metres of floor space.

35 MS TUOR: And was that study – did it include the area that's now included in the Parramatta Road? Or was the Parramatta Road the boundary? Or - - -

40 MS GOUGH: No. The Parramatta Road Strategy came after the 2015 Strategy. And the Parramatta Road Strategy suggested a B1 centre in the vicinity, but obviously that hasn't been determined yet through land use zoning, um, where that might go. And it should be - - -

45 MS TUOR: But it's got that suggested – um, I think we've got a plan that shows that.

MS GOUGH: Yeah, yeah.

MR MURRAY: On page 13.

DR WILLIAMS: Yeah. Somewhere to the south of the - - -

5 MS GOUGH: Yeah.

DR WILLIAMS: - - - subject site?

MR MURRAY: Yes.

10

DR WILLIAMS: Yeah.

MS GOUGH: Yeah. And – and I should say that, um, Cumberland Council have recently updated their employment land strategy. And obviously it doesn't include this site, because it's no longer in their LGA. Um, but they've obviously identified the GPOP corridor – um, GPOP area, as well as the Parramatta Road Strategy and the potential for emerging business services throughout GPOP – sorry – the Parramatta Road Strategy. Um, so where that town centre might lie, if there is a town centre in that area, that's still – and we haven't endorsed that strategy either. It's just been adopted by council in May 2019, so - - -

20

MS TUOR: But the Parramatta Road Strategy has been adopted at state level, hasn't it?

25 MR MURRAY: That's correct.

MS GOUGH: Yes.

MS TUOR: Yeah. Yep. So that envisages – the adopted Parramatta Road Strategy envisages a B1 zone in that sort of area.

30

MS GOUGH: Yep.

MS TUOR: Okay. Um, what else? And, um, I think you mentioned, and the report mentions, that consistent with action 49 the council is currently reviewing their employment lands, and that's looking at the whole of the – sort of, the - - -

35

MS GOUGH: They're – they're working in consultation with the GSC. It's probably a question, um, to – to speak to council about - - -

40

MS TUOR: To council.

MS GOUGH: - - - where they're at with it. Because, um, while we have overarching knowledge of it, we haven't actually seen the results of that through the LSPS and the – and the – that process yet.

45

MS TUOR: All right. And part of, um, the planning proposal, the justification for it, there seems to be sort of the two main aspects of justification are that it's consistent with the Auburn Employment Lands Strategy and that the land was rezoned to be B6 in 2010 and nothing's happened.

5

MS GOUGH: Yes.

MS TUOR: And therefore it's - - -

10 MS GOUGH: Yep.

MS TUOR: - - - unnecessary.

MS GOUGH: Yeah. But I get - - -

15

MS TUOR: So do you have any comment on that?

MS GOUGH: We go back to this information, though, that was released by the GSC in October 2018, and it says, you know, "With the review and manage approach" – sorry. Do you want me to pull it up? It's the GSC Information Note SP2018-1, and it's Industrial and Urban Services Land (Retain and Manage) Transitional Arrangements. And it talks about:

20

25 *The review and manage approach applies across the established areas of Central City District ... The Greater Sydney Commission will review industrial and urban services land under this approach to either confirm its retention ... or manage uses to allow sites to transition to higher-order employment activities (such as business parks).*

30 And the advice we got back from GSC in this regard is that when you're investigating land use options for a site that is potentially underutilised and zoned for this purpose, you should investigate what the land uses that are permissible within the zone and – and how to encourage growth in, um, urban services land, rather than just transitioning straight to residential and retail.

35

MS TUOR: So looking at more incentives to encourage - - -

MS GOUGH: Yes.

40 MS TUOR: - - - that use to occur - - -

MS GOUGH: Yep, yep.

MS TUOR: - - - as opposed to putting any - - -

45

MS GOUGH: Correct.

MS TUOR: - - - use that potentially may compete with it.

MS GOUGH: Yep. Yeah. And the key issue, um, also for consideration that was asked was the proximity of this site to Silverwater Road, which is obviously a busy
5 arterial road, as well as the, um, Silverwater industrial area, which is 150 hectares of prime industrial land, and – and conserving and – and facilitating the ability for that to continue to – to grow and service the urban services – you know, employment and industrial lands in the area. So – and, yeah, there was a concern that if this – this could set a precedent for the rezoning of other B6 land in – in the locality as well.

10 MS TUOR: And then, I suppose, just specifically, in terms of what is proposed as an LEP, did you have any comments just in terms of the actual - - -

MS GOUGH: I – I guess, from our perspective, um, the first test we have to look at
15 is strategic merit. Um, so in our, um, opinion, the strategic merit, um, of the proposal was not demonstrated. Um, so the site-specific, um, analysis, ah, was done at a very high level, um, and we didn't really go into built-form options and things like that, because it failed that first strategic merit test. Yeah.

20 MS TUOR: But just in terms of - - -

MS GOUGH: Yeah.

MS TUOR: - - - like, the planning instrument, as I understand, it would rezone the
25 land.

MS GOUGH: Yep.

MS TUOR: So you'd get a different list of land uses.

30 MS GOUGH: Correct.

MR MURRAY: Correct.

35 MS GOUGH: Yep.

MS TUOR: Residential flat buildings would be permissible - - -

MS GOUGH: Yes.

40 MS TUOR: - - - in their own right.

MS GOUGH: Yep.

45 MS TUOR: And then presumably there would be a clause inserted that would then be a requirement that - - -

MS GOUGH: Yeah. So normally - - -

MS TUOR: - - - you could only do residential flat buildings with - - -

5 MS GOUGH: Yeah. We have - - -

MS TUOR: - - - a certain amount of - - -

10 MS GOUGH: Yeah. We have done, um, clauses before that says, “You can have broad land use table” – “zone” – sorry – so B – B1, but within that you must provide” – so you have a specific clause that says, “You must have 4000 square metres of retail or commercial floor space within this site.” So it’d be a site-specific clause particularly to require a minimum commercial footprint.

15 MS TUOR: But it wouldn’t be a prohibition, it would be a, um, standard that would be able to be varied under clause 4.6.

MS GOUGH: I guess it’d be dependent on the way it was drafted.

20 MR MURRAY: It could. Although you could - - -

MS GOUGH: Yeah.

25 MR MURRAY: - - - draft under clause 4.6, if it was an additional - - -

MS TUOR: That it was ex – not - - -

MR MURRAY: That it didn’t apply. So - - -

30 MS TUOR: Yeah.

MR MURRAY: So clause 4.6 - - -

MS GOUGH: Yeah.

35 MR MURRAY: - - - gives you some - - -

MS TUOR: It has that.

40 MR MURRAY: - - - flexibility to say, “This 4.6 won’t apply to this amendment.”

MS TUOR: Okay.

45 DR WILLIAMS: Well, the fact it wouldn’t be under part 4 of the lo – LEP, it would be under part 6, additional local provisions.

MR MURRAY: It would probably sit in schedule 1.

DR WILLIAMS: Yeah, yeah.

MS GOUGH: Yeah, that's right.

5 MR MURRAY: Or it may sit in the additional local provisions.

DR WILLIAMS: Yeah.

10 MR MURRAY: And you can, um, say – if it was, you'd just say it doesn't apply to clause X, Y, Z.

DR WILLIAMS: Yep, yep. Yeah.

15 MS GOUGH: Yep. It'd depend on the drafting.

MR MURRAY: So there is a mechanism for doing it.

MS TUOR: Okay.

20 DR WILLIAMS: Yeah.

MS TUOR: And then just another minor thing, um, when you look at the Auburn LEP, it actually defines “neighbourhood shop” and “neighbourhood supermarket”, and then it refers to a, um, FSR control. And in the FSR control it says that a
25 neighbourhood shop is 80 square metres and a neighbourhood supermarket is 1000 square metres. Um, and then the definition of, um, yeah, neighbourhood shop and zone, it would appear, just on the surface, that a two and a half thousand square metre supermarket is not necessarily consistent with neighbourhood shop, as currently envisaged in the instrument.

30 MS GOUGH: That - - -

MS TUOR: Do you have any comment on that? Or - - -

35 MS GOUGH: We didn't investigate that in any great detail. I think that'd probably be a question for the council.

MS TUOR: Council, yep.

40 DR WILLIAMS: Yeah. Yep.

MS TUOR: Okay. They were my questions.

45 DR WILLIAMS: Yeah. No, some of those questions we'll be revisiting with – with council. So – yeah, so that's fine. No. Thanks. Thanks, Annelise. Sorry. Just – ah, firstly, just more of a housekeeping or pedantic matter, just on the gateway review

justification assessment, um, page 13, the final recommendation, um, just the wording of the recommendation, the – the final box there, it's got:

5 *The planning proposal should proceed past gateway, in accordance with the original determination.*

That's an error.

10 MR MURRAY: No, no. No. It's – what you do is you select either/or.

DR WILLIAMS: Yeah.

15 MR MURRAY: So or you could write your own recommendation. So it says the planning proposal should not proceed. So you can say, "Yes, that one," or, "No amendments are suggested," to, "The original amendments as suggested," or, "The planning proposal should proceed past."

DR WILLIAMS: Yeah.

20 MR MURRAY: So it was just standard wording that was - - -

DR WILLIAMS: Yeah.

25 MR MURRAY: That the – so if we can cha – it's a template.

DR WILLIAMS: Yeah. Yep.

MR MURRAY: We don't actually write – sorry.

30 DR WILLIAMS: Yeah.

MR MURRAY: That comes off a template we use.

35 DR WILLIAMS: Yeah. No. Just – just about the words "in accordance with the original determination".

MS GOUGH: Well, the original determination was a refusal.

40 MS TUOR: So it couldn't proceed in accordance with that.

MR MURRAY: Yeah. But these boxes - - -

MS TUOR: It probably needs an either/or.

45 DR WILLIAMS: A should not proceed.

MR MURRAY: Yeah. That's why it says, "The planning proposal should not proceed". Yeah. I – I get - - -

5 MS TUOR: You probably need two boxes.

MR MURRAY: We need two boxes.

DR WILLIAMS: Yeah, yeah. Okay.

10 MS GOUGH: Yeah.

MR MURRAY: But that – we'll arrange that work.

15 DR WILLIAMS: No, no. It's all right. It's all right. Just making sure we're - - -

MR MURRAY: Yeah. Sorry.

DR WILLIAMS: That's all right.

20 MR MURRAY: Isn't it funny? Because it's on a template, I never read it.

DR WILLIAMS: Yeah, yeah.

25 MR MURRAY: Which is not a good thing, in that case. Yeah.

MS GOUGH: No, I don't

30 DR WILLIAMS: Yeah. No. That's fine. I just – I was just trying to work out whether I was reading it wrong or – or whatever. No, that's fine. That's great.

MR MURRAY: Yeah.

35 DR WILLIAMS: The – um, in the planning proposal, they – they talk about the app – the applicant talks about a, um, revised concept plan. Have you seen anything - - -

MS GOUGH: The - - -

DR WILLIAMS: - - - of that nature that's been produced, um, for – for - - -

40 MS GOUGH: The concept plans - - -

DR WILLIAMS: - - - the site?

45 MS GOUGH: - - - we had are the determination. Here we are.

MS TUOR: It's meant to be an attachment, I think.

DR WILLIAMS: Yeah.

MS TUOR: So we probably have to do to the department's website to have a look at it.

5

MS GOUGH: It's here. Sorry.

DR WILLIAMS: I mean, this is getting – I mean, at one level we've got, you know, the broad overarching strategic, but this is more the site-specific – okay. Yeah. I presume that's on the department's website.

10

MS GOUGH: That's – yeah. I'm not sure what the date on that one is.

DR WILLIAMS: Right. Okay. But we're not - - -

15

MR TODD-JONES: It has been - - -

MS GOUGH: That was – that was in our Gateway - - -

MR TODD-JONES: It has been put up on our website as well, ma'am.

20

DR WILLIAMS: It's was it? Yeah, yeah. Yep.

MR TODD-JONES: Yep. We've got it on our website as well. So - - -

25

MS TUOR: Okay.

DR WILLIAMS: Got it up there, okay. Okay.

MS TUOR: Good. Yep.

30

MS GOUGH: That was part of the Gateway determination reporting that – um, the most recent concept that we have for the site.

DR WILLIAMS: Yeah. I mean, that's – yeah. No, thanks. Thanks, Christine. No. That's just helpful because obviously at one level we've got to consider the – you know, the broad, overarching strategic merit, but also then the site-specific aspects of it as well.

35

MS GOUGH: Yep.

40

DR WILLIAMS: And just to be able to be very clear about what's actually proposed on the site helps.

MR MURRAY: But as with any rezoning, that concept – all the rezoning will do is set an envelope.

45

DR WILLIAMS: Yep.

MR MURRAY: So any potent – future design could go into that.

5 DR WILLIAMS: The – so, I mean, clearly what’s happened, just getting the timeline, is the planning proposal originally with Auburn Council, then with Parramatta Council.

MS GOUGH: Yep.

10

DR WILLIAMS: And all – and then since that, the latter planning program, we’ve had the Greater Sydney Regional Plan come out, the District Plan, um, and the Parramatta Corridor Urban Transformation Study. So my understanding is – and all three elements of those three studies, there’s inconsistencies or non-compliances with those aspects.

15

MR MURRAY: So the – the Greater Sydney Plan – plan for metropolitan Sydney is very high level.

20 DR WILLIAMS: Yep.

MR MURRAY: And it talks about the importance of maintaining employment lands and the types of the district plans then, from a district level talk about, um, the importance of land uses within the district and set some very strong principles.

25

Probably some of the strongest principles in the plans are around the employment – so if you read the different plans across Sydney, there – that’s where they have a lot of strength. Then you had the Parramatta Road Strategy that, um, actually came out before the district plans. And the district plans actually acknowledge that.

30 DR WILLIAMS: Yeah.

MR MURRAY: They say, “If you’ve got a land use identified in the Parramatta Road Strategy, um, the district plan rule around employment doesn’t overtake that.” It doesn’t quite say it in those words.

35

DR WILLIAMS: Right.

MR MURRAY: But in this case, the Parramatta Road Strategy didn’t identify this land for - - -

40

DR WILLIAMS: Didn’t? Didn’t.

MR MURRAY: - - - a change.

45 DR WILLIAMS: Right.

MS GOUGH: Well, this – the subject site is outside the Parramatta – Parramatta
- - -

MR MURRAY: Corridor.

5

MS GOUGH: But it's adjacent to it. It's quite close to it.

DR WILLIAMS: Yeah.

10 MR MURRAY: Yeah.

MS GOUGH: So obviously there there's a retail hierarchy and – and, you know
- - -

15 MR MURRAY: Yeah.

MS GOUGH: - - - and things that need to be considered in that context, not that
retail hierarchies are - - -

20 MR MURRAY: So we've got in this instance, you know, strategic planning from,
you know, the metropolitan area to the district and, in this case, we have the corridor
planning in detail under the Parramatta Road Strategy - - -

DR WILLIAMS: Yes.

25

MR MURRAY: And we have a strategy done by Auburn Council in 2015 that
wasn't sent in for endorsement by the Department. And the purpose of trying to get
the endorsement of the Department is to be able to go back to the 9.1 directions
under the Environmental Planning and Assessment Act and it says, well, you can
30 change your use and be inconsistent if you've got an endorsed strategy.

DR WILLIAMS: Yes. Yes.

MR MURRAY: And there – so there was a lot of logic in the Department doing
35 that. So we could check and once things were checked off, things could just happen.

DR WILLIAMS: Yes.

MS GOUGH: But there are also – and, I mean, we've been talking about action 49
40 in the District Plan but there's also a number of other actions about – this site is
within GPOP, so a lot of actions about growing Greater Parramatta and the role of
GPOP and principles for Greater Sydney centres about business parks and how to –
how councils' employment strategies should provide guidance on transitioning
business parks into mixed employment precincts where they – you know, support
45 business there's a whole heap of studies and investigation that are warranted to
say, "Well, what is the role of these centres and what function do they play in the –
in that GPOP area?"

DR WILLIAMS: Yes.

MS GOUGH: So – and that work is still being undertaken.

5 DR WILLIAMS: The – I’m reading all the material. There’s – I guess it’s fair to
say there’s a fairly strong difference between the Greater Sydney Commission and
the Department’s views at that strategic level and then what has been – the local
strategic justification that has been prepared by – mainly, I think Parramatta
10 Council, at this stage, for the rezoning of the site. Would your view on that be, well,
that is better dealt with – you did mention - it’s good to know about the timing of the
LPSS coming up, with exhibition in the end of October, that – so if that site was
caught up with part of that process, that would be the appropriate mechanism to - - -

15 MR MURRAY: When we look at the recent changes to the Act - the Act was a big
emphasis on up-front strategic planning. And you can see how the provisions were
added in about district and regional plans having to be given effect. So it’s really
appropriate for councils to do the detailed work and be able to look broadly across
their Local Government Area and say, “Yes, this – this is how we’re going to fit
within the District Plan or not” instead of looking at individual sites.

20 DR WILLIAMS: And that’s also where the LPSS would – local

MS GOUGH: Yes. That gives effect to the District Plan at a local level - - -

25 DR WILLIAMS: Yes. Yes.

MS GOUGH: - - - and really has to look into detail at their housing strategies, their
employment strategies, provision of parks, open space – how they’re implementing
all the provisions in the District Plan.

30 DR WILLIAMS: So that’s – Christine is just saying, that’s due for exhibition 31
October.

MS GOUGH: Yes.

35 DR WILLIAMS: So that’s obviously well progressed - - -

MS GOUGH: That’s right.

40 DR WILLIAMS: - - - almost finalised, I guess, the drafts or - - -

MS GOUGH: That’s right. So the council is working – Parramatta Council is
working towards having that on exhibition in conjunction with their relevant
strategies by 31 October.

45 DR WILLIAMS: Okay.

MS GOUGH: But they will confirm that if you speak to them about it.

DR WILLIAMS: Yes. And I will talk to them about that, as well. Thanks. I think that's – Annelise?

5

MS TUOR: Yes – no – I think that's all. Just that GSC Information Note – we can obviously get a copy of that?

MS GOUGH: I can give you a copy. Here you go.

10

DR WILLIAMS: Thanks.

MS TUOR: Thank you.

15 MS GOUGH: And I've got I've got – I haven't done too much - - -

MS TUOR: No, no, it's - - -

MS GOUGH: No? Just I – just my scroll – that's fine.

20

MS TUOR: Thanks.

DR WILLIAMS: I've just got a question. Sorry. How definite would you imagine the proposed – the idea of a neighbourhood centre that has been identified to the south or to – of the site – that's hypothetical at the moment or is it – it's - - -

25

MS GOUGH: Council is currently working with the Department on – before any land rezoning could officially progress in the Parramatta Road Strategy, transport studies had to be undertaken - - -

30

DR WILLIAMS: Yes.

MS GOUGH: - - - which apparently are underway at the moment. So until those transport studies are done, to give support to the outcomes in the PRUCS, and support a rezoning, there haven't – we have to wait for that study to come out.

35

MS TUOR: But that's in a different council area?

MS GOUGH: No, so council – so Cumberland Council and Parramatta Council and the Department are all working collaboratively with the RMS and Transport to work on that and we're also working with other councils along the strategy, as well, to deliver a transport strategy that – and then once that's in place, then land can start to be rezoned under the strategy it's just that extra bit of - - -

40

DR WILLIAMS: Yes.

45

MS GOUGH: - - - the puzzle we need.

DR WILLIAMS: That's fine. That's fine. Matt, have you got any - - -

MR M. TODD-JONES: No. Nothing from me.

5 DR WILLIAMS: No. Okay. Annelise?

MS TUOR: No I think that's it.

10 DR WILLIAMS: I think that's all. Thanks very much, Christine and Steve.
Appreciate your time today. Thank you very much. Thank you.

RECORDING CONCLUDED

[10.30 am]