

Draft amendment to Item 6: - Parramatta Road Corridor Urban Transformation Strategy (Stage 1)

Council meeting 18th May 2021

Recommendation

That Council:

1. **Notes** that it has already delivered XX,XXX dwellings in the period 2016 to 2021, in meeting its target of 21,150 new dwellings in that period.
2. In regard to traffic, **notes** that the NSW government has not met the following undertakings in its Parramatta Road Corridor Urban Transformation Strategy (2016) and Implementation Plan 2016 – 2023 (2016):
 - a) **Rapid transit on Parramatta Road:** "Significant investment in public transport through the Parramatta Light Rail and Burwood to Sydney CBD On-Road Transit projects will unlock the development potential of the central and eastern portions of the Corridor... Transport for NSW is committed to delivering an on-street rapid transit system... The Parramatta Road Corridor on-street rapid transit route, from Burwood train station to the Sydney CBD, will service five of the Precincts along the Parramatta Road Corridor." Delivery was planned to commence in 2019-20, in line with the opening of Westconnex M4 East.
 - b) **"Prior to any rezoning commencing**, a Precinct-wide traffic study and supporting modelling is required to be completed." (The commitment was repeated for each precinct in PRCUTS).
3. **Notes** that the advice of the Local Planning Panel, and in particular, that it considered that "the Planning Proposal is premature, given the fact that the precinct wide corridor traffic study has not been finalised. The outcomes of the study may require densities and other controls to be revisited."
4. **Notes** that in regard to the provision of schools, the NSW Government included a commitment in the Parramatta Road Corridor Urban Transformation Strategy (2016) regarding future development of schools. However, Council is of the view that Concord High School is already at capacity and plans for future schools must be in place before making major commitments to large new residential development of the scale proposed in these precincts.
5. **Resolves** that Council commission a comprehensive study of future needs for primary and secondary school places in and nearby to Canada Bay, taking into account likely development, to be completed as quickly as practicable.
6. **Resolves** to write to the NSW Department of Education, drawing attention to the need for additional school places, and requesting their plans for future primary and secondary schools within and close to Canada Bay LGA.
7. **Calls upon** the NSW Government to commit to implementing the recommendations of Council's comprehensive study of future needs for primary and secondary school places.
8. **Calls upon** the Minister for Planning to:
 - a) defer the deadline for approving precinct rezoning (including any deadline for associated grants) until all relevant traffic studies are completed and development of additional schools identified in the comprehensive education study is assured.
 - b) withdraw any provision for spot rezoning associated with the precinct plans.
9. **Resolves** that, subject to the agreement of the NSW Government to points 7 and 8 above, the Planning Proposal be endorsed for submission to the Department of Planning, Industry and Environment for a Gateway Determination.
10. **Requests** delegation from the Department of Planning, Industry and Environment to manage the plan making process.

11. **Delegates** authority to the General Manager to make any minor modifications to the planning proposal following receipt of a gateway determination.
12. **Notes** that should the planning proposal proceed to public exhibition, that following consideration of any submission the planning proposal will be reported back to Council.