

Parramatta Road Corridor Urban Transformation Strategy

Implementation Update 2021
July 2021

Acknowledgement

The Department of Planning, Industry and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Parramatta Road Corridor Urban Transformation Strategy Implementation Update 2021

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Update to the Parramatta Road Corridor Urban Transformation Strategy implementation plan

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) was released in 2016 and included a suite of documents to support its implementation. This document is a new addition to the suite, outlining updated implementation actions to suit the contemporary planning and policy context.

Rather than updating the *Implementation Plan 2016-2023*, this document supplements it with additional actions. If there is conflict between the *Implementation Plan 2016-2023* and the *Implementation Update 2021*, the latter applies.

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1 Context

Existing implementation framework for PRCUTS

The *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) was released in November 2016. PRCUTS was informed by several supporting studies and extensive local consultation and agency engagement.

PRCUTS establishes a vision, Integrated Land Use and Transport Plan and land use and planning principles to support the Corridor's transformation.

While the PRCUTS does not directly rezone land, it established the framework for land use and infrastructure planning.

Rezoning of land within the PRCUTS area will be realised through planning proposals, prepared by councils and proponents.

Both PRCUTS and the supporting *Implementation Plan 2016-2023* (Implementation Plan) identify the need for State and local infrastructure improvements to support housing and job growth over the life of the strategy (30 years to 2046).

The Implementation Plan also identified further studies to refine infrastructure recommendations and notes that the implementation plan should be reviewed and updated on a regular basis.



2 Strategic Context

The intent of the Implementation Update is to provide updated implementation guidance for PRCUTS to account for changes in the strategic context since its release.

Changes in the planning and policy context since 2016

The need for the *Implementation Update 2021* (Implementation Update) arises from changes to the strategic context of the Parramatta Road corridor since PRCUTS was released in 2016, including:

- The release of the *Greater Sydney Region Plan, A Metropolis of Three Cities* (2018)
- The release of the Central City and Eastern City district plans (2018)
- The release of the *Camperdown-Ultimo Collaboration Area Place Strategy* (2019)
- The completion of a Local Strategic Planning Statement by each council along the corridor (2020)
- The preparation of a Local Housing Strategy by each council along the corridor (2020)

In addition, the following changes have occurred in the corridor's infrastructure planning context:

- NSW Government announced the delivery of Sydney Metro West (October 2019)
- Transport for NSW and the Department of Planning, Industry and Environment (DPIE) has collaborated with councils to progress precinct traffic studies
- Transport for NSW is progressing planning for public and active transport improvements along the road corridor
- The Parramatta Road Urban Amenity Improvement Program has progressed significantly and refined some infrastructure items through the detailed design process
- NSW Government has adopted all recommendations of the Productivity Commission's *Infrastructure Contribution's Review* (2021)

The Greater Sydney Region Plan and District plans

The Greater Sydney Commission's (GSC) Greater Sydney Region Plan, *A Metropolis of Three Cities*, *Eastern City District Plan* and *Central City District Plan* were released in 2018.

The District Plans recognise the extensive planning undertaken to develop PRCUTS and support its implementation. However, the release of the Region Plan and the District Plans have expanded strategic planning considerations for planning proposals in the corridor.

The Implementation Update encourages the consideration of the strategic priorities and actions in the Region Plan and District Plans when implementing PRCUTS. This includes requirements for councils to prepare Affordable Rental Housing Target Schemes.

Camperdown-Ultimo Collaboration Area Place Strategy

The *Camperdown-Ultimo Collaboration Area Place Strategy* was released by the GSC in 2019. The Place Strategy identifies a vision and shared objectives with priorities and actions to realise the vision.

These priorities and actions provide guidance for preferred future land use outcomes to galvanise Camperdown-Ultimo as a world class health and education precinct.

Given the strategic importance of the health and education precinct to Greater Sydney Region and the extensive collaboration that has informed the Place Strategy, it warrants consideration when implementing PRCUTS for the Camperdown Precinct.

The Implementation Update encourages consideration of *Camperdown-Ultimo Collaboration Area Place Strategy* when implementing PRCUTS in the Camperdown Precinct. This may include referring to the Place Strategy when justifying inconsistencies with PRCUTS, providing the Secretary of DPIE is satisfied that a better outcome is clearly demonstrated.

Infrastructure Contributions Review

The NSW Government confirmed it accepted all recommendations of the NSW Productivity Commission's *Infrastructure Contributions Review* in March 2021.

These recommendations have implications for the planning and delivery of state and local infrastructure as part of the implementation of PRCUTS.

The Implementation Update encourages consideration of the *Infrastructure Contributions Review* recommendations when implementing PRCUTS. This includes initiatives by DPIE to deliver the review's recommendations.

Local Strategic Planning Statements

Each council in the corridor has completed a Local Strategic Planning Statement (LSPS) to identify how the strategic priorities and actions of the Region Plan and relevant District Plan will be progressed for their local government area.

LSPSs contains specific actions for open space, transport and planning projects including implementing PRCUTS. LSPSs were reviewed and supported by the Greater Sydney Commission prior to being made in March 2020.

The Implementation Update encourages consideration of LSPSs when implementing PRCUTS. This includes local infrastructure items and local planning matters as well as advisory notes in the Greater Sydney Commission's LSPS letter of support.

Local Housing Strategies

Each council in the corridor has prepared and exhibited a Local Housing Strategy. DPIE is reviewing all Local Housing Strategies and will endorse strategies which clearly identify local housing needs and propose sound planning responses.

The Implementation Update encourages consideration of Local Housing Strategies when implementing PRCUTS including any conditions of endorsement set by DPIE.

Sydney Metro West

The NSW Government announced the investment decision for Sydney Metro West in October 2019.

Sydney Metro West will dramatically improve public transport capacity for the PRCUTS precincts of Homebush, Burwood-Concord and Kings Bay.

The Implementation Update encourages consideration of changes to the transport network as a result Sydney Metro West including any updated infrastructure plans developed by councils and the NSW Government in response to the new metro line.

Parramatta Road public transport improvements

The successful implementation of PRCUTS relies upon a careful balance of the place and movement functions of the corridor to provide improved accessibility to PRCUTS precincts.

Transport for NSW will deliver further place-based active and public transport improvements for the Parramatta Road Corridor. The Implementation Update encourages consideration of plans for active and public transport improvements along the corridor published by Transport for NSW.



PRUAIP and other infrastructure plans

Parramatta Road Urban Amenity Improvement Program (PRUAIP) is a \$198 million investment program for local amenity works along the corridor, including streetscape and public domain improvements, active transport infrastructure, open space and urban plazas aligned with recommendations of PRCUTS.

DPIE is working with councils to support the planning and delivery of local infrastructure projects under PRUAIP.

Detailed planning and design as part of PRUAIP has resulted in refinement to some local items in the PRCUTS infrastructure schedule. Councils have also begun to refine local infrastructure plans to account for the PRCUTS Infrastructure Schedule, funding under PRUAIP, PRCUTS Precinct Action Plans and other recent infrastructure planning activities.

The Implementation Update encourages consideration of recent local and state infrastructure plans and projects when implementing PRCUTS.

Precinct traffic studies

The Implementation Plan requires that prior to any rezoning commencing in each precinct, a precinct-wide traffic study and supporting modelling must be completed. The traffic studies are to consider the recommended land uses and densities, as well as future WestConnex conditions, and identify the necessary road improvements and upgrades required to be delivered as part of any proposed renewal in that Precinct.

DPIE is leading collaboration between local councils and Transport for NSW to finalise the required traffic studies as part of DPIE's support for councils to implement PRCUTS.

The Implementation Update encourages councils to progress planning proposals to implement PRCUTS to Gateway and Exhibition stages prior to completion of precinct-wide traffic studies. Precinct-wide traffic studies must be completed prior to finalisation of planning proposals.

If a proposal proceeds to Gateway before the precinct-wide traffic study is completed, DPIE may impose a condition requiring the planning proposal to be updated prior to finalisation to address recommendations of the completed traffic study. Updates to planning proposals as a result of completed traffic studies may include changes to land zones and development standards to provide setbacks for intersection or active and public transport interventions.

3 Implementation Actions

New and amended actions to supplement existing actions for each precinct in the Implementation Plan 2016-2023 are provided below. Existing actions in the Implementation Plan 2016-2023 still apply if they do not conflict with new and amended actions below.

New and amended implementation actions

Timing of release

The timing of release considerations are replaced with:

1. From the date of the Implementation Update, the progression of planning proposals in the *2016-2023 Release Area*, or planning proposals for whole precincts can progress to a Gateway determination notwithstanding the status of any precinct wide traffic study.

Planning proposals on individual sites and in Frame Areas can still be considered for progression using part 5(a) or 5(b) of the Direction.

Public transport

The following considerations are added:

1. Planning proposals must have regard to any relevant published plans by Transport for NSW for improved public transport in the corridor. DPIE may require a planning proposal be amended to align with a plan published by Transport for NSW.
2. DPIE may also require a planning proposal to be amended to align with a future planning, transport or infrastructure plan developed by councils and NSW Government in response to Sydney Metro West.



Active transport

The following considerations are added:

1. Planning proposals must have regard to any relevant published plans by Transport for NSW or Council endorsed local plans for active transport. DPIE may require a proposal to be amended to align with these plans.
2. DPIE may also require a planning proposal to be supported by additional or alternative active transport solutions if the proposed rezoning is inconsistent with the *PRCUTS Planning and Design Guideline*.

Open Space

The following considerations are added:

1. Planning proposals must have regard to any relevant open space plans published by NSW Government or endorsed by council. DPIE may require a planning proposal to be amended to align with these plans.

Road improvements and upgrades

The road improvements and upgrades considerations are replaced with:

1. Planning proposals must have regard to the necessary road improvements and upgrades identified in completed precinct-wide traffic studies. DPIE may require a planning proposal to be amended to address recommendations of completed traffic studies, including but not limited to setbacks to support active, public or private transport improvements, or controls to manage traffic and parking impacts.
2. If Gateway is granted prior to the completion of a precinct-wide traffic study, DPIE may impose a condition requiring the planning proposal to be updated prior to finalisation to address the recommendations of the completed traffic study.
3. No planning proposal is to be finalised until the relevant precinct-wide traffic study is complete or alternate traffic study approved by the Minister for Planning and Public Spaces or his delegate.

Funding framework or satisfactory arrangements

The funding framework or satisfactory arrangements considerations are replaced with:

1. DPIE may impose a Gateway condition or otherwise amend a planning proposal to address State infrastructure requirements.

Areas where new and amended actions apply

New and amended actions of the Implementation Update apply to precincts areas as shown in *Implementation Plan 2016-2023* 'Precinct Action Plans'. This land is denoted with a solid red outline on figures below:

Precinct	Figure
Granville	2
Auburn	3
Homebush	4
Burwood-Concord	5
Kings Bay	6
Taverners Hill	7
Leichhardt	8
Camperdown	9



Planning proposals for land within Frame Areas must satisfy the requirements of the Out of Sequence Checklist. The requirement for Frame Areas to utilise the Out of Sequence Checklist will ensure growth of the corridor is aligned with priority delivery of infrastructure within the corridor.

4 Next Steps

The Department will continue to collaborate with councils and State agencies to implementation of PRCUTS and realise the shared vision for Parramatta Road.



1. The Department will oversee completion of Precinct-wide traffic studies in collaboration with councils and Transport for NSW. These studies will refine intersection improvements and road network interventions recommended in PRCUTS.
2. Transport for NSW will lead planning for public transport and regional active transport improvements along the Parramatta Road corridor.
3. Council will plan for and deliver local active transport improvements.
4. Councils will progress strategic planning proposals to implement PRCUTS, including:
 - a. updating local infrastructure plans
 - b. incorporating local affordable housing target schemes; and
 - c. planning for renewal having regard to changes in the strategic context outlined in Section 2 of this document.
5. The Department will progress implementation of the *Infrastructure Contributions Review* recommendations.
6. The Department, Sydney Metro, councils and Transport for NSW to progressing planning for Sydney Metro West station catchments.



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