

**Item No:** C0524(1) Item 18  
**Subject:** UPDATE ON PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY STATE 1 PLANNING PROPOSAL  
**Prepared By:** Daniel East - Acting Senior Manager Planning  
**Authorised By:** Simone Plummer - Director Planning

**RECOMMENDATION**

**That Council receive and note the report.**

**STRATEGIC OBJECTIVE**

This report supports the following strategic directions contained within Council’s Community Strategic Plan:

2: Liveable, connected neighbourhoods and transport

**EXECUTIVE SUMMARY**

The preliminary engagement outcomes of Parramatta Road Corridor – Stage 1 Planning Proposal for parts of Leichhardt, Taverners Hill and Kings Bay/Croydon Precincts were reported to Council on 13 February 2024. This report provides an update on the actions completed with respect to Council resolution from 13 February 2024 Item 3 including the outcomes of the meeting with the Secretary of Department of Planning, Housing and Infrastructure regarding delays associated with finalising the Parramatta Road Planning Proposal.

**BACKGROUND**

At the Council meeting held on 13 February 2024, Council resolved the following in part:

1. *That Council note that the Roads Minister John Graham has confirmed that the Transport for NSW (TfNSW) submission on the Parramatta Road Planning Proposal for proposed road widenings has been withdrawn.*
2. *That Council seek formal written confirmation from TfNSW that their submission on proposed road widenings is withdrawn.*
3. *That Council note that the WestConnex approval conditions required dedicated public transport lanes, that were not delivered by the previous NSW Government.*
4. *That Council continue to advocate for a dedicated rapid public transport lane that fits the existing width of Parramatta Road and does not rely on road widening, by writing to the Minister of Transport and include it in the Council’s submissions on the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).*
5. *That Council seek support from the Ministers for Planning, Roads, and Minister for Transport for the delivery of TfNSW owned 2 Hay Street, Leichhardt as new open space in Leichhardt precinct in line with the PRCUTS.*
6. *That Council seek an urgent meeting with the Secretary of the Department of Planning:*

- a) *on the above points 2 to 5;*
- b) *on delays associated with finalising this Planning Proposal given the need to resolve the State Agency submissions (TfNSW/ Dept Environment/ Sydney Water); and*
- c) *to clarify the interaction of the Diverse and Well-Located Housing proposal and PRCUTS.*

## DISCUSSION

### Update on Council resolution 12 February 2024 Item 3

Letters were sent to Minister of Roads, Minister of Transport and Minister for Planning regarding road widening, TfNSW owned car park and provision of improved public transport along Parramatta Road as per the above Council resolution on 20 February 2024 (refer to *Attachment 1*).

No response has been received yet in response to these letters.

A meeting was organised with the DPHI on 15 March 2024 to discuss the matters in the Council resolution and seek DPHI's assistance in expediting the issues relating to resolving State Agency referrals received during the engagement period of the Parramatta Road Planning Proposal.

At the meeting, the Deputy Secretary acknowledged the letter sent to Council by DPHI in October 2023 which identified March 2024 as the date set by the Department for Council to finalise this Planning Proposal. At the meeting the Deputy Secretary noted that Council subsequently received referral responses from state agencies and is not able to progress the Planning Proposal while these state agency referrals remain unresolved.

The major concerns raised by state agencies relate to

- Biodiversity
- Flooding
- Drinking water capacity to service new residents
- Traffic Access (acquisition of land by TfNSW along Parramatta Road)

The Secretary of DPHI also contacted the Secretary of TfNSW to seek an update on response regarding the Parramatta Road widening matter.

Council officers requested that DPHI provide written confirmation from the State Agencies regarding the resolution of all matters raised in the submissions by early April. Following this Council is enabled to progress finalisation of the Planning Proposal which includes reporting the detailed engagement outcomes to Council.

In mid-April Council officers received correspondence from the DPHI advising that many of the matters raised in the referrals can be dealt with at the DA stage, this correspondence was silent on the requirement for additional flood modelling.

Subsequently Council officers have had additional meetings with the staff at DPHI in April and May 2024 to seek an update on the resolution of the state agency referrals. DPHI have requested additional time to resolve these issues, particularly in relation to the TfNSW submission. The flood modelling also remains unresolved.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

**ATTACHMENTS**

1. [↓](#) Letters to State Gov re. Parramatta Road Corridor Planning Proposal



20 February 2024

The Hon. Jo Haylen, MP  
Minister for Transport  
52 Martin Place  
Sydney NSW 2000

By email: [office@haylen.minister.nsw.gov.au](mailto:office@haylen.minister.nsw.gov.au)

Dear Minister,

**Request for withdrawal of submission on Parramatta Road widening**

I write to seek the formal withdrawal of Transport for NSW's submission identifying road widening of Parramatta Road received in response to the exhibition of Council's Planning Proposal (PP-2022-1921) for the first stage of implementation of NSW Government's *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS).

At the Council meeting on 13 February 2024, it was resolved (C0224(1) Item 3):

1. **That Council note that the Roads Minister John Graham has confirmed that the Transport for NSW (TfNSW) submission on the Parramatta Road Planning Proposal for proposed road widenings has been withdrawn.**
2. **That Council Seek formal written confirmation from TfNSW that their submission on proposed road widenings is withdrawn.**

We seek your written confirmation that the TfNSW road widening submission is withdrawn. This will allow Council to proceed with reporting of the finalisation of this Planning Proposal.

Should you wish to discuss the above request, please contact Gunika Singh A/Senior Manager Strategic Planning on 02 9392 5726 or [gunika.singh@innerwest.nsw.gov.au](mailto:gunika.singh@innerwest.nsw.gov.au).

Yours sincerely,

Simone Plummer  
**Director Planning**

Cc: The Hon. John Graham, MP, Minister for Roads



20 February 2024

The Hon. Jo Haylen, MP  
Minister for Transport  
52 Martin Place  
Sydney NSW 2000

By email: [office@haylen.minister.nsw.gov.au](mailto:office@haylen.minister.nsw.gov.au)

Dear Minister,

### Delivery of Parramatta Road public infrastructure commitments

I write to seek your support for the delivery of dedicated rapid public transport on Parramatta Road and public open space at 2 Hay Street, Leichhardt, consistent with the vision of NSW Government's *Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)*.

At the Council meeting on 13 February 2024, it was resolved (C0224(1) Item 3):

4. *That Council continue to advocate for a dedicated rapid public transport lane that fits the existing width of Parramatta Road and does not rely on road widening, by writing to the Minister of Transport and include it in the Council's submissions on the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).*
5. *That Council seek support from the Ministers for Planning, Roads, and Minister for Transport for the delivery of TfNSW owned 2 Hay Street, Leichhardt as new open space in Leichhardt precinct in line with the PRCUTS.*

### Dedicated rapid public transport lane

Council publicly exhibited a Planning Proposal (PP-2022-1921) for the first stage of implementation of PRCUTS during November and December 2023. Transport for NSW (TfNSW) provided a response (Attachment 1) noting that the delivery of on-street rapid transit in the Parramatta Road Corridor from Burwood to Sydney CBD would require road widening. While this submission has yet to be formally withdrawn, the intent to do so has been publicly stated by the Minister for Roads.

PRCUTS outlines strategic actions to support new housing and job opportunities in the Corridor including implementation of an on-street rapid bus service along Parramatta Road, from Burwood to the Sydney CBD.

Council is committed to reducing private car dependence for both local journeys and travel along the Corridor. Achieving significant modal shift from private car use to public and active transport is key to delivering sustainable and liveable places. Delivering this enhanced public transport solution must be within the existing Parramatta Road carriageway without relying on road widenings

Council's Planning Proposal for PRCUTS seeks to implement an integrated land use and transport infrastructure approach that relies on the provision of adequate infrastructure and services commensurate to the population growth anticipated in the Corridor. We seek commitment from the NSW Government to provide enhanced public and active transport along the Parramatta Road Corridor to support this growth.

**Open Space at 2 Hay Street, Leichhardt**

The Parramatta Road Corridor Planning & Design Guidelines (the Guidelines) identify the Transport for NSW-owned carpark at 2 Hay Street, Leichhardt (Lot A DP 348040) as future open space (Attachment 2). This is supported by the Open Space Requirement (c) on page 232 of the Guidelines: Provide a new public open space area in the eastern Frame Area that connects Hay Street, Dot Lane and Balmain Road by repurposing existing at grade car parks. The site is approximately 1200m<sup>2</sup> and is currently zoned EI Local Centre with a floor space ratio (FSR) control of up to 1.5:1 under the *Inner West LEP 2022*.

Council publicly exhibited a Planning Proposal (PP-2022-1921) for the first stage of implementation of PRCUTS during November and December 2023. The Planning Proposal seeks to rezone 2 Hay Street to REI Public Recreation and remove the FSR control to facilitate the open space as envisioned in PRCUTS.

Transport for NSW (TfNSW) has provided correspondence (Attachment 3) detailing their objection to the proposed changes on the basis that they are inconsistent with Direction 5.2 of the Ministerial Directions under s9.1 of the *Environmental Planning and Assessment Act 1979*, as TfNSW has not approved the proposed rezoning.

TfNSW has requested that the Planning Proposal be amended to either:

1. Remove the proposed REI Public Recreation zoning and reinstate the existing zoning (EI Local Centre) and associated development standards, or
2. Retain the proposed REI Public Recreation zoning and identify Council as the acquisition authority and committing to purchasing the site at market value in a reasonable timeframe.

The provision of new public open space and active transport connections at 2 Hay Street, Leichhardt is essential to achieving balanced outcomes of growth and infrastructure in the PRCUTS precinct. It would facilitate the only recreational area along an important future cycleway corridor that runs East-West to the Sydney CBD and would help alleviate the shortfall of open space infrastructure in Leichhardt precinct identified in the Inner West Recreation Needs Study Update 2021.

Given that Council is implementing PRCUTS as required by Ministerial Direction 1.5, it should not be Council's responsibility to purchase this existing government asset that is identified as open space in the NSW Government Strategy.

We request your urgent assistance to ensure 2 Hay Street, Leichhardt is made available for open space in line with PRCUTS, and to resolve the TfNSW submission on the Planning Proposal.

Should you wish to discuss any of the matters raised, please contact Gunika Singh A/Senior Manager Strategic Planning on 02 9392 5726 or [gunika.singh@innerwest.nsw.gov.au](mailto:gunika.singh@innerwest.nsw.gov.au).

Yours sincerely,



Simone Plummer  
**Director Planning**

**Attachment 1:** TfNSW submission re road widening

**Attachment 2:** The Parramatta Road Corridor Planning & Design Guidelines - Open Space Requirement – Leichhardt (p. 232-233)

**Attachment 3:** TfNSW objection to rezoning of 2 Hay St



22 February 2024

The Hon. Paul Scully, MP  
Minister for Planning and Public Spaces  
52 Martin Place  
Sydney NSW 2000

Dear Minister,

**Delivery of public open space at 2 Hay Street, Leichhardt**

I write to seek your support for the delivery of public open space at 2 Hay Street, Leichhardt, consistent with the NSW Government's *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS).

At the Council meeting on 13 February 2024, it was resolved (C0224(1) Item 3):

- *That Council seek support from the Ministers for Planning, Roads, and Minister for Transport for the delivery of TfNSW owned 2 Hay Street, Leichhardt as new open space in Leichhardt precinct in line with the PRCUTS.*

The Parramatta Road Corridor Planning & Design Guidelines (the Guidelines) identify the Transport for NSW-owned carpark at 2 Hay Street, Leichhardt (Lot A DP 348040) as future open space (Attachment 1). This is supported by the Open Space Requirement (c) on page 232 of the Guidelines: Provide a new public open space area in the eastern Frame Area that connects Hay Street, Dot Lane and Balmain Road by repurposing existing at grade car parks. The site is approximately 1200m<sup>2</sup> and is currently zoned EI Local Centre with a floor space ratio (FSR) control of up to 1.5:1 under the *Inner West LEP 2022*.

Council publicly exhibited a Planning Proposal (PP-2022-1921) for the first stage of implementation of PRCUTS during November and December 2023. The Planning Proposal seeks to rezone 2 Hay Street to REI Public Recreation and remove the FSR control to facilitate the open space as envisioned in PRCUTS.

Transport for NSW (TfNSW) has provided correspondence (Attachment 2) detailing their objection to the proposed changes on the basis that they are inconsistent with Direction 5.2 of the Ministerial Directions under s9.1 of the *Environmental Planning and Assessment Act 1979*, as TfNSW has not approved the proposed rezoning.

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1. Remove the proposed REI Public Recreation zoning and reinstate the existing zoning (EI Local Centre) and associated development standards, or
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The provision of new public open space and active transport connections at 2 Hay Street, Leichhardt is essential to achieving balanced outcomes of growth and infrastructure in the PRCUTS precinct. It would facilitate the only recreational area along an important future cycleway corridor that runs East-West to the Sydney CBD and would help alleviate the shortfall of open space infrastructure in Leichhardt precinct identified in the Inner West Recreation Needs Study Update 2021.

Given that Council is implementing PRCUTS as required by Ministerial Direction 1.5, it should not be Council's responsibility to purchase this existing government asset that is identified as open space in the NSW Government Strategy.

We request your urgent assistance to ensure 2 Hay Street, Leichhardt is made available for open space in line with PRCUTS, and to resolve the TfNSW submission on our Planning Proposal.

Should you wish to discuss any of the matters raised, please contact Gunika Singh, Acting Strategic Planning Manager on 02 9392 5726 or [gunika.singh@innerwest.nsw.gov.au](mailto:gunika.singh@innerwest.nsw.gov.au).

Yours sincerely,



Simone Plummer  
**Director Planning**

**Attachment 1:** The Parramatta Road Corridor Planning & Design Guidelines - Open Space Requirement - Leichhardt (p. 232-233)

**Attachment 2:** TfNSW objection to rezoning of 2 Hay St

Cc: The Hon. John Graham, MP, Minister for Roads





4 March 2024

The Hon. Chris Minns, MP  
Premier of NSW  
GPO Box 5341  
Sydney NSW 2001

Dear Premier,

**Land purchase for public and affordable housing – 657-673 Parramatta Road, Leichhardt**

I write to advise you of a recent Council resolution in relation to land at 657-673 Parramatta Road, Leichhardt. At the Council meeting on 13 February 2024, it was resolved (C0224(1) Item 3) that:

- I. *That [...], Council gives priority to the rezoning for housing and/or mixed uses of the lots on Parramatta Road in the Taverners Hill precinct, noting:
 
  - a. *that the Best & Less site could be immediately acquired by the NSW government for a model development of urgently needed public and affordable housing.**
  
- II. *That the Minister for Planning, the Premier and the Department of Planning, Housing and Infrastructure be informed of the Taverners Hill changes and the recommendation to the NSW government to acquire the Best & Less site for public and affordable housing.*

Inner West Council recognises the seriousness of the housing supply crisis and believes that all levels of government must take responsibility to address it.

Council will commence preparation of a Planning Proposal to implement Stage 2 of NSW Government's Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), subject to release of new housing targets. Stage 2 Planning Proposal will include this site for mixed-use/residential opportunities in line with PRCUTS recommendations. However, in terms of providing more public and affordable housing, it is State Government that is best placed to invest and deliver significant numbers of public and affordable housing.

In line with the above resolution, Inner West Council requests that the land at 657-673 Parramatta Road, Leichhardt, which is currently on sale, be considered for purchase by NSW Government to provide public and affordable housing.

Please provide a response on this important matter. Should you wish to discuss any of the matters raised, please contact me on 02 9392 5568 or [simone.plummer@innerwest.nsw.gov.au](mailto:simone.plummer@innerwest.nsw.gov.au).

Yours sincerely,

Simone Plummer  
**Director Planning**

Cc: The Hon. Paul Scully, MP - Minister for Planning and Public Spaces  
Kiersten Fishburn - Secretary, Department of Planning, Housing and Infrastructure

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