

ATTACHMENT 1 – PLANNING PROPOSAL FOR 70 PEMBERTON STREET, 260 & 260A VICTORIA ROAD, 178-184 & 190-200 JAMES RUSE DRIVE, AND 15-19 COLLET PARADE, PARRAMATTA

Planning Proposal Timeline



SUMMARY OF PLANNING PROPOSAL

On 21 December 2017, a Planning Proposal was lodged with Council on behalf of Western Sydney University to amend the planning controls applicable to 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta, under *Parramatta Local Environmental Plan 2011*.



Figure 1: Western Sydney University Northern Campus subject to the Planning Proposal

The site comprises of sixteen (16) parcels of land with a total area of approximately 60,370m². The site currently contains university student accommodation,

predominantly decommissioned educational buildings and overflow student car parking.

The subject site is adjacent to the Property NSW site, applying to land at 266 Victoria Road and 26 Kissing Point Road, Rydalmere.

Parramatta LEP 2011	Applicant's planning proposal	Council officer's preferred scheme
Zoning	R4 High Density Residential & B4 Mixed Use	R4 High Density Residential, B4 Mixed Use & RE1 Public Recreation
Maximum HOB	Part 28m (8 storeys) & Part 84m (25 storeys)	Part 28m (8 storeys) & Part 50m (15 storeys)
Maximum FSR	1.59:1	1.4:1
Maximum GFA	Residential: 94,123m ² Commercial: 6,160m ² Community: 1,000m ² Total: 101,283m ²	Residential: 82,020m ² Commercial: 6,160m ² Community: 1,000m ² Total: 89,180m ²
Maximum Dwelling yield Council Calculation= (Maximum GFA / 85sqm for high density dwellings)	1,110 Dwellings	965 Dwellings
Open Space Provision	9,901m ² (16.4%)	13,377m ² (21%)

Table 1: Summary of Applicant's Planning Proposal and Council Officer's Preferred Scheme

REPORTING TO LOCAL PLANNING PANEL

The report to the Local Planning Panel recommended that the site can be rezoned, but at a lower floor space ratio and height limit than what the Applicant requested. These concerns were based on the interface with surrounding lower density development, bulk and scale, site isolation, open space provision, traffic and public transport accessibility and site permeability.

The Local Planning Panel considered a detailed assessment report on 17 September 2019. The Panel's advice to Council in relation to the Planning Proposal is noted below:

- i. Incorporate a minimum of 20 percent of the site as open space which should be consolidated rather than dispersed.*
- ii. Transition the maximum height of buildings from the west from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 50m (15 storeys) as recommended by Council officers; and*
- iii. Increase the floor space ratio from part 0.6:1, part 0.8:1 and part no FSR control (SP2 land) to 1.4:1 and potentially up to 1.5:1 subject to a Comprehensive Traffic Management Plan that demonstrates that this higher FSR is acceptable.*

REPORTING TO COUNCIL

Notwithstanding the advice of the Panel, Council officers maintained that the site should be redeveloped at a maximum floor space ratio of 1.4:1, given that the

Officer's preferred urban design scheme had not been tested at a higher density of 1.5:1.

Council considered the Planning Proposal on 8 October 2019, and resolved that the Planning Proposal be deferred subject to the following:

- i. *The draft Transport Management and Accessibility Plan (TMAP) following its exhibition for the ADHC site on the eastern side of James Ruse Drive to enable Council to fully understand the cumulative traffic and transport impacts of this development within the broader area.*
- ii. *Finalisation of Council's corridor structure plan from Harris Park to Carlingford.*

STAKEHOLDER CONSULTATION

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
17 September 2017	Council	N/A	Report to Local Planning Panel and Applicant notification.	Council Officer to provide an update on Planning Proposal.
8 October 2019	Council	N/A	Report to Council and Applicant notification.	Council Officer to provide an update on Planning Proposal.
24 January 2020	Council	N/A	Update on deferral items: status of TMAP review and Light Rail Corridor Urban Design Study.	Council Officer to provide an update on Planning Proposal.
31 March 2020	Council	N/A	Update on timeframes for the Transport Corridor Urban Design Study.	Council Officer to provide an update on Planning Proposal.
27 July 2020	Council	N/A	Notification that the Draft Harris Park to Carlingford Corridor Strategy is no longer proceeding. Remaining requirement for the Planning Proposal to satisfy traffic analysis data from the adjacent site.	Council Officer to provide an update on Planning Proposal. No further actions necessary for the deferral item.

21 October 2020	Council	N/A	Notification of Prioritisation Assessment Program.	No actions required.
28 March 2022	Council	N/A	Request to withdraw Planning Proposal.	Applicant to notify of withdrawal by 4 April 2022.
14 April 2022	Applicant	N/A	Advising Council they do not wish to withdraw the Planning Proposal, and intend advancing the Proposal in the next 6-12 months.	Report to Council not to proceed with Planning Proposal.

JUSTIFICATION FOR COUNCIL NOT TO PROCEED

Since reporting to Council on 8 October 2019, the adjacent Planning Proposal at 266 Victoria Road and 26 Kissing Point Road has been formally withdrawn. This Planning Proposal was to include a Transport Management and Accessibility Plan (TMAP) as a supporting study. The TMAP was one of the studies required by Council to inform the analysis supporting the Planning Proposal for the Western Sydney University site. Given the withdrawal of the Planning Proposal, the TMAP has not been completed.

Whilst the Planning Proposal at 266 Victoria Road and 26 Kissing Point Road has been withdrawn, it is anticipated that a new Planning Proposal for this site may be lodged with Council in the future. Once this occurs, a full assessment of the potential traffic and transport impacts of development on both sites will be able to be undertaken.

Thereby, Council officers recommend that Council resolves not to proceed with this Planning Proposal for the following reasons:

- i. The preparation of a draft Transport Management and Accessibility Plan (TMAP) to assess traffic and transport impacts in the area, in accordance with the Council resolution dated 8 October 2019, has been delayed due to the formal withdrawal of the adjacent Planning Proposal for 266 Victoria Road and 26 Kissing Point Road, Rydalmere, which required a TMAP be prepared for the two sites.
- ii. The Applicant has not sought to independently advance the preparation of a draft TMAP to date and has indicated that the Planning Proposal will not progress for a further 6-12 months.