Planning for Greater Parramatta

Greater Parramatta is fast emerging as the centre of Sydney and will experience significant growth and change over the next 20 years. To plan for this growth, we’ve worked with the City of Parramatta and Greater Sydney Commission to develop an Interim Land Use and Infrastructure Implementation Plan (the Interim Plan).

Our Interim Plan outlines how we’re planning for a connected, vibrant city with more jobs, homes, and essential services over the next 20 years. It provides a framework to guide future redevelopment and identifies the infrastructure needed for continued growth.

Acknowledging the area’s importance, we’re also proposing to establish Greater Parramatta as a Priority Growth Area which will ensure that any future planning is consistent with the Interim Plan.

Covering almost 3,500 hectares, the Priority Growth Area currently includes land in twelve precincts – Westmead, Parramatta North, Parramatta CBD, Harris Park and Rosehill, Camellia, Rydalmere, Carlingford Corridor (including Telopea and Dundas), Silverwater, Sydney Olympic Park and Carter Street, Wentworth Point, Homebush and Parramatta Road.

We are also progressing planning for the recently announced Priority Precincts at Wentworthville, Burwood, Strathfield and Homebush which are within or adjacent to the priority growth area.

We are keen to receive your feedback on the Interim Plan and exhibition of the boundary for the Greater Parramatta Priority Growth Area. Have your say by making a submission or completing an online survey and register for updates.

For more information please visit: planning.nsw.gov.au/greaterparramatta.
More jobs, across a range of professions and industries

The Interim Plan currently forecasts more than 113,000 additional jobs over the next 20 years. These numbers will likely increase as infrastructure increases and the area develops.

Greater Parramatta already has a diverse economic base, and our Interim Plan encourages the growth of existing industries and the introduction of new knowledge intensive businesses.

The proposed Westmead ‘super’ precinct will provide world class health and education while Rydalmere and the Parramatta CBD will also be important for education. Research facilities will play a vital role in attracting professionals and increasing employment opportunities.

We are working with the City of Parramatta to advance the planning proposal for Parramatta CBD to provide additional jobs and homes and to promote Parramatta CBD as Sydney’s central city.

Planned upgrades to infrastructure such as the Parramatta Light Rail will make it easier to access these employment hubs. New homes are also proposed close to jobs, reducing travel times and improving access.

More homes and greater housing choice

Over the next 20 years we’re planning for an additional 72,000 new homes, close to jobs, shops, parks and services.

We will provide a mix of housing to increase choice and cater for the growing population. We will also investigate opportunities to increase affordable housing in the area.

Key transport initiatives including the Parramatta Light Rail and Sydney Metro West present exciting opportunities to plan for even more jobs and housing. We will review the potential for more homes and jobs as planning for the Sydney Metro West progresses.

New and improved infrastructure

In the next 5-10 years, at least $10 billion worth of public and private investment will be made in the area.

A number of exciting projects are already committed or underway:

- The Hill Road off ramp
- Parramatta Light Rail (Stage 1)
- New school and open space at Wentworth Point
- Cycleway and site for a future school at Carter Street
- Redevelopment of Western Sydney Stadium
- New Museum of Applied Arts and Science (MAAS)

Improved public transport

We are planning for a well-connected, accessible city.

We are working with Transport for NSW and Roads and Maritime Services to plan for major projects, such as the Parramatta Light Rail and Sydney Metro West.

We will develop a traffic and transport solution for the Camellia precinct so that planning for additional jobs and homes can progress.

Protecting our environment

We will protect and enhance the unique, natural environment including parks, bushland and waterways, much of which is centred around the Parramatta River.

Funding will be provided for more open space along the Parramatta River along with improved access to new and upgraded walking and cycling paths.

Thriving cultural hub

Greater Parramatta is rich in history and culture. Our Interim Plan recognises and supports land uses which will further enhance Parramatta’s diversity.

We will finalise the review of the Sydney Olympic Park Master Plan 2030 (2016 Review) with the Sydney Olympic Park Authority, offering new opportunities for retail, office and residential space and a more active and vibrant town centre at Sydney Olympic Park that retains its key function as an events space.

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Our Interim Plan identifies the infrastructure needed; such as roads, schools and community facilities to support growth and ensure a liveable, well connected community.

A Special Infrastructure Contribution (SIC) framework will help fund some of the state and regional infrastructure required. The SIC framework will be available for community consultation later in 2017.

Over time the Greater Sydney Commission will prepare a Growth Infrastructure Compact to prioritise Government’s infrastructure spending in the long term.

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Have your say

Give us your feedback on the Interim Plan and the proposed boundary for the Greater Parramatta Priority Growth Area.

Make a submission or complete a survey and register your details.

For more information please visit:

planning.nsw.gov.au/greaterparramatta

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