Greater Parramatta

Interim Land Use and Infrastructure Implementation Plan

2017

July
Introduction

Following the recent release of the draft vision for Greater Parramatta to Olympic Peninsula (GPOP), Draft West Central District Plan and Towards our Greater Sydney 2056 by the Greater Sydney Commission, the Department of Planning and Environment, in collaboration with City of Parramatta and Greater Sydney Commission, has prepared an Interim Land Use and Infrastructure Implementation Plan for the Greater Parramatta Priority Growth Area (the interim Plan). Given the importance of GPOP to Greater Sydney, which is anticipated to experience the most significant urban transformation over the next 20 years, it is proposed to establish the Greater Parramatta Priority Growth Area by including it in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. This will ensure that any future planning process within the priority growth area considers and is consistent with the interim Plan.

The interim Plan identifies how more jobs, homes and essential services will be accommodated in the priority growth area over the next 20 years. It includes a land use framework to guide future redevelopment of the priority growth area, identifies key actions for the short term and allows us and other government agencies to identify and plan for the infrastructure required to unlock its potential.

Whilst the interim Plan currently forecasts more than 72,000 additional dwellings and more than 113,000 additional jobs within the priority growth area over the next 20 years, it is acknowledged that there will be further opportunities for renewal and more homes and jobs as planning investigations continue and additional infrastructure comes on line. Work currently being undertaken by the NSW Government estimates that the priority growth area has the capacity to accommodate more than 100,000 additional dwellings and 300,000 additional jobs. The recent announcement of new priority precincts within and adjacent to the priority growth area (Wentworthville, Burwood, Strathfield and Homebush) as well as work the Greater Sydney Commission is undertaking in relation to finalising the West Central District Plan will further increase this number.

Covering an area of approximately, 3,478 hectares, the priority growth area currently incorporates land in twelve precincts – Westmead, Parramatta North, Parramatta CBD, Harris Park, Camellia, Rydalmere, Carlingford Corridor (including Telopea and Dundas), Silverwater, Sydney Olympic Park and Carter Street, Wentworth Point, Homebush and Parramatta Road.

The interim Plan is not intended to be a static document and forecasts will be updated as planning progresses over the next 20 years.

The interim Plan should be read in conjunction with the Greater Parramatta Land Use and Infrastructure Background Analysis (June 2017).

Have Your Say

We are keen to receive your feedback on the interim Plan and associated exhibition of the boundary for the Greater Parramatta Priority Growth Area.

Have your say by making a submission on the proposed boundary of the priority growth area, completing an online survey on the interim Plan and/or register for updates:

- Online at planning.nsw.gov.au/greaterparramatta
- Fill in a submission form at planning.nsw.gov.au/greaterparramatta
- Connect with us on Twitter@nswplanning
- Find us on Facebook facebook/nswplanning
GPOP: Greater Parramatta to Olympic Peninsula Vision

Our 2036 vision: GPOP will be Greater Sydney’s true centre - the connected, unifying heart

GPOP, which encompasses the priority growth area, is a major economic opportunity for the West Central District and Greater Sydney. The Greater Sydney Commission has released a draft city-shaping vision for GPOP that will guide decisions to support and manage growth over the next 20 years. Four distinct quarters within GPOP have been identified.

Quarter 1: Parramatta CBD and Westmead Health and Education Super Precinct
Parramatta CBD and Westmead will play a critical role, offering a dynamic combination as a commercial core, civic heart, health, education and research hub. This super precinct will be GPOP’s westernmost economic anchor – attracting human talent, investment, creative and innovative activity.

Quarter 2: Next Generation Living from Camellia to Carlingford
A 21st-Century living, learning and leisure district is planned for this northern area of GPOP. It will comprise a mix of medium to high-density housing types with nearby education, research, retail, recreation and entertainment facilities providing all the conveniences of ‘inner-city’ living. Smart, vibrant and inclusive communities are the goal.

Quarter 3: Essential Urban Services, Advanced Technology and Knowledge Sectors in Camellia, Rydalmere, Silverwater and Auburn
At GPOP’s centre is a major hub of urban services spanning across Rydalmere, Camellia, Silverwater and Auburn. This areas unique centrality in Greater Sydney offers its businesses great access to markets and customers.

Quarter 4: Olympic Park Lifestyle Super Precinct
The world-class sporting and event venues of Sydney Olympic Park to GPOP’s east come alive when there are crowds of tens of thousands – that is, on major game days, at concerts and events. Sydney Olympic Park is GPOP’s eastern economic anchor offering inner-city living in the Sydney Olympic Park Town Centre, Carter Street and Homebush Precincts.

Figure 1. GPOP’s Four Quarters (source: GSC, 2016)
The Draft West Central District Plan sets out the jobs and housing targets for the West Central District that the Greater Parramatta Priority Growth Area sits within.

The Draft West Central District Plan also proposes an Affordable Rental Housing Target of 5 - 10%, subject to viability, for nominated urban renewal areas for very low and low income households within GPOP.

To accommodate the targets in the Draft West Central District Plan, further jobs and housing need to be planned for. The interim Plan identifies twelve precincts as conducive for urban renewal and transformation. A number of these have already been rezoned, others are currently being planned while a further group are identified as having potential renewal opportunities in the longer term.

Key transport initiatives like the Parramatta Light Rail and Sydney Metro West present an exciting opportunity to plan for even more jobs and housing. While the interim Plan considers some urban renewal opportunities afforded by Parramatta Light Rail, further opportunities provided by the Sydney Metro West will be considered once planning for this new underground metro railway line is further progressed.

Through the precinct planning process, the Department in conjunction with the Greater Sydney Commission and Councils will investigate opportunities to increase affordable housing in the growth area.

The interim Plan brings together existing detailed work completed or underway for identified precincts (i.e. Camellia, Sydney Olympic Park, Carter Street, Wentworth Point, Parramatta Road) and sets out a framework for more detailed planning work for a number of precincts for which planning has not yet commenced. It is intended that this Plan be updated regularly to incorporate new planning that has been completed.

The job and housing projections identified for specific precincts within the interim Plan are indicative only and based on planning done to date, which varies in detail for each precinct. At this stage, growth projections partially consider opportunities for additional growth afforded by Parramatta Light Rail and do not at all consider any opportunities presented by Sydney Metro West.

The infrastructure identified within the interim Plan is indicative only and is based on current knowledge on the likely key State and regional infrastructure required to support redevelopment and urban renewal within the priority growth area. Where a precinct has not yet been rezoned, the infrastructure required will be confirmed and/or amended through more detailed analyses during future planning processes in the precincts.
Figure 2. Forecast growth
Declare Greater Parramatta as a ‘Priority Growth Area’
Declare Greater Parramatta as a ‘Priority Growth Area’, reflecting its importance as a major economic opportunity for the West Central District and Greater Sydney.

Deliver Key Infrastructure
Facilitate the delivery of key infrastructure to support growth in the priority growth area. This includes the preparation of a Special Infrastructure Contribution (SIC) to fund State and regional infrastructure including roads and public transport, community facilities, health facilities, schools, parks and other public spaces and identification of additional projects for potential Housing Acceleration (HAF) funding.

Commence New Priority Precinct Investigations
Progress work on new Priority Precincts.

• Commence planning for a world class health, education and research ‘super’ precinct at Westmead in conjunction with the Westmead Alliance.
• Work with Land and Housing Corporation and City of Parramatta to rejuvenate and transform Telopea into a vibrant neighbourhood which includes more social and affordable housing.
• Commence planning investigations for Wentworthville, Burwood, Strathfield and Homebush precincts.

Finalise Planning Investigations
Finalise planning for Sydney Olympic Park and Carter Street.

• Finalise the 5 year 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 at Sydney Olympic Park and a more active and vibrant town centre, outside of major events.
• Amend the planning framework for Carter Street to accommodate the westbound Hill Road Off Ramp.

Promote Regional Connectivity and Activity
Enhance the priority growth area’s open spaces, walkways and cycleways by providing funding through the Special Infrastructure Contribution and Precinct Support Scheme for more open space along the Parramatta River for people to enjoy, as well as improving access with new and upgraded walking and cycling paths.

Enhance Transport and Connectivity Infrastructure
Continue to work with Transport for NSW and Roads and Maritime Services to create an accessible and well connected priority growth area, including:

• Planning for future major projects such as the Parramatta Light Rail and Sydney Metro West.
• Working to develop a traffic and transport solution for the Camellia precinct so that planning for additional jobs and homes can progress.

Collaborate with City of Parramatta
Work with the City of Parramatta to advance the planning proposal for Parramatta CBD to strengthen its commercial core, provide additional jobs and homes to promote Parramatta CBD as Sydney’s central city.
**Priority Growth Area**

Prepare a Special Infrastructure Contribution (SIC) Plan for parts of the Priority Growth Area to fund public transport, new and upgraded roads, schools and regional open space.

**Greater Parramatta**

Declare as a Priority Growth Area

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**Parramatta CBD**

Work with the City of Parramatta to advance the planning proposal

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**Camellia**

Develop a transport solution so planning can progress

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**Parramatta River**

Promote regional connectivity and activity, particularly along Parramatta River

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**Strathfield**

Progress Strathfield as a Priority Precinct

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**Westmead**

Progress Westmead as a Priority Precinct

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**Wentworthville**

Progress Wentworthville as a Priority Precinct

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**Telopea**

Progress Telopea as a Priority Precinct

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**Burwood**

Progress Burwood as a Priority Precinct

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**Homebush**

Progress Homebush as a Priority Precinct

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**Sydney Olympic Park and Carter Street**

Finalise planning

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**Figure 3. Key actions for Greater Parramatta Priority Growth Area**
The provision of regional infrastructure is a critical element to support future growth within the priority growth area. The Department is preparing a Special Infrastructure Contribution (SIC) for the majority of the priority growth area to help fund some of the State and regional infrastructure that is needed to support the growth of this priority growth area. The Department is investigating and modelling the capacity of future development to pay the contribution before drafting a SIC framework for public exhibition in mid-2017.

Committed State Infrastructure within the priority growth area includes:

- the Hill Road off ramp;
- Parramatta Light Rail;
- new school and open space at Wentworth Point;
- cycleway and site for a future school at Carter Street;
- redevelopment of Western Sydney Stadium; and
- new Museum of Applied Arts and Science (MAAS).

The Department will work with infrastructure agencies and stakeholders to coordinate infrastructure required to support integrated land use planning throughout the priority growth area. This will include the identification of available finance and contribution schemes as well as Section 94 Plans (for local infrastructure only) and Voluntary Planning Agreements (VPAs) to deliver key infrastructure items and social and open space projects.

Key regional infrastructure items needed to support the growth of the Greater Parramatta Priority Growth Area include:

- Parramatta Light Rail;
- Inner and Outer Ring Roads of the Parramatta CBD;
- Creation of a continuous pedestrian and cycle link along the foreshore of the Parramatta River;
- Numerous road and intersection upgrades;
- New and upgraded primary and secondary schools;
- New community health facilities; and
- New and upgraded areas of open space.

Potential infrastructure items required to support anticipated growth are identified in Figure 4. The items identified are indicative only. They have been sourced from a number of studies that have been undertaken within the priority growth area by the Department, other government agencies, Councils and the private sector and are subject to change and/or amendment as further work is carried out in future. It includes items that could potentially be funded through a SIC levy but also items that are likely to require funding through another mechanism. The infrastructure required at the priority growth area and precinct level will be confirmed following more detailed analysis and consultation with relevant government agencies. The detailed analysis will include indicative costs, delivery timeframes (short, medium and long term) and funding arrangements for each item.
Figure 4. Potential infrastructure
Implementation and Next Steps

Updates to the interim Plan
Following the release of the interim Plan, the Department, in consultation with the Greater Sydney Commission, Councils, agencies and feedback received from the community, will update the interim Plan. The interim Plan will inform the community of the future direction and vision for the priority growth area. It will be updated regularly, as planning within the priority growth area progresses over the next 20 years.

Local Planning Direction
To ensure future land use change is consistent with the interim Plan, a local planning direction (Section 117 Direction) will be implemented. The local planning direction requires that future amendments to any local or state planning instruments are consistent with the interim Plan.

Planning Pathways
The interim Plan identifies priorities for the next 12 months in a number of precincts. Within these precincts, planning pathways are being pursued to effect change such as amendments to the zoning, height and floor space ratio. This can occur via a State Government led, local council led or private proponent initiated process.

Priority Precincts
Priority Precincts are areas that the Minister for Planning considers to have a wider social, economic or environmental significance to the community or have redevelopment potential on a scale that is important in implementing the State’s planning objectives. Precincts are larger areas made up of multiple land holdings that are capable of delivering significant additional growth and require coordination from State and local government to realise their potential. Wentworthville, Westmead, Telopea, Burwood, Strathfield and Homebush are identified as Priority Precincts in this interim Plan.

Comprehensive LEP Reviews
Local councils periodically review the land use zoning planning controls that apply in their local government area. This is normally undertaken as a comprehensive review of council’s local environmental plan. The local council would prepare a planning proposal detailing the amendments to the local environmental plan, which would need to be generally consistent with the interim Plan.

Local Planning Proposals
Local planning proposals can be prepared by landowners to amend the zoning and/or planning controls that apply to their land. Planning proposals will need to be generally consistent with the interim Plan.

Special Infrastructure Contribution
The SIC rate will be determined through an analysis of the precincts growth patterns, infrastructure needs and costs, and development feasibility to ensure any change does not impact on the development feasibility. The infrastructure list and SIC rate will be publicly exhibited prior to being established. In the event that the SIC is not in place prior to development occurring, approval for development will require satisfactory arrangements to be in place for the provision of required regional infrastructure.

Local Infrastructure Upgrades
Upgrades to local infrastructure will also be required to support future development within the priority growth area. Local infrastructure upgrades may include local road upgrades, upgrades to local drainage infrastructure and provision of additional social infrastructure, such as new open space. Councils will undertake a review of relevant local infrastructure contribution plans developed under Section 94 of the Act to accommodate the required upgrades. An increase to the current rates in each local infrastructure contribution plan may be necessary.

Housing Acceleration Fund
The NSW Government administers the Housing Acceleration Fund that provides funding for essential infrastructure including water, road and electricity networks. In June 2016, the NSW Government announced $140 million in funding for a westbound off ramp from the M4 Western Motorway onto Hill Road at the Sydney Olympic Park and Carter Street Precinct.

Precinct Support Scheme
Through the Precinct Support Scheme, the NSW Government has already allocated $10 million of additional funds for local infrastructure upgrades in the Carter Street and Wentworth Point Precincts. The intention of the funding is to enable the provision of local infrastructure that will directly benefit the community. The funding is additional to development contributions (i.e. Section 94 contributions) and could be used by Council to develop a new local park, upgrade to existing open space, improve the local streetscape or provide additional community facilities and the like.

The precinct planning process, along with community consultation will identify a number of projects which could be funded through his scheme. The Department will seek community feedback on the types of projects the community would like to see funded through the Precinct Support Scheme.

Following community consultation, Councils and the Department would work together to review the shortlisted projects and reach agreements on the recommended project(s) to receive Precinct Support Scheme funding for each precinct. The Department and Councils would then enter into a funding agreement to detail the works to be delivered, the projects costs, project completion milestones and payment arrangements.
Monitoring

To provide a valuable evidence base to inform service and infrastructure delivery as the precincts redevelop, the Department and Greater Sydney Commission will monitor and report regularly on the:

- Number of housing approvals, construction commencements and completions for all housing types within the priority growth area.
- Pipeline for additional jobs and housing throughout the West Central District.
- Performance of Councils development processing times.

The Department will also monitor population, household, jobs and dwelling projections for West Central District and the relevant local government areas.

The Department’s Employment Lands Development Program will continue to monitor and audit the supply of employment lands throughout the priority growth area to inform policy development, infrastructure coordination and future planning for employment lands.
To find out more about this Strategy please visit planning.nsw.gov.au/greaterparramatta