

Greater Sydney Commission Information Note 11

REVISED DRAFT CENTRAL CITY DISTRICT PLAN PLANNING PRIORITIES AND ACTIONS

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Implementing the Central City District Plan – Planning Priorities and Actions

Section 75AD sub-clauses (3)(b) and (3)(c) of the *Environmental Planning and Assessment Act 1979* require a district plan to include:

- **planning priorities** that are consistent with the objectives, strategies and actions specified in the (relevant) regional plan, and
- the **actions** required for achieving those planning priorities.

Some of the planning priorities and actions are common across all revised draft District Plans, and tailored to each District's context. Other planning priorities and actions are specific to one or more Districts. The planning priorities and actions in the revised draft *Central City District Plan* (October 2017) are listed below.

Infrastructure and Collaboration

Planning Priority C1 Planning for a city supported by infrastructure

1. Prioritise infrastructure investments to support the vision of a metropolis of three cities.
2. Sequence growth across the three cities to promote north-south and east-west connections.
3. Align forecast growth with infrastructure.
4. Sequence infrastructure provision using a place-based approach.
5. Consider the adaptability of infrastructure and its potential shared use.
6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.

Planning Priority C2 Working through collaboration

7. Identify, prioritise and deliver Collaboration Areas.

Liveability

Planning Priority C3 Providing services and social infrastructure to meet people's changing needs

8. Deliver social infrastructure to reflect the needs of the community now and in the future.
9. Optimise the use of available public land for social infrastructure.

Planning Priority C4 Fostering healthy, creative, culturally rich and socially connected communities

10. Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:
 - a. providing walkable places with active street life and a human scale
 - b. co-locating schools, social, health, sporting, cultural and shared facilities.
11. Consider cultural diversity in strategic planning and engagement.
12. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.
13. Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:
 - a. creative arts and cultural enterprises and facilities
 - b. creative interim and temporary uses
 - c. appropriate development of the night-time economy.
14. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.

Planning Priority C5 Providing housing supply, choice and affordability, with access to jobs and services

15. Prepare local or district housing strategies that address the following:
 - a. the delivery of five-year housing supply targets for each local government area
 - b. the delivery of 6-10 year (when agreed) housing supply targets for each local government area
 - c. capacity to contribute to the longer term 20-year strategic housing target for the District
 - d. housing strategy requirements outlined in Objective 10 of the draft *Greater Sydney Region Plan* that include:
 - i. creating capacity for more housing in the right locations
 - ii. supporting planning and delivery of priority growth areas and precincts as relevant to each local government area
 - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
 - iv. supporting the role of centres.
16. Prepare Affordable Rental Housing Target schemes.

Planning Priority C6 Creating and renewing great places and local centres, and respecting the District's heritage

17. Deliver great places by:
 - a. prioritising a people-friendly public realm and open spaces as a central organising design principle
 - b. recognising and balancing the dual function of streets as places for people and movement
 - c. providing fine grain urban form, high amenity and walkability
 - d. integrating social infrastructure to support social connections and provide a community hub
 - e. encouraging contemporary interpretation of heritage where possible
 - f. using a place-based and collaborative approach throughout planning, design, development and management.
18. Conserve and enhance environmental heritage by:
 - a. engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values
 - b. conserving and interpreting Aboriginal, European and natural heritage to foster distinctive local places.
19. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.
20. In Collaboration Areas, Priority Precincts and planning for centres:
 - a. investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking
 - b. ensure parking availability takes into account the level of access by public transport
 - c. consider the capacity for places to change and evolve, and accommodate diverse activities over time.
21. Use flexible and innovative approaches to revitalise centres in decline
22. Identify and protect scenic and cultural landscapes.
23. Enhance and protect views of scenic and cultural landscapes from the public realm.

Productivity

Planning Priority C7 Growing a stronger and more competitive Greater Parramatta

24. Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy by:
 - a. enabling the development of an internationally competitive health and education precinct at Westmead
 - b. creating opportunities for an expanded office market
 - c. balancing residential development with the needs of commercial development
 - d. providing for a wide range of cultural, entertainment, arts and leisure activities
 - e. improving the quality of Parramatta Park and Parramatta River and their walking and cycling connections to the Parramatta CBD
 - f. providing for a diverse and vibrant night-time economy, in a way that responds to potential negative impacts.
25. Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead.
26. Support emergency services transport, including helicopter access.
27. Prioritise:
 - a. public transport investment to improve connectivity to Greater Parramatta from the Harbour CBD, Sydney Olympic Park, Westmead, Macquarie Park, Norwest and Kogarah via Bankstown
 - b. infrastructure investments which enhance walkability and cycling, particularly those focused on access to the transport network, and within five kilometres of any strategic centre or 10 kilometres of Greater Parramatta.
28. Manage car parking and identify smart traffic management strategies.
29. Investigate opportunities for renewal of Westmead East as a mixed-use precinct.

Planning Priority C8 Delivering a more connected and competitive GPOP Economic Corridor

30. Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GPOP economic corridor.
31. Co-locate health, education, social and community facilities in strategic centres along the GPOP economic corridor.

Planning Priority C9 Delivering integrated land use and transport planning and a 30-minute city

32. Integrate land use and transport plans to deliver the 30-minute city.
33. Investigate, plan and protect future transport and infrastructure corridors.
34. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.
35. Optimise the efficiency and effectiveness of the freight handling and logistics network by:
 - a. protecting current and future freight corridors
 - b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries
 - c. identifying and protecting key freight routes
 - d. limiting incompatible uses in areas expected to have intense freight activity.
36. Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to Western Sydney Airport as well as the Outer Sydney Orbital and Bells Line of Road-Castlereagh connection.

Planning Priority C10 Growing investment, business opportunities and jobs in strategic centres

37. Provide access to jobs, goods and services in centres by:
 - a. attracting significant investment and business activity in strategic centres to provide jobs growth
 - b. diversifying the range of activities in all centres
 - c. creating vibrant, safe places and quality public realm
 - d. balancing the efficient movement of people and goods with supporting the liveability of places on the road network
 - e. improving the walkability within and to the centres
 - f. completing and improving a safe and connected cycling network to and within the centre
 - g. improving public transport services to all strategic centres
 - h. creating the conditions for residential development within strategic centres and within walking distance, but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need.
38. Create new centres in accordance with the *Principles for Greater Sydney's Centres*.
39. Engage with the retail sector on its changing planning requirements and update planning controls as required.
40. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.
41. Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.
42. Strengthen **Blacktown** through approaches that:
 - a. protect the commercial core to achieve the centre's job targets
 - b. reinforce the ring road network
 - c. improve pedestrian connectivity, particularly across the Western Railway Line
 - d. reinforce and capitalise on the health and education activities located in the Blacktown health and education precinct
 - e. manage land around the hospital so as not to preclude future expansion of the hospital and/or co-location of a tertiary education facility.

- f. deliver ancillary uses which add value to the health and education facilities, including residential, aged care facilities, visitor accommodation, health and medical research activities, non-critical patient care and commercial uses which will be complementary to and help to revitalise the health precinct
 - g. improve wayfinding within the centre
 - h. promote advanced manufacturing, research and innovation in the Blacktown business park
 - i. ensure design excellence outcomes for new development within the city centre
43. Strengthen **Castle Hill** through approaches that:
- a. provide capacity to achieve the centre's jobs targets
 - b. align State priorities for expenditure on regional roads, schools and utilities to support growth forecasts and to address current deficits
 - c. complete the upgrade of Showground Road and the Castle Hill Ring Road System
 - d. develop public domain plans to enhance identified pedestrian linkages to the future Castle Hill transport hub.
44. Continue the review of planning controls for **Epping** in collaboration with State agencies.
45. Strengthen **Marsden Park** through approaches that:
- a. facilitate a variety of activities that meet the needs of the residents of the western part of the North West Priority Growth Area
 - b. establish the station location to ensure transport access does not become a constraint to the development of the Town Centre
 - c. work with NSW Government to identify a corridor west of Marsden Park Town Centre to extend the public transport network to Western Sydney Airport
 - d. integrate the Marsden Park Industrial Precinct with the Town Centre, including walking and cycling connections.
46. Strengthen **Mount Druit** through approaches that:
- a. improve connectivity to employment opportunities in the Western Sydney Employment Area, the future Western Sydney Airport and Marsden Park
 - b. improve accessibility to and within the centre, including connections and wayfinding between Mount Druit Hospital, railway station and bus interchange
 - c. reinforce the important role of the centre in providing social support services to communities in the broader Mount Druit area.
47. Strengthen **Norwest** through approaches that:
- a. retain and grow commercial capacity to achieve the centre's job targets
 - b. encourage complementary retail services around Norwest Lake and the station precinct
 - c. work with NSW Government to identify a potential future corridor for mass transit links to Greater Parramatta.
48. Strengthen **Rouse Hill** through approaches that:
- a. investigate opportunities for future expansion of the centre
 - b. enhance pedestrian and cycleway linkages, particularly across Windsor Road
 - c. promote complementary business uses on land adjacent to the Rouse Hill Town Centre
 - d. leverage government owned land around Caddies Creek to provide additional active sporting opportunities.
49. Strengthen **Sydney Olympic Park** through approaches that:
- a. explore opportunities to attract public and private sports, health and physical education and tertiary education facilities as anchor tenants to activate the Sydney Olympic Park Town Centre
 - b. coordinate land use and infrastructure planning around the future Parramatta Light Rail Stage 2 and Sydney Metro West stations at Olympic Park.

Planning Priority C11 Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land

50. Manage industrial land in the identified local government areas by undertaking a review of all industrial land to confirm their protection or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, in light of the changing nature of industries in the area.

In limited cases, where conversion to other uses is identified as appropriate to the needs of the city, take a more tailored approach. In some locations such as GPOP, specifically Camellia and Silverwater, the protection of industrial activities will be a starting objective.

51. Manage industrial land in the identified local government areas by creating additional industrial and urban services land where required in land release areas to service the growing population.
52. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.
53. Manage the interfaces of industrial areas, trade gateways and intermodal facilities by:
- Land use activities*
- a. providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour freight functions
 - b. protecting industrial lands for intermodal and logistics uses from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth
 - c. identifying and preserving land for future intermodal and rail infrastructure
 - d. accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models

Transport operations

- e. providing the required commercial and passenger vehicle, and freight and passenger rail access
- f. improving the road connectivity from Villawood to Eastern Creek, via Yennora, Smithfield and Wetherill Park to improve business-to-business and supply chain connectivity along this industrial corridor.

Planning Priority C12 Supporting growth of targeted industry sectors

54. Facilitate health and education precincts that:
- a. create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts
 - b. have high levels of accessibility
 - c. attract associated businesses, industries and commercialisation of research
 - d. include housing opportunities for students and workers within 30 minutes of the precinct.
55. Provide a regulatory environment which enables economic opportunities created by changing technologies.
56. Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.
57. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.
58. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.
59. Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation.
60. When preparing plans for tourism and visitation, consider:
- a. encouraging the development of a range of well-designed and located facilities
 - b. enhancing the amenity, vibrancy and safety of centres, places and precincts
 - c. supporting the development of places for artistic and cultural activities
 - d. improving public facilities and access
 - e. protecting heritage and biodiversity to enhance cultural and eco-tourism

- f. supporting appropriate growth of the night-time economy
- g. developing industry skills critical to growing the visitor economy.

Planning Priority C13 Protecting and improving the health and enjoyment of the District's waterways

- 61. Protect environmentally sensitive waterways.
- 62. Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.
- 63. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impact of development including coordinated monitoring of outcomes.
- 64. Reinstate more natural conditions in highly modified urban waterways.

Planning Priority C14 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element

- 65. Implement the South Creek Corridor Plan and use the design principles for South Creek to deliver a cool and green Western Parkland City.

Planning Priority C15 Protecting and enhancing bushland and biodiversity

- 66. Protect and enhance biodiversity by:
 - a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors
 - b. managing urban bushland and remnant vegetation as green infrastructure.

Planning Priority C16 Increasing urban tree canopy cover and delivering Green Grid connections

- 67. Expand urban tree canopy in the public realm.
- 68. Progressively refine the detailed design and delivery of:
 - a. Greater Sydney Green Grid priority opportunities
 - b. connections that form the long-term vision of the network.
- 69. Create Greater Sydney Green Grid connections to the Western Sydney Parklands.

Planning Priority C17 Delivering high quality open space

- 70. Maximise the use of existing open space and protect, enhance and expand public open space by:
 - a. investigating opportunities to expand a network of diverse, accessible, high quality open space that responds to the needs and values of communities as populations grow
 - b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas are within 200 metres of open space
 - c. requiring large urban renewal initiatives to demonstrate how access to high quality and diverse local open space is maintained or improved
 - d. planning new neighbourhoods with a sufficient quantity of new open space
 - e. delivering shared and co-located sports and recreational facilities, including shared school grounds and repurposed golf courses
 - f. delivering on, or complementing, the Greater Sydney Green Grid.
- 71. Explore new recreational opportunities at Prospect Reservoir in collaboration with Sydney Water, the Commission and other stakeholders.

Planning Priority C18 Better managing rural areas

- 72. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes, including rural residential development.
- 73. Limit urban development to within the Urban Area.

Planning Priority C19 Reducing carbon emissions and managing energy, water and waste efficiently

- 74. Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Priority Growth Areas, Priority Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.
- 75. Support precinct-based initiatives to increase renewable energy, and energy and water efficiency, especially in Priority Growth Areas, Priority Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.
- 76. Protect existing, and identify new, locations for waste recycling and management.
- 77. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.
- 78. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.
- 79. Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Priority Growth Areas, Priority Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in total floor area greater than 100,000 square metres.

Planning Priority C20 Adapting to the impacts of urban and natural hazards and climate change

- 80. Support initiatives that respond to the impacts of climate change.
- 81. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.
- 82. Respond to the direction for managing flood risk in the Hawkesbury-Nepean Valley as set out in *Resilient Valley, Resilient Communities – Hawkesbury-Nepean Valley Flood Risk Management Strategy*.