

OUR GREATER SYDNEY 2056

The Hills Shire Council

Council snapshot of the revised draft *Central City District Plan*

The vision for Greater Sydney as a metropolis of three cities — the Western Parkland City, the Central River City and the Eastern Harbour City – means residents in the Central City District will have quicker and easier access to a wider range of jobs, housing types and activities as part of the transformation of their District.

The Central City District is part of the Central River City. Its extensive rail and road network, relative proximity to Australia's major trade gateways, along with the social connections of its multicultural communities provide links to the region, the country and the world.

The draft *Central City District Plan* guides the transition of the District within the context of Greater Sydney's three cities to improve the District's social, economic and environmental assets.

The District is one of the most dynamic and rapidly growing regions in Australia. It plays a pivotal role in Greater Sydney's future as an economic

and employment powerhouse, a core hub for transport and services, and the home of vibrant and diverse centres and communities. It will be at the core of Greater Sydney's Central River City.

Parramatta CBD will be the driver of the Central River City and will be one of the top five CBDs in Australia.

The draft District Plan guides this growth and transition by capitalising on unprecedented city-scale infrastructure investments in transport, public domain, sporting and cultural institutions attracting large businesses. Greater Parramatta and the Olympic Peninsula (GPOP) will be a focus of development, jobs and skills growth.

Transport connections radiating north, south, east and west from Parramatta will optimise its locational advantage, improve business-to-business connections and provide quicker access for a larger number of skilled workers to businesses in Parramatta.

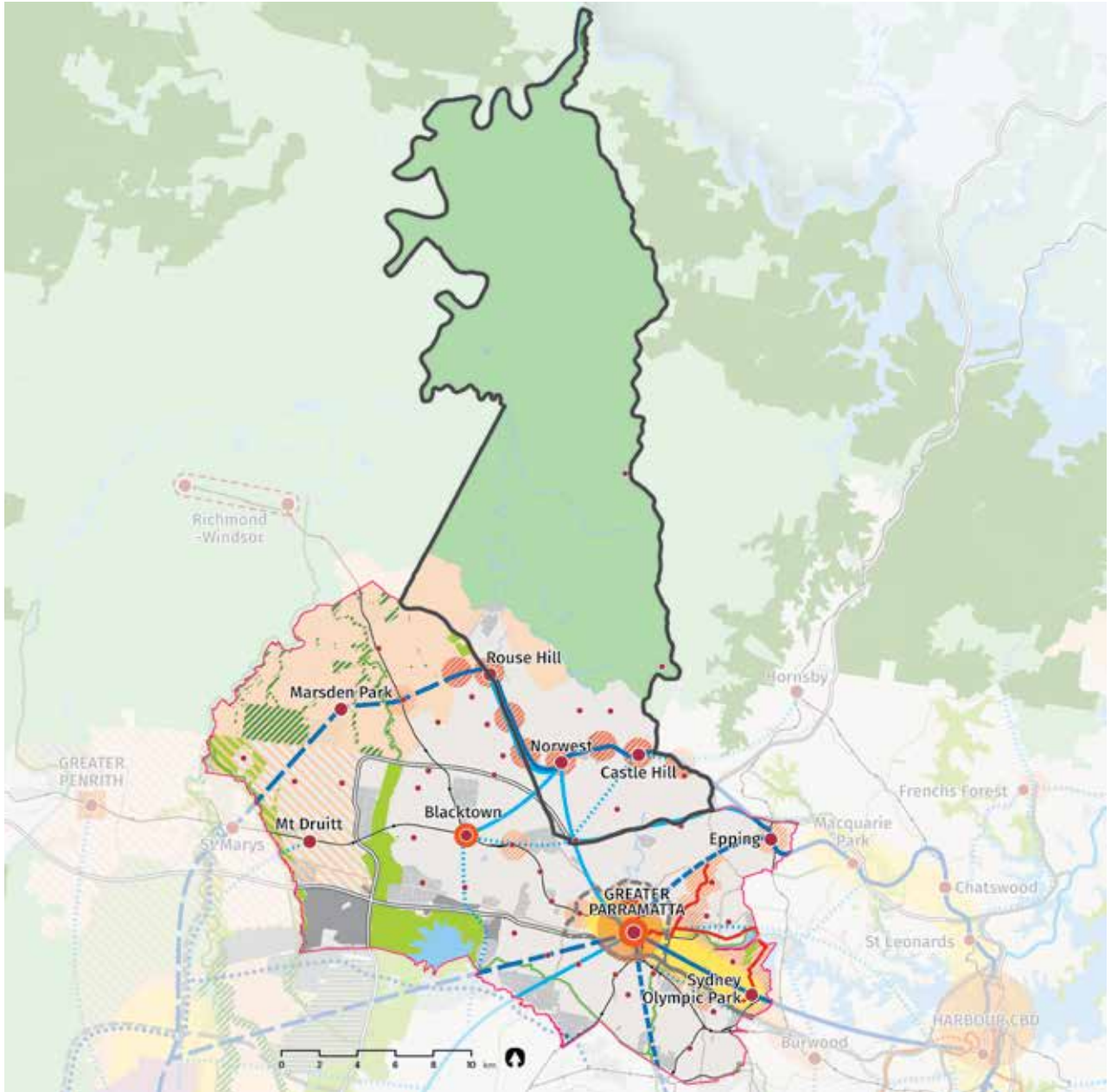
The Westmead health and education precinct will transition to an innovation district with greater diversity of knowledge-intensive jobs. People will have easy access to walking and cycling paths through Parramatta Park and Parramatta River to move between Westmead, Parramatta CBD and Parramatta North.

A 21st century clean-tech and advanced manufacturing cluster in precincts such as Camellia, Rydalmere, Silverwater and Auburn and the protection of industrial and urban services land will provide new skilled jobs to reinforce the Central River City's development.

Throughout the District's transition, cohesive and socially dynamic communities will be supported by new social infrastructure such as schools and community services, new cultural and sporting facilities, and the protection and enhancement of natural landscapes through the Greater Sydney Green Grid.

The quality of the Central City District's waterways such as Parramatta River, Duck River and South Creek will be enhanced.

The Hills Shire Council



| | | | |
|----------------------------------|--------------------------------------|---|----------------------------------|
| — Local Government Boundary | ● Industrial Area | ● Major Urban Parkland and Reserve | ⋯ On Street Rapid Transit |
| — District Boundary | ● Land Release Area | ▨ Visionary Parkland and Reserve | — Rapid bus |
| ● Metropolitan City Centre | ▨ Transit Oriented Development | ● Waterways | ●●● Freight Rail Investigation |
| ● Health and Education Precinct | ▨ Urban Renewal Area | — Train Station | — Motorway |
| ● Strategic Centre | ▨ Priority Growth Area Investigation | — Committed Train Link | — Committed Motorway |
| ● Local Centre | ● Urban Area | — Train Link/Mass Transit Investigation 0-10 years | — Road Investigation 10-20 years |
| ● Economic Corridor | ● Protected Natural Area | — Train Link/Mass Transit Investigation 10-20 years | — Green Grid Priority Project |
| ● Western Sydney Employment Area | ● Metropolitan Rural Area | — Light Rail | |


NOTE: Committed projects of: Western Harbour Tunnel & Beaches Link, F6 – WestConnex to President Avenue Kogarah, Parramatta Light Rail Stage 2 and Sydney Metro West are subject to final business case, no investment decision yet. Routes and stops for some transport corridors/projects are indicative only.

Housing The Hills Shire Council

 **Housing supply target (2016-2021): 8,550**

| Actions | Responsibility |
|---|---|
| <p>15. Prepare local or district housing strategies that address the following:</p> <ul style="list-style-type: none"> 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 <i>Greater Sydney Region Plan</i> that include: <ul style="list-style-type: none"> 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. | The Hills Shire Council |
| <p>16. Prepare Affordable Rental Housing Target schemes.</p> | Councils and other planning authorities |

Castle Hill Strategic Centre

 **Job targets** 2016 estimate: **9,800** 2036 baseline target: **16,000** 2036 higher target: **19,500**


| Action | Responsibility |
|---|--|
| <p>43. Strengthen Castle Hill through approaches that:</p> <ul style="list-style-type: none"> a. provide capacity to achieve the centre's job 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. | The Hills Shire Council, other planning authorities and State agencies |

Norwest Strategic Centre

 **Job targets** 2016 estimate: **32,400** 2036 baseline target: **49,000** 2036 higher target: **53,000**

| Action | Responsibility |
|--|--|
| <p>47. Strengthen Norwest through approaches that:</p> <ul style="list-style-type: none"> 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. | The Hills Shire Council, other planning authorities and State agencies |

Rouse Hill Strategic Centre

 **Job targets** 2016 estimate: **4,200** 2036 baseline target: **10,000** 2036 higher target: **11,000**

| Action | Responsibility |
|---|--|
| <p>48. Strengthen Rouse Hill through approaches that:</p> <ul style="list-style-type: none"> 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. | The Hills Shire Council, other planning authorities and State agencies |

The draft *Central City District Plan* implements the objectives, strategies and actions of the draft *Greater Sydney Region Plan*, by outlining how they will be applied through a set of planning priorities and actions for the District.

Planning Priorities for the Central City District

- **Planning Priority C1:** Planning for a city supported by infrastructure
- **Planning Priority C2:** Working through collaboration
- **Planning Priority C3:** Providing services and social infrastructure to meet people's changing needs
- **Planning Priority C4:** Fostering healthy, creative, culturally rich and socially connected communities
- **Planning Priority C5:** Providing housing supply, choice and affordability, with access to jobs and services
- **Planning Priority C6:** Creating and renewing great places and local centres, and respecting the District's heritage
- **Planning Priority C7:** Growing a stronger and more competitive Greater Parramatta
- **Planning Priority C8:** Delivering a more connected and competitive GPOP Economic Corridor
- **Planning Priority C9:** Delivering integrated land use and transport planning and a 30-minute city
- **Planning Priority C10:** Growing investment, business and jobs opportunities in strategic centres
- **Planning Priority C11:** Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land
- **Planning Priority C12:** Supporting growth of targeted industry sectors
- **Planning Priority C13:** Protecting and improving the health and enjoyment of the District's waterways
- **Planning Priority C14:** Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element
- **Planning Priority C15:** Protecting and enhancing bushland and biodiversity
- **Planning Priority C16:** Increasing urban tree canopy cover and delivering Green Grid connections
- **Planning Priority C17:** Delivering high quality open space
- **Planning Priority C18:** Better managing rural areas
- **Planning Priority C19:** Reducing carbon emissions and managing energy, water and waste efficiently
- **Planning Priority C20:** Adapting to the impacts of urban and natural hazards and climate change

How to be involved

The revised draft *Central City District Plan* is on formal public exhibition until 15th of December 2017. You can read the entire updated draft District Plan at: www.greater.sydney

Find out more about making a submission by visiting: www.greater.sydney/submissions

Before making a submission, please read the privacy statement at: www.greater.sydney/privacy