

A home I can afford. Great transport connections. More jobs closer to where I live. Shorter commutes. The right type of home for my family. A park for the kids. Local schools, shops and hospitals. Liveable neighbourhoods.

Your future Sydney

Have your say

You can play an important role in shaping the future of metropolitan Sydney by telling us what you think of these draft plans.

All feedback will be carefully considered to help develop the final strategy, which will be released later this year.

This community guide provides an overview of the draft strategy. A full version and more information is available at planning.nsw.gov.au/Sydney.

Submissions close 31 May 2013.

Ways you can provide feedback

 **Online** at planning.nsw.gov.au/Sydney

- join our online discussion forums
- register for a community event
- see the future Sydney in our 3D video

 **Email** metrostrategy@planning.nsw.gov.au

 **Post**
Draft Metropolitan Strategy for Sydney
Department of Planning & Infrastructure
GPO Box 39, Sydney NSW 2001

 **Social media**
twitter.com/plansydney



Our vision: a strong global city, a liveable local city

Minister's foreword

Sydney is Australia's economic powerhouse, the largest and most beautiful of our metropolitan cities, and the destination of choice for visitors.

Future growth is inevitable and can provide Sydneysiders with some of the world's best opportunities, but we must plan for it more effectively.

We can't continue to build houses in new areas without services; people spend hours commuting to work each week; and we need to ensure we have space to grow and places to play.

The draft Metropolitan Strategy for Sydney is the most up-to-date and comprehensive plan yet to manage the growth of our city.

Our vision is simple – to cement Sydney as the best place to live and do business in Australia.

The transformation of Sydney will be delivered as a critical part of the new planning system for NSW. This will provide the foundation for housing and jobs growth, well-planned infrastructure, and more certain decision-making to stimulate investment.

Sydneysiders have also told us they want more choice about the types of housing available – and that housing needs to be more affordable, close to jobs and near good transport connections.

For the first time, we are aligning land use planning with the Long Term Transport Master Plan and State Infrastructure Strategy. This means that new jobs and housing will be delivered at the same time as infrastructure including transport, schools and health services.

We will revitalise existing neighbourhoods for people who want to live near our city centres, with an emphasis on giving people more choice about the type of home they live in. At the same time, we will actively pursue opportunities for new housing in 'greenfield' areas – as long as infrastructure can be provided.

The draft plans contained within this strategy are based on the latest information and evidence, as well as the feedback we received from hundreds of residents, community groups, local councils and businesses.

Sydneysiders will play a vital role in shaping the future of our city, and I very much look forward to hearing what you think of these draft plans.



Brad Hazzard MP

*Minister for Planning
and Infrastructure*

*Minister Assisting
the Premier on Infrastructure
NSW*

How you were involved in developing the draft strategy

240

people attended drop-in sessions across Sydney

56

online forum comments

155

written submissions

100,000

video views

Discussions

on Twitter, Facebook and in workshops

What's new about this draft strategy?

- Prioritises housing and jobs growth right across Sydney.
- Sets ambitious minimum housing and jobs targets, which are up 17% and 33% respectively on the previous strategy.
- Promotes housing choice everywhere. This includes the announcement of a new Land Release Policy, which will be released later in 2013, to encourage housing growth in response to market demand and infrastructure support.
- The identification of key locations – our nine ‘city shapers’ – that will demonstrate how housing and jobs growth can be delivered alongside improved transport connections and infrastructure.
- Coordination between the draft Metropolitan Strategy for Sydney and the State’s infrastructure plans – the Long Term Transport Master Plan and the State Infrastructure Strategy.
- Recognises and supports the agricultural areas that produce fresh food close to the city, at the same time as balancing the need to provide more opportunities for housing.
- An implementation plan, with regular reporting rules, to ensure accountability and delivery of this strategy.

Sydney now

4.3m people 1.7m homes 2.2m jobs

Sydney in 2031

5.6m people 2.2m homes 2.8m jobs

Expected growth

1.3m more people 545,000 more homes 625,000 more jobs

The proportion of people 65 or older will grow from 12% in 2011 to 16% in 2031

By 2031, more than 1 million people will be under 15 years of age

Key areas for change

The shape and structure of a city influences how easy it is for us to live in, do business and get around.

There are nine key ‘city shapers’ that will play an important role in shaping future growth right across greater Sydney.

These will help to make sure the right transport and infrastructure, such as schools and shops, are close to places where people live and work.

Global Sydney

Global Sydney, which stretches across the Sydney CBD and North Sydney, will grow by more than 114,000 new jobs. It will be Australia’s most important area for economic, educational, medical, creative and cultural activity. Transport connections with other areas of Sydney and the rest of NSW will be improved. Areas such as Darling Harbour and Barangaroo will be regenerated.

Sydney Harbour

Sydney Harbour is the defining feature of Sydney and one of our biggest lifestyle and economic assets. More areas of the harbour foreshore will be opened up to the public, including transforming important waterfront areas such as Barangaroo and the Bays Precinct. Ferry transport use and water quality will be improved. The role of Sydney Harbour as a ‘working harbour’ will remain.

Global Economic Corridor

The Global Economic Corridor will drive the economy for Sydney and NSW. This corridor extends from the national gateways of Port Botany and Sydney Airport through to Global Sydney, and north to St Leonards, Chatswood and Macquarie Park. The strategy will reinforce this area and extend it towards Norwest and Parramatta CBD. This corridor will be protected and developed as the most important cluster of professional and service industry jobs in the country, with a total of 213,000 additional jobs by 2031. It will also contain a number of new Urban Activation Precincts, where the Government will focus attention on renewal and housing delivery over the next few years.

Parramatta

Parramatta is Sydney’s second CBD and the premier regional city serving Western Sydney. There will be 21,000 jobs in the Parramatta CBD by 2031, as well as growth in the nearby areas of Westmead and Rydalmere. Transport connections to other major centres, including Macquarie Park, Castle Hill, Blacktown and Bankstown, will be improved.

Parramatta Road corridor

This important corridor connecting Parramatta and Global Sydney will be a focus for new housing and employment opportunities. It will feature improved shops, services and public spaces, and link key destinations within the corridor such as Sydney Olympic Park and Burwood. The corridor will be supported by new transport connections as a result of the Westconnex project, which will create new links between the M4 and the Port/Airport.

Anzac Parade corridor

This corridor connects the University of NSW and Prince of Wales Hospital to Malabar and La Perouse. Additional housing and jobs will be focused around centres along Anzac Parade, including the Anzac Parade South and Randwick Urban Activation Precincts. Renewal will be supported by improvements to infrastructure and public spaces. Additional opportunities to improve transport in the area will be investigated, for example increased bus services and extending the light rail corridor.

North West Rail Link corridor

The North West Rail Link is Sydney's most important new investment in public transport. New housing and job opportunities will be focused around each of the eight new train stations, creating local centres with good services, high quality public spaces and a range of community facilities.

Western Sydney Employment Area

We will investigate opportunities in an area of around 10,000 hectares between the M4 and the M7 to support jobs growth in manufacturing and new technology. We will also improve important connections to the M4 and M7 for Sydney's freight and logistics network.

Sydney's Metropolitan Rural Area

This area around Sydney contains our national parks and part of the Greater Blue Mountains World Heritage Area. It includes important agricultural and resource lands, water catchment areas and green corridors. Employment opportunities will be increased to help provide fresh food for people living in Sydney.

Key areas for change





Centres

The draft strategy plans for a range of centres across metropolitan Sydney that will grow and change over time.

New homes and jobs will be located in centres that have great transport connections, shops, schools, health services and other infrastructure.

Particular industries, such as health, education, offices or manufacturing will be clustered together in areas called 'Specialised Precincts'. Locating these close together will help to boost productivity by making it easier for them to work together.

Every local centre is unique and plays an important role for the people who live and work there. Each will maintain and develop a distinct local character, which is important for building a sense of community. A good environment for walking and cycling will help people to easily access the things they need and enjoy a healthier lifestyle.

New Centres Design Guidelines will help to ensure these centres are well designed, functional and attractive. This includes planning for attractive streets, cycle lanes, parks and squares, tree planting, outdoor dining and evening activities.





Homes

We are planning for at least 545,000 additional homes by 2031. Supporting the delivery of more homes will help to drive down costs, making housing more affordable.

We need to build different types of housing to suit the needs of people as our population changes over time.

New housing will be delivered across metropolitan Sydney in places close to good transport connections, shops, schools, health services and other infrastructure.

We will revitalise existing neighbourhoods for people who want to live near city centres. We'll also look for opportunities for housing in 'greenfield' areas where there is existing or planned infrastructure.

What people told us

- Housing affordability is a major issue for Sydney residents.
- New housing needs to be in areas where people want to live, close to shops, schools, transport and other services.
- We need a greater variety of housing types and sizes for different households.

What we know about Sydney

- 27,500 new homes need to be built each year to meet demand. However, only 14,500 were built each year in the last five years.
- 50% of low to moderate income households are suffering rental stress.
- 39% of low to moderate income households are suffering mortgage stress.

How we will deliver

- Minimum housing targets have been set for all six of Sydney's subregions, which will help to deliver 27,500 new homes right across the city each year.
- Once this strategy is finalised, we will work in partnership with local communities and groups of councils on Subregional Delivery Plans. These will help to decide where housing should go and what new infrastructure is needed to support this growth.
- A new Land Release Policy, due to be developed later in 2013, will have a more innovative and balanced approach to finding new areas for homes. It will focus on supporting new housing near Sydney's existing city centres, as well as new 'greenfield' areas where development is feasible.
- A programme of Urban Activation Precincts will be delivered across Sydney in close consultation with communities. This will regenerate existing areas of the city to deliver more housing and public spaces, schools, community facilities and other infrastructure. The locations for these precincts include North Ryde Station, Epping Town Centre, Wentworth Point, Carter Street Homebush, Herring Road Macquarie Park, Mascot Station, Anzac Parade South and Randwick.
- Subdivision of existing blocks will be made easier.
- New design and development guidelines, as well as a new website showcasing examples of different housing, will be developed to promote a range of housing types.
- Minimum density requirements will be set for new housing areas based on how close they are to a major centre. Generally, centres with the best transport connections and lots of jobs, shops and services will have higher density requirements than smaller centres. This means that more people will be able to live close to their workplace.



27,250

new homes
needed each year

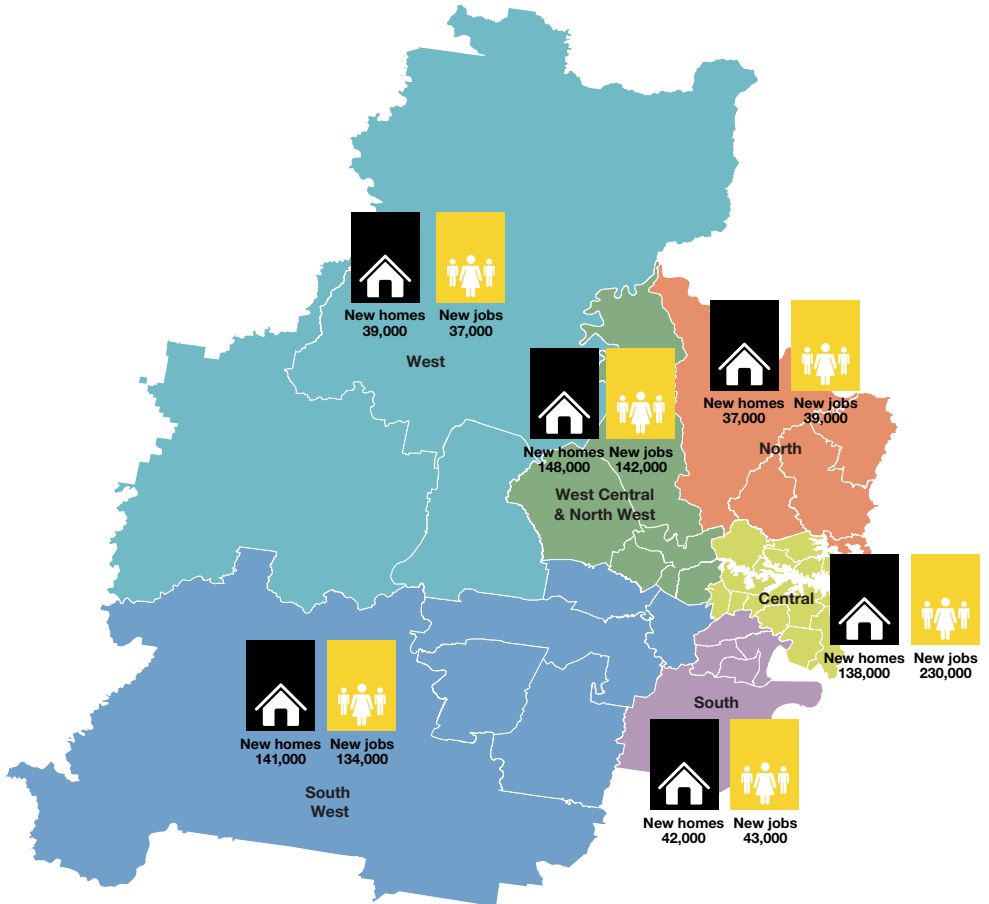


14,500

homes built
each year in the
last 5 years

545,000

new homes by 2031



Jobs

We are planning for at least 625,000 new jobs by 2031.

These new jobs will be located in centres right across the city so that more people can choose to work closer to home. In particular, we are planning for half of all new jobs to be in Western Sydney.

Most new jobs will be in key centres and specialised employment precincts. This means that certain types of industry, such as creative services, health and education can work together more efficiently.

Sydney's CBD and Global Economic Corridor will have the strongest cluster of jobs in Australia. Parramatta, Liverpool and Penrith will continue to grow as our Regional Cities, with Parramatta well established as Sydney's second CBD.

What people told us

- Certain types of industry, such as health, education or manufacturing, should be located in the same areas so that they can work together more efficiently.
- New locations for jobs and industry need to be identified.
- Workplaces need to have direct, reliable public transport links.
- Western Sydney needs more jobs, a wider variety of jobs, and better transport connections to centres where people work.

What we know about Sydney

- Sydney provides almost one-fifth of Australia's total annual output of goods and services.
- Retail is the largest industry sector employer and employed almost 190,000 people in 2012.
- There were 2.6m international overnight visitors to Sydney in 2012.

How we will deliver

- Minimum targets for jobs growth have been set for all six subregions across Sydney. Once the strategy is finalised, we will work in partnership with local communities and groups of councils on Subregional Delivery Plans. These will help to decide where these jobs should go and what infrastructure will be needed to support them.
- Make available, or zone, enough of the right types of land to help support different industries.
- New cross-city transport connections will ensure there are good transport links to and from areas where people work.
- Plan for new locations for business parks across Sydney in the new Subregional Delivery Plans.
- Identify industry clusters and hubs so that similar types of industry, such as health, education, offices or manufacturing, can be located close together.
- Expand cruise ship terminal space in Sydney and provide new opportunities for tourism.
- Plan for the necessary infrastructure to help future businesses grow, including an efficient port, airport and freight network, telecommunications and world-class educational facilities.

625,000

new jobs by 2031

20%

of Australia's total annual output of goods and services is provided by Sydney

190,000

people employed in the retail sector in 2012

2.6m

international visitors to Sydney in 2012



Transport

The future Sydney will be easier to get around, with improved cross-city transport connections.

Local centres will be designed so there are more opportunities to walk and cycle, and greater use of public transport will be encouraged.

Transport connections to Liverpool, Penrith and Parramatta and the Global Economic Corridor will also be improved.

What people told us

- We need more transport options that offer easy alternatives to private vehicle use.
- We need more opportunities to walk and cycle.
- We need to find ways to curb road congestion.

- There is a lack of transport infrastructure in Western Sydney.
- North-south and east-west connections between Western Sydney centres are an issue.

What we know about Sydney

- 24%: the proportion of people who take public transport to work. This is larger than any other major Australian city.
- 18.5%: the percentage of all trips that are walking only.
- Switching five per cent of daily car trips of less than one kilometre to walking would save \$134 million over five years.
- 35 minutes: the average commute time across Sydney.
- \$5.2 billion: the estimated cost of congestion in 2011.

How we will deliver

- Use the Urban Activation Precincts to demonstrate how to plan for greater use of public transport, more walking and cycling and better integration of transport and land use.
- Improve travel times and reduce congestion through improvements to the following six high-priority transport corridors:
 1. Parramatta to Sydney CBD via Strathfield
 2. Parramatta to Sydney CBD via Ryde
 3. Liverpool to Sydney Airport
 4. Sydney Airport to Sydney CBD
 5. Mona Vale to Sydney CBD
 6. Rouse Hill to Macquarie Park
- Support delivery of the key projects and actions identified in the Long Term Transport Master Plan including:
 1. transport access improvements to Sydney CBD
 2. light rail down Anzac Parade
 3. arterial road network connections for the Western Sydney Employment Area
 4. Port Botany road and rail upgrades
 5. Northern Sydney Freight Corridor
- Protect major transport and freight corridors for future use by protecting them from other types of development. This includes:
 1. North West Rail Link
 2. Second Harbour crossing
 3. F6 corridor

 **24%**

The proportion of people who take public transport to work

35min 

The average commute time across Sydney

 **18.5%**

The percentage of all trips that are walking only



Infrastructure

Delivering infrastructure, such as schools and health services, alongside new jobs and housing will be critical in helping to build a more liveable city.

Sydneysiders will also have better access to more public spaces that offer good social, cultural and recreational opportunities, such as Western Sydney Parklands and the Harbour.

Heritage and cultural areas will be protected to help develop the unique character of local areas across the city.

Freight services will also be supported so that Sydney residents and businesses can get the goods they need quickly and cheaply.

What people told us

- Infrastructure like schools, health services and shops needs to be delivered at the same time as new housing and jobs.
- We need to design attractive, enjoyable public spaces that support people's health and wellbeing.
- We need to increase access to cultural experiences, and important heritage should be protected.

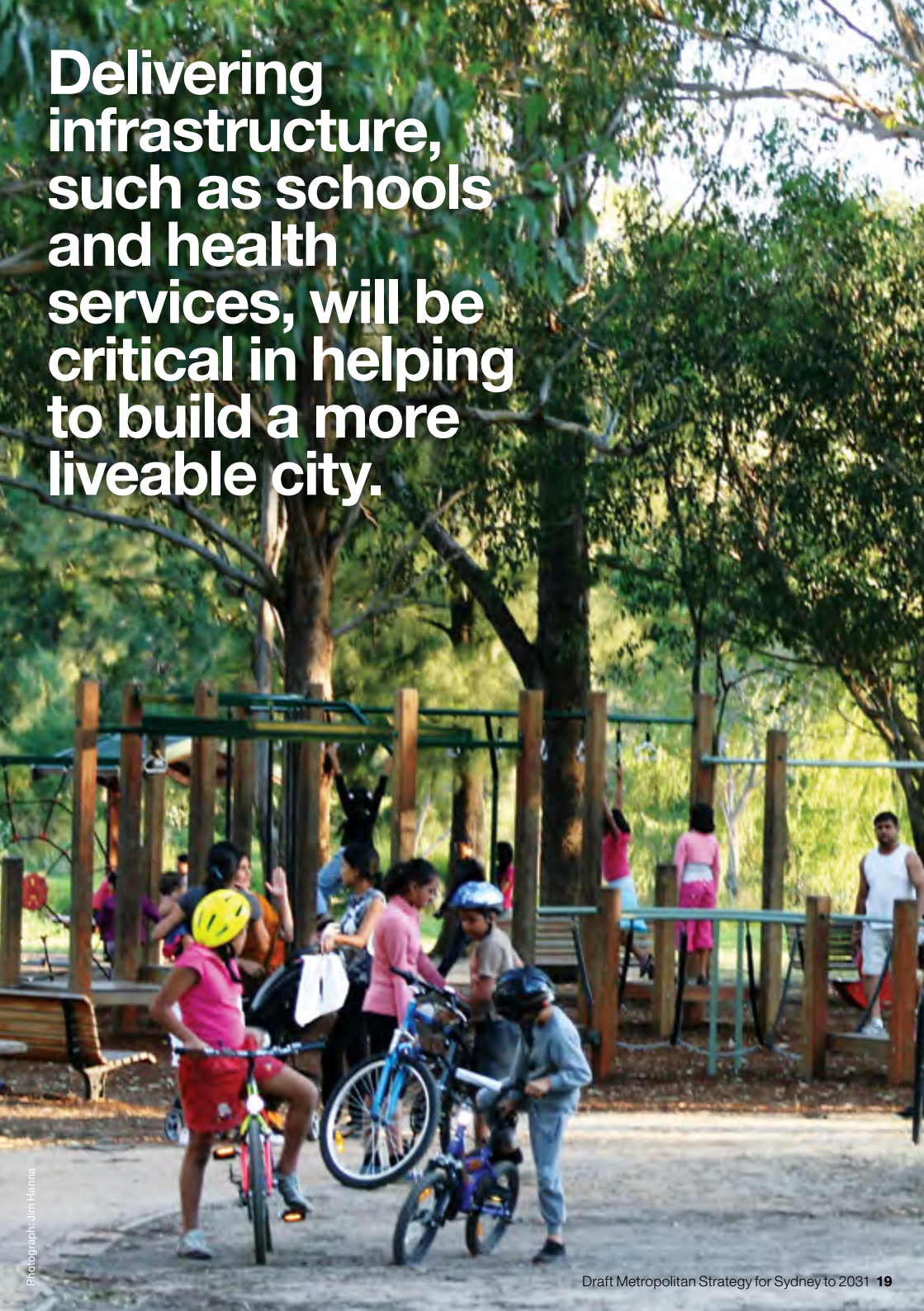
What we know about Sydney

- Lack of infrastructure in some parts of the city increases the cost of living, both in financial terms and the time spent travelling to work.
- By 2030, Sydney ports will handle more than one quarter of the national volume of container freight.

How we will deliver

- The new Centres Design Guidelines will help create public places that offer good social, cultural and recreational opportunities.
- Develop new schemes in partnership with councils to protect areas that are culturally and historically important.
- Continue to provide assistance to councils to forward fund critical local infrastructure through the Local Infrastructure Fund.
- The new Subregional Delivery Plan process will include up-front consultation with communities about what culture and heritage they want to protect in their area, including Aboriginal heritage.
- New Growth Infrastructure Plans will identify the changing infrastructure needs of local areas and the timing for the delivery of key projects.
- A new policy for the release of 'greenfield' areas will change how land is considered for future development. This will help to ensure that new housing is delivered in places where there is good infrastructure.
- Support delivery of the key projects and actions identified in the State Infrastructure Strategy.
- Earmark major freight corridors to protect them for future use.

Delivering infrastructure, such as schools and health services, will be critical in helping to build a more liveable city.



Environment

Sydneysiders will have more opportunities to access parks, waterfront areas and other open spaces. This will help us all to enjoy a healthier lifestyle.

We will also use energy, water and other resources more efficiently to help reduce the cost of living in Sydney and manage pressures on the environment.

Being better prepared for natural hazards such as heavy rainfall, flooding and fires will help minimise the impact on both Sydneysiders and the environment.

We will also identify and protect areas of high conservation, agricultural and recreational value to protect biodiversity and our fresh food supply, and provide opportunities for us to enjoy our unique environment.

What people told us

- An attractive, healthy environment contributes to Sydney's overall liveability and success.
- We need to assess the environmental implications of our planning choices and city structure.

- We need to protect natural resources and biodiversity.
- We need to manage development pressures on the environment and the impacts of climate change.
- A 'one size fits all' approach to environmental management is not appropriate.
- We need to be better prepared for heavy rainfall, flooding, fires and other extreme weather.

What we know about Sydney

- For an average new home, compliance with the Building Sustainability Index (BASIX) helps to save between \$287 and \$368 a year in water and energy bills.
- 75% of NSW's herbs, mushrooms, capsicums, spring onions, spinach and Asian vegetables are produced in Sydney.
- At 7.21 hectares per person, Sydney's ecological footprint is large compared to the rest of Australia and the rest of the world.
- Sydney and regional NSW only have enough landfill capacity for another 20 years.

How we will deliver

- Link regional open spaces to form a green space network across Sydney using the Regional Recreational Tracks and Trails Framework.
- Develop guidance on resilient neighbourhood and building design, so that our homes and neighbourhoods are better prepared for the future.
- Identify areas of the city that can demonstrate how we can use energy, water and other resources more efficiently. This will help to place downward pressure on energy bills and the cost of living.
- Gather and manage natural hazards information to enable any issues to be considered at an early stage.
- Prepare a new green space inventory.
- Identify and map agricultural lands and important conservation lands.
- Link strategic land use planning with periodic reviews of flood studies and coastal hazard studies.

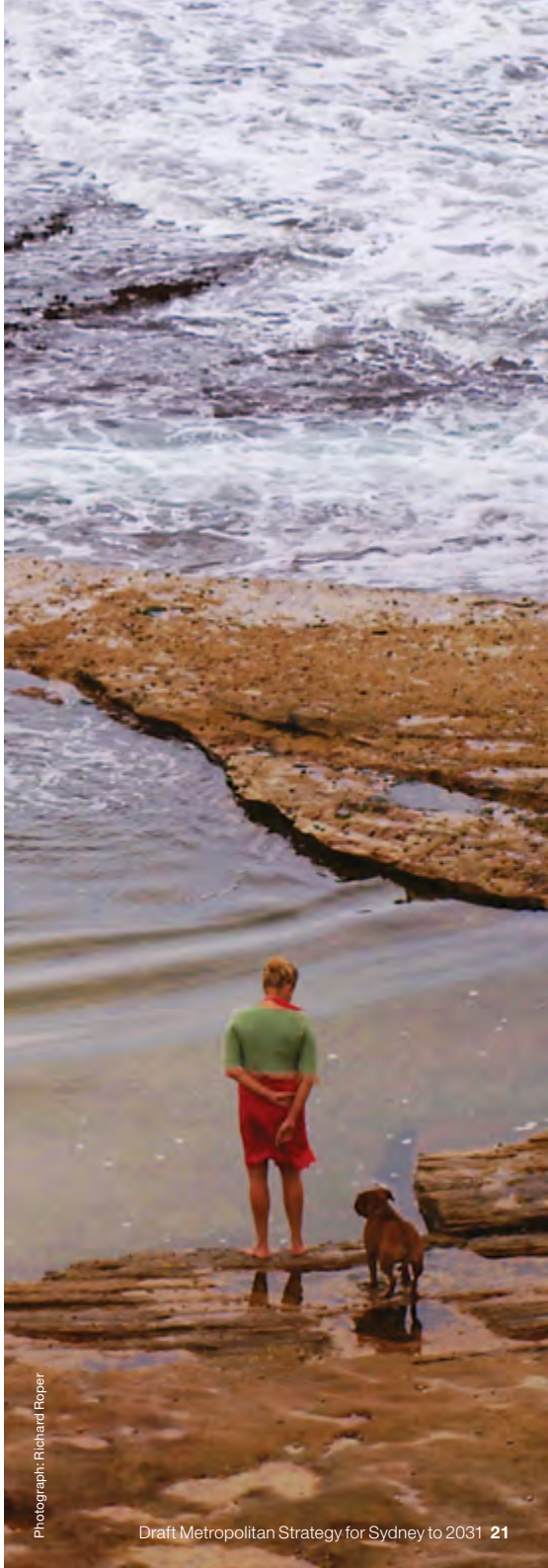
75%



The percentage of NSW's herbs, mushrooms, capsicums, spring onions, spinach and Asian vegetables produced in Sydney

7.2^{ha}

At 7.21 hectares per person, Sydney's ecological footprint is large compared to the rest of Australia and the rest of the world



Photograph: Richard Roper

Delivery

This draft strategy has a far stronger focus on delivering the right jobs, homes, transport and infrastructure when they are needed.

Building a better Sydney will involve partnerships with residents, community groups, councils, businesses, industry and other government agencies.

These plans will also be supported by the new planning system for NSW, which is currently being developed.

The new system will help to make NSW the best place to live and do business in Australia by streamlining planning processes, improving community participation and giving people more certainty about changes to their area.

A range of new delivery tools have been included in the draft strategy. These include:

- **Subregional Delivery Plans.** These will be drawn up in partnership with communities and groups of councils. The Subregional Delivery Plans will decide where jobs and homes will go, and the improvements to infrastructure that need to be delivered at the same time.
- **Growth Infrastructure Plans.** These will identify the changing infrastructure needs of local areas and the timing for the delivery of these projects.
- **A delivery and implementation plan.** This clearly outlines what councils and different state agencies are responsible for delivering.
- **Annual reporting requirements.** Progress on the strategy will be assessed and publicly reported each year. This will help to ensure that government agencies and councils are held accountable for delivering change.



Where we are at in the process



Phase 1
Discussion
Paper

Community
consultation



Phase 2
Draft Metro
Strategy for
Sydney

Community
consultation



Phase 3
Final Metro
Strategy for
Sydney

Community
consultation



Phase 4
Subregional
Delivery
Plans

Next steps

Over the next few months we will be listening to communities and other stakeholders in online discussion forums, at events and workshops and through formal submissions.

Your feedback will play an important role in informing the development of the final Metropolitan Strategy for Sydney, which will be released later in 2013.

In 2014, the Government will work in partnership with communities and groups of local councils to develop the new Subregional Delivery Plans. These will decide where new jobs and houses will go and what improvements to transport, infrastructure and public spaces are needed.


We look forward to working with you to help shape our future neighbourhoods, centres and greater metropolitan city.

Find out more, read the full strategy and register to receive updates at **planning.nsw.gov.au/Sydney**

Join the conversation

Help to shape your future Sydney by joining the discussion forums at **planning.nsw.gov.au/Sydney**

Follow us:

 [@PlanSydney](https://twitter.com/PlanSydney)

A home I can afford. Great transport connections. More jobs closer to where I live. Shorter commutes. The right type of home for my family. A park for the kids. Local schools, shops and hospitals. Liveable neighbourhoods.

