

Parramatta Road Corridor Urban Transformation Strategy

Implementation Tool Kit: Implementation Plan 2016 – 2023

NOVEMBER 2016

What is the Strategy? The *Parramatta Road Corridor Urban Transformation Strategy* (the Strategy) and Implementation Tool Kit are the NSW Government's 30 year plan for the renewal of the Parramatta Road Corridor (the Corridor). The Strategy is an integrated land use planning and transport framework for the transformation of the Corridor. The overall vision for the Corridor is a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs.

What is the *Implementation Plan 2016 – 2023*?

The *Implementation Plan 2016 – 2023* is a short-term staging strategy for the transformation of the Corridor to support the Strategy.

What is the Implementation Tool Kit?

The Strategy is supported by the 'Implementation Tool Kit' – four documents to guide implementation of the Strategy including:

- **Implementation Plan 2016 – 2023**
- *Planning and Design Guidelines*
- *Infrastructure Schedule*
- *Urban Amenity Improvement Plan*

Fact Sheets for each of the Implementation Tool Kit documents are available under publications at www.urbangrowth.nsw.gov.au/projects/parramatta-road

What is the *Implementation Plan 2016 – 2023*?

The Strategy has a 30 year outlook to what the Corridor could become over the long term, taking account of future challenges and opportunities. The Strategy cannot anticipate all of the changes and the implications for the Corridor over this time.

The *Implementation Plan 2016 – 2023* is a staging strategy that adopts a short-term horizon to respond to current conditions and identify where and how the first stage of the Corridor's transformation should take place. It is also a decision making, resource planning, budgeting and performance monitoring tool.

What does the *Implementation Plan 2016 – 2023* do?

The *Implementation Plan 2016 – 2023*:

- identifies the priority areas within each Precinct where land use change and development can occur in the short term
- identifies the amount and mix of land uses that could potentially be supported in line with infrastructure being provided
- identifies the infrastructure required to support future land use change
- provides certainty to the community and other stakeholders about the timing of land use change, development and infrastructure delivery in this period.

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Implementation Tool Kit – Implementation Plan 2016 - 2023**Who will use the *Implementation Plan 2016 – 2023*?**

The *Implementation Plan 2016 – 2023* will be used by:

- local councils and other planning authorities when assessing rezoning proposals or amendments to local environmental plans
- State agencies or utility providers when preparing plans for infrastructure delivery or upgrades
- landowners and developers to understand when they may be able to lodge rezoning proposals and what infrastructure they will need to deliver or make a contribution towards
- community members to understand how and when development is expected to take place in their local areas.

Ministerial Direction and Out of Sequence Checklist

The Strategy and Implementation Tool Kit, including the *Implementation Plan 2016 – 2023*, are subject to a Ministerial Direction. This means they have statutory (legal) weight and must be considered when rezoning or land use proposals are being prepared and assessed.

Any land owner can make an application for a rezoning proposal. The 'Out of Sequence Checklist' helps councils and other planning authorities consider proposals that are inconsistent with the *Implementation Plan 2016 – 2023* and ensure that changes to land use or development controls do not take place without meeting the requirements of the Strategy and Implementation Tool Kit. This means that land use changes and development within the Corridor will have the necessary transport, open space and other community facilities and services. It will also ensure that benchmarks for development quality and public domain are achieved.

Implementation Tool Kit**Implementation Plan 2016-2023**

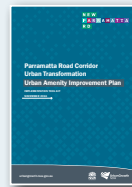
- staging/sequence strategy
- Precinct Plans including land uses and necessary infrastructure
- Out of Sequence Checklist

Planning and Design Guidelines

- suggested land use and built form controls for the entire Corridor
- land uses, heights, densities, open space, movement and circulation for each Precinct

Infrastructure Schedule

- costed and prioritised for local, regional and state infrastructure

Urban Amenity Improvement Plan

- \$198m program of local amenity works

Note: Refer to separate Fact Sheets for the Strategy, other elements of the Implementation Tool Kit and the Reference Reports

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