

Parramatta Road Corridor Urban Transformation Strategy

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 does the Strategy do?

The Strategy sets out the vision and land use and transport principles to accommodate 27,000 new homes and 50,000 jobs in a range of industries across the Corridor over the next 30 years.

It provides an integrated land use planning and transport framework to guide future land use change in a staged manner that will be coordinated with infrastructure delivery and funding, bringing new life to Parramatta Road and adjacent communities through investments in homes, jobs, transport, open spaces and public amenity.

The Strategy is supported by the 'Implementation Tool Kit' – a suite of supporting documents to guide and inform detailed implementation of the Strategy.

Why do we need a Strategy for the Parramatta Road Corridor?

Sydney needs to plan for the future. The Corridor will play a positive role in supporting the city's growth as it is the central spine connecting the two CBDs of Greater Sydney – Sydney in the east and Parramatta in the west. The Corridor is a strategically important transport route for industrial, business and private purposes, and it is a valued home to many vibrant communities.

The Corridor has been overwhelmed by heavy traffic and congestion, declining amenity, high vacancy rates and uncoordinated or ineffective planning controls in some parts.

The Strategy responds to two broad imperatives: to support Sydney's growth and to make the Corridor a better place to live, work and visit.

How has the Strategy come about?

The Strategy and Implementation Tool Kit are the culmination of extensive collaboration since 2013 between State and local government and has been informed by a broad program of stakeholder consultation, and a range of technical studies and investigations. For more information about how stakeholder feedback on the draft Strategy has informed the final Strategy refer to *Informing the Parramatta Road Corridor Urban Transformation Strategy*, available under publications at www.urbangrowth.nsw.gov.au/projects/parramatta-road

What is the Parramatta Road Corridor?

The Corridor spans 20 kilometres from Granville in the west to Camperdown in the east. It is the land adjoining and at least one block back from Parramatta Road, as well as eight Precincts that have been identified as the focus for future growth based on their different functions and character. The Corridor also includes Frame Areas, which are the stretches of land that front Parramatta Road and run between each Precinct.

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What are the Precincts and what are Frame Areas?

The Precincts have been identified to be the focus of growth and renewal within the Corridor because of their access to transport and infrastructure, and their capacity to accommodate more housing and jobs. Each Precinct has been planned to accommodate a different mix of housing, jobs and public spaces in a way that is sensitive to its character and heritage.

The Precincts are:

Granville | Auburn | Homebush | Burwood-Concord | Kings Bay | Taverners Hill | Leichhardt | Camperdown

The Frame Areas are important connections between Precincts and will contribute towards the transformation of the Corridor. While not the focus of growth in the Strategy, land use change and development may still occur over the longer term through 'spot rezonings' or changes to development controls.

How and when will the Strategy be implemented?

The Strategy does not rezone land. A Ministerial Direction gives statutory (legal) weight to the Strategy and Implementation Tool Kit, requiring land use and transport proposals to demonstrate consistency with them, and enabling councils to consider planning proposals in a clear strategic context.

Land use change and amendment to development controls will occur through planning proposals prepared by landowners or developers, comprehensive local environmental plan reviews undertaken by councils, or through the Department of Planning and Environment's Priority Precincts program.

The Strategy will also inform the District Plans for both the Central and Central West Districts, where the Corridor is located. The District Plans will then be implemented through the relevant Local Environmental Plans or the DPE's Priority Precincts programs.

The *Implementation Plan 2016 - 2023* is the short term staging strategy that maps the first release of land suitable for rezoning, and identifies the infrastructure required to support rezoning between 2016-2023. The *Implementation Plan 2016 - 2023* Fact Sheet provides further information.

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



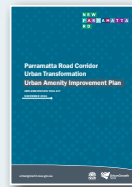
- suggested land use and built form controls for the entire Corridor
- land uses, heights, densities, open space, movement and circulation for each Precinct

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 elements of the Implementation Tool Kit and the Reference Reports

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