

Greater Sydney Commission Information Note 10

DRAFT WESTERN CITY DISTRICT PLAN PLANNING PRIORITIES AND ACTIONS

Issued: **26 OCTOBER 2017**
Subject: **Greater Sydney Region and District Plans**

Version: **1**

This information note is not to be construed as legal advice, does not form part of the draft plans and does not have statutory weight under the *Environmental Planning and Assessment Act 1979*. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this information note.

For more information or to access the other information notes in this series please visit www.greater.sydney

Implementing the Western 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 draft *Western City District Plan* (October 2017) are listed below.

Infrastructure and Collaboration

Planning Priority W1 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 W2 Working through collaboration

7. Identify, prioritise and deliver Collaboration Areas.

Liveability

Planning Priority W3 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 W4 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 W5 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 W6 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.

Productivity

Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City

20. Integrate land use and transport plans to deliver the 30-minute city.
21. Investigate, plan and protect future transport and infrastructure corridors.
22. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.
23. 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 port and freight functions
 - b. protecting industrial lands for port, 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. requiring sensitive developments within influence of port and airport operations to implement measures that reduce amenity impacts
 - d. improving communication of current and future noise conditions around airports, surrounding road and rail networks, intermodals and supporting private lands
 - e. improving the capacity of existing stakeholders to implement existing planning noise standards for incoming sensitive developments
 - f. protecting prescribed airspace from inappropriate development, for example height of building controls that would allow buildings to penetrate prescribed airspace and reduce the capacity of existing airport operations
 - g. identifying and preserving land for future port and airport, intermodal and rail infrastructure
 - h. accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models

Transport operations

 - a. providing the required commercial and passenger vehicle, and freight and passenger rail access
 - b. 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.

24. 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.
25. Investigate and plan for the land use implications of potential long-term transport connections.
26. Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential north-south train link.
27. Protect transport corridors as appropriate, including the Western Sydney Freight Line and the Outer Sydney Orbital.
28. Create landscaped boulevards along new and major transport corridor upgrades as appropriate to the existing environment.
29. Prioritise the planning and delivery of east-west and north-south roads to facilitate access to the strategic centres (including Badgally Road transport corridor to Campbelltown, Spring Farm Parkway and The Horsley Drive) and improve walking and safe cycling connections nearby.

Planning Priority W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis

30. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.
31. Provide a regulatory environment which enables economic opportunities created by changing technologies.
32. Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.
33. Create capacity for tourist accommodation in appropriate locations through local environmental plans.
34. 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.
35. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.
36. Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation.

Planning Priority W9 Growing and strengthening the metropolitan city cluster

37. **(Liverpool)** In addition to the Collaboration Area process outlined above, carry out the following:
 - a. protect, develop and expand the commercial core
 - b. improve and coordinate transport and other infrastructure to support jobs growth
 - c. develop smart jobs around the health and education precinct
 - d. build on the centre's administrative and civic role
 - e. improve public domain including tree-lined, comfortable open spaces and outdoor dining
 - f. improve connectivity and links to the Georges River and prioritise pedestrian, cycle and public transport facilities

- g. encourage a vibrant mix of uses, new lifestyle and entertainment uses to activate streets and grow the night-time economy
 - h. capitalise on the Western Sydney Airport and Western Sydney City Deal initiatives.
38. **(Greater Penrith)** In addition to the Collaboration Area process outlined on page 76, carry out the following
- a. support the transformation of the City Centre to grow to its ultimate potential
 - b. support and enhance a viable commercial core
 - c. reinforce, capitalise and support the expansion of the Penrith health and education precinct
 - d. facilitate the attraction of a range of uses that contribute to an active and vibrant City Centre
 - e. facilitate opportunities for a diverse economy that delivers jobs of the future, strong employment sectors and improves access to education and training
 - f. capitalise on opportunities associated with the Western Sydney Airport including Western Sydney City Deal initiatives
 - g. encourage new lifestyle, tourist and cultural uses to activate streets and grow the tourism and night-time economies
 - h. activate primary and secondary streets and deliver contemporary urban public spaces
 - i. improve transport connectivity and walkability within and to the Penrith City Centre
 - j. connect and activate the Nepean River as a focal point and a destination
 - k. promote urban living by improving amenity within the City Centre and activating public spaces
 - l. support and demonstrate innovation.
39. **(Campbelltown-Macarthur)** In addition to the Collaboration Area process outlined above, carry out the following:
- a. protect, develop and expand the commercial core
 - b. protect and grow the health, medical and education core precincts
 - c. investigate opportunities for the growth of allied health and medical related businesses, research, science and advanced manufacturing
 - d. enhance the centre's civic, cultural and heritage role
 - e. increase opportunities for creative, digital or technology businesses and employees
 - f. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
 - g. improve east-west pedestrian connectivity across the southern rail line
 - h. support mixed-use development and surrounding high quality apartment and medium density residential development
 - i. capitalise on the Western Sydney Airport and Western Sydney City Deal initiatives.
40. 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.
41. Prioritise:
- a. public transport investments to improve the north–south and east–west connections to the metropolitan city cluster
 - 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 the metropolitan city cluster.
42. Develop and implement land use and infrastructure plans for the metropolitan city cluster by:
- a. supporting commercial development, aerospace and defence industries and the innovation economy
 - b. supporting internationally competitive freight and logistics sectors
 - c. planning vibrant strategic centres and attracting health and education facilities, cultural, entertainment, arts and leisure activities
 - d. creating high quality places with a focus on walking and cycling

- e. improving transport connections across the District.
- 43. 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.
- 44. Deliver the Structure Plan and a Land Use and Infrastructure Plan for the Western Sydney Airport Priority Growth Area and the Western Sydney City Deal.
- 45. Review the current planning controls and create capacity to achieve the job targets for the District's metropolitan city cluster.

Planning Priority W10 Maximising freight and logistics opportunities and planning and managing industrial and urban services land

- 46. Manage industrial land in the identified local government areas by protecting all industrial zoned land from conversion to residential development, including conversion to mixed use zones.
- 47. 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, considering the changing nature of industries in the area.
- 48. 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.
- 49. Consider office development in industrial zones where it does not compromise industrial activities.
- 50. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.

Planning Priority W11 Growing investment, business opportunities and jobs in strategic centres

- 51. 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 centre
 - 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.
- 52. Create new centres in line with the *Principles for Greater Sydney's Centres*.
- 53. Engage with the retail sector on its changing planning requirements and update planning controls as required.
- 54. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.
- 55. Encourage opportunities for new smart work hubs.
- 56. Review current planning controls and create capacity to achieve the job targets for the District's strategic centres.

57. Strengthen **Fairfield** through approaches that:
 - a. investigate opportunities for feasible redevelopment and increased density close to the Fairfield Transport Interchange
 - b. enhance the public realm and encourage new connected civic plazas and public open spaces including better walking and cycling links to nearby Fairfield Park and Prospect Creek corridor
 - c. build upon the emerging concentration of multicultural support services and support the current business and legal sector
 - d. increase the liveability of the centre by activating the public realm, including developing the vision for an 'eat street' and growing the night-time economy
 - e. facilitate the attraction of office/commercial floor space and allow for innovation including smart work hubs
 - f. improve east-west connectivity within Fairfield City Centre from surrounding suburbs prioritising pedestrian, cycle and public transport facilities.
58. Strengthen **Katoomba** through approaches that:
 - a. encourage new lifestyle and entertainment uses to activate streets and grow the tourism and night-time economies
 - b. facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs
 - c. enhance the public realm
 - d. activate secondary streets.
59. Strengthen **Leppington** through approaches that:
 - a. develop a masterplan for the Leppington town centre in collaboration with Camden and Liverpool City Councils, stakeholders and the community
 - b. coordinate the release and rezoning of land for residential, employment and other urban development in Leppington town centre in accordance with the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and to support the District's housing and job targets
 - c. coordinate and deliver enabling infrastructure to support future development.
60. Strengthen **Narellan** through approaches that:
 - a. investigate the capacity of key infrastructure to support additional growth
 - b. undertake an Urban Design Review for the Centre and review planning controls
 - c. review the vision for the Narellan District Centre.
61. Strengthen **Richmond-Windsor** through approaches that:
 - a. support complementary land uses around the agglomeration of education and defence uses in Richmond
 - b. support master planning processes for Richmond and Windsor that encourage new lifestyle and entertainment uses, employment opportunities, activate streets and places, grow the tourism economy and respect and enhance the significant heritage value and assets
 - c. facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs.
62. Strengthen **St Marys** through approaches that:
 - a. review and maximise opportunities from its location at the intersection of the north-south and east-west corridors
 - b. support the role of St Marys as a centre by enabling a mix of land uses to encourage a diverse and active night-time economy
 - c. facilitate the attraction of a range of uses that contributes to an active and vibrant place
 - d. improve transport connectivity and walkability within and to St Marys
 - e. support greater housing diversity and densities
 - f. activate primary and secondary streets and deliver contemporary urban public spaces
 - g. support and demonstrate innovation.

Sustainability

Planning Priority W12 Protecting and improving the health and enjoyment of the District's waterways

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

Planning Priority W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element

67. 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 W14 Protecting and enhancing bushland and biodiversity

68. 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 W15 Increasing urban tree canopy cover and delivering Green Grid connections

69. Expand urban tree canopy in the public realm.
70. 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.
71. Create Greater Sydney Green Grid connections to the Western Sydney Parklands.

Planning Priority W16 Protecting and enhancing scenic and cultural landscapes

72. Identify and protect scenic and cultural landscapes, specifically the Scenic Hills and the escarpments of the Blue Mountains.
73. Enhance and protect views of scenic and cultural landscapes from the public realm.

Planning Priority W17 Better managing rural areas

74. Maintain or enhance the values of the Metropolitan Rural Areas using place-based planning to deliver targeted environmental, social and economic outcomes, including rural residential development.
75. Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.

Planning Priority W18 Delivering high quality open space

76. 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.

Planning Priority W19 Reducing carbon emissions and managing energy, water and waste efficiently

- 77. 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.
- 78. 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.
- 79. Protect existing, and identify new, locations for waste recycling and management.
- 80. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.
- 81. 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.
- 82. 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 W20 Adapting to the impacts of urban and natural hazards and climate change

- 83. Support initiatives that respond to the impacts of climate change.
- 84. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.
- 85. 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*.