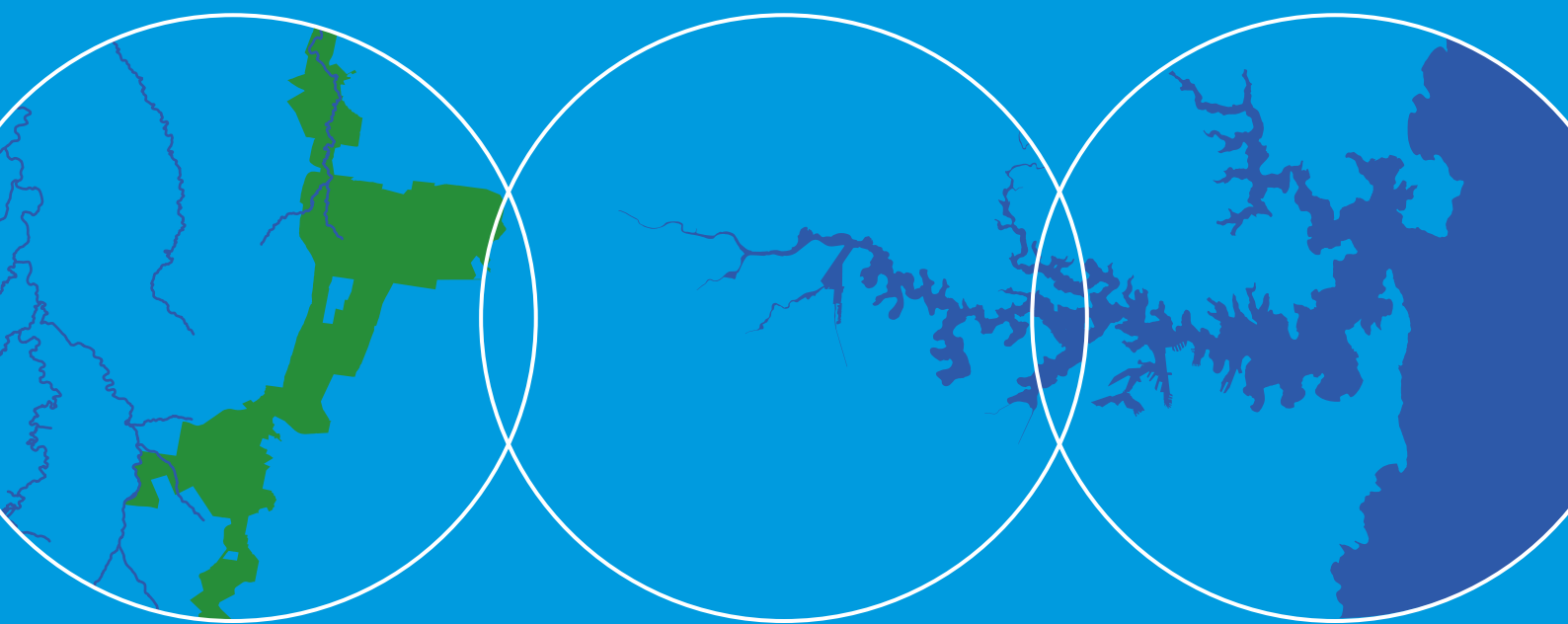


# Directions for a Greater Sydney 2017-2056



Directions for a Greater Sydney is the approach produced by the Greater Sydney Commission to better integrate land use and infrastructure to deliver a more productive, liveable and sustainable Greater Sydney to 2056.

**Greater Sydney**  
Commission

The Greater Sydney Commission has produced Directions for a Greater Sydney in collaboration with the following agencies to better integrate land use and infrastructure to deliver a more productive, liveable and sustainable Greater Sydney to 2056:

Department of Premier and Cabinet

NSW Treasury

Transport for NSW

Department of Planning and Environment

NSW Health

Department of Education

Department of Family and Community Services

Department of Industry

Infrastructure NSW

UrbanGrowth NSW

# Message from the Chief Commissioner and Chief Executive Officer

*On behalf of the Commissioners and staff of the Greater Sydney Commission, we acknowledge the traditional owners, past and present, of the lands that include Greater Sydney.*

We are proud to present this important and unprecedented milestone document which will form the foundation for the future planning of Greater Sydney.

*Directions for a Greater Sydney* establishes the aspirations for our city over the next 40 years and has been developed from extensive community and stakeholder engagement in collaboration with the NSW Government. It sets the stage for the emergence of a global metropolis of three productive, liveable and sustainable cities: the Eastern Harbour City, the Central River City and the Western Parkland City.

Greater Sydney is set for a major transformation and how the emerging challenges and opportunities for this growing global city are planned for will be vital to its future success.

Record levels of growth and investment combined with significant changes in demographics across the Greater Sydney region require a coordinated and strategic

response. At the Commission, we see that people are the heart of a city and changes to our city must bring genuine improvements to its productivity, liveability and sustainability with tangible benefits to people.

We have been given a clear message through our engagement that Greater Sydney's stakeholders want to see the region's growth matched with strategically planned investments, projects and priorities. That is why *Directions for a Greater Sydney* will be reflected in the major land use, transport and infrastructure plans being developed in 2017: the *Greater Sydney Region Plan*, the *Future Transport Strategy* and the *State Infrastructure Strategy*.

We believe productive cross-government collaboration will provide certainty and clarity to communities, investors and councils on the delivery of new homes, infrastructure, green spaces, services, jobs and skills development.

We want to acknowledge the Commissioners, ex-officio members of the Commission, and government agencies for their support and contributions to this document and the expertise they have shared with us.

**Lucy Hughes Turnbull AO**  
Chief Commissioner

**Sarah Hill**  
Chief Executive Officer

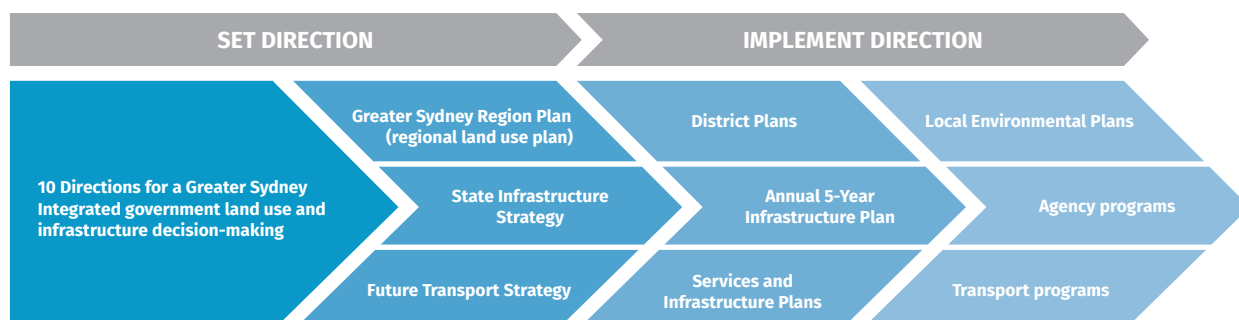
This document is presented in two parts:

**Part 1** outlines a vision for Greater Sydney to 2056 and 10 directions to realise this vision. This forms the basis of our future integrated government strategies.

**Part 2** outlines the significant policies and plans to which the NSW Government has currently committed. This provides clarity about where we are now and sets the foundation upon which we can begin to grow a Greater Sydney.

## Setting *Directions for a Greater Sydney* in 2017

This diagram illustrates how the concurrent development of three major plans will align land use, transport and infrastructure planning and delivery across Greater Sydney. This is how NSW Government agencies are collaborating with the Commission for the future of Greater Sydney.



# Part 1: Greater Sydney to 2056

*Directions for a Greater Sydney* outlines a set of common guiding principles that will help navigate the future of Greater Sydney and ensure it is a great place to live, for us and future generations.

In 2017 three strategies will be developed to manage the future of Greater Sydney:

- the Greater Sydney Commission will build on the six District Plans to prepare a single draft regional (land use) plan for Greater Sydney – Greater Sydney Region Plan
- Transport for NSW will prepare the five-yearly review of the transport plan for NSW, which will include specific recommendations for Greater Sydney - *Future Transport Strategy*

- Infrastructure NSW will prepare its five-yearly update of the *State Infrastructure Strategy*, including infrastructure recommendations for Greater Sydney.

These strategies will respond to and build on the directions outlined in this document ensuring integrated land use planning and infrastructure delivery. The result will optimise productivity, liveability and sustainability outcomes for the community.



## 1. A city supported by infrastructure

Providing adequate infrastructure to support population growth is essential to creating strong communities. Therefore, the Commission is developing a series of mechanisms to better align growth with infrastructure. One mechanism is the Growth Infrastructure Compact which will assess the nature, level and timing of infrastructure required for an area in light of its forecast housing and employment growth, including analysis of growth scenarios. This approach will demonstrate the correlation between growth and infrastructure, such as public transport, schools and open space, and allow for the timely integration and more effective expenditure on infrastructure by location.



## 2. A city for people

A growing Greater Sydney presents an opportunity to build social and cultural connections and networks. Strategic planning will capitalise on local identity, heritage and cultural values, together with easier access to services to foster a more resilient and connected society.



## 3. Housing the city

Sustained population growth over the coming decades will require a minimum of 36,250 new homes every year. Combined with changing demographics and housing affordability challenges, greater housing choice will be needed. This relates to a range of housing types, tenures and price points together with rental accommodation for lower income households and social housing for the most vulnerable. The provision of more housing will occur concurrently with the creation of liveable neighbourhoods close to employment opportunities, public transport, walking and cycling options for diverse, inclusive multi-generational and cohesive communities.



## 4. A city of great places

Great places recognise local characteristics and the qualities people value. As Greater Sydney grows and changes, its places will offer more than just new homes and jobs. They will enhance well-being and a sense of community identity by delivering safe, inclusive and walkable mixed use areas that exhibit urban design excellence and are connected to social infrastructure and open spaces. These places will respect heritage and foster interaction and healthy lifestyles by encouraging exercise, creativity, enterprise and innovation.



## 5. Jobs and skills for the city

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Enhancing Greater Sydney's productivity, export sectors and global competitiveness will be critical to increasing the region's economic activity to \$655 billion by 2036. This will require greater choice for where development can occur to enable the required employment growth of 817,000 jobs. Strategic planning will guide the locations of business growth and investment and provide better freight connections, economic agglomerations and skills development.



## 6. A well connected city

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By 2036, the number of journeys across Greater Sydney is projected to increase to 22 million trips a day (up 40% from 2016). To address this increase, the NSW Government will plan for quick, efficient and more localised connections to jobs, schools and services. A key outcome is for more people to have 30-minute public transport access to one of the three cities and to services in their nearest district centre seven days a week. Co-locating jobs and services, improving transport efficiency and creating more efficient freight networks will also improve productivity.



## 7. A city in its landscape

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Greater Sydney has evolved within outstanding natural and scenic landscapes. As it grows, strategic planning will manage the effects of urban development to protect, restore and enhance these landscapes, waterways, natural areas and open spaces. A healthy natural environment will be important to improve liveability, create healthy places, and mitigate the effects of climate change.



## 8. An efficient city

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As Greater Sydney grows, innovative management of water, energy, resources and waste will be required in strategic land use, transport and infrastructure planning to reduce costs, carbon emissions and environmental impacts. New approaches to water management and urban design will be part of the response to climate change and will help to cool the region, particularly the Western parkland city.



## 9. A resilient city

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Resilient cities are those where the capacity of individuals, communities, institutions, businesses, and systems survive, adapt, and grow notwithstanding chronic stresses and acute shocks. This means building capacity in social and ecological systems to adapt and respond to both known and unforeseen impacts, including changes in technology and climate. Optimising the use of new city shaping technologies can support resilience to improve quality of life and productivity.



## 10. A collaborative city

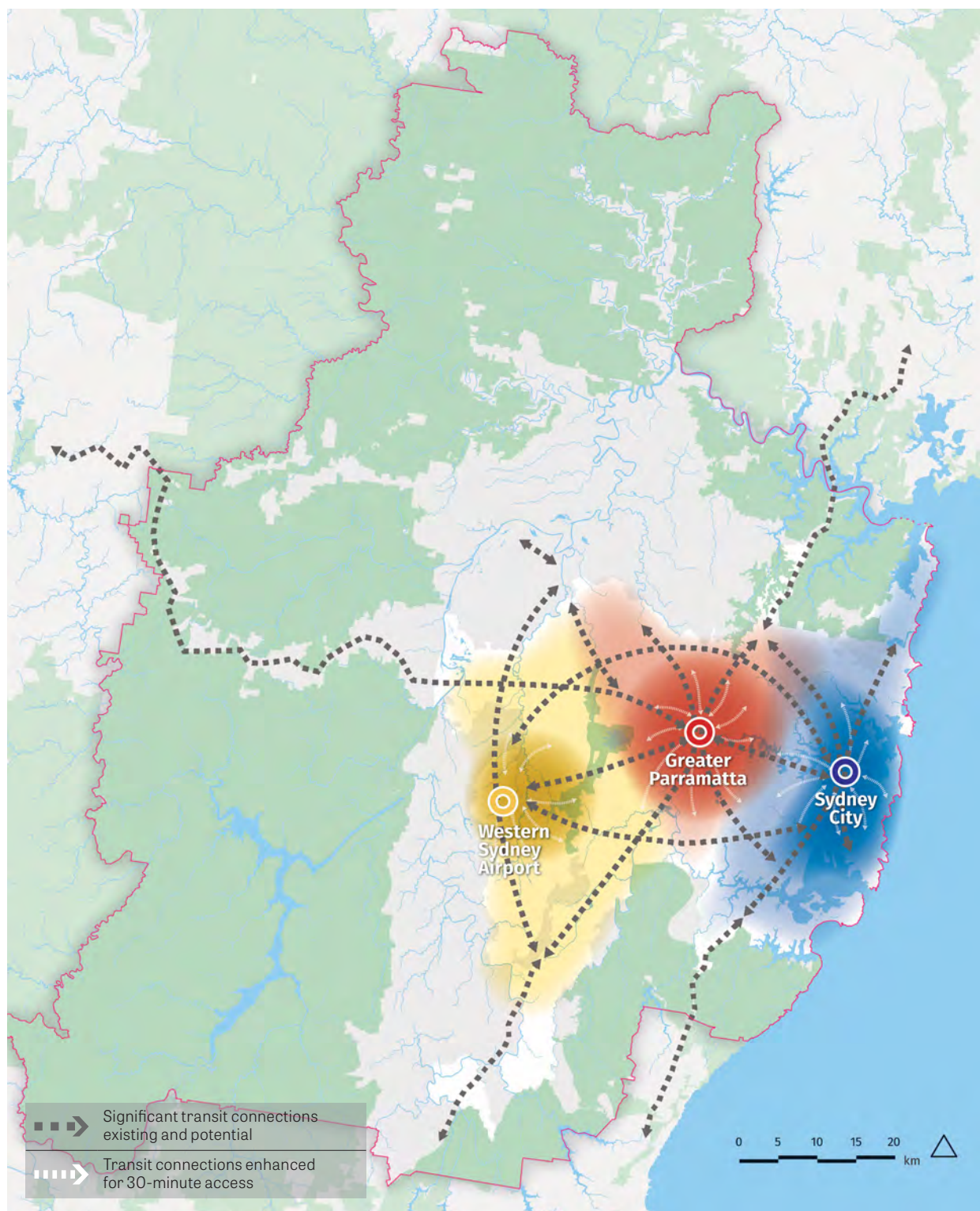
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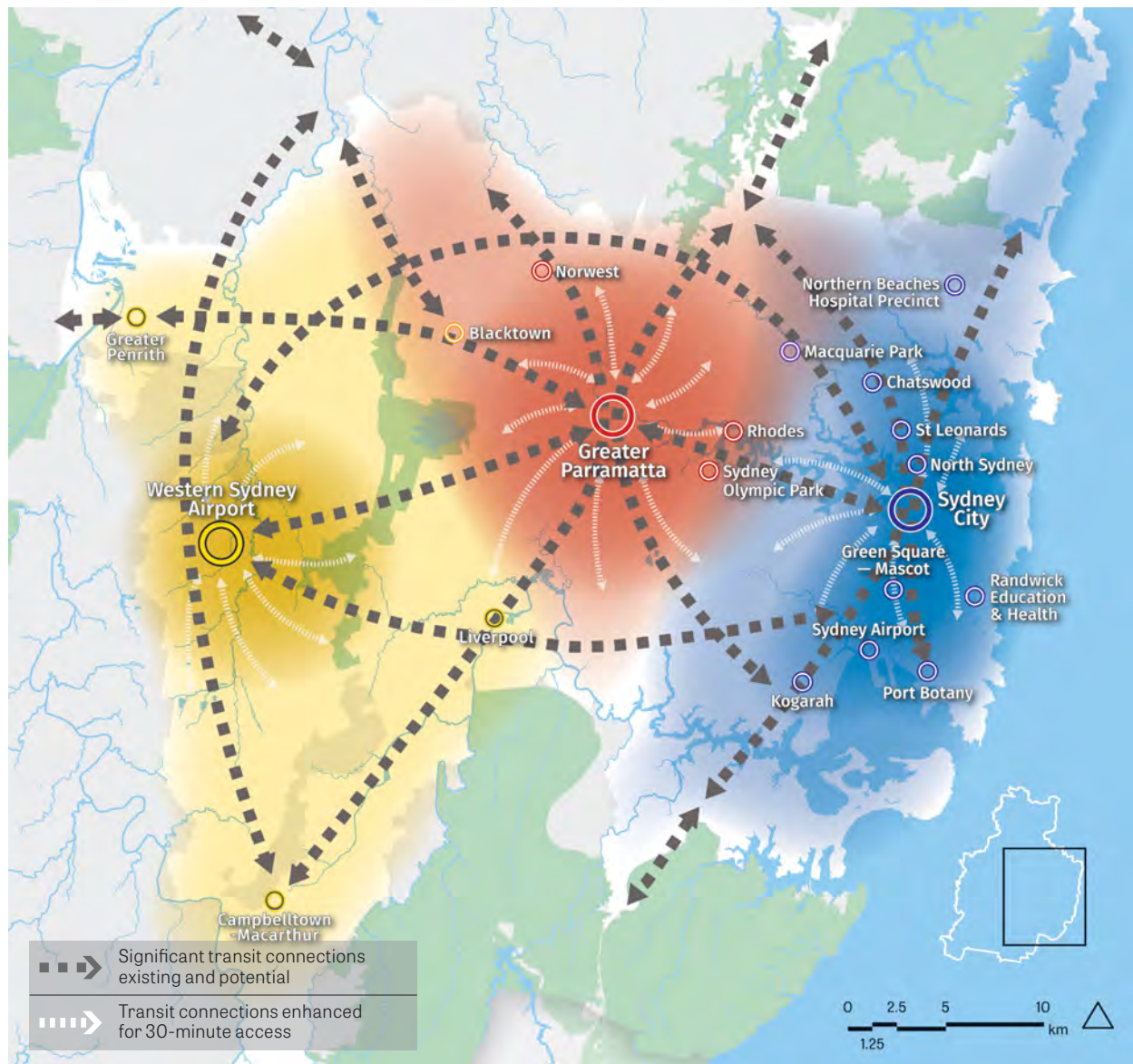
Managing the competing needs of a city requires all levels of government, industry and the community to work together. This is particularly important as development pressures grow. Collaboration between government, industry and local communities will result in the best use of resources such as public spaces, school ovals and community facilities. Communities will be involved in planning for their local infrastructure and services.



## Vision to 2056

Greater Sydney will be a global metropolis of three productive, liveable and sustainable cities: Western Parkland City, Central River City and Eastern Harbour City.





## Western Parkland City

The Western Sydney Airport will be the catalyst for an emerging aerotropolis and tourism gateway. It will grow a strong economy in trade, logistics, advanced manufacturing, health, education and science.

Vibrant and productive centres will connect to international education facilities and well-designed residential areas to support sustainable and liveable local communities for Western Sydney.

## Central River City

Greater Parramatta and the Olympic Peninsula (GPOP) will be the focus for this developing city, with health, education, administration, finance and business services driving the economy.

At the heart of Greater Sydney, the Central River City will provide a greater choice of housing, major entertainment and cultural facilities and green spaces, within enriched waterways and restored landscapes.

## Eastern Harbour City

The established Eastern Harbour City will continue to grow as Australia's global gateway, with a strong financial, professional services, FinTech, health and education economy.

Its vibrant established suburbs and transformative renewal areas will provide a greater choice in jobs, housing and lifestyle opportunities in a celebrated and internationally recognised environment.



## Part 2: Greater Sydney Today

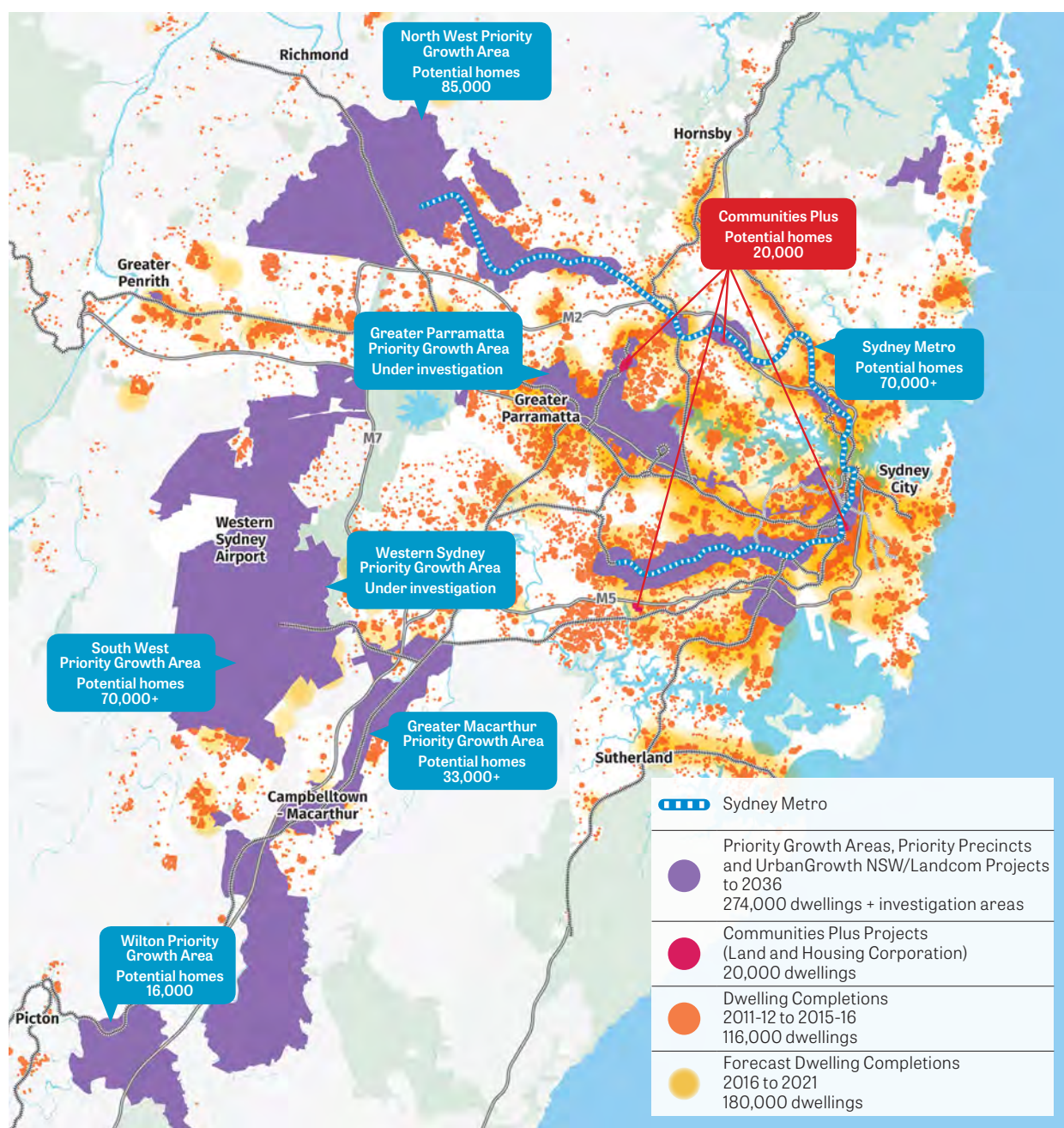
To understand where we are going and how we want to get there, we must have a clear picture of where we are now. Part 2 measures Greater Sydney's current state against eight of the key Directions.

### Housing the city

Greater Sydney is experiencing a step change, driven by a strong economy as well as population growth from natural increases and net migration. There is a consequent need to accelerate housing supply to meet this demand and to improve housing affordability. A minimum need for 725,000 additional dwellings is forecast for 2036. This number will be tested further by

the Commission as part of the development of the draft *Greater Sydney Region Plan*.

Current State Government programs identify significant capacity across Greater Sydney for more than 294,000 dwellings to 2036. This is in addition to relatively high levels of council approvals and completions since 2011-12.





## Housing affordability

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The NSW Government has released a plan to improve housing affordability called *A fair go for first home buyers*. Its package of measures includes:

- increasing housing supply at reasonable prices
- accelerating the delivery of infrastructure to support growing communities
- increasing grants and concessions available to first home buyers.

The Commission is presently consulting with a range of stakeholders on Affordable Rental Housing targets for very low to low income households of between 5% – 10% subject to viability.

This forms part of a broader response on affordability across the housing continuum, which includes rental and purchase options for moderate income households as well as social housing.

Integral to all housing opportunities is the need for quality living environments from well-designed neighbourhoods to homes that are close to transport, jobs and services such as schools, shops and health facilities.

## Private and not-for-profit sector supply

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In the 12 months to April 2017 over 55,700 housing approvals were granted and over 37,500 dwellings were constructed across Greater Sydney.

It is forecast that the average annual supply across the five-year period of 2016-17 to 2020-21 will exceed more than 36,800 a year.

The NSW Government is supporting this supply through infrastructure investments to provide certainty around

a transport investment, or a strategic vision for an area's future housing requirements. There is a continuing need to focus on collaboration to address the time it takes to provide a steady supply of housing choices in the short, medium and long term.

*Directions for a Greater Sydney* builds on this strong housing market to facilitate continued and sustainable housing capacity.

## State-led supply

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The NSW Government plays a key role in creating capacity for new housing supply. There will be a need for further investment in infrastructure to support new housing, set housing targets and housing types to meet changing demographics and demand.

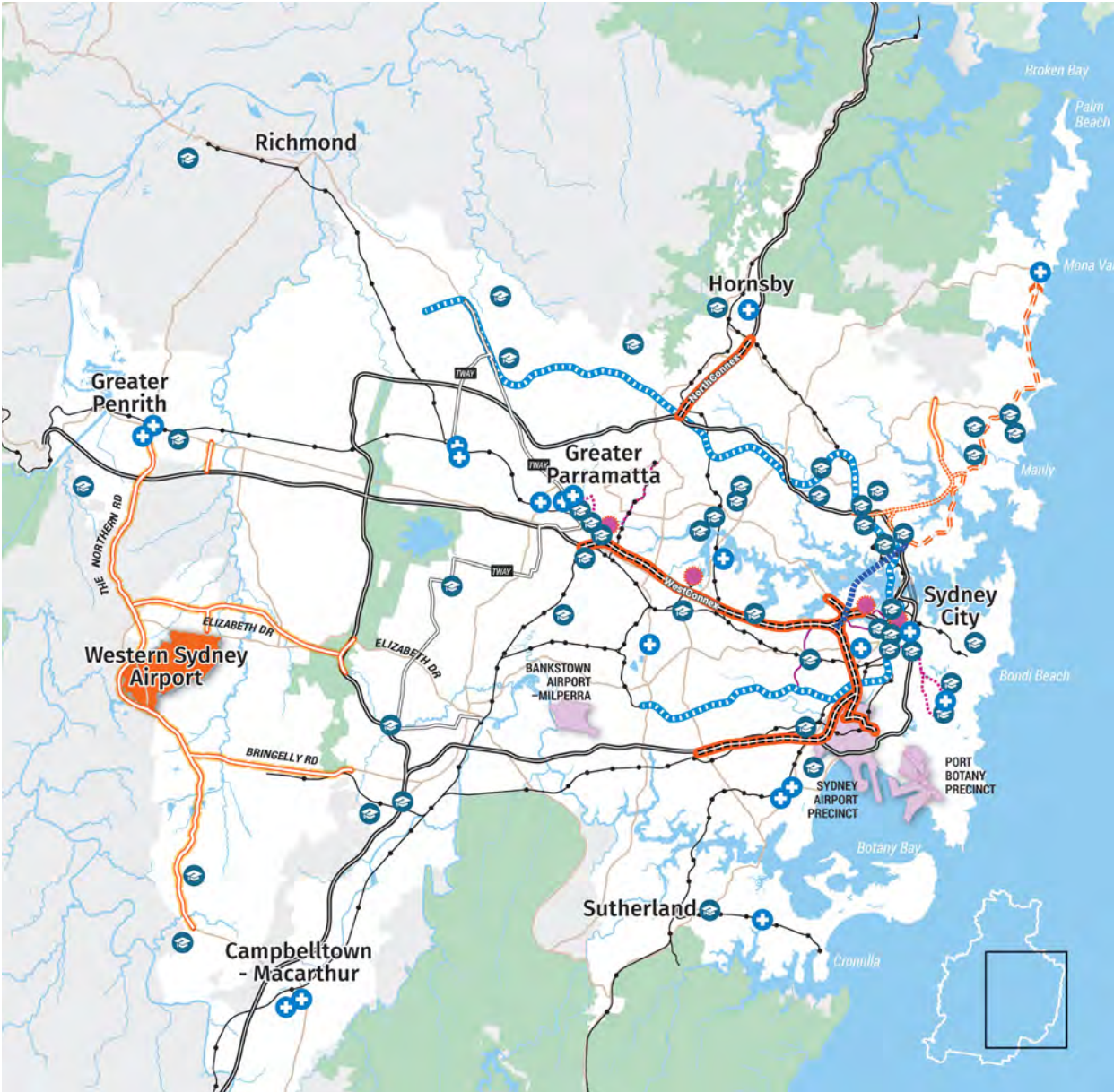
To support this, as shown on the housing map, the NSW Government has commenced implementation of the following initiatives:

- Investment in infrastructure such as Sydney Metro, which has fast-tracked the development of new homes in places that will have access to a fully integrated transport system. Sydney Metro alone will facilitate the supply of more than 70,000 homes in new or renewed station precincts
- Priority Precincts and Priority Growth Areas across Greater Sydney are facilitating new homes and supporting jobs and services. This includes infill development (in existing areas) and greenfield (land release) development that is leveraging planned transport investments.
- The draft District Plans stipulate five-year housing supply targets for each local government area. These targets will build on collaboration between the NSW Government and councils that have already delivered 116,000 additional homes in the past five years. This includes 20,000 dwellings by UrbanGrowth NSW within nominated urban transformation areas.
- The Land and Housing Corporation's Communities Plus program which delivers the NSW Government's social housing objectives. It is currently creating a new generation of integrated housing developments and urban renewal areas in partnership with the private, non-government and community housing sectors.













# A well connected city

A productive, liveable and sustainable Greater Sydney requires better collaboration with partners and continued investment in transport and other infrastructure.

The Commission acknowledges planning and development to support record investment in transport, health, arts and culture, and education has already commenced.



The Western Sydney Rail Needs Scoping Study has identified a range of options for Western Sydney and potential connections to the Western Sydney Airport including north-south and east-west corridors. These options are currently being assessed for consideration by the Australian and State governments.

 Sydney Metro	 Road Upgrade	 Health investments
 B-Line Northern Beaches	 NorthConnex / WestConnex	 Transport Gateways
 Light Rail	 Sydney Metro West Station	 Beaches Link Tunnel
 Light Rail Committed	 Education investments	 Western Harbour Tunnel

## Transport

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The NSW Government's current investment in transport projects will better connect people to jobs, services and local infrastructure. Improved access will drive productivity, with more people in the workforce, a better match between jobs and skills, and a greater ability to develop skills and knowledge. Reduced travel times will have lifestyle benefits and decrease carbon emissions.

The Commission's target for improved access is a 30-minute city where:

- Most people can commute to their nearest city centre by public transport; and
- everyone can travel to their nearest strategic or district centre by public transport seven days a week.

A strong foundation of transport infrastructure investment is being set across Greater Sydney through

projects and initiatives such as:

- the \$12 billion Sydney Metro City & Southwest and Sydney Metro Northwest projects that will, in the next four years, deliver 65 kilometres of new track and drive the renewal of mixed use precincts around stations
- existing investment of \$2.1 billion to deliver the CBD and South East Light Rail and \$64 million to plan and prepare for Parramatta Light Rail will provide new travel options and prompt investment in new homes and businesses
- the \$103 million for the planning and preconstruction of the Western Harbour Tunnel and Beaches Link
- The \$22 million set aside for the Beaches Link.

## Education

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The NSW Government aims to support growth to 2031 and beyond via a multi-billion-dollar boost across the state for new and upgraded schools and classrooms.

It aims to use innovative place-based planning to ensure that schools are agile, continue to meet new community demands, and strengthen local communities. Innovations include contemporary environmentally sensitive designs with more efficient use of land, together with flexible spaces

that can be changed to meet new teaching and learning methods and complementary uses.

The Government is also trialling *Joint Use Agreements* with different sectors to optimise school facilities including playing fields and halls, while protecting school operations and ensure student safety. Sharing facilities will make schools vital activity hubs in their communities, strengthening social networks.

## Health

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The NSW Government's record \$23 billion health funding in 2017-18 includes \$1.7 billion in capital works funding to continue building and rebuilding hospitals and health facilities across NSW.

Its strengthened approach to integrated planning for health services will make it easier for people to access a comprehensive health system including General Practice, community health services, care in people's homes, aged care, medical centres, pharmacies, dental and other related services.

Health facilities are important drivers of economic prosperity, with health and education super precincts being major employment hubs for knowledge-intensive jobs, as well as drivers of innovation, emerging technologies and service delivery.

Investments to help people from across Greater Sydney better connect to world-class facilities and jobs include:

- \$900 million redevelopment of Westmead Hospital
- \$277 million investment to continue the redevelopment of St George Hospital
- \$632 million for Campbelltown Hospital's Stage 2, Mental Health and South West Paediatric Service
- \$341 million for the Concord Hospital redevelopment.

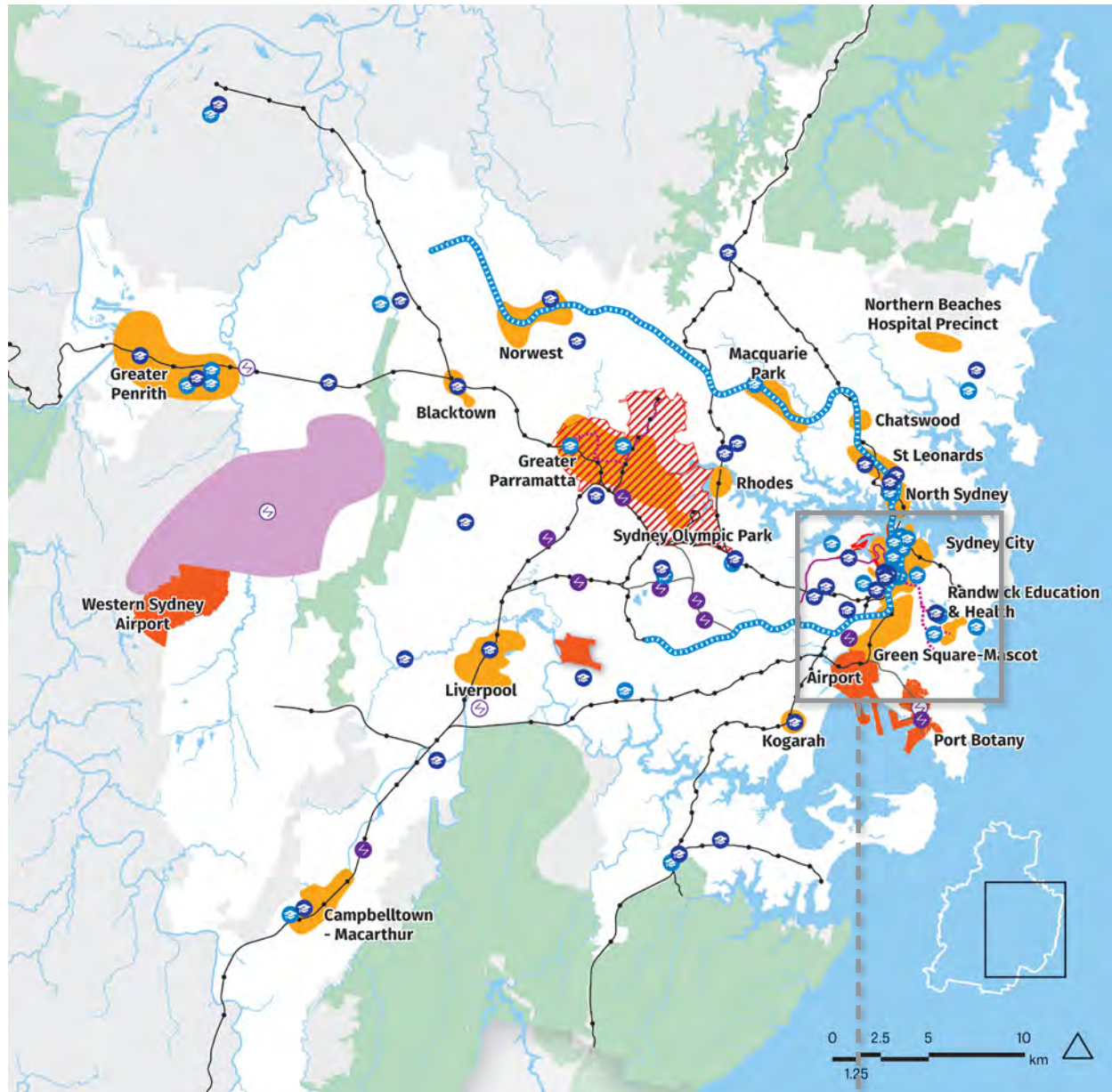
Strategic planning will continue to respond to changing demographics, their impacts on health service delivery and the locations of new health facilities. This includes the co-location of related activities such as research activities, housing for health workers, short-term accommodation for patients or visitors, and complementary commercial uses.













## Jobs and skills for the city

Greater Sydney's strategic centres and transport gateways contain half of Greater Sydney's jobs. The NSW Government's focus on concentrating jobs and education

facilities will maximise choices to a wide variety of jobs and improve skills development.



	Strategic Centre		University
	Transport Gateway		TAFE NSW
	Sydney City Renewal Precincts		Intermodal Terminal
	Western Sydney Employment Area		Proposed Intermodal Terminal
	Greater Parramatta and the Olympic Peninsula		Sydney Metro





## Strategic centres

Strategic centres are supported with public investment in transport, health and education. Focusing jobs in strategic centres will spread economic benefits across Greater Sydney, boost local economies and reduce travel times.

This work has begun with new economic opportunities being developed in centres across Greater Sydney, including at:

- Barangaroo (Sydney City) creating space for an additional 20,000 jobs
- the Bays Precinct (Sydney City) is a planned innovation hub that will be serviced by the planned Sydney Metro West linking to Greater Parramatta and the Olympic Peninsula
- Westmead Hospital (Greater Parramatta) with a \$900 million upgrade that will generate employment opportunities
- The Northern Beaches Hospital which has a total capital value of more than \$1 billion, including \$400 million in road upgrades, which will create opportunities for complementary health services and a jobs hub
- Nepean Hospital with the \$550 million redevelopment which will provide Penrith and surrounds with contemporary, integrated clinical and community based health services
- Campbelltown Hospital with the \$632 million Stage 2 redevelopment that will expand emergency, critical care, mental health and paediatric services
- Randwick Hospital Campus with a \$720 million redevelopment and expansion including a new emergency department, extra beds, new operating theatres and expanded rehabilitation and ambulance care facilities at the Prince of Wales Hospital.

## International trade gateways

Ongoing investment in the region's international gateways will help to unlock Greater Sydney's capacity for jobs and industry specialisation.

Western Sydney Airport is expected to generate 9,000 additional jobs by the early 2030s alone, boosted by a 10-year \$3.6 billion road investment program. The NSW Government is working with the Australian Government and councils to drive the economic opportunities that will be generated by the new airport. The Western Sydney Rail Needs Scoping Study will prioritise passenger rail investment.

Industrial activities and urban services are intrinsically linked to Port Botany and Sydney Airport, which already provide around 15,000 and 18,000 jobs respectively.

Ongoing investment will grow innovation and creative industries that need to be close to trade gateways, and employment and urban services land.

Sustained investment in freight corridors currently underway by the NSW Government, such as the \$1 billion Northern Sydney Freight Corridor and the Moorebank Intermodal Terminal, will reduce business costs, create a more efficient supply chain and respond to economic and consumer change.

Continued work by the NSW Government and partners to duplicate the Port Botany freight rail line will shift more freight to rail services, resulting in liveability and sustainability benefits for local communities.

## Knowledge-intensive industries and skills development

As Greater Sydney's economy moves towards more knowledge-intensive industries, people need access to a diversity of educational opportunities, vocational education and skills training. Greater Sydney already hosts Australia's premier research and higher education infrastructure, including the largest number of university and private higher education providers. This dynamic and multicultural education sector caters for domestic and international students and researchers across a range of fields.

To remain competitive, new and expanded universities are needed across Greater Sydney by 2056. Continued investment by the NSW Government and universities

will support the creation of additional universities and campuses which will be easily accessed by people living in the Central River City and Western Parkland City.

Planning for this future has begun. A focus on developing skills in emerging industries, particularly in science, technology, engineering and mathematics (STEM), will continue to drive industry participation. Vocational education and training will continue to build the broad base of skills that Greater Sydney's economy needs.

A lasting commitment to high quality secondary school education will ensure a strong foundation and pipeline for skills development.

## A city of great places

Improving liveability means putting people at the heart of planning for great places. This means recognising, respecting and building on the valued characteristics of neighbourhoods while maximising the improvements that come with growth and change.

The Draft Architecture and Design Policy for NSW, *Better Placed*, seeks to deliver design excellence and a safe, sustainable built environment. Great architecture, landscape architecture and urban design results in spaces and places that perform well and provide comfortable, enjoyable and safe experiences.

The NSW Government promotes better apartment design through *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development*. Its companion Apartment Design Guide explains how to design better quality apartments that respond to the character of an area, enhance amenity, deliver improved sustainability through better transport solutions, energy efficiency and water sensitive design, and improve the relationship to the public domain including streets, lanes and parks.



## A city for people

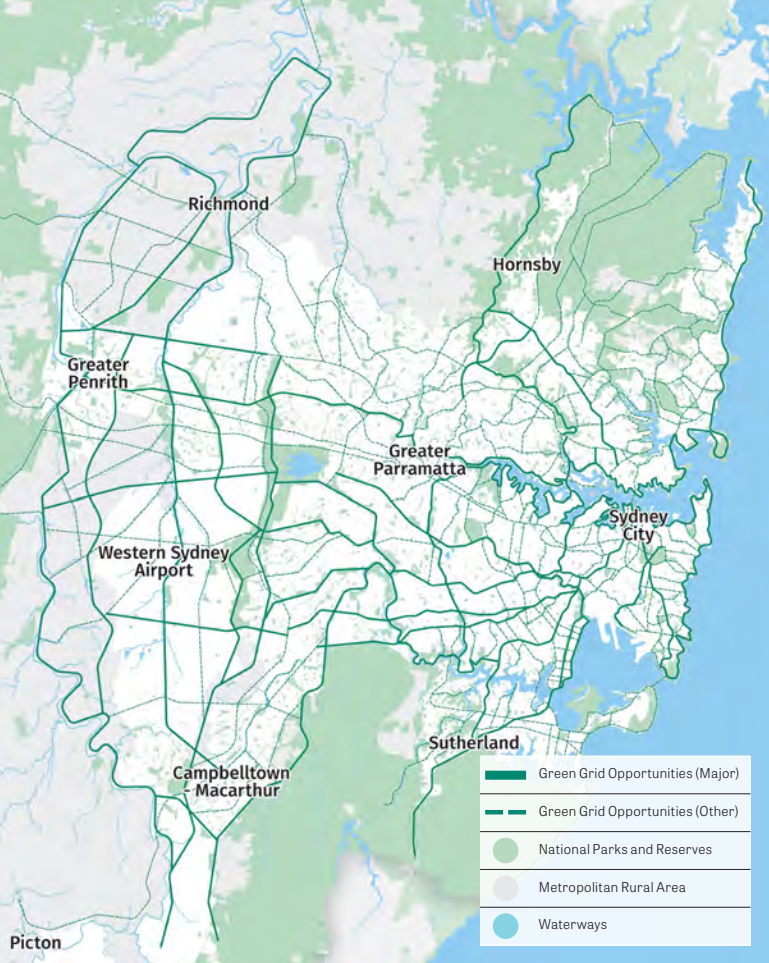
Enhancing local identity, heritage, arts and cultural values as part of planning for new land use and infrastructure projects helps to build the social networks of communities. This is found in families, neighbourhoods, volunteer, cultural and sporting groups through actual and digital connections and brings together culturally, linguistically and religiously diverse communities and strengthens understanding. Artistic, cultural and heritage expressions reflect a community's values and form an important part of people's daily lives and identity.

The NSW Government continues to recognise the importance of local identity and social capital through

ongoing support for grassroots organisations and cultural institutions and by funding allocations including:

- \$52.7 million to support local arts organisations through the Arts and Cultural Development Program including targeted funding to Western Sydney
- \$29 million to conserve and protect the State's Aboriginal and other cultural and historic heritage
- \$403 million for major capital works including Stage One of the Sydney Opera House renewal program, the Walsh Bay Arts Precinct, and the Art Gallery of NSW Sydney Modern project.





## A city in its landscape

As Greater Sydney's population and economy grows, more resources will be directed towards protecting, enhancing and restoring natural landscapes and biodiversity.

The NSW Government is investing in the Green Grid – a connected network of open spaces: national, regional and local parks, wetlands, rivers, beaches, creeks, harbours, playgrounds, playing fields, tree-lined streets and pathways that connect our homes to centres, public transport, jobs and recreation. Under the Metropolitan Greenspace Program, councils match Government funding to invest in parks and open space projects. Since 1990, more than \$45 million has been allocated to more than 600 projects.

The \$7 million *WaterSmart Cities* program is one way the NSW Government is creating healthy waterways. The program explores opportunities for adopting integrated water cycle solutions in new and existing developments to provide recycled water for greening neighbourhoods. The NSW Government provides supporting programs for monitoring water quality and waterway health.

The Growth Centres Biodiversity Offset Program is meeting Greater Sydney's future housing needs while permanently protecting some of its best remaining bushland. Since 2008, it has protected over 500 hectares of native vegetation including 200 hectares of critically endangered Cumberland Plain Woodland at 12 locations in the Western Parkland City and Central River City.

## A resilient city

The Commission recognises that the NSW Government has a number of policies and programs to make NSW more resilient to natural hazards and climate change. These include the *NSW Climate Change Policy Framework* and *Adapt NSW*.

To address one of the most significant natural hazards in Greater Sydney, flooding in the north west, the NSW Government has prepared the Hawkesbury-Nepean Flood Risk Management Strategy and committed \$58 million to implement the strategy to 2019-20. Of this, over \$30 million has been allocated to detailed planning, environmental assessment and community consultation to raise the Warragamba Dam wall.

## An efficient city

The draft *NSW Climate Change Policy Framework* sets a long-term objective of net-zero emissions by 2050. Greater Sydney, with more than half of the state's population and economic activity, will help meet this target through improved building and neighbourhood design and more innovative use of energy, water, waste and resources.

In addition, the NSW Government's draft *Climate Change Fund Strategic Plan* proposes three priority areas for investment from which up to \$500 million has been allocated to support an efficient NSW. Up to \$200 million will be invested in accelerating advanced energy, up to \$200 million in energy efficiency, and up to \$100 million in preparing for climate change.

Under updated BASIX energy targets new homes are required to meet higher energy efficiency targets. Investment in more energy efficient homes will help save more than \$500 million over 50 years.

For more details, visit  
[www.greater.sydney](http://www.greater.sydney)

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