North West Priority Growth Area

Land Use and Infrastructure Implementation Plan

MAY 2017

Source: Courtesy of UrbanGrowth NSW
Introduction

Sydney’s North West is becoming an increasingly popular place to live. Our Land Use and Infrastructure Implementation Plan (the Implementation Plan) outlines how we’re planning for more homes, jobs and essential services in the North West Priority Growth Area.

We’re working with Blacktown City Council, The Hills Shire Council and Hawkesbury City Council to develop a plan for the expansion of Sydney’s North West Priority Growth Area, which includes the suburbs of Riverstone, Vineyard, Schofields, Rouse Hill, Kellyville, Marsden Park and Colebee.

Over the next 30-40 years, up to 90,000 homes could be developed in the North West Priority Growth Area, 20,000 more than originally envisaged ten years ago. Our Implementation Plan will balance the needs of residents with the timely delivery of infrastructure, services and facilities.

Since planning in the North West Priority Growth Area commenced in 2006, areas have been rezoned for residential, employment and retail, while public facilities such as schools and open space have been identified for delivery to support growing communities.

The NSW Government has invested in upgraded and new roads and transport infrastructure including the Sydney Metro Northwest, as well as the delivery of water, sewer and electricity.

We are keen to receive your feedback on the Land Use and Infrastructure Implementation Plan and associated exhibition package for the North West Priority Growth Area which is available at planning.nsw.gov.au/northwestpriority.
**Vision for the North West Priority Growth Area**

The NSW Government is committed to creating great places to live and providing a greater mix of homes that are close to jobs, parks, schools and services.

- **2015**
  - Sydney Metro Northwest rail line is being built now and will be complete to Cudgegong Road Station in 2019.

- **2019**
  - Schofields town centre will grow around the interchange between two public transport corridors.

- **2019**
  - Public transport service will extend from Cudgegong Road Station to Marsden Park.

- **2019**
  - Significant vegetation will continue to be protected under the Growth Centres Biodiversity Certification and Strategic Assessment.

- **2019**
  - Planning, design and delivery programs will improve major roads like Schofields Road, Richmond Road, Bandon Road and Garfield Road.

- **2019**
  - There will be opportunities for jobs and new development around the Outer Sydney Orbital and Bells Line of Road (Castlereagh) Extension.

- **2019**
  - Areas at risk of floods will be identified and mapped with greater accuracy.

- **2019**
  - Marsden Park will grow into a major place for jobs and service for a wider area.

- **2019**
  - A green grid will provide breaks in the urban environment and will connect with the Western Sydney Parklands and Wiannamatta Regional Park.

- **2019**
  - Urban areas will support around 90,000 new homes.

**Source:** Department of Planning and Environment
Creating vibrant and liveable neighbourhoods

New homes will be close to shops, schools and transport. People will also have access to nearby community facilities such as parks and cafes. Opportunities for affordable housing will be explored in ongoing planning.

Provide more homes and greater housing choice

We’re planning for a range of housing types at different price points, giving people more choice when it comes to owning their own home. Over 33,000 new homes will be built by 2026.

Provide local jobs

Communities will have access to local jobs, including those nearby at Marsden Park, Rouse Hill, Norwest Business Park, Blacktown and Penrith.

Improve recreation facilities

Our Implementation Plan identifies more open space for growing communities. The Eastern Creek corridor will provide new open space and better green connections to homes. A green pedestrian and cycleway network will link growing suburbs to protected bushland and places for recreation.

Improve transport accessibility and connectivity

A transport network and major infrastructure projects such as the Sydney Metro Northwest will ensure growing communities have access to public transport and connections to surrounding areas. The upgrade of Richmond Road and future bus connections will reduce the need for cars for local trips.
New and upgraded infrastructure

Our Plan identifies essential infrastructure needed to service current and future residents. New and upgraded roads will make it easier to get around and provide access to essential services such as shops and schools. New planning controls will ensure that the right infrastructure is available in time to meet the needs of growing communities. We will monitor development activity and demand, and work with infrastructure delivery partners to fast track infrastructure projects where necessary.

Protecting the Environment

The Implementation Plan identifies more open space for these growing communities. The Eastern Creek corridor will provide new open space and better green connections to homes. A green pedestrian and cycleway network will link growing suburbs to waterways, protected bushland and places for recreation and community events. Sensitive Aboriginal and European heritage in precincts yet to be rezoned will be considered for protection as part of detailed planning within Sydney’s northwest.

New land uses

In addition to the infrastructure commitments outlined in the Implementation Plan, we will continue to investigate land uses along Schofields Road and the public transport corridor extension to maximise the investment surrounding these major infrastructure projects.
Infrastructure funding

The Implementation Plan includes five and ten-year delivery plans for infrastructure such as water, sewer, roads and electricity, recognising that these are key to delivering new homes and workplaces. The infrastructure plans prioritise and coordinate infrastructure in a way that will speed up the delivery of more homes.

Infrastructure projects already underway or completed to support the area’s growth include:

- Sydney Metro Northwest
- Station improvements along the Richmond Rail Line
- An upgrade to Schofields Road
- An upgrade to Richmond Road
- An upgrade to Windsor Road.

The NSW Government will continue to invest in infrastructure so that Sydney’s northwest continues to be a great place to live and work.

A Special Infrastructure Contribution scheme applies to development within the North West and South West Priority Growth Areas to contribute to the funding of regional infrastructure such as roads and open space. The Western Sydney Special Infrastructure Contribution scheme is currently being reviewed and is proposed to be updated to identify priority infrastructure items that align with the North West Land Use and Infrastructure Implementation Plan.

We will monitor the amount of homes being built and work with infrastructure delivery partners to accelerate priority infrastructure projects where we know new houses will be needed.

By simplifying the processes in the North West Priority Growth Area, we can speed up the delivery of new developments and give councils greater control over...
Key actions and milestones

The Implementation Plan sets out key actions to support the delivery of homes and jobs in the North West Priority Growth Area. These will be monitored and updated annually.

**ACTION 1:** Exhibit rezoning proposals for the remaining North West Priority Growth Area precincts that have potential to deliver more homes and jobs.

**ACTION 2:** Undertake a strategic land use review of the future public transport corridor between Rouse Hill and Marsden Park and the upgrade of Schofields Road.

**ACTION 3:** Establish new density controls for residential land so that new communities are supported by adequate infrastructure and local councils can plan for the new population.

**ACTION 4:** Work with Infrastructure NSW, local councils and NSW State Emergency Service to review planning controls for land within the Hawkesbury-Nepean Valley which includes land below the probable maximum flood (PMF) level.

**ACTION 5:** Transfer planning controls into local environmental plans to make development controls more consistent.

**ACTION 6:** Consolidate existing precinct plans into a single precinct plan.

**ACTION 7:** Coordinate and monitor the delivery of a capital works program for infrastructure items supported by the Special Infrastructure Contribution (SIC) fund to support housing delivery.

**ACTION 8:** Promote a Green Grid through the Eastern Creek regional open space corridor which will connect with the Western Sydney Parklands, the Wiannamatta Regional Park and Rouse Hill Regional Park.
Have your say

Give us your feedback on the Land Use and Infrastructure Implementation Plan and associated exhibition package for the North West Priority Growth Area.

Visit planning.nsw.gov.au/northwestpriority to:
• Make an online submission on the exhibition package
• Fill in the online feedback form
• Fill in the online survey

If you can’t access the internet contact us on 1300 305 695 and request a hard copy of the feedback form or survey.

We will update the Implementation Plan annually and will use your feedback to improve the way we plan for the area.

More Information:

Visit planning.nsw.gov.au/northwestpriority to view the documents and video

Contact us on 1300 305 695

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Source: Courtesy of UrbanGrowth NSW