

Appendix B: Actions summary and guidance

The Sydney Plan

August 2026

Version 1



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Introduction

This appendix provides a summary of all the actions for the Department of Planning, Housing and Infrastructure (DPHI) and councils contained within The Sydney Plan. To address the need for better coordination and implementation of actions, this appendix includes additional information on:

- **Why** an action is needed and the expected benefit or outcome for undertaking the action
- **How** the action will be implemented by the Department or how a council should implement the action.

This appendix should be used to:

- prepare local strategic planning and government policies
- support coordinated infrastructure planning and sequencing for state and local government.

There are 22 actions to be delivered by councils and 34 to be delivered by the Department. Table 1 below categorises the actions by timing and relationship to local strategic planning. Actions that are required to be completed to inform, or be delivered as part of, the next round of local strategic planning processes, to give effect to the Plan, are also identified within the How statements below.

All actions are to be completed within a 5-year timeframe. The timing specified is when the action is expected to be completed by, unless otherwise stated. Councils are expected to complete all actions, except where the action is not relevant for their local government area (LGA).

This appendix will be updated in line with any updates to the Plan.

Table 1: Action completion categories and timing

Categories and timing	Symbol	Council	DPHI
Completed to inform, or as part of, the next round of local strategic planning processes	○	4	9
Partially completed through the next round of local strategic planning and partially completed afterwards	◐	9	2
Completed following release of the next round of local strategic planning (2029)	●	2	0
Policy change or other activity independent of local strategic planning timeframes	■	2	20
Ongoing	▲	5	5

Actions summary and guidance

Response 1: Increase housing supply, diversity and choice

#	Action	Who	Why	How	Timing
1.1	Develop and implement a revised housing supply and diversity monitoring framework	DPHI	The Department has introduced new housing initiatives across the Sydney region e.g. Transport Oriented Development (TOD) and Low and Mid-Rise (LMR) areas. A revised monitoring framework is necessary to collect data on these policy changes to measure their impact and effectiveness. Monitoring the progress of housing supply and diversity is an important part of setting future targets and performance expectations. The NSW Planning Portal does not currently sufficiently collect this data, which is needed to accurately inform development of new targets. The monitoring framework will assist in informing the modelling for new housing targets to enable adjustments to be made in response to progress. It will inform housing completions in a more detailed and comprehensive way than currently collected.	The Department will update the NSW Planning Portal to collect data on housing numbers, including types of housing being delivered. This data will be used to develop a monitoring framework that monitors progress against targets and benchmarks included in the Plan.	2028 ■

#	Action	Who	Why	How	Timing
1.2	Work with councils to deliver the next five-year housing targets for each LGA	DPHI	The National Housing Accord five-year targets are set from 2024-2029. Updated five-year housing targets are necessary to inform state agencies and local government where housing growth is expected and to direct infrastructure investment. They will also reflect changing demand, market conditions and delivery trends. Regular reviews can consider where targets have been met, exceeded or not met, as well as factors such as feasibility and housing supply constraints.	The Department will work with agencies and councils to prepare the next five-year housing targets for each LGA to start at the end of the National Housing Accord period. The first release will be prior to the completion of the current Housing Accord targets so that councils can embed these in their updated local strategic planning. The targets will be informed by the 30-year feasible housing capacity work from Action 1.3.	2028 
1.3	Work with councils to identify the appropriate amount of capacity required to provide 30 years of feasible housing capacity in each LGA	DPHI	Providing adequate feasible housing capacity is essential to support a longer-term supply of developable land across the region. With councils planning for 30-years of feasible housing supply in their local environmental plans at any given time, site specific or precinct rezonings that increase housing capacity will contribute an approach of 'topping up' feasible housing capacity rather than building from 'the bottom up'.	The Department has prepared a Feasible Housing Capacity Policy Framework (Appendix C of the NSW State Land Use Plan (State Plan)) that includes a consistent and informed approach to determining feasible housing capacity for each LGA. The Department will work with councils to identify 30-year feasible housing capacity for their LGA. The Feasible Housing Capacity Policy Framework sets out the stages of work that will be undertaken to achieve this. Councils can use this to implement Action 1.8.	2027-29 

#	Action	Who	Why	How	Timing
1.4	Investigate expanding the Low and Mid-Rise Housing Policy across Sydney	DPHI	There are opportunities around Sydney beyond the current Low and Mid-Rise (LMR) areas which are suitable and feasible for infill low-rise housing, including all forms of attached and detached housing types. Expansion of the locations and controls of the LMR Housing Policy would allow for more consistent housing diversity outcomes. Permissibility and minimum subdivision lot sizes would also be investigated in areas other than low and mid-rise housing areas as ways to increase diversity.	The Department will investigate opportunities to: • identify more low and mid-rise housing areas • allow small-lot detached housing in areas other than low and mid-rise housing areas • more low-rise infill housing • review of lot controls, including minimum subdivision sizes. This investigation will enable more low-rise housing in all forms to support feasibility in suitable locations.	2027-28 ■
1.5	Investigate planning control incentives relating to housing diversity and requirements for family-friendly apartments in medium and high-rise residential development	DPHI	The housing market needs to deliver a range of apartment designs and sizes that respond to the diverse needs of families so that more families can live close to transport, jobs and services.	The Department will investigate the introduction of controls to increase the supply of larger apartments and guidelines to assist the development industry on design improvements that make apartments more family-friendly. This could include legislative amendments, updates to the Apartment Design Guide and other changes.	2027 ■

#	Action	Who	Why	How	Timing
1.6	Amend the Greenfield Housing Code to permit more low and mid-rise diverse housing types with appropriate smaller lot size controls	DPHI	The Greenfield Housing Code (the Code) was published in 2018 and applies complying development type standards to specific forms of low-rise housing within defined greenfield precincts. The Code needs review and should be expanded to include more diverse forms of housing than its current narrow focus.	The Department will investigate a broader range of housing types which could be included under the Code to promote and encourage more diverse housing within greenfield areas. The review will consider low and mid-rise housing options and appropriate standards for these housing types to complement and expand the existing Code.	2028 ■
1.7	Investigate amendments to the manufactured home estate prohibition in Sydney	DPHI	Sydney requires a diverse range of housing options to meet the needs of different households and life stages. The <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) currently prevents manufactured home estates from being established in the Sydney region. The way manufactured home estates are designed and delivered has changed over time and permitting this type of development in the Sydney region may provide new opportunities to deliver diverse housing that meet the needs of different households. Reviewing these provisions will support consideration of a broader range of housing options.	The Department will investigate amendments to the Housing SEPP provisions that currently prohibit manufactured home estates in the Sydney region. The review should consider appropriate locations for this type of development and appropriate planning controls to manage impacts.	2028 ■

#	Action	Who	Why	How	Timing
1.8	Update local strategic planning and local environmental plans to provide 30 years feasible housing capacity to meet housing need	Council	The Sydney Plan provides targets and guidance to local government on land use planning for the region. It is a statutory requirement for councils to review local plans to ensure that they are in alignment with a region plan.	The Department will provide further guidance to councils on reviewing their local strategic planning as part of Action 1.3. It will provide information on content, timing and next steps on amending local environmental plans (LEPs) to build feasible capacity into their zoning, permissibility and planning controls. Using the feasible housing capacity policy from Action 1.3, councils should identify opportunities to bridge capacity gaps, testing scenarios and to inform updates to their local strategic planning and LEPs.	2027-29 and ongoing ●▲
1.9	Update local strategic planning and local environmental plans to incorporate more diverse housing and a relative increase in attached housing	Council	Sydney needs to provide more and different housing to accommodate our growing and changing communities. The Department has identified the need for additional diverse housing and planning controls changes that would facilitate this. Councils play a critical role in expanding planning controls to facilitate this increased delivery.	Councils will need to investigate and implement practical planning policy updates and planning controls that encourage and support more attached housing across all parts of their LGAs. Councils will need to include within their local strategic planning: • a review of zoning and development standards for all housing types to incentivise housing delivery • identification of suitable locations to accommodate a wider mix of housing types • recommendations to amend and expand permissible uses, minimum lot sizes and other development controls. Once this is completed, councils should amend their local planning controls and continue to identify future opportunities to incorporate more diverse housing.	2029 and ongoing ●▲

Response 2: Secure the supply of affordable housing

#	Action	Who	Why	How	Timing
2.1	Publish updated affordable housing contribution scheme guidelines and a toolkit to support councils	DPHI	An updated Guideline for Developing an Affordable Housing Contribution Scheme is needed to help councils to prepare and implement affordable housing contribution schemes that comply with legislative requirements under section 7.32 of the Act and the Housing SEPP.	The Department will release an updated Guideline for Developing an Affordable Housing Contribution Scheme. The Guideline will outline: • key components that should be included in the scheme • key concepts and principles • direction on how to develop a scheme in accordance with section 7.32 of the Act. The updated Guidelines will be complemented by a new Affordable Housing Contribution Scheme toolkit, including resource modules for councils preparing and implementing schemes, case studies, and templates for councils to use.	2026-27 ■
2.2	Implement planning policy changes to improve affordable housing outcomes under Transport Oriented Development and infill affordable housing programs, including more flexible contribution arrangements	DPHI	The infill affordable housing scheme incentivises developers to boost the supply of both affordable housing and market housing. The TOD program introduced new planning controls to encourage residential flat buildings and shop top housing around train stations. Under the current settings, an affordable housing requirement of 2% applies to developments with a minimum GFA of 2,000 square metres, with the affordable housing required to be provided on-site and in perpetuity. Developers can retain ownership or sell the affordable housing dwellings, as there is no requirement to dedicate them to the consent authority.	The Department will investigate planning levers and develop policy reforms to maximise affordable housing outcomes under the Transport Oriented Development program and the infill affordable housing scheme. It is proposed to transition to a more flexible system that allows for monetary contributions to be paid to the consent authority in lieu of on-site delivery of affordable housing dwellings. The Department will release an Explanation of Intended Effect to outline and seek feedback on any proposed reforms.	2027 ■

#	Action	Who	Why	How	Timing
2.3	Prepare and adopt an affordable housing contribution scheme	Council	Councils may only impose a condition of consent requiring an affordable housing contribution where it is authorised by an LEP or SEPP and applied in accordance with an affordable housing contribution scheme set out in, or adopted by, the LEP or SEPP. An affordable housing contribution scheme sets out the affordable housing contribution requirements within an area, including where contributions apply, the applicable rates, and how contributions will be collected and used. These schemes provide a transparent and consistent framework for property owners and industry to factor expected contributions into land purchases and development opportunities.	Councils should prepare and adopt an Affordable housing contribution scheme in accordance with the Guideline for Developing an Affordable Housing Contribution Scheme, once released (Action 2.1). Sydney councils with an existing AHCS are not required to prepare a new AHCS. However, the Department encourages these councils to review, and where appropriate, adjust their existing schemes to the new guidelines for developing a scheme, particularly where existing schemes are currently limited to a specific site or precinct.	After 2029 
2.4	Review surplus council-owned land that may be suitable for affordable housing	Council	Identifying surplus council-owned land can unlock underutilised public assets to be used to deliver affordable housing to meet local needs. By providing operational land through discounted sale, gifting or long-term leasing agreements, councils can help make affordable housing developments more viable to meet community needs.	Councils can review their land holdings using Council Led Affordable Housing on Operational Land in NSW Guide, prepared by the Office of Local Government, to investigate opportunities to leverage under-utilised land (such as carparks) that could provide affordable housing delivery opportunities. Sites with good access to existing and planned public transport hubs and other amenities have the greatest potential.	2029 

Response 3: Equitably grow a range of jobs

#	Action	Who	Why	How	Timing
3.1	Review jobs needs to consider land use changes, employment changes and emerging industries	DPHI	The Sydney Plan contains jobs targets to guide growth over the next 20 years. Over time these jobs targets will be required to be updated to make sure they are up to date, reflect updated population and employment data, key government decisions and changing and emerging industries.	The Department will review the employment methodology and guidance to inform revised job targets, if appropriate. The review will be undertaken in consultation with key state government, councils and other stakeholders.	2028 
3.2	Review employment zone planning policy for centres	DPHI	Employment zones across Sydney are not being utilised consistently and are not always achieving their intended outcomes. Use of additional permitted uses and special use zones in some centres undermines the intent and is potentially inconsistent with the centres policy and delivery of job targets throughout the region.	The Department will review specific issues related to the current employment zones applicable in the Standard Instrument—Principal Local Environmental Plan, in particular the SP4 zone. The review will be undertaken in consultation with key state government, councils and industry stakeholders.	2027 

#	Action	Who	Why	How	Timing
3.3	Update local environmental plans to enable jobs growth in and out of centres identified in the Housing and Employment Guidance (Appendix D), including responding to infrastructure availability	Council	Jobs growth occurs across Sydney, both in and out of centres. Distributing jobs across the region improves access to employment opportunities by supporting more jobs closer to where people live. Jobs require different planning considerations, floor space requirements and infrastructure provision. Local environmental plans are critical to ensure growth can occur in line with the strategic vision for jobs growth that is identified within the Sydney Plan and the Housing and Employment Guidance (Appendix D).	The Housing and Employment Guidance (Appendix D) establishes the jobs growth expectations by LGA and centres. Councils should review their planning controls and undertake technical studies, as required, to ensure alignment with the above guidance. In undertaking the review, considerations should be given to the Statewide Policy for Industrial Lands (Statewide Policy) and NSW Centres Framework (technical appendix F and E of the State Plan). This review should inform recommendations within councils' local strategic planning, with pathways to update statutory planning controls, if required, as soon as possible following release.	2029 ●

Response 4: Grow housing and jobs in well-located centres

#	Action	Who	Why	How	Timing
4.1	Identify and deliver state-led rezonings for identified housing and employment centres	DPHI	Employment centres support well-located jobs growth in the region. Planning and coordination is required to leverage opportunities to support successful centre development. The Housing and Employment Guidance (Appendix D) identifies centres for growth and their desired planning outcomes. Some of these centres have complex planning needs that may require state-led coordination for rezoning.	The Department will deliver the current list of state-led rezonings as identified in Appendix F. The Department may deliver future state-led rezonings in line with the desired planning outcomes identified in the Housing and Employment Guidance (Appendix D) and the high-growth housing areas mapped in the Sydney Plan.	Ongoing ▲
4.2	Investigate planning and policy interventions to support centre activation	DPHI	Successful centres deliver essential employment, mixed land uses and residential floor space. Land use planning controls influence the continued investment and development of centres that contribute to their activation, and this varies across Sydney.	The Department will review existing policies and options for planning amendments that could be leveraged to support flexibility, encourage investment attraction and enable a diversity of mixed uses to activate centres.	2027 ●
4.3	Monitor the feasibility of employment development, occupancy and vacancy rates, and uptake of commercial floor space in CBDs and major centres	DPHI	Since 2020, workplace utilisation has evolved significantly due to changing workforce expectations, technological advances, and hybrid working arrangements, driving the need to monitor and better understand office space usage. Monitoring changes in workplace utilisation is important to understand ongoing balance of employment, mixed-use and residential land uses to support growing centres.	The Department will review workplace feasibility of employment development alongside occupancy rates and uptake of employment, mixed-use and residential floor space in centres. The review will be undertaken in consultation with councils, industry and developers.	Ongoing ▲

#	Action	Who	Why	How	Timing
4.4	Update planning controls for E1 and E2 zones around the identified Low and Mid-Rise Housing Areas to increase floor space for goods and services to meet the needs of new residents and to consider shop top housing	Council	Increase in housing in local centres, including the introduction of the Low and Mid-Rise Housing Policy, is increasing population in these locations. To respond to this increase in population, changes to commercial floorspace are needed to accommodate the growing demand.	Councils should establish the demand for additional commercial floorspace and identify within the local strategic planning where interventions are needed. This could include: • establish demand based on population projections and planned housing growth • identify commercial floorspace requirements to meet the established demand • identify locations of deficits in supply of floorspace • nominate interventions required to address deficits. This investigation should inform the preparation of the local strategic plans and updates to local environmental plans and development control plans as required.	2029 D
4.5	Review housing and employment planning controls to deliver on the recommendations included for each LGA in the Housing and Employment Guidance (Appendix D)	Council	The Housing and Employment Guidance (Appendix D) identifies housing and employment growth outcomes and planning recommendations for each LGA. Reviewing and updating planning controls to implement these recommendations will help align local planning with the Sydney Plan, support diverse housing supply and provide opportunities for a greater diversity of jobs closer to where people live.	The Housing and Employment Guidance (Appendix D) establishes the jobs growth expectations by LGA. Councils should review their planning controls and undertake technical studies, as required, to ensure alignment with the above guidance. In undertaking the review, considerations should be given to the Statewide Policy for Industrial Lands, NSW Centres Framework and Feasible Housing Capacity Policy Framework (technical appendix F, E and C of the State Plan). This review should inform recommendations within councils' local strategic planning, with pathways to update statutory planning controls, if required, as soon as possible following release.	2029 D

Response 5: Create a more vibrant Sydney

#	Action	Who	Why	How	Timing
5.1	Support councils and agencies to implement vibrancy reform programs	DPHI	Vibrancy reforms, including the Cultural SEPP and 24-hour economy initiatives, provide councils and agencies greater flexibility to enable cultural, entertainment and activation uses. These reforms reduce regulatory barriers, streamline approvals and create more predictable operating environments for businesses and communities. Implementing these reforms will increase economic activity, support the day and night-time economies, enhance cultural expression, and improve social connection by enabling the use of more diverse and accessible places for people to gather, particularly after hours.	The Department will: • review planning frameworks to identify opportunities to support cultural and entertainment uses • provide guidance, tools and advisory support to councils and agencies on implementing the vibrancy reforms • support councils and state agencies to embed 24-hour economy design principles in relevant precincts.	Ongoing ▲

#	Action	Who	Why	How	Timing
5.2	Establish Special Entertainment Precincts where appropriate to protect, grow and support diverse community, arts, cultural and retail uses as part of council-led precinct planning	Council	Special Entertainment Precincts (SEPs) provide a structured mechanism to support live music, performances, hospitality and cultural activities by reducing regulatory burden and offering greater certainty for venues, residents and businesses. They can enable extended trading hours, manage sound effectively, and support entertainment uses and venues. While SEP establishment and outcomes are desirable in some locations, other locations may also benefit from changes to activate spaces, places and facilities. Therefore, there is a need for Councils to support a range of creative industries, recreation and cultural activities that reflect local opportunities beyond SEPs.	Councils should: • undertake local assessment to identify areas and premises suitable for SEPs or other activation initiatives • engage with communities, businesses and stakeholders to understand local opportunities and constraints • trial and implement SEPs in accordance with NSW Special Entertainment Precinct Guidelines, where appropriate • where SEPs are not suitable, develop alternative activation strategies (e.g. outdoor dining programs, temporary activation permits, event-ready spaces and buildings with infrastructure etc.) • monitor and evaluate vibrancy outcomes and adjust approaches over time.	Ongoing ▲

#	Action	Who	Why	How	Timing
5.3	Review and update planning controls to incentivise mixed-use in centres	Council	Mixed-use developments enable a range of uses including residential, commercial, civic and recreational uses that create places where people can live, work, shop and connect in proximity. Incentivising mixed-use development will support the evolution of centres to be flexible and encourage mixed-use development, that is feasible and well designed, to encourage activation of centres.	Councils should review statutory planning controls, with consideration to the Housing and Employment Guidance (Appendix D) and the planning guidance provided in the NSW Centres Framework (Appendix E of the State Plan), in particular mixed-use development guidance. This could include: • identify opportunities and constraints to mixed-use development within centres, including planning barriers affecting feasibility and delivery • undertake technical studies, where required, to inform planning • any information released in the delivery of Action 4.2 • incorporate recommendations for amendments to planning controls into local strategic planning. Councils should then amend their local environmental plans and development control plans to implement these recommendations.	2029 ●

Response 6: Secure an ongoing supply of productive industrial lands

#	Action	Who	Why	How	Timing
6.1	Finalise interventions to support the intensification of significant industrial lands	DPHI	Industrial land uses are evolving in their design requirements and land use typologies, which traditional industrial definitions and development controls may limit feasibility or their ability to develop. Investigating appropriate changes to planning controls could increase flexibility, increase opportunities of constrained industrial land supply and enable ongoing investment in industrial land.	The Department will make changes to planning controls to facilitate more industrial development as exempt or complying development to reduce delays for planning approvals. The Department will work closely with council and industry stakeholders to identify additional planning amendments to protect and maximise the use of state and regionally significant industrial lands. The Department will release an Explanation of Intended effect to outline these proposed changes and seek feedback.	2026-27 ■
6.2	Update the Employment Lands Development Monitor to align with categorisation	DPHI	The Employment Land Development Monitor (ELDM) is the primary tool used to monitor the supply of employment land and forms the basis for the categorisation of industrial land across Sydney. The industrial land categorisation process has identified inconsistencies between existing land use activities and the way land is currently reported in the ELDM, including sites that are no longer used for industrial purposes. Aligning the ELDM with the industrial land categorisation will improve the accuracy of monitoring.	The Department will update the ELDM to reflect the industrial land categorisation identified in the Sydney Plan.	2027 ■

#	Action	Who	Why	How	Timing
6.3	Review industrial lands categorisation in line with the Statewide Policy	DPHI	Industrial land categorisation needs to remain current and reflect changes in land use and industrial land need and supply.	The Department will undertake a review of industrial land categorisation in line with the Statewide Policy for Industrial Lands (Statewide Policy)(Appendix F of the State Plan). Reviews will be undertaken in consultation with councils, landowners, industry and other stakeholders and will consider rezonings, significant infrastructure investments and other relevant planning decisions. The first review will take place after the first 12 months.	2027 and ongoing ▲
6.4	Identify potential new industrial land, including identifying suitable industrial lands for data centres	DPHI	The ongoing supply of industrial land is critical to the success of Sydney, the state and nation. Planning for new industrial land is needed in appropriate locations. This includes freight and logistics in areas that are close to transport and freight networks and data centres in alternate suitable locations. This changing market requires a standalone examination of industrial lands supply.	The Department will review industrial land supply across Sydney, consider take-up rates, emerging industries, land use conflicts, and needs of industrial development, including the servicing requirements of data centres. Matters to be considered in the identification of new industrial land are outlined in the Statewide Policy. Where new greenfield investigation areas are identified, they will be incorporated into updates of Sydney's urban growth area and associated mapping in accordance with the Urban Growth Area Policy and Guidance (Appendix I).	2027 ■
6.5	Track Sydney's employment land supply pipeline to support timely investment decisions	DPHI	Maintaining a healthy supply pipeline of development ready industrial land will help ensure Sydney can meet current and future employment needs. Tracking supply, take-up rates and market trends supports timely investment and planning decisions, provides greater certainty for industry, supports jobs close to home and helps manage cost of living pressures.	Utilising the ELDM, the Department will track Sydney's employment land supply pipeline, including land supply, take-up rates and emerging market trends. The Department will work closely with councils, industry and other stakeholders to track changes over time and inform planning and investment decisions.	2026 and ongoing ■ ▲

#	Action	Who	Why	How	Timing
6.6	Review locally significant industrial lands in line with the Statewide Policy and incorporate into future local planning	Council	Locally significant industrial lands in Sydney perform a range of functions that support local economies, employment and supply chains. Reviewing their role and function in line with the Statewide Policy will help identify lands that should be retained for industrial purposes or those that may be appropriate for alternative uses.	Councils are to review locally significant industrial land in line with the review process established in the Statewide Policy to identify their role and function in line with thin line with the Statewide Policy. Findings of the review should be incorporated into council local strategic planning.	2028 ○
6.7	Update local planning controls for industrial lands to be consistent with the Statewide Policy	Council	Throughout the Sydney region, planning controls do not align with the industrial lands categorisation. Reviewing zoning will provide certainty around industrial land and its continued protection.	Councils are to review the zoning and development standards that apply to industrial land and update local environmental plans, where required, to align with the categorisation intent as identified in the Statewide Policy.	2029 ●

Response 7: Grow and connect public open space

#	Action	Who	Why	How	Timing
7.1	Develop detailed guidance to support implementation of the Blue-Green Grid	DPHI	The detailed guidance for the Blue-Green Grid will support councils, proponents and state government agencies in planning and delivering Blue-Green Grid. The guidance is required for the following reasons: - to identify common barriers, solutions and ways forward for councils in delivering the Blue-Green Grid - to provide design and practical guidance for councils and agencies in identifying, planning, delivering and maintaining corridors - to allow for further development of the data and mapping to support the Sydney Blue-Green Grid, including the mapping of environmental and climate change adaptation opportunities - develop a better understanding of Aboriginal Outcomes, perspectives and priorities for the network.	Prioritisation of the corridors through the Sydney Plan is a key step in speeding up delivery. The Department is in the process of setting up an approach to governance and delivery, including: - establishing how councils, agencies and industry can work with the Blue-Green Grid Committee - roles and responsibilities in NSW Government for delivering the Blue-Green Grid - information on how stakeholders can get involved in these processes. The Department will prepare Blue-Green Grid detailed guidance, likely in the form of a manual to support the planning and implementation the Blue-Green Grid projects including: - corridor design guidance and case studies - mapping of environmental opportunity, including the identification of corridors that present opportunities for increased canopy, cooling and biodiversity. With a focus on opportunities to improve water quality and water catchment health, supporting Sydney Water's ongoing programs - an audit of existing, funded and planned corridor access improvements and key barriers for access. This will help	2027-29 ●

#	Action	Who	Why	How	Timing
				to identify missing pieces and where interventions will support much larger connections • consideration of areas of cultural significance and cultural management practices and assessment of environmental opportunities across the Blue-Green Grid • guidance and pathways for developers to work collaboratively with the Department and councils where a corridor is located on its land that is being considered in a planning proposal or development application, in the absence of detailed planning for that corridor • guidance for how councils can work with the Department on updates to the Blue-Green Grid corridor maps, categorisation and prioritisation over time and implementation of projects • other issues that councils and industry identify as barriers for implementation • progressing the priority corridor identification and implementation as identified in the Blue-Green Grid Framework (Appendix H). The Department will support ongoing discussions about securing land for public uses and long-term strategies for ownership with practical advice about how to preserve opportunities on private land in a potential staged approach.	

#	Action	Who	Why	How	Timing
7.2	Prepare a package of guidance for open space and local contributions planning by councils	DPHI	Councils are seeking direction from the Department to improve consistency and efficiency of processes in the following key areas: • benchmarks for local open space planning, particularly for justifying the quantum of open space funded through local infrastructure contributions plans • policy support for negotiating more usable, less-fragmented, more resilient and functional open spaces through proponent led rezoning projects for large sites. Preparation of tailored public open space benchmarks at local government level are required that respond to existing and planned urban typologies and anticipated growth to improve equity in provision across Sydney region over time. The new 400m open space access benchmark will go some way to supporting local open space planning. In some circumstances, a per capita rate for open space is also required for local infrastructure contributions and open space planning. Additional guidance and benchmarks are needed to support councils with challenges in securing land for open space and ongoing maintenance costs.	The Department will prepare, consult on and finalise a package of guidance that will include: • Sydney-based benchmarks for provision of, and access to open space in precinct scale rezonings and large sites • a review of current benchmarks, including and consideration of councils' needs, challenges and aspirations • additional open space provision benchmarks by local government area • guidance and advice for application into local open space strategies and to inform local infrastructure contribution plans • guidance on how to assess rezoning proposals to rezone land from RE1 Zone to another use to support no net loss of public open space • guidance on design quality principles for public open space that starts with Country and addresses provision, access and quality. Consultation will be undertaken with agencies, councils and other relevant stakeholders. The Open Space Toolkit and Action Plan (Appendix G) will be updated when this action is finalised and will be formal requirements for rezonings from the date of commencement.	2027 ○

#	Action	Who	Why	How	Timing
7.3	Finalise draft guidance to support open space provision on large sites (Appendix G)	DPHI	Large scale rezonings provide significant opportunities for the renewal or addition of public open space. Clear guidance is needed to support planning proposals in providing open space that is fit for purpose, appropriately located, and feasible to deliver and maintain.	The Department will consult with state government agencies, councils and industry to finalise the Draft Guidance in Attachment 1 of Open Space Toolkit and Action Plan (Appendix G). This will include consultation on: • public open space provision requirements • treatment of flood prone land and other constrained land • considerations for determining ‘fit for purpose’ land • where flexibility in application is required. Attachment 1 of Appendix G will be updated once the Guidance is finalised.	2027 ○

#	Action	Who	Why	How	Timing
7.4	Prepare a comprehensive open space and places to swim database for Sydney to understand access and identify gaps for future projects	DPHI	Good information about provision of open space and access to different types of open space and places to swim including the Blue-Green Grid, will ensure that NSW Government understands gaps in provision, and policy and investment can be targeted to improve equity over time.	A regularly updated and comprehensive database will capture: • new open space provision over time • land that is used for open space that is not zoned RE1 – Recreation • access to places to swim and where water quality supports new swim opportunities • regional open space and primary Blue-Green Grid corridors • active recreation assets. Development of the database will include extensive engagement with local councils to create an accurate dataset. This database will be used to inform open space provision reporting alongside future reviews of the Sydney Plan. Over time this information will be used to expand and update existing open space and water benchmarks.	2027 
7.5	Update local strategic planning and local contributions to enable delivery of the Blue-Green Grid network	Council	High quality and better-connected parks, open spaces and bushland provide improved liveability outcomes for our communities. The Blue-Green Grid provides an agreed program of larger scale improvements to public spaces over the long term and require both state and local government support for implementation.	Councils should review their local strategic planning to incorporate Blue-Green Grid planning and projects. This should be done in accordance with guidance released as part of Action 7.1 and 7.2. Any updates or recommendations should be incorporated into local contributions planning for Blue-Green Grid projects.	2029 

#	Action	Who	Why	How	Timing
7.6	Identify opportunities for more open space provision of 3,000sqm or greater in proximity to housing growth	Council	As Sydney continue to grow, councils should plan for sufficient high quality open spaces within their LGAs that are within walking distance of all homes for the existing and future population.	Councils are encouraged to review their existing and future open space provision using the open space benchmarks and guidance available in the Open Space Toolkit and Action Plan (Appendix G). Opportunities for local open spaces delivery should also be addressed in councils' local strategic planning.	2028 ●

Response 8: Protect and enhance Sydney's natural assets

#	Action	Who	Why	How	Timing
8.1	Update tree canopy capture data and mapping for Sydney	DPHI	Tree canopy data allows Sydney councils and the NSW Government to make more informed decisions and track urban tree canopy cover progress across Sydney.	Data is published on the SEED portal in 3 forms: • Tree canopy data: canopy cover statistics by LGA and suburb. • Tree canopy spatial data: canopy cover summarised to a modified mesh block scale, a common unit of measurement used by the ABS. • Canopy access spatial data: canopy cover summarised in a hexagonal grid, allowing for more fine-grained analysis. Full methodology and details of the datasets can be found on the SEED portal.	Every 2 years 
8.2	Develop guidance and resources on urban greening	DPHI	The Department is preparing guidance on urban greening to support early and effective integration of greening into strategic planning and development proposals for use by state and local government planners, development proponents and consent authorities. The guidance is built around the Department's capacity-tested tree canopy and deep soil targets.	The Department is working with government stakeholders to develop a guide for urban greening and supporting resources for practitioners which may include decision-making tools, digital content and knowledge sharing forums.	2026-27 

#	Action	Who	Why	How	Timing
8.3	Strengthen deterrence of illegal tree clearing in urban areas	DPHI	Illegal tree clearing is a growing problem in urban areas. The current compliance and enforcement framework is failing to adequately protect trees. Proposed changes to deter illegal tree and vegetation clearing in non-rural areas were exhibited in April 2025 and received overwhelming support from councils, government, industry and community. Strengthening tree protection in urban areas is key to achieving the target to increase tree canopy across Sydney to 40% by 2046.	The Department is strengthening tree protection laws by reforming the urban vegetation and tree clearing regulatory framework, consisting of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation), <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> and <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> (Codes SEPP). Proposed changes include increasing fines for illegal vegetation clearing, bringing in additional measures to protect existing trees and improve tree canopy through replanting.	2026-27 ■
8.4	Investigate streamlined planning processes for environmental restoration activities in Sydney Harbour	DPHI	Environmental restoration projects are a key tool in addressing threats and risks to the marine estate. Ensuring timely and efficient assessment and approval processes are critical to the delivery of a range of outcomes under the NSW Marine Estate Management Strategy.	Providing guidance on planning pathways to facilitate streamlined processes to accelerate the restoration of natural ecosystems. This project will initially focus on supporting existing initiatives in Sydney Harbour, but the guidance will be developed to apply statewide. The Department will investigate and, if required, commence the development of guidance on planning pathways for environmental restoration works and other restorative land uses in the marine estate.	2028 ■

#	Action	Who	Why	How	Timing
8.5	Develop and implement a strategic approach to enhancing tree canopy cover and urban greening	Council	Councils should develop strategic approaches to enhance tree canopy cover and urban greening. Locally appropriate approaches enable councils to translate the 40% tree canopy target into realistic outcomes. and to respond to council resourcing, local environmental conditions, urban form, and community needs. While not mandated, councils are encouraged to develop and implement an urban forest strategy (or similar), as well as locally appropriate canopy and greening targets to guide planning and, delivery of tree canopy and urban greening.	Councils are to continue to develop, update and advance an urban forest strategy (or similar) and locally appropriate canopy and greening targets to respond to and reflect the importance of the urban forest. This should also include strategic work that delivers on these strategies and targets, such as developing street tree master plans, priority planting plans, tree asset databases, significant tree registers, and community engagement programs focused on greening. The Department's Greener Neighbourhoods Program will continue to support councils in delivering this work by providing tree canopy data and policy guidance. As part of delivering this action, councils are encouraged to: • consult traditional custodians of Country about their vision and priorities for healthy Country • embed Traditional Ecological Knowledge into land use planning and urban forest and waterway strategies • embed and mandate the use of localised native trees and plants in tree canopy and urban greening standards.	2026 and ongoing ○▲

#	Action	Who	Why	How	Timing
8.6	Integrate consideration of water quality outcomes into strategic land use planning, including alignment with NSW Water Quality Objectives for receiving catchments	Council	For each catchment in NSW, the NSW Government has endorsed the community's environmental values for water, known as 'Water Quality Objectives' (WQOs). The environmental values expressed as WQOs provide goals that help in the selection of the most appropriate management options. The guiding principles are that: • where the environmental values are being achieved in a waterway, they should be protected, and • where the environmental values are not being achieved in a waterway, all activities should work towards their achievement over time.	Councils should review their local strategic planning and planning controls with consideration to the NSW Water Quality Objectives and other water quality guidance to prevent impacts on water quality and improve catchment health. This review should consider: 1. Recognising the community's values for waterways in local environmental plans (LEPs) 2. Assessing the current condition of waterways 3. Identifying significant risks to water quality 4. Identifying zones that protect river corridors, wetlands and sensitive landscapes 5. Planning for higher risk developments 6. Setting benchmarks for design and best practice. This review should inform recommendations within councils' local strategic planning, with pathways to update statutory planning controls, if required.	Ongoing ▲

Response 9: Minimise the impact of natural hazards on communities

#	Action	Who	Why	How	Timing
9.1	Identify and, where relevant, implement land use planning directions outlined in the Hawkesbury-Nepean Valley Disaster Adaptation Plan (DAP) into ongoing work programs	DPHI	DAPs support implementation of existing and emerging statewide policies, complement existing NSW government hazard programs and draw on information about hazard and risk reduction options identified under existing arrangements for council-based hazard management.	Once the Hawkesbury-Nepean Valley DAP is released the Department will review, and support these actions, then funding dependent, incorporate the relevant actions into its work programs.	2027 and ongoing ■
9.2	Review hazard studies using up-to-date, local place-based data on current and future exposure and vulnerability to hazards and climate change to inform land use and infrastructure planning decisions	Council	Hazard studies that include up-to-date data and consideration of changing climate risks are better able to effectively consider natural hazard risk. Without current and locally specific evidence, planning decisions may underestimate these risks and result in development occurring in areas that are unsafe or unable to withstand future conditions. Hazard mapping products and data sets need to be updated regularly and be available in easily accessible formats. Community risk and vulnerability profiles are subject to change not only seasonally but for a range of other socio-economic factors over time.	Councils should keep their strategic plans current through periodic evaluations and reviews. When new data becomes available, consideration of how this data informs strategic land-use plans and triggers specific decisions is needed. Councils should use the best information available, acknowledging no dataset is perfect or complete. Councils can have flexibility to use existing studies and datasets where changing climate risks have been considered. Where this potential exists, councils should collaborate to ensure they effectively understand the natural hazard risks and development impacts and consider them in a coordinated way across council boundaries.	2026 and ongoing ○

#	Action	Who	Why	How	Timing
9.3	Relevant Councils to implement coastal management programs and associated planning actions	Council	The NSW coastal management framework was established to better equip coastal communities to respond to existing and future coastal management challenges and opportunities. A large portion of Sydney councils are affected by coastal hazards and Coastal Management Programs (CMPs) set out the long-term strategy for management of the coastal zone.	Councils are to continue to prepare Coastal Management Programs for their relevant catchments in line with the coastal management framework established by the <i>Coastal Management Act 2016</i>. CMPs identify coastal management issues and actions to address them in a strategic and integrated way. They detail how and when those actions are to be implemented, their costs and proposed cost-sharing arrangements and other viable funding mechanisms. Once a CMP is certified by the Minister, councils need to implement the actions in the CMP through integrated planning and reporting (IP&R) framework and land-use planning.	Ongoing ▲
9.4	Relevant Councils to prepare DAP implementation plans that outline how the Hawkesbury Nepean Valley DAP will be implemented through local strategic planning	Council	DAPs will be critical tools for consent authorities to consider in land use planning. Once a DAP has been published, all NSW planning authorities need to give regard to it when carrying out their functions under the EP&A Act. This includes development assessment, providing advice on land use planning and assessing planning proposals. Councils must also have regard to relevant DAPs when carrying out their functions under both the EP&A Act and the <i>Local Government Act 1993</i>. This action is only relevant for councils within the Hawkesbury-Nepean Valley catchment. Other councils can use the DAP structure to inform their own natural hazard and climate change planning but are not required to.	The NSW Reconstruction Authority will lead the design, development, approval and implementation of DAPs. It will also provide assurance throughout the process to ensure the DAPs are meeting required standards and establish governance arrangements to include representatives from state and local government. Once both foundation and full DAPs are published, councils may be responsible for implementing relevant DAP actions as identified during the DAP design process. Implementation plans may be prepared by local councils. For local councils, this includes how the DAP actions will be implemented as part of the exercise of their functions under the EP&A Act or the <i>Local Government Act 1993</i>.	Within 12 months of the final DAP being published ■

Response 10: Sequence planned greenfield precincts

#	Action	Who	Why	How	Timing
10.1	Develop a medium-term sequencing plan for greenfield precincts in Sydney	DPHI	Greenfield development is occurring across multiple precincts at different stages of planning and infrastructure readiness, creating challenges in delivering orderly growth supported by timely and efficient infrastructure. Without a coordinated medium-term approach, planning progression and infrastructure investment can become misaligned, resulting in fragmented development fronts, higher costs and reduced certainty for government, councils and industry. A medium-term sequencing plan is required to provide a clear and shared basis for prioritising the progression of greenfield precincts toward development readiness and identifying where government intervention is needed to facilitate development over time.	The Department will prepare a medium-term sequencing plan to support the progression of land toward development readiness. The sequencing plan will: • categorise greenfield precincts based on their planning status and infrastructure servicing • be informed by a consolidated evidence base, including land supply, planning constraints and infrastructure readiness across agencies and utilities • identify areas for progression and where coordination or government intervention is required to facilitate development. The sequencing plan will provide a shared view of the intended progression of greenfield precincts over time and support more coordinated land-use and infrastructure planning, improving alignment between infrastructure delivery and housing supply across Sydney.	2028 and ongoing ○

#	Action	Who	Why	How	Timing
10.2	Align local land use and infrastructure planning program timing with the Sydney greenfield sequencing plan once released	Council	Clear alignment between state-level sequencing and local planning and infrastructure programs is needed to improve certainty, support coordinated decision-making and facilitate greenfield development in a timely and efficient manner.	Councils will align local land use planning and infrastructure delivery with the Sydney greenfield sequencing plan as it is implemented. Councils will annually provide up-to-date information to the Urban Development Program on: - the status of local land use planning and anticipated timeframes for precinct progression - infrastructure sequencing and delivery assumptions - local delivery constraints and risks. This information will inform ongoing state-level monitoring and refinement of the sequencing plan and support coordinated decision-making between councils and state agencies to support orderly greenfield development and infrastructure delivery.	Commence within 12 months of the greenfield sequencing plan being released ▲

Response 11: Manage land uses beyond the urban growth area

#	Action	Who	Why	How	Timing
11.1	Publish findings from a study of productive uses in Sydney's rural lands	DPHI	Sydney's rural lands support productive industries that contribute to the region's economy and supply chains. Improving the understanding of productive uses across these lands will strengthen the evidence base for strategic planning and support informed land use decisions.	The Department will publish findings from the Sydney Rural Lands Study, including insights on clusters of productive rural industries, to inform future strategic planning.	2026 ○
11.2	Finalise and publish the urban growth area mapping	DPHI	The Sydney Plan identifies a draft urban growth area to accommodate long-term housing and employment needs and to manage how Sydney grows over time. The draft urban growth area is an indicative boundary and requires validation from councils as to confirm the appropriate locations for urban development, ensuring it reflects local context, constraints and planning frameworks. Finalising the urban growth area and associated policy will provide clearer direction to councils, industry and infrastructure agencies on where growth is supported and how it should be managed.	The Department will consult with councils to review, refine and finalise the urban growth area. Once finalised, maps will be updated on the Department's website to support implementation of strategic policy.	2027 ○

#	Action	Who	Why	How	Timing
11.3	Investigate planning policy interventions to increase the productivity of rural lands	DPHI	Agricultural production and agribusiness practices are evolving towards more intensive and diversified models to maintain business viability and drive productivity. These changes are creating new opportunities for innovation and value-adding across rural lands. Planning frameworks play an important role in enabling these opportunities by supporting a broader range of emerging agricultural activities, encouraging investment and providing clear and consistent pathways for development. Strengthening this approach will help facilitate the ongoing evolution of the sector while protecting the long-term productivity of rural lands.	The Department will work with state agencies, councils and industry stakeholders to review and strengthen planning controls to better support evolving agribusiness practices and innovation for rural land uses.	2029 ■
11.4	Relevant councils, work with the Department to finalise the urban growth area	Council	A final urban growth area will establish a clear and agreed spatial framework for long-term growth across Sydney, guiding future planning decisions and infrastructure investment while providing certainty about where urban development is supported.	Relevant councils will work with the Department commencing in 2026 to finalise urban growth area mapping by validating draft boundaries and identifying any required refinements based on local planning evidence, growth opportunities and constraints.	2027 ○

Response 12: Align infrastructure to planned growth

#	Action	Who	Why	How	Timing
12.1	Undertake annual review and updates to the Infrastructure Opportunities Plan	DPHI	Infrastructure needs, delivery timeframes and growth priorities across Sydney change over time. Without regular review, the Infrastructure Opportunities Plan risks becoming misaligned with current housing and employment growth, infrastructure capacity and government investment priorities. Annual updates are required to maintain a current and coordinated infrastructure pipeline that reflects evolving growth patterns and supports informed infrastructure investment and funding decisions.	The Department will annually review and update the Greater Sydney Infrastructure Opportunities Plan (IOP) to ensure it reflects current state and regional infrastructure needs and priorities. The Urban Development Program (UDP) and Employment Land Development Program (ELDP) will prepare the IOP to: • identify state and regional infrastructure projects required to support housing and employment opportunities • reflect updated state and regional infrastructure funding and delivery stage status • identify infrastructure priorities to inform the allocation of Housing and Productivity Contribution (HPC) funding • identify infrastructure projects eligible to be delivered through works-in-kind.	Ongoing ▲

#	Action	Who	Why	How	Timing
12.2	Develop best practice guidance for councils when planning for and providing local infrastructure	DPHI	The introduction of the Housing and Productivity Contribution establishes a single, holistic contributions framework for state funded enabling and supporting infrastructure across Sydney, while councils remain responsible for planning, funding and delivering local infrastructure. Best practice guidance is needed to support councils to address the actions in the Sydney Plan, encourage forward planning for local infrastructure in growth areas aligned with the plan's priority areas and priorities and facilitate timely updates to contributions plans to support efficient infrastructure delivery.	The Department will develop standalone best practice guidance to support councils in planning for and delivering local infrastructure. The guidance will assist councils to plan, fund, sequence and deliver local infrastructure in growth areas and support more efficient preparation and updating of infrastructure contributions plans. The guidance may include advice on: • infrastructure needs analysis • identifying new infrastructure and required upgrades • delivering and sequencing infrastructure • updating infrastructure contributions plans.	2026-28 ■

#	Action	Who	Why	How	Timing
12.3	Review existing and potential infill and greenfield investigation areas informed by infrastructure capacity and growth priorities	DPHI	Several investigation areas identified in previous plans and growth areas have not yet progressed to rezoning, and changing planning priorities mean some of these areas may no longer be suitable for urban development. The increasing focus on infill development as the primary model for urban intensification, together with evolving climate change risks, environmental constraints, servicing conditions and flooding considerations, requires reanalysis of previously identified investigation areas At the same time, significant investment in major infrastructure across Sydney has created areas of existing and emerging capacity that could better support future growth. Reviewing investigation areas is needed to ensure future growth locations align with infrastructure capacity and growth priorities and to inform the final urban growth area.	The Department will review existing and emerging infill and greenfield investigation areas, including legacy sites, informed by infrastructure capacity and growth priorities. The review will consider: - constraints or barriers to progressing planning and delivery - emerging evidence on climate change and natural hazard risk - infrastructure and other investment in the area - likely timeframes for resolving constraints, including interdependencies with detailed planning and investigations underway. This work will be undertaken in consultation with councils and state agencies and will inform the final urban growth area.	2027 
12.4	Review the local infrastructure implications of the urban growth area to identify gaps in local infrastructure provision and infrastructure needs	Council	The urban growth area will shape where and when growth occurs across Sydney. Understanding the implications of this growth, including potential development yields, is critical to ensuring local infrastructure provision keeps pace with development and responds to changing priorities. Reviewing growth impacts is necessary to identify gaps in local infrastructure provision and to inform evidence-based decisions on new or upgraded infrastructure required to support growth.	Council will review the local infrastructure implications of the urban growth area identified in the plan. This will include assessing expected development patterns, and where relevant, working with the Department to determine growth scenarios, including maximum and desired development yields, reviewing existing infrastructure capacity, and identifying gaps where new or upgraded local infrastructure is required to support growth.	2029 

#	Action	Who	Why	How	Timing
12.5	Review local infrastructure delivery approaches and if needed, update planning, funding and delivery programs to support prioritised housing areas and growth sequencing	Council	Delivering local infrastructure in a timely and efficient way requires clear priorities, appropriate funding mechanisms and alignment with growth sequencing. As growth patterns, priorities and costs change over time, councils need to regularly review how infrastructure is funded, staged and delivered to ensure delivery programs remain aligned with priority areas. Regular reviews support more coordinated infrastructure delivery and improved certainty for councils, communities and industry.	Councils will review local infrastructure delivery approaches, including infrastructure priorities and the preferred mix of funding and delivery mechanisms. Councils will update infrastructure contributions plans and asset delivery programs, including local infrastructure schedules and staging, to align with prioritised areas and growth sequencing, and regularly review contributions plans and works schedules to reflect updated priorities, development staging and current costs. Councils will also identify specific local infrastructure works to be delivered through councils' delivery programs and operational plans.	Minimum every 5 years from 2026 (or as specified in a contributions plan) ▲