

# Homes and jobs for Sydney's growth



Find out how we're delivering  
up to 172,000 new homes  
alongside jobs and infrastructure

# Up to 172,000 additional homes for Sydney

## NEW INITIATIVES

- + 27,400 homes and 49,500 jobs along the North West Rail Link
- + 30,000 new homes along with new jobs in eight revitalised urban locations in existing Sydney suburbs
- + 38,450 new homes and 29,000 jobs in new suburbs in North West and South West Growth Centres
- + 15,850 new homes on landowner nominated sites in outer Sydney, with a further 60,000 to be investigated.



**PREMIER  
BARRY O'FARRELL**

The NSW Government welcomes growth in Sydney and the economic prosperity it brings.

This announcement represents a fresh approach to managing this growth.

In the past, homes were built in Sydney well before the necessary infrastructure was in place to support them.

Now, we're using billions of dollars in new rail, road and water infrastructure to drive the housing and employment growth that Sydney needs.

This means well-planned communities, public transport, good roads and services and jobs.



**PLANNING AND INFRASTRUCTURE  
MINISTER BRAD HAZZARD**

We're making great progress boosting Sydney's housing supply.

Already we've achieved the highest number of annual dwelling approvals in Sydney since 2003-04.

Builders have reported that industry confidence is high and they are keen to create more homes.

This announcement will help bring more homes to the market and as a consequence put downward pressure on prices.

It also provides housing choice for Sydney's residents by placing homes across both new and existing suburbs.

We look forward to undertaking detailed community engagement as we roll out this program.



The NSW Government has announced one of the biggest housing delivery programs in Sydney's history.

This could see up to 172,000 new homes delivered, with the first of these under construction by 2014.

This program takes advantage of billions of dollars in committed new rail infrastructure, including the North West and South West Rail Links and light rail extension to Randwick.

It also uses some of the \$481 million in road and water infrastructure funding announced in the 2012-13 budget.

By increasing supply, we'll make it easier for families to rent or buy a home.

Employment areas will be created alongside this new housing, to allow people to get jobs closer to where they live.

For more information go to [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Up to  
**172,000**  
new homes

First homes  
built by  
**2014**

up to  
**\$481**  
**million**  
in road and water  
infrastructure

**We're investing up to \$10 billion in heavy rail and light rail to support new housing and employment.**



# Homes and jobs for Sydney's growth

## North West & South West Growth Centres

- Rezoned March 2013
- Released March 2013
- Growth Centre area

## Urban Activation Precincts

- Nominated precincts

## Potential Home Sites Program

- Rezoning decision expected within 2 years
- Strategic investigation sites

## North West Rail Link Strategic Plan

- Station precincts

- Expanded transport corridors
- Motorways
- Roads
- Existing rail
- New rail
- New light rail

## Additional potential home site



## Other Wollondilly sites



# North West Rail Link a catalyst for homes and jobs

**27,400**  
new homes

**49,500**  
new jobs

**8**  
new station  
precincts

The North West Rail Link will play a major role supporting the housing and jobs growth Sydney needs to cater for its growing population.

A NSW Government strategic plan estimates that 27,400 new homes and 49,500 jobs could be provided over the next two decades in revitalised centres surrounding each of the eight new railway stations in the north west.

This long-term planning document, once finalised, will guide new planning controls in the three local government areas covered by the link.

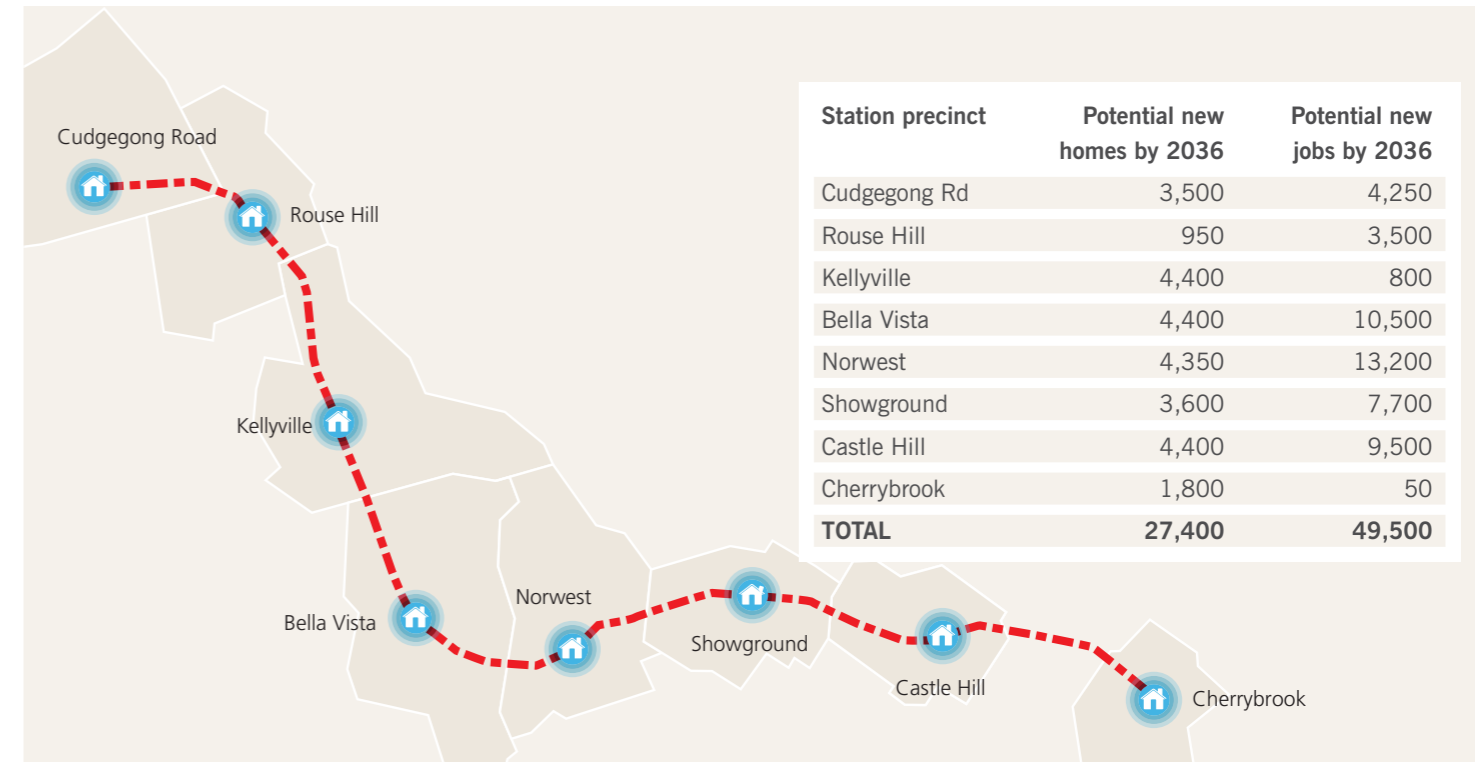
It includes an over-arching vision and draft structure plans for each of the eight new railway station precincts.

The strategic plan estimates the bulk of the new jobs will be in commercial offices, with others in the retail and industrial sectors.

By setting aside space for employment, we'll provide more opportunities for residents to find work close to home – reducing or even eliminating commuting times.

In some of the station precincts, open space corridors will be improved with cycling and pedestrian trails.

We're also proposing new local centres with shops, services and cafes at the Cherrybrook, Showground, Bella Vista and Kellyville station precincts.



## INFRASTRUCTURE

- + As part of the investigations into each station precinct, the NSW Government will investigate the necessary health facilities, schools and local infrastructure needed to support growth
- + This is a long-term plan with infrastructure to be progressively delivered alongside growth.

## EMPLOYMENT

- + The North West Rail Link will service one of Sydney's leading employment corridors
- + It will deliver a fast, safe and reliable transit system for north west residents, linking them to employment growth areas between Epping and Macquarie Park, along with the Sydney and North Sydney CBDs
- + The structure plan will additionally set aside land around each new station to cater for a range of new jobs, ranging from office employment to new factories.

## CONSULTATION

- + Detailed consultation on the strategic plan is already underway with councils along the North West Rail Link
- + Community drop-in sessions will be organised so residents living near the station precincts will be able to talk one-on-one with NSW Government planners. These will be announced shortly
- + We encourage everyone to have their say about this strategic plan.



# Revitalising our centres and suburbs

The Urban Activation Precincts program will revitalise existing areas to deliver homes, jobs and infrastructure.

The program will create great urban centres, where people can live, work and play.

Each precinct will be able to share \$50 million in NSW Government funding for upgraded parks and public spaces.

We've announced the first eight Urban Activation Precincts which have the potential to provide 30,000 homes.

These precincts will use new or expanded public transport.

Plans for the Epping and North Ryde centres are on public exhibition, while planning work is beginning in the remaining precincts.

Community consultation will be paramount as we examine the detailed vision for each precinct.

## EMPLOYMENT

- + Future residents of Urban Activation Precincts will have access to employment opportunities, either within the precinct or at nearby centres
- + For example, three of the precincts are on the Epping to Macquarie Park railway line – one of Sydney's strongest employment growth areas.

## INFRASTRUCTURE

- + Growth Infrastructure Plans will be prepared to ensure necessary regional and State infrastructure is in place
- + Each precinct will be eligible to share in \$50 million in funding for local infrastructure improvements
- + Each precinct also takes advantage of existing or upgraded public transport. For instance, the Randwick and Anzac Parade precincts will benefit from the \$1.6 billion CBD to Randwick light rail project.

## CONSULTATION

- + A community reference group will be established for each precinct (some have already been established)
- + Council staff and councillors will form working groups with the NSW Government
- + Extensive community consultation will also be undertaken when plans are released on exhibition.

**30,000**  
new homes

## EPPING



Rawson St, Epping now



Rawson St, Epping, after revitalisation

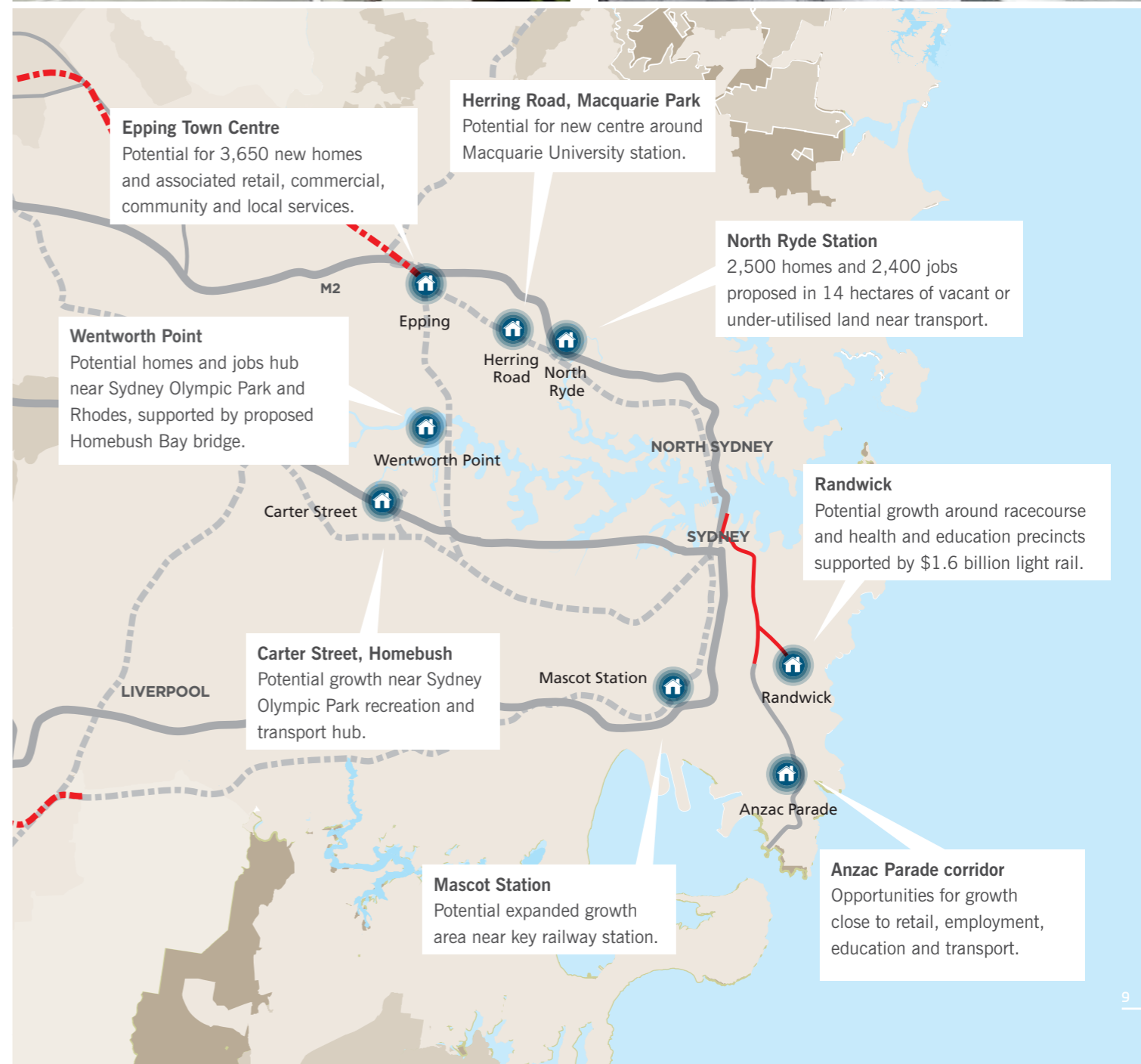
## NORTH RYDE



Future North Ryde station area



Future North Ryde streetscape



# Creating vibrant new release areas

The NSW Government supports well-planned housing and employment growth in new suburbs in outer suburban Sydney.

As part of this announcement, the Government has paved the way for more than 38,000 homes across eight precincts in Sydney's North West and South West Growth Centres.

This will be supported by rezoning areas with the potential for 29,000 new jobs along with major rail, road and water infrastructure works.

This is the single biggest new housing and infrastructure package ever delivered in the growth centres.

Five precincts are being rezoned and will be available for development by mid-2014. These are:

- + Austral and Leppington North (South West Growth Centre) – 17,350 homes/13,000 jobs

- + Box Hill and Box Hill Industrial (North West Growth Centre) – 9,600 homes/16,000 jobs
- + Part of East Leppington (South West Growth Centre) – 3,300 homes.

Additionally, the Riverstone East, Vineyard and West Schofields (part) precincts – all in the North West Growth Centre – will be released. This decision will allow detailed precinct planning to commence into 8,200 new homes.

The NSW Government has also announced its response to the Potential Home Sites program, under which landowners nominated sites of greater than 100 hectares across Sydney.

We will support immediate planning action to help deliver up to 15,850 homes on seven nominated sites.

We will also investigate the longer-term potential of a further 13 sites to deliver up to 60,000 dwellings in upcoming local and regional long-term strategic plans – four sites under Sydney's new Metropolitan Strategy and nine sites plus Wilton Junction masterplan area under Wollondilly's Growth Management Strategy.

**16,000** new jobs



**13,000** new jobs



## CASE STUDY: CAMDEN VALLEY WAY UPGRADE

The NSW Government has brought forward the completion date of the Camden Valley Way road widening to help achieve housing and jobs growth in the South West Growth Centre.

The Government has confirmed the 25km road's widening to four lanes will be completed by 2015 – supporting 41,500 new homes in the South West Growth Centre.

The Camden Valley Way upgrade was one of 10 projects backed by the 2012-13 State budget's Housing Acceleration Fund.

The upgrade is a success story which illustrates how new infrastructure can be a major driver for growth.

### INFRASTRUCTURE

- + New suburbs in the Growth Centres will be supported by major government-funded infrastructure works
- + This includes the South West and North West Rail Links and the widening of Camden Valley Way (by 2015) in the South West and the widening of Richmond Rd and Schofields Rd in the North West
- + Major wastewater upgrades are also planned in The Hills and Blacktown council areas
- + Developers of sites lodged under the Potential Home Sites program will be required to enter into an agreement to pay for infrastructure.

### EMPLOYMENT

- + The NSW Government will support new homes being located close to employment areas
- + For instance, the Austral and Leppington North precincts include a major centre on the South West Rail Link, which will have the capacity for 13,000 jobs in a range of sectors including retail, commercial and administrative services
- + The Box Hill Industrial Precinct has capacity for 16,000 jobs in the North West Growth Centre. This is in addition to the nearby Marsden Park Industrial precinct which is currently being developed with capacity for 10,000 jobs.

### CONSULTATION

- + Councils will consult the community on development applications as they are lodged to begin construction in the five rezoned Growth Centre precincts
- + Community consultation will take place or has already started on the other proposed new release suburbs or areas which are the subject of this announcement.

### GROWTH CENTRES RELEASED AND REZONED PRECINCTS

Precincts	Homes
Austral and Leppington North	17,350
Box Hill and Box Hill Industrial	9,600
East Leppington	3,300
Riverstone East	5,300
Vineyard	2,500
West Schofields	400
<b>TOTAL NEW HOMES</b>	<b>38,450</b>

### POTENTIAL HOME SITES IMMEDIATE ACTION SITES

Area name	Council area	Potential homes
Emerald Hills	Camden	1,200
Lowes Creek	Camden	6,000
Catherine Fields	Camden	520
Blairmount & Eagle Vale Drive	Campbelltown	2,280
North Richmond	Hawkesbury	1,400
Heathcote Ridge	Sutherland	2,400
East Wadalba	Wyong	2,050
<b>TOTAL NEW HOMES</b>		<b>15,850</b>

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