

# The Parramatta Road Corridor Urban Transformation Strategy is now finalised.

After three years of collaboration and consultation with councils and communities along the Parramatta Road Corridor we now have a Strategy to guide growth, change and investment.



Artist impression of the Granville Precinct. Indicative only. Subject to change.

## Why do we need a Strategy for the Parramatta Road Corridor?

The Parramatta Road Corridor Urban Transformation Strategy responds to two broad imperatives: to support Sydney's growth and to make the Corridor a better place to live, work and visit.

Sydney needs to plan for the future. The Parramatta Road Corridor will play a positive role in supporting the city's growth and is the central spine connecting the two CBDs of Greater Sydney – Sydney in the east and Parramatta in the west. The Corridor is a strategically important transport route for industrial, business and private purposes, and it is a valued home to many vibrant communities.


The Parramatta Road Corridor has been overwhelmed by heavy traffic and congestion, declining amenity, high vacancy rates and uncoordinated or ineffective planning controls in some parts.

## What does the Strategy do?


The Strategy sets out the vision and land use and transport principles to accommodate 27,000 new homes and 50,000 new jobs across a range of industries across the Corridor over the next 30 years.

It provides an integrated land use planning and transport framework to guide future land use change in a staged manner that will be coordinated with infrastructure delivery and funding. New development will bring new life to Parramatta Road and adjacent communities through investments in homes, jobs, transport, open spaces and public amenity.


### The transformation of Parramatta Road Corridor will mean:

-  **Diversity**
  - in housing and employment


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-  **Mixed use precincts**
  - with housing, jobs and shops near public transport services and community facilities


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-  **Better public transport**
  - on Parramatta Road
  - and improved walking and cycling connections


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-  **Heritage and amenity respected**
  - through transitions in the size and types of new buildings

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-  **Better places for people**
  - to live, work and visit
  - and more sustainable communities

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-  **Green spaces**
  - landscaped areas
  - parks and open spaces
  - urban plazas

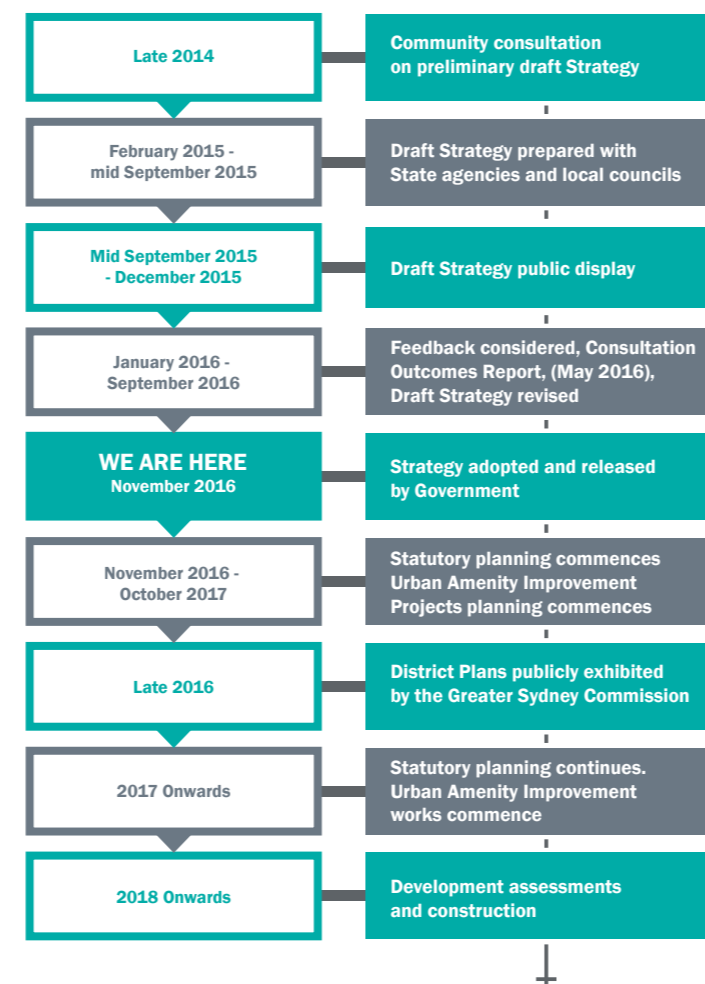
## What next?

The Strategy is the NSW Government's 30 year plan to support growth and make the Parramatta Road Corridor a better place to live, work and visit.

Over the last three years, two draft versions of the Strategy were exhibited for public feedback. More than 3,700 responses were received to the most recent draft, which has informed the final version of the Strategy.

Transformation of the Corridor can now begin. The Timeline below outlines the process so far and what happens next.

The Strategy does not rezone land, but does guide the consideration of future rezoning applications.



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Governments at all levels will have a part to play in implementing the Strategy. Any land use changes (rezonings) will be considered using the existing statutory planning system. This may be done by local environmental plan (LEP) amendments and comprehensive reviews undertaken by councils, or planning proposals prepared by landowners or developers, or through the Department of Planning and Environment's (DPE) Priority Precincts program.

A Ministerial Direction gives statutory (legal) weight to the Strategy and the Implementation Tool Kit and requires land use and transport proposals to demonstrate consistency with them. This enables councils to consider planning proposals in a clear strategic context.

The Strategy will also inform the draft District Plans for both the Central and Central West Districts, where the Corridor is located. Once made, the District Plans will then be implemented through the relevant LEPs or the DPE's Priority Precincts program.

To help implement the Strategy, an *Implementation Plan 2016-2023* outlines the short term development stages, maps the first lands suitable for rezoning, and identifies the infrastructure required to support rezoning.

## Future consultation

Implementation of the Strategy will include continued engagement. Through public exhibition processes for proposals for future rezoning, the community and other stakeholders can continue their vital involvement in the Corridor's transformation.

## Want to know more?

Visit the website to see the Strategy, how feedback informed the Strategy, the Implementation Tool Kit and Fact Sheets.

## About the Parramatta Road Urban Transformation Strategy

The Strategy is an integrated land use planning and transport framework that will guide growth and the staged delivery of infrastructure along the 20 kilometre length of the Parramatta Road Corridor, from Granville in the west to Camperdown in the east. The Strategy is supported by an Implementation Tool Kit – a suite of documents to guide and inform detailed implementation of the Strategy.

The Strategy and Implementation Tool Kit respond to community priorities for more open space and more appealing streets, reduced traffic congestion, improved public transport, and a better environment for residents and business.

The Strategy and Implementation Tool Kit are the result of extensive collaboration since 2013 between State and local government and has been informed by extensive stakeholder consultation, as well as many technical studies and investigations.

Eight Precincts will be the focus of growth and renewal within the Corridor. They have been identified because of their access to transport, open space and infrastructure, and their capacity to accommodate more housing and jobs.

Each Precinct is planned to accommodate a different mix of housing, jobs and public spaces in a way that is sensitive to its character and heritage.

The Precincts are:

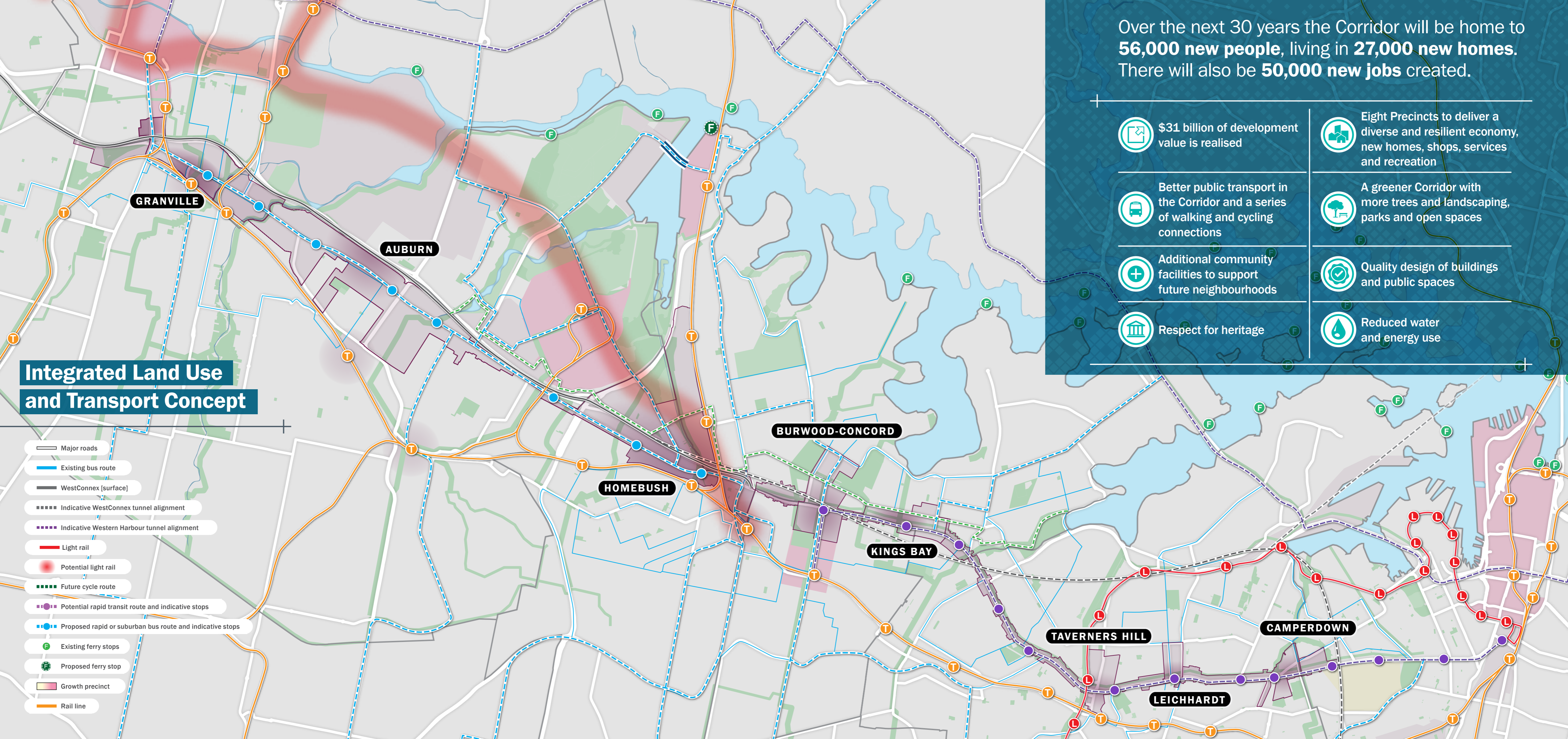


These are connected by Frame Areas which will contribute to shaping the transformation of the Corridor.


For more information, view the Strategy online at [www.urbangrowth.nsw.gov.au/projects/parramatta-road](http://www.urbangrowth.nsw.gov.au/projects/parramatta-road)


# Integrated Land Use and Transport Concept


- Major roads
- Existing bus route
- WestConnex [surface]
- Indicative WestConnex tunnel alignment
- Indicative Western Harbour tunnel alignment
- Light rail
- Potential light rail
- Future cycle route
- Potential rapid transit route and indicative stops
- Proposed rapid or suburban bus route and indicative stops
- Existing ferry stops
- Proposed ferry stop
- Growth precinct
- Rail line





Over the next 30 years the Corridor will be home to **56,000 new people**, living in **27,000 new homes**. There will also be **50,000 new jobs** created.

 \$31 billion of development value is realised

 Eight Precincts to deliver a diverse and resilient economy, new homes, shops, services and recreation


 Better public transport in the Corridor and a series of walking and cycling connections

 A greener Corridor with more trees and landscaping, parks and open spaces

 Additional community facilities to support future neighbourhoods

 Quality design of buildings and public spaces

 Respect for heritage

 Reduced water and energy use