

# KEY DIRECTIONS

- Align subregional and local planning with strategy aims.
- Improve state involvement in strategic places and projects.
- Inform state investment priorities.
- Ensure stakeholder involvement
- Consider funding, pricing and project delivery.
- Ensure stakeholder involvement.

IN THE EAST

# THE METROPOLITAN STRATEGY WILL INFORM INFRASTRUCTURE INVESTMENT PRIORITIES

## BACKGROUND

Subregional planning provides a framework for the distribution and timing of new housing and employment capacity targets in line with the vision for the East Subregion.

This draft Subregional Strategy complements the Metropolitan Strategy and provides further detailed directions for the East Subregion. The context of subregional planning, and program implementation, is set by whole of government policies and frameworks, including the State Plan, the State Infrastructure Strategy, the Metropolitan Strategy, and the *Urban Transport Statement*.

The State Government has a direct interest in ensuring the success of the nominated Strategic Centres, Corridors and Employment Lands in the East Subregion. The success of these areas is critical to achieving the subregional housing and employment outcomes. East councils are responsible for the allocation of land for dwellings and employment capacity within a pattern that achieves the Subregional Strategy targets and objectives.

The draft East Subregional Strategy describes the nature of State involvement in the nominated Strategic Centres, Corridors and Employment Lands. It identifies synergies among State projects and establishes governance arrangements to get the best results through coordinated action in these places.

The key challenge is to ensure that:

- Investments for regional infrastructure are sequenced to meet State Government service delivery priorities and create an environment that encourages private investment;
- Local planning incorporates the strategic directions and targets in Principal LEPs and other planning decisions; and
- State agency actions are focused on achieving the vision and key directions for the East Subregion, in coordination with local government.

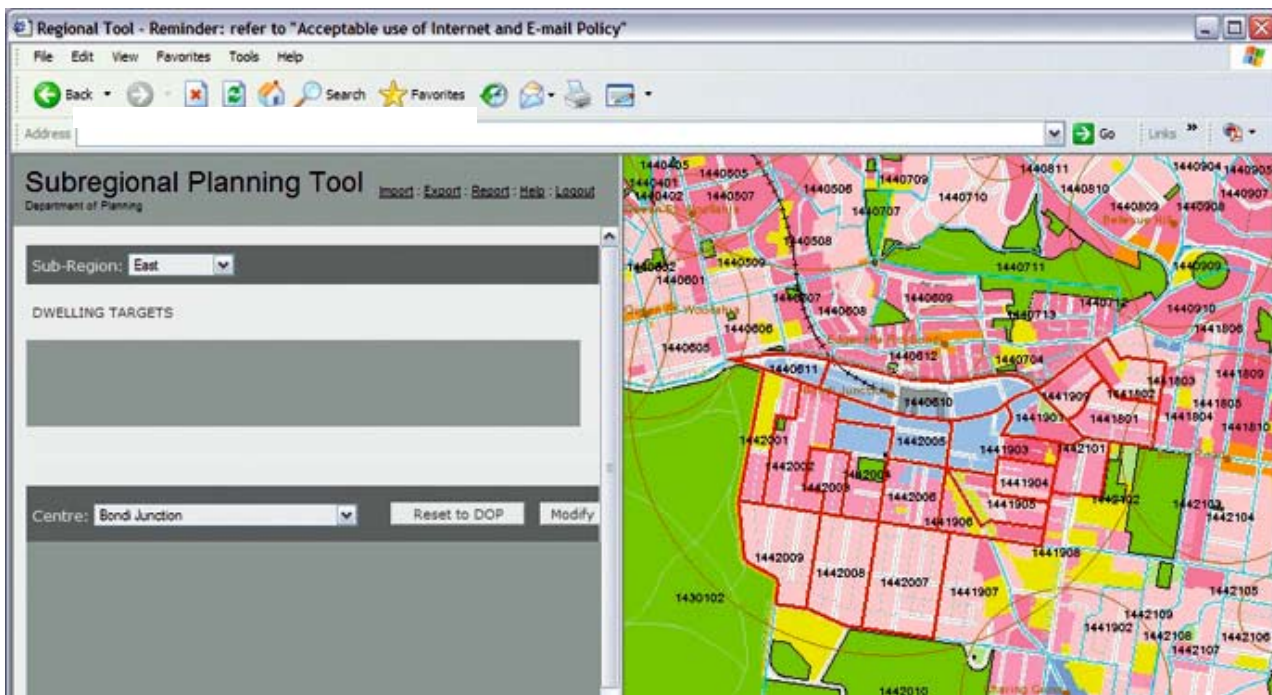
This draft Subregional Strategy has been developed by the Department of Planning in consultation with other State Government agencies, local government and industry.

A series of workshops have been held by the Department of Planning with the East councils, where council officers contributed their local knowledge to the subregional planning process. The workshops included discussion of: existing and future centres typology; strategic directions of these centres; and application of subregional METRIX planning tool to plan for future dwellings and employment growth.

Consultation has also been carried out with State Government agencies in sector clusters, and the private sector in industry clusters.

While acknowledging the assistance provided by councils, it is important to note that this draft Subregional Strategy is a State Government strategy and does not reflect the position of councils or their staff.

FIGURE 32 SAMPLE VIEW FROM SUBREGIONAL METRIX PLANNING TOOL



### G1 ALIGN SUBREGIONAL AND LOCAL PLANNING WITH STRATEGY AIMS

#### G1.1 UNDERTAKE SUBREGIONAL PLANNING

Subregional planning has been undertaken as part of the Metropolitan Strategy—the Government's plan for growth and change.

Subregional planning is being undertaken for the East Subregion to:

- provide a forum for councils to further consider the distribution of housing and employment capacity targets for each council area, and to work together on complementary future directions—especially for centres which serve the entire subregion;
- provide for balanced growth among LGAs, to exploit regional strengths and bolster opportunities such as the skilled and professional workforce, and lifestyle advantages of the region;
- identify the future role of Strategic Centres such as Bondi Junction, Randwick Education and Health, Port Botany and Sydney Airport and the City to Airport Corridor, as well as towns, villages and neighbourhoods in relation to the overall metropolitan and subregional structure;
- identify Strategic Employment Land precincts at Botany, Port Botany/Banksmeadow and Mascot;
- focus coordinated State agency involvement and asset management with respect to strategic centres and corridors, including providing a basis for prioritisation of investment; and
- help plan for investment in regional facilities within and between subregions and identifying spare capacity.

The draft East Subregional Strategy will be exhibited over a 60 day period to allow for community comment. The East Subregional Strategy will be finalised following the exhibition period.

#### G1.2 IMPROVE LOCAL PLANNING AND ASSESSMENT

##### EA G1.2.1 Department of Planning through the Planning Reform Fund to support local government and State Government delivery of Subregional Strategies and Principal LEPs.

Planning reforms will ensure that metropolitan strategic directions flow into local planning controls and, by simplifying the system, the reforms enable councillors, officers and the community to focus on the outcomes of strategic planning rather than the process.

To date East councils have received \$290,000 in Planning Reform funding.

##### EA G1.2.2

##### Councils to prepare new Principal LEPs within nominated two, three and five year timeframes, using the Standard LEP as the basis for Principal LEPs.

Local Environmental Plans (LEPs) are the primary tool for delivering mandatory development controls that are consistent with the aims of subregional planning. Local planning and assessment processes will ensure that the outcomes of local plans reflect the spatial structure, dwelling and employment capacity targets for their subregion.

LGA dwelling targets have been set in this Subregional Strategy, and the targets will be used in the preparation of Principal LEPs. The detailed distribution, densities, built form and zoning will be set at the discretion of councils within the overall structure and land use objectives of the Subregional Strategy.

In the East Subregion, Botany Bay Council is scheduled to complete its new Principal LEP by 2009 with other councils to follow by 2011.

##### EA G1.2.3

##### Department of Planning to expand the range of housing and employment monitoring information and tools, including the subregional METRIX planning tool.

The subregional METRIX planning tool was developed by the Department of Planning and released to councils during May 2006 to allow local government to further consider overall dwelling targets for local government areas whilst meeting the subregional targets set in *City of Cities*.

##### EA G1.2.4

##### The Minister for Planning to issue Section 117 directions to implement the Subregional Strategies through Principal LEPs.

The Minister for Planning will issue a new direction under *Section 117* of the *Environmental Planning and Assessment Act* to ensure that new LEPs respond to the planning objectives, centres hierarchy and spatial structure set out in the Subregional Strategies.

The Principal LEPs should also reflect LGA dwelling and employment capacity targets (short, medium, long-term) and Strategic Employment Lands identified in the Subregional Strategies.

The Department of Planning will continue to work closely with councils to assist them to align their Principal LEPs with directions from the Subregional Strategies.

##### EA G1.2.5

##### Department of Planning through the Metropolitan Development Program and Employment Land Development Program to continue to support local planning programs through the provision of information and modelling on dwelling and employment land supply.

See ACTIONS EA G5.2 and EA G5.



### G2 IMPROVE STATE INVOLVEMENT IN STRATEGIC PLACES AND PROJECTS

#### G2.1 IDENTIFY STATE PLANNING PLACES

The Metropolitan Strategy *City of Cities* defined State Planning Places to include Global Sydney, Regional Cities, Major Centres, renewal corridors, key infrastructure and resource lands.

In the East, Bondi Junction has been identified as a Major Centre, and Randwick Education and Health, Port Botany and Environs and Sydney Airport and Environs have been nominated as Specialised Centres. These locations will be the focus of attention for State planning.

#### **Sydney Airport Master Plan**

Sydney Airport and Environs has been identified as a Specialised Centre. The Airport itself is operated by Sydney Airport Corporation Limited (SACL). Under the Airports Act 1996, the Federal Minister for Transport and Regional Services is the consent authority for any development which occurs at this location.

Growth of activities at the Airport have implications for both the East Subregion and wider metropolitan area. The State Government through the Department of Planning will continue to work with the Commonwealth and local governments to achieve the best planning outcomes for the Airport, which are sympathetic to the surrounding built and natural environment.

Any future significant non-aviation commercial or retail development at the Airport site needs to be considered within a subregional context. Future proposals for growth at the Airport should identify impacts on: surrounding centres such as Green Square, Wollli Creek and Eastgardens; road networks and potential to integrate with rail/bus corridors; and potential loss of Employment Lands. This will require coordinated input from councils within the East, South and Sydney City Subregions, as well as State and Federal governments.

#### G2.2 PLAN AND ASSESS MAJOR PROJECTS AND CRITICAL INFRASTRUCTURE

#### **Expansion of Port Botany under Major Project SEPP**

State Government and Botany Bay Council are implementing an expansion of Port Botany through declaration of the precinct as a state significant site under the *Major Project State Environmental Planning Policy (SEPP) 2005*. (See ACTION EA A1.2.3).

#### G2.3 MANAGE SYDNEY'S GROWTH CENTRES AND GREENFIELD RELEASE AREAS

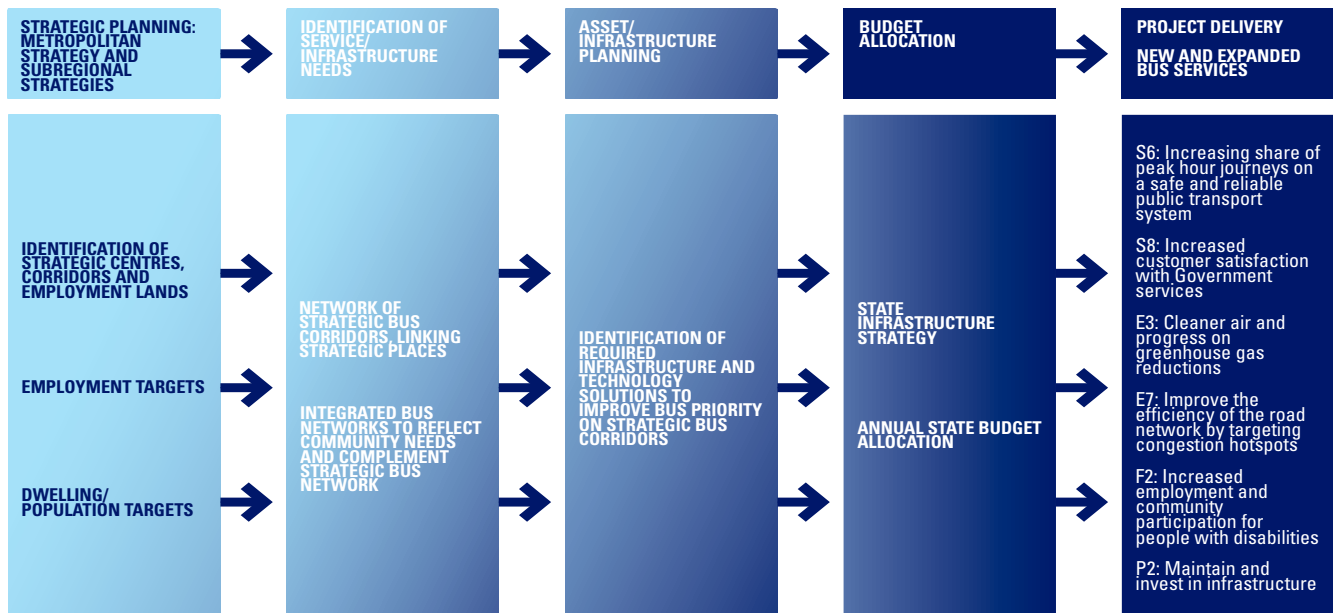
*This action applies to other subregions.*

#### G2.4 MANAGE URBAN RENEWAL PROJECTS

The extent of State Government involvement in urban renewal projects will vary according to the strategic importance of the centre and the need for decision making approaches that coordinate council and multiple agency assets and interests.

Within the East Subregion further opportunities for urban renewal projects will be investigated by State and local government.

FIGURE 33 ILLUSTRATION OF APPLYING METROPOLITAN OBJECTIVES – NEW/EXPANDED BUS SERVICES



### G3 INFORM STATE INVESTMENT PRIORITIES

The Metropolitan Strategy and this Subregional Strategy will inform state investment decisions over the medium and long-term by influencing the composition and priorities of the State Infrastructure Strategy.

#### G3.1 APPLY METROPOLITAN STRATEGY OBJECTIVES

Implementation of the Metropolitan Strategy and the Subregional Strategies is fundamental to the achievement of the priorities and targets set by the State Plan. An overview of the connections between the Metropolitan Strategy and the State Plan is given in Appendix 2.

As such, the Subregional Strategies—together with the Metropolitan Strategy—will inform State investment decisions over the medium and long-term and influence the composition and priorities of the State Infrastructure Strategy.

State agencies will build in the Metropolitan Strategy and Subregional Strategies' aims and directions for Strategic Centres, Corridors and Employment Lands into their decision making for asset planning and capital investment.

The Department of Planning will ensure that agencies are well informed about the key directions of the Metropolitan Strategy, the Subregional Strategies and Regional Strategies, to support them in their infrastructure planning processes and inform the future updates of the State Infrastructure Strategy. Figure 33 provides an illustration of how the principles of the Metropolitan Strategy and Subregional Strategy could apply in the case of new or expanded bus services.

#### G3.2 INFORM AGENCY TOTAL ASSET MANAGEMENT PLANNING

The dwelling and employment capacity targets established in the Metropolitan Strategy and draft Subregional Strategies will inform agencies in their total asset management planning. Strategic planning carried out by councils to determine how they will accommodate these targets will provide a higher level of detail to these agencies in relation to the location and nature of future growth.

**EA G3.2.1 In carrying out planning to facilitate population and employment growth, councils will work with State Government agencies to inform total asset management planning.**

#### G3.3 PREPARING THE STATE INFRASTRUCTURE STRATEGY

The 2006 *State Infrastructure Strategy* provides a 10 year plan which charts the infrastructure provision the State Government is currently planning for Sydney and across NSW. It will be updated every two years.



### INFORMING TOTAL ASSET MANAGEMENT

#### DEPARTMENT OF EDUCATION AND TRAINING

*Over the next 25 years, it is also projected that there will be further significant ageing of the population within the East Subregion, but that the number of children in school-aged groups is projected to remain stable over the next 25 years.*

*This would imply that there will be relatively little impact on, or change in demand for, government schools over most of the subregion. However, some parts of Randwick are more family-oriented and further consideration of capacity may be necessary.*

*Further detail, at least by local government area, on where the proposed increase in dwellings is anticipated would assist in longer term planning considerations for school education facilities.*

*Additional opportunities to fund necessary upgrading of its school infrastructure, to meet the continued enrolment pressure generated from higher population densities around centres, also need to be considered.*

The State Infrastructure Strategy links agency asset acquisition strategies with whole-of-Government activities such as the Metropolitan Strategy and the State Budget. This process ensures that agency priorities are consistent with whole-of-Government priorities. In developing asset strategies, agencies and public trading enterprises ensure these strategies align with their service delivery plan, and that they are consistent with the Metropolitan Strategy and other long-term planning strategies. This is all part of the Total Asset Management process monitored by NSW Treasury.

### G3.4 LEVERAGE STRATEGIC GOVERNMENT LAND ASSETS

State Government agency asset strategies will be informed by the housing and employment changes anticipated by this Strategy. While this is a long-term process there are already significant capital asset management projects being developed which demonstrate the use of Government land and other assets to achieve the Strategy objectives, examples include:

- Strengthening the Randwick Education and Health Specialised Centre.
- Expansion of Port Botany.

### G3.5 INFORM PROJECT EVALUATION

*Project evaluation will be informed by the objectives of Subregional Strategies.*

## G4 CONSIDER FUNDING, PRICING AND PROJECT DELIVERY

### G4.1 REFINE INFRASTRUCTURE FUNDING OPTIONS

The Government will tailor a range of funding measures for State infrastructure items that have progressed through evaluation steps into the adopted State Infrastructure Strategy. The Metropolitan Strategy describes the formulation of these measures.

### G4.2 IMPLEMENT METROPOLITAN STRATEGY INITIATIVES

The State Government has a direct interest in ensuring the success of the East Subregional Strategy and in particular in the nominated Strategic Centres, Corridors and Employment Lands in the East Subregion.

Examples of supported investment initiatives serving the subregion include: Expansion of Port Botany, Metropolitan Rail Expansion Program and Strategic Bus Corridors outlined in the State Infrastructure Strategy. The Government continues using the Planning Reform Fund to assist councils with subregional and local plan preparation, and will continue to investigate funding sources for initiatives that are key for the further development and implementation of the Subregional Strategy.

### G4.3 PLAN FOR PROJECT DELIVERY AND FINANCE

*These actions are part of the operation of State Government.*

The Government—through the Office of the Coordinator General in the Department of Premier and Cabinet—will continue to coordinate the timely and efficient delivery of strategic infrastructure projects, and will assist in the implementation of key aspects of the Metropolitan Strategy and Subregional Strategies.

The Office of Infrastructure Management in NSW Treasury plays a lead role advising Government on overall infrastructure, budgets and financing options, as well as on specific projects being considered for funding approval.

# CONTINUE TO MONITOR LAND AND HOUSING SUPPLY THROUGH THE METROPOLITAN DEVELOPMENT PROGRAM

## G5 KEEP THE STRATEGY CURRENT

### G5.1 MONITOR AND ADAPT THE STRATEGY

*This action is part of the operation of State Government.*

The Department of Planning, through the Transport Data Centre (TDC), will continue to monitor the factors underlying the key assumptions of the Metropolitan Strategy and Subregional Strategies as new data and information on demographic and economic trends become available. The strategies will be reviewed and adapted accordingly.

Dwelling and employment capacity targets to 2031 contained within the Metropolitan Strategy will be reviewed on a five yearly basis in-line with available census data.

Employment capacity targets within the draft Subregional Strategies have been revised from those published in the Metropolitan Strategy in 2005, following advances to the TPDC's Small Area Employment Forecast Model to reflect current information on population growth, workforce participation rates and industry trends in the Greater Metropolitan Area.

### G5.2 USE THE METROPOLITAN DEVELOPMENT PROGRAM

*This action is part of the operation of State Government.*

The Department of Planning will continue to apply the Metropolitan Development Program (MDP) to monitor land and housing supply and in assisting infrastructure and service co-ordination in metropolitan Sydney and the Central Coast.

The NSW Government released in February the 2007 MDP Update which provides the current information on greenfield land and dwelling supply. A major source of information is from the 2006 annual consultations with councils, service agencies and industry in selected greenfield areas.

The MDP also monitors supply of dwellings in existing urban areas across metropolitan Sydney. This data provides the basis of the 2004 to 2013-14 dwelling target for the subregional METRIX planning tool dwelling target and will be updated as new data becomes available.

### G5.3 IMPLEMENT AN EMPLOYMENT LANDS DEVELOPMENT PROGRAM

*This action is part of the operation of State Government.*

As discussed in Chapter A, Employment and Economy, the Premier and Minister for Planning announced an Employment Lands Task Force in February 2006 to investigate provision of employment lands across metropolitan Sydney. Building upon the findings of the Task Force, the NSW Government released an Action Plan for Sydney Employment Lands in March 2007.

A key recommendation of the Action Plan was the commitment to establish an Employment Lands Development Program (ELDP) for Metropolitan Sydney.

Further details on the ELDP are provided in ACTION A1.7, Chapter A, Employment and Economy.

SUBREGIONAL PLANNING WORKSHOP



### **G5.4** MONITOR CUMULATIVE HOUSING AND EMPLOYMENT IMPACTS

The draft East Subregional Strategy has set local government area housing targets for councils, which will be used in the preparation of Principal LEPs.

### **EA G5.4.1** Councils to be assisted with the monitoring of conformance of LEPs with targets set in the Subregional Strategy and Metropolitan Strategy through the use of the online subregional METRIX planning tool.

Subregional METRIX, the first stage of the online planning tool was provided to councils to assist with the preparation of Subregional Strategies. Subregional METRIX provides councils with a common set of data, and allows councils to communicate a real time snapshot of current local government thinking on the distribution of growth to State Government agencies.

### **G5.5** MONITOR TRANSPORT AND POPULATION DATA

The Transport Data Centre will continue to monitor transport and population data.

### **G5.6** REVIEW THE STRATEGY

Dwelling and employment capacity targets contained in the Metropolitan Strategy and Subregional Strategy will be reviewed on a five year basis with available census data. The strategies will be reviewed and adopted accordingly.

## **G6 ENSURE STAKEHOLDER INVOLVEMENT**

### **G6.1** ENGAGE STAKEHOLDERS IN SUBREGIONAL PLANNING

Subregional planning has been undertaken as a collaborative process between State Government, local government and industry, led by the Department of Planning.

State Government acknowledges the assistance provided by councils. However, draft Subregional Strategies are a NSW Government initiative.

### **G6.2** ENGAGE STAKEHOLDERS IN STRATEGY REVIEW AND UPDATES

*This action applies at a metropolitan-wide scale.*