



## Planning for subregions

The Metropolitan Plan for Sydney 2036 promotes an increase in the employment, housing and lifestyle role of centres and regions across Sydney. The benefits for each of Sydney's 10 subregions are outlined below.

### SYDNEY CITY SUBREGION

*Sydney City local government area.*

#### Centres – Global Sydney

- Global Sydney comprises two important centres - Central Sydney and North Sydney.
- Central Sydney consists of five precincts: Sydney CBD, Pyrmont-Ultimo, Sydney Education and Health, City East and Redfern-Waterloo. These precincts have distinct roles and identities.
- Global Sydney is the focal point of the Sydney wide public transport system. This system will become increasingly networked, better connecting Global Sydney with the three Regional Cities – Parramatta, Penrith and Liverpool - and the other major centres.
- Focus on reinforcing global competitiveness and strengthening links to the regional economy by ensuring adequate capacity for new office and visitor accommodation, increasing opportunities for creative clusters and other emerging business hubs.
- Global Sydney is the primary focus for national and international business, professional services, specialised health

and education precincts, shopping and tourism.

- It is also a cultural, recreation and entertainment destination of national and international significance. It has iconic public spaces and is a focus for arts and cultural organisations and venues.

#### Employment

- Target of 114,000 new jobs between 2006 and 2036. Employment is targeted to increase from 429,000 jobs in 2006 to 543,000 jobs by 2036.
- This includes increasing employment capacity in Green Square (planned major centre) from 2,000 in 2006 to 16,000 by 2036.

#### Renewal

- Barangaroo will emerge as a significant commercial, residential and recreational precinct, integrated with the city.
- The Sydney Metropolitan Development Authority will be responsible for the delivery of the Redfern-Waterloo urban renewal precinct.
- Identify opportunities for urban renewal based on existing and future transport capacity.

#### Transport

- The Western Express Program will provide new express train services from Richmond, Penrith, Blacktown and Parramatta, incorporating the City Relief Line to provide a new line through the CBD from Redfern to Wynyard.

- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.
- Improve access to, through and within Sydney's city centre in partnership with the City of Sydney Council, supported by a Memorandum of Understanding. This involves:
  - Practical short-term traffic measures to improve the way people and traffic move around the city centre;
  - A study into the preferred alignment for the Sydney Light Rail Extension between Circular Quay and Central Station; and
  - A City Centre Access Plan, which will identify options to improve accessibility for the city centre over the short, medium and long term.
- Deliver the second stage of an expanded light rail network through the centre of Sydney. The stage will involve an extension from the southern end of the city into the heart of the CBD, helping to enhance urban amenity and make it easier to move within the city.

### Housing

- Target of 61,000 new homes between 2006 and 2036. This compares to the target of 55,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## EAST SUBREGION

*Waverley, Woollahra, Botany Bay and Randwick local government areas.*

### Major centres

- Bondi Junction will continue to be the major centre for the East, with the plan supporting major retail, offices and services being placed in the commercial core, higher density residential development outside the core, greater

retail diversity and improved public spaces.

### Specialised centres

- The Port Botany centre will continue as an international trade gateway with increased rail freight through the South Sydney freight line and Enfield Intermodal Logistics Centre, and an improved road link from the M5 to Port Botany and the airport. Strategic employment lands are identified at Botany, Mascot and Alexandria, while there will be a focus on reducing the impacts on residents.
- The Sydney Airport centre is identified as an international aviation gateway. The NSW Government will work with the Commonwealth and local governments to manage the impacts of non-aviation development, increasing freight and passenger numbers. The Commonwealth and NSW Government are working on a joint study on aviation in the Sydney region.
- Randwick will be a specialised centre with continued growth of the education and health cluster, including support for investment in research and medical infrastructure. The plan supports improvements to public transport and walking and cycling access, and identifies opportunities for increased housing, including student and short-term housing.

### Employment

- Target of 31,000 new jobs between 2006 and 2036. This will include:
  - Increasing employment capacity in Bondi Junction (major centre) from 12,000 in 2006 to 14,000 by 2036.
  - Increasing employment capacity in the Randwick Health and Education Precinct (specialised

centre) from 12,000 in 2006 to 17,000 by 2036.

- Increasing employment capacity in the Port Botany centre (specialised centre) from 12,000 in 2006 to 16,000 by 2036.
- Increasing employment capacity in the Sydney Airport centre (specialised centre) from 34,000 in 2006 to 56,000 by 2036.

### Transport

- Improvements to the Port Botany rail freight line and the Botany and Enfield rail yards.
- Implementation of strategic bus corridors including:
  - Bondi Junction to Miranda, via Randwick, Sydney Airport and Brighton Le Sands;
  - Burwood to Bondi Junction via Green Square.
- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.

### Renewal

- Investigate long term corridors for transport and urban renewal from Westmead to Sydney CBD and Malabar.

### Housing

- Target of 23,000 new homes between 2006 and 2036. This compares to the target of 20,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## SOUTH SUBREGION

*Hurstville, Kogarah, Marrickville, Sutherland, Canterbury and Rockdale local government areas.*

### Major centres

- Hurstville will remain the major centre for the South, with a focus on office space, retail, entertainment, cultural, public administration, services and residential development, a new civic precinct and improved north-south connections across the railway line.
- St George Hospital will be a catalyst for expanding Kogarah's role as a major centre and medical/health precinct.
- Kogarah's priorities will be diversifying office employment and mixed uses, strengthening health and banking related industries and protecting future opportunities for commercial, medical and educational uses.
- Sutherland is a potential major centre, which could support additional office, retail and lifestyle opportunities, with benefits from the Cronulla line duplication.

### Employment

- Target to provide 52,000 new jobs between 2006 and 2036. This includes:
  - Increasing employment capacity in Hurstville (major centre) from 10,000 in 2006 to 17,000 by 2036.
  - Increasing employment capacity in Kogarah (major centre) from 10,000 in 2006 to 12,000 by 2036.

### Transport

- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.
- An expanded light rail service, from Dulwich Hill and through the CBD.

- Improvements to the Port Botany rail freight line and the Botany and Enfield rail yards.
- Kingsgrove to Revesby quadruplication is underway.
- Hurstville has been identified as the end-point of two potential long-term transport and urban renewal corridors – one running to Parramatta and the other to Macquarie Park.
- Introduce Metrobuses and implement strategic bus corridors.

### Renewal

- Areas along the East Hills rail line may have short-term potential for urban renewal.

### Housing

- Target of 58,000 new homes between 2006 and 2036. This compares to the target of 35,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.
- The increase for the South subregion reflects the demand for more housing in this region, good access to employment in areas such as Port Botany, Kogarah and Hurstville, and good transport links.

## INNER WEST SUBREGION

*Ashfield, Canada Bay, Leichhardt, Burwood and Strathfield local government areas.*

### Major centres

- Burwood will continue to be the major centre for the Inner West subregion, with a focus on mixed use development, providing capacity for business and employment expansion, and a growing residential population.

### Specialised centres

- Sydney Olympic Park-Rhodes was identified as a single specialised centre

in the 2005 Metropolitan Strategy, due to the close proximity and similarities of the precincts. However, each has developed as a separate centre with a significant number of jobs, and they are now identified as separate specialised centres. (Also see West Central subregion.)

- Rhodes specialised centre will include a major retail, health and residential precinct, focusing on intensifying commercial and residential activity near the railway station. The plan supports the clustering of medical services associated with Concord Hospital, and investigation of both improved ferry access and a pedestrian bridge to link Rhodes and Wentworth Point.

### Employment

- Target of 25,000 new jobs between 2006 and 2036. This includes:
  - Increasing employment capacity in Burwood (major centre) from 9,000 in 2006 to 13,000 by 2036.
  - Increasing employment capacity in Rhodes (specialised centre) from 10,000 in 2006 to 14,000 by 2036.

### Transport

- An expanded light rail service, from Dulwich Hill and through the CBD.
- Investigate long term corridors for transport and urban renewal, including from Macquarie Park to Sydney Olympic Park or Burwood and Hurstville, and from Westmead to Sydney CBD and Malabar.
- Improvements to the Port Botany rail freight line and the Botany and Enfield rail yards.
- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.

## Housing

- Target of 35,000 new homes between 2006 and 2036. This compares to the target of 30,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## INNER NORTH SUBREGION

*North Sydney, Ryde, Mosman, Hunters Hill, Willoughby and Lane Cove local government areas.*

### Global Sydney and major centres

- North Sydney is part of Global Sydney.
- Chatswood will continue to be the major centre for the Inner North subregion, with the plan supporting the retention of office-based employment in the commercial core and promoting mixed use and residential development outside the core. The plan also supports promoting improved public transport, such as the Chatswood-Epping-Parramatta rail link.

### Specialised centres

- Macquarie Park and St Leonards will continue to grow as specialised centres, within the Global Economic Corridor.
- In Macquarie Park, the plan supports a vibrant and diverse mix of office spaces and education uses, including the growth of Macquarie University and emerging employment related to Macquarie University Hospital. These uses will be within walking distance of train stations. Improved public transport links, particularly the Parramatta to Epping rail link, will be integral.
- In St Leonards, the plan supports more intensive office activity. Other future directions include the redevelopment of existing buildings to provide employment, clustering of medical services associated with Royal North

Shore Hospital, and an emerging technology cluster at Gore Hill Technology Park.

## Employment

- Plan for 62,000 new jobs between 2006 and 2036. This includes:
  - Increasing employment capacity in North Sydney from 47,000 in 2006 to 61,000 by 2036.
  - Increasing employment capacity in Chatswood (major centre) from 22,000 in 2006 to 31,000 by 2036.
  - Increasing employment capacity in St Leonards (specialised centre) from 34,000 in 2006 to 39,000 by 2036.
  - Increasing employment capacity in Macquarie Park (specialised centre) from 39,000 in 2006 to 58,000 by 2036.

## Transport

- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.

## Housing

- Target of 44,000 new homes between 2006 and 2036. This compares to the target of 30,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## NORTH SUBREGION

*Hornsby and Ku-ring-gai local government areas.*

### Major centres

- Hornsby will continue as the major centre for the North. The plan supports increased office and retail employment, residential development within walking distance of the centre, investigating improved pedestrian links between the eastern and western sides of the centre

and revitalisation and development west of the train station.

### Employment

- Target of 15,000 new jobs between 2006 and 2036.
- This includes increasing employment capacity in Hornsby from 10,000 in 2006 to 12,000 by 2036.

### Transport

- Commence the North West Rail Link, from Epping to Rouse Hill.
- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.

### Housing

- Target of 29,000 new homes between 2006 and 2036. This compares to the target of 21,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## NORTH EAST SUBREGION

*Pittwater, Warringah and Manly local government areas.*

### Major centres

- Brookvale-Dee Why will remain the major centre for the North East, with a focus on mixed development for Dee Why in line with the masterplan. An integrated retail, office, employment and service centre in Brookvale would make use of north-south and east-west bus routes.

### Specialised centres

- Frenchs Forest is identified as a new potential specialised centre that could combine a large employment area with a potential new hospital for the Northern Beaches and health activities. The focus will be on concentrating office-based

employment and clustering medical activities in the potential hospital precinct, reducing the need for residents to travel out of the area for work.

- The plan also identifies the need to investigate potential retail and residential development, subject to urban design and strategic planning, and investigate improvements to key road intersections and public transport through measures such as bus priority lanes on Warringah Rd.

### Employment

- Target for employment capacity of 23,000 new jobs between 2006 and 2036.
- This includes increased employment capacity for Brookvale-Dee Why from 12,000 jobs in 2006 to 17,000 jobs by 2036.

### Transport

- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.

### Housing

- Target of 29,000 new homes between 2006 and 2036. This compares to the target of 17,300 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.
- The increase for the North East subregion reflects the demand for more housing in this region, with good access to employment. The Metropolitan Plan 2036 includes a strong focus on more housing in established areas to deliver the city-wide target of 770,000 new homes by 2036.

## WEST CENTRAL SUBREGION

*Parramatta, Auburn, Holroyd, Bankstown and Fairfield local government areas.*

### Regional cities

- Parramatta is clearly identified as Sydney's 2nd central business district. It is proposed to have capacity for 70,000 employees by 2036, up from the 60,000 employment capacity target that the 2005 Metropolitan Strategy aimed to have in place by 2031. The plan supports working to improve the share of public transport trips to and from Parramatta, with the new Western Express line to increase capacity.

### Major centres

- Bankstown will continue to be the major centre for West Central with the plan supporting office, retail, entertainment, cultural, public administration, services, residential development and renewal of office buildings. It also supports improving transport, including long-term increases in capacity on the Bankstown rail line and strategic bus corridors.

### Specialised centres

- Westmead will strengthen its role as a specialised centre. The education, health and biotechnology cluster at Westmead will be promoted, in addition to investigating opportunities for a more vibrant town centre that links the hospital to the station.
- Bankstown Airport/ Milperra is also a specialised centre and will continue to be promoted as a growing general aviation centre, with increased employment through specialised business and aviation clusters, and improved links to Bankstown city centre.
- Sydney Olympic Park will continue to grow as a specialised centre, with development to be intensified in line

with the Sydney Olympic Park Masterplan 2030. Work on establishing a comprehensive network of cycleways and improving public transport access will continue.

- Mt Druitt is a potential major centre which could take advantage of the improved Western Express rail services to support new mixed use development.

### Employment

- Target of 98,000 new jobs between 2006 and 2036. This includes:
  - Strengthening Parramatta's role as Sydney's second CBD through planning for increased employment from 43,000 jobs in 2006 to 70,000 jobs by 2036.
  - Increasing employment capacity in Bankstown (major centre) from 10,000 jobs in 2006 to 14,000 by 2036.
  - Bankstown Airport and Milperra (specialised centre) to increase employment capacity from 16,000 in 2006 to 20,000 by 2036.
  - Increasing employment capacity in Sydney Olympic Park (specialised centre) from 4,000 in 2006 to 23,000 by 2036.
  - Westmead (specialised centre) to increase employment capacity to 21,000 by 2036.

### Transport

- Develop Regional City Transport Strategy for Parramatta City Centre in partnership with Parramatta City Council.
- The Western Express Program, providing new express train services from Richmond, Penrith, Blacktown and Parramatta, incorporating the City Relief Line to provide a new line through the CBD from Redfern to Wynyard.
- Commence the Parramatta to Epping Rail Link.

- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.
- Enhance the network of cycleways and pedestrian pathways at Sydney Olympic Park.

### Renewal

- The Sydney Metropolitan Development Authority will be responsible for the investigation of an urban renewal precinct at Granville.
- Investigate long term corridors for transport and urban renewal:
  - From Parramatta to Bankstown and Hurstville;
  - From Macquarie Park to Sydney Olympic Park or Burwood and Hurstville; and
  - From Westmead to Sydney CBD and Malabar.

### Housing

- Target of 96,000 new dwellings between 2006 and 2036. This compares to the target of 95,500 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## NORTH WEST SUBREGION

*Penrith, Blacktown, The Hills, Blue Mountains, Hawkesbury local government areas.*

### Regional cities

- Penrith will continue to strengthen as the nominated Regional City for the North West subregion. It is proposed to have capacity for 31,000 new jobs by 2036, an increase of 11,000 from 2006. The plan supports working to improve the share of public transport trips to and from Penrith, with the new Western Express line to decrease travel times and increase capacity.

### Major centres

- Blacktown will continue to be the largest major centre for the North West, with a focus on office, retail, entertainment, cultural, public administration, services and health uses, combined with higher density housing to invigorate the centre. The plan supports the identification of strategic sites for commercial office developments and investigating urban renewal opportunities. It also provides for improved links to the Western Sydney Employment Hub and improved urban design of open space and pedestrian access.
- Castle Hill will also be a major centre for the North West. The focus will be on reserving land for office buildings, tertiary education, cultural facilities and local government, supporting residential development within walking distance of a proposed train station, and planning for transport and car parking.

### Specialised centres

- The Norwest Business Park will continue developing as a specialised centre with intensified office uses close to the proposed railway station, and improved walking and cycling connections. Employment capacity for Norwest Business Park will increase from 13,000 in 2006 to 30,000 by 2036.
- To the east of Penrith City, Penrith Education and Health Precinct is identified as a potential specialised centre which could benefit from the clustering of education and health activities and linking Nepean Hospital, the University of Western Sydney and Western Sydney Institute of TAFE.

### Employment

- Target of 145,000 new jobs between 2006 and 2036 in the North West subregion. This includes:

- Increasing employment capacity in Penrith (Regional City) from 20,000 in 2006 to 31,000 by 2036.
- Increasing employment capacity in Blacktown (major centre) from 11,000 in 2006 to 16,000 by 2036.
- Increasing employment capacity in Castle Hill (major centre) from 8,000 in 2006 to 13,000 by 2036.

### Renewal

- Department of Planning and Blacktown City Council to investigate the Blacktown city centre as a priority area for urban renewal.

### Transport

- Develop a Regional City Transport Strategy for Penrith city centre in partnership with Penrith City Council.
- The Western Express Program will provide new express train services from Richmond, Penrith, Blacktown and Parramatta.
- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.
- Commence the North West Rail Link, from Epping to Rouse Hill, with an extension into North West Growth Centre in the long term.
- Road upgrades including widening the M2.
- Investigate a Western Sydney Orbital road and improvements to Bells Line of Road corridor.

### Housing

- Target of 169,000 new homes between 2006 and 2036, including 87,000 in new release areas. This compares to the target of 140,000 new homes between 2004 and 2031, which was outlined in the 2005 Metropolitan Strategy.

## SOUTH WEST SUBREGION

*Liverpool, Campbelltown, Camden and Wollondilly local government areas.*

### Regional cities

- The role of Liverpool as the Regional City for the South West will be strengthened with an employment capacity target of 31,000 jobs by 2036, an increase of 15,000 from 2006. Commercial development in Liverpool will be concentrated near the transit interchange, making better use of connections with Parramatta.

### Major centres

- Campbelltown-Macarthur will continue as an existing major centre for the South West, with the plan supporting more intensive office, retail, entertainment, cultural, public administration and services development in the commercial core.
- The plan encourages integration of the centre with Campbelltown Hospital, the University of Western Sydney Macarthur campus, and South Western Sydney Institute of TAFE and improved connectivity between Queen St and the Macarthur precincts.
- Development of Leppington as a planned major centre.

### Employment

- The South West subregion is targeted for the biggest proportional growth in employment capacity in Sydney. There is a strong focus on business park development.
- Target of 141,000 new jobs between 2006 and 2036 in the South West subregion – more than double the 133,000 jobs in the South West in 2006. This target includes:

- Increasing employment capacity in Liverpool (Regional City) from 16,000 in 2006 to 31,000 by 2036.
- Increasing employment capacity in Campbelltown/Macarthur (major centre) from 14,000 in 2006 to 25,000 by 2036.

### Transport

- Develop Regional City Transport Strategy for Liverpool city centre in partnership with Liverpool City Council.
- Construct the South West Rail Link, from Glenfield to Leppington.
- Better bus connections through 1,000 growth buses and continued rollout of bus priority measures.
- Road upgrades including widening of the M5 between Liverpool and Campbelltown.
- Investigation of a Western Sydney Orbital road.

### Housing

- Target of 155,000 new homes between 2006 and 2036, including 83,000 in new release areas. This target remains the same as the target for 2004 to 2031, which was contained in the 2005 Metropolitan Strategy.

## FURTHER INFORMATION

Department of Planning website:  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

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