

Blacktown Housing Strategy 2020

September 2020

Translation information

IMPORTANT ENGLISH

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عربي

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IMPORTANTI

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重要!

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重要!

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MALTI

СРПСКИ

FAA-SAMOA

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POLSKI

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简体中文

繁體中文

Mayor's message



We are proud to be the largest local government area by population in NSW. 1 in every 68 Australians and 1 in every 13 Sydneysiders calls Blacktown City home.

Blacktown City has experienced sustained growth since the 1960s, developing into a vibrant, dynamic and multicultural city. Blacktown City is a major contributor to Sydney's economy and housing market. By 2036 our population will exceed that of Tasmania and our annual regional economic activity will exceed \$26 billion.

This Housing Strategy sets out how we will manage this continued growth, which will be focused on the North West Growth Area, Strategic Centres and Urban Renewal Precincts. But we need this growth to be supported by the right infrastructure at the right time.

In embracing this growth, as our contribution to Sydney's housing needs, we will in particular protect and enhance our local environment and meet the changing needs of our existing community.

We look forward to working with you to make sure that Blacktown City continues to be the best place it can be for you, your family and your business.

Councillor Tony Bleasdale OAM
Mayor of Blacktown City

CEO's message



Our Housing Strategy is a guide to how we will plan for housing within our City to 2036 and beyond.

It supports *Our Blacktown 2036*, Our Community Strategic Plan, the Blacktown Local Strategic Planning Statement 2020 and the NSW Government's strategies for Greater Sydney – *The Greater Sydney Region Plan and the Central City District Plan*.

It builds on our 20 year planning vision as '*a planned city of sustainable growth, supported by essential infrastructure, efficient transport, a prosperous economy and equitable access to a vibrant, healthy lifestyle*'.

It will help us address important housing issues for our community including affordable housing, collaborate to deliver infrastructure to support housing growth, and locate higher density housing in places with ready access to employment, transport, health services, arts and culture and recreation opportunities.

Blacktown City is a great place to call home. By working together, we will continue to grow into a sustainable city and a city of choice for urban living.

Kerry Robinson OAM
Chief Executive Officer, Blacktown City Council

Executive Summary

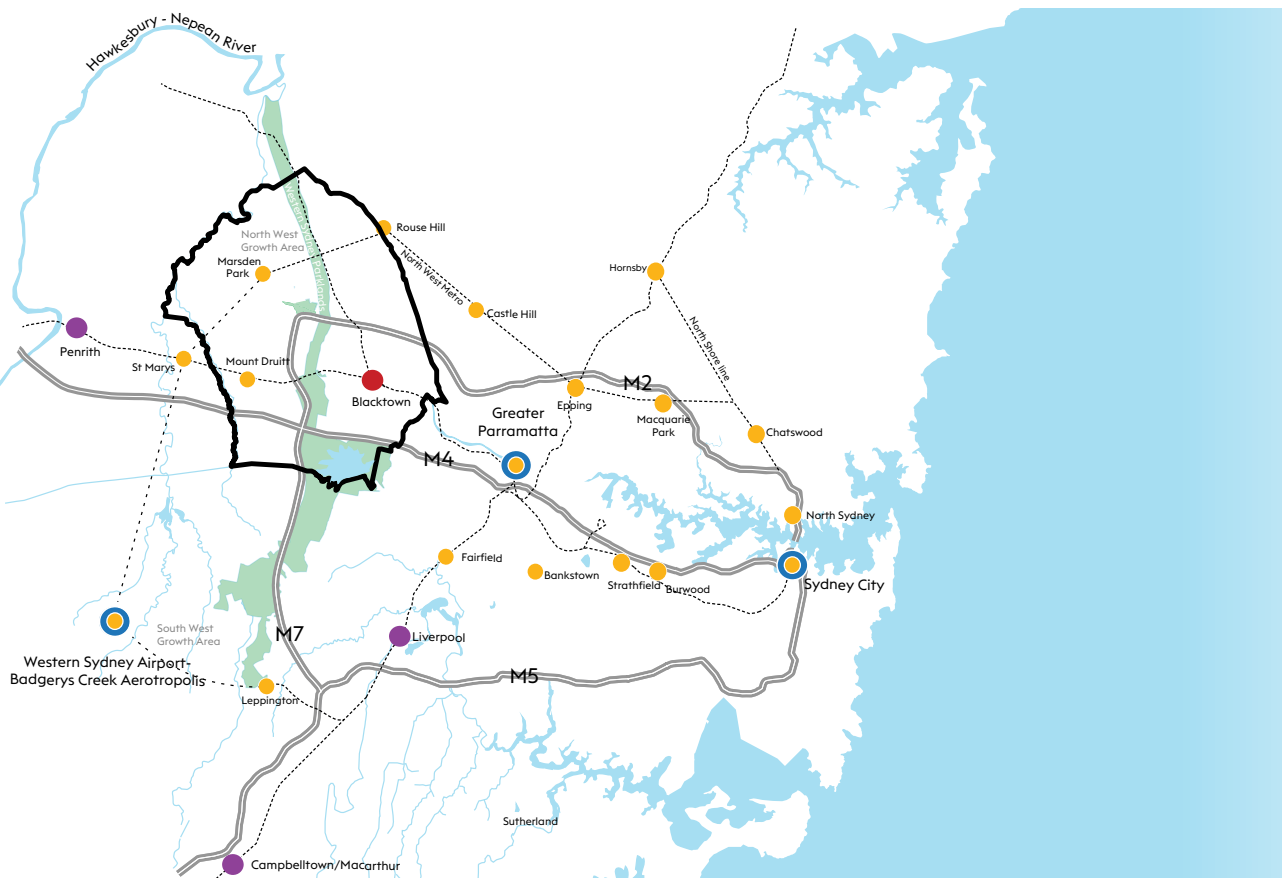
The Blacktown Housing Strategy sets out a 20-year housing vision for Blacktown City as it grows and changes. It supports the Blacktown Local Strategic Planning Statement 2020 and Central City District Plan.

Our City is one of the fastest growing in Australia, and within 10 years it will be home to more than half a million people. We want to optimise this growth and use it to provide the people who live and work here with more opportunities, better services and connections, and the right mix of different types of homes, open spaces and centres.

Council is committed to ensuring that there is sufficient housing capacity for our growing population and that appropriate housing is provided in suitable locations within our City. The Housing Strategy aims to concentrate housing growth in established areas around key Strategic Centres and transport nodes that provide significant opportunities for urban renewal, and in new release areas in the North West Growth Area.

The Housing Strategy identifies a variety of housing forms and densities to promote housing choice and affordability within the City, along with design quality. It provides opportunities to create more vibrant and sustainable places to live by concentrating higher density housing close to public transport nodes, infrastructure, jobs and services. Integrating housing and transport will lead to a more accessible and liveable City. It also recognises and maintains the character of existing low density residential areas within the City.

It is hoped that this Housing Strategy will be embraced by our community, stakeholders and all levels of government.



Blacktown City in Greater Sydney

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Acknowledgement of country

We acknowledge that the Darug people are the original custodians of this land.

We pay our respects to elders past and present and acknowledge the Aboriginal people for their custodianship of this land.

We will work together for a united City that respects this land and values the contribution to our community and culture of all people of Aboriginal and Torres Strait Islander heritage.

Section 1

Introduction

Our vision

Our vision for the City of Blacktown is to be a:

"City of Excellence – diverse, dynamic, progressive"

Our 20-year planning vision is:

"A planned city of sustainable growth, supported by essential infrastructure, efficient transport, a prosperous economy and equitable access to a vibrant, healthy lifestyle."

Our 20-year housing vision is:

"A city that promotes diverse and affordable housing for its current and future community, supported by essential infrastructure in the right locations and at the right time."

Our housing priorities



Plan for housing supply to meet population growth



Plan for housing supported by infrastructure



Plan for appropriate housing in suitable locations



Plan for diversity and choice in housing



Plan to improve housing affordability



Promote excellence in housing design



Improve housing resilience and sustainability

Introduction

This Housing Strategy forms part of a suite of land use planning documents for Blacktown City. It facilitates the priorities and actions within the directions in Our Blacktown 2036, our Community Strategic Plan, the NSW Government's *Greater Sydney Region Plan – A Metropolis of Three Cities* and Central City District Plan, and the Blacktown Local Strategic Planning Statement.

This Housing Strategy is a pathway to facilitate the delivery of housing in our City to 2036 and beyond. It provides direction for the location, type of housing and density, and ensures growth can be sustainably managed through a staged approach with infrastructure delivery at the right time.

To accommodate this growth, we must facilitate the right housing opportunities in suitable locations to enhance the liveability of our neighbourhoods, ensuring the City is a unique and great place to live.

The Housing Strategy draws on a rich evidence base, including updated NSW Government population forecasts and other demographic factors, the supply and demand for housing of varying types, and local land use opportunities and constraints.

Specifically, the Housing Strategy:

- demonstrates how we meet our District Plan 5-year housing supply target of 13,950 homes
- outlines the 6–10 year housing supply target range of 16,500 to 18,500 additional homes by 2026 set by the NSW Government
- outlines how we will contribute to a 20-year strategic housing target for the Central City District
- provides opportunities for housing supply to 2056, such as locations influenced by city-shaping transport corridors and the types of dwellings needed to support our growing population
- includes strategies to improve affordable housing opportunities in Blacktown City.



Strategic planning framework

Aims

The aims of the Housing Strategy are to:

- set the future housing direction for the City to 2036
- give effect to the Region and District Strategic Plans by identifying housing supply targets
- implement the housing provisions of *Blacktown Local Strategic Planning Statement*
- provide the rationale for the residential component of *Blacktown Local Environmental Plan 2015*
- provide context for the preparation of planning proposals involving residential development.

What is a Housing Strategy

This Housing Strategy consists of descriptions, maps, diagrams and charts that provide context and direction for housing in Blacktown City. It:

- provides a 20-year housing vision for the City
- directs how future housing growth and change will be managed
- responds to Local Planning Priorities and Actions for liveability within the Blacktown Local Strategic Planning Statement (LSPS)
- informs housing policy and development controls
- informs changes to environmental planning instruments such as *Blacktown Local Environmental Plan 2015 (LEP)* and *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*
- gives effect to the Central City District Plan
- identifies where further detailed strategic planning may be needed.

Implementation of the Housing Strategy is identified in priorities and actions with specified timeframes.

The Housing Strategy was developed based on consultation with the community and stakeholders during preparation of the *Community Strategic Plan*, the Blacktown LSPS and Council's Social Profile. The Social Profile is the result of extensive research, data collection, and consultation completed by Council, with the involvement of over 2,500 residents and community members across the City.

Planning and policy context

Blacktown in Greater Sydney

The Greater Sydney Region Plan, *A Metropolis of Three Cities*, draws on a vision of Greater Sydney as a metropolis of three cities where most people live within 30 minutes of jobs, education and health facilities, services and great places. The Region Plan:

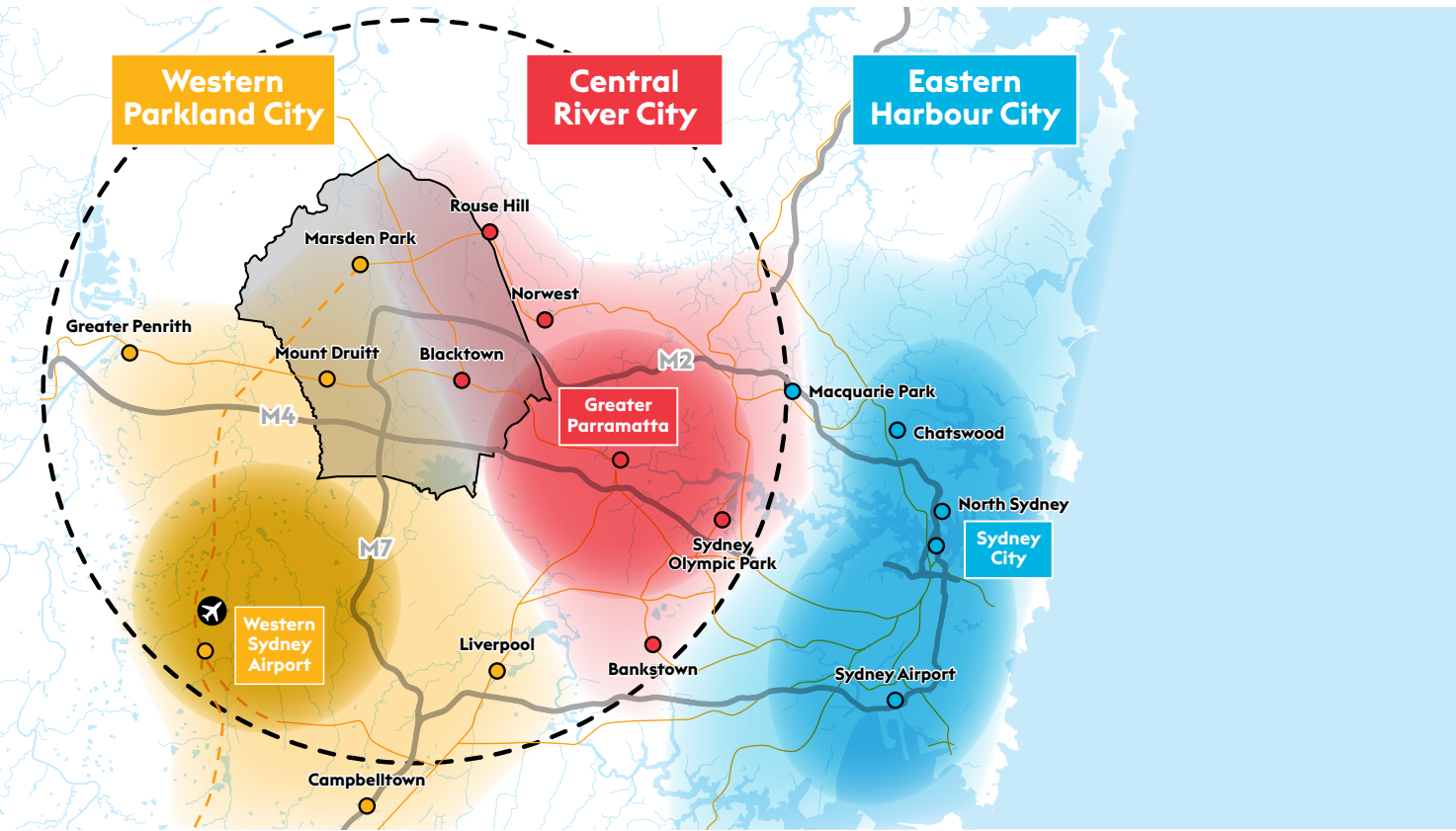
- sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters
- informs district and local plans and the assessment of planning proposals

- assists infrastructure agencies to align their infrastructure investment intentions with strategies to manage growth
- informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.

Blacktown City is unique because we straddle the boundary between the Central River City and the Western Parkland City. We are critical to the success of both cities. Our size, social diversity and economy make us pre-eminent in Western Sydney with a unique opportunity to influence the future of not only Western Sydney but the whole Sydney region.

	2016	2036
Greater Sydney	4.7 million people	6.4 million people (8 million by 2056)
Central River City	1.3 million people	1.7 million people
Western Parkland City	740,000	1.1 million people

Greater Sydney will grow by 725,000 dwellings and 817,000 jobs between 2016 and 2036



Blacktown City sits across the Central River City and the emerging Western Parkland City

Blacktown in the Central City District

The *Central City District Plan* is a 20-year plan to manage growth in the context of economic, social and environmental factors to achieve the 40-year vision for Greater Sydney. It acts as a bridge between regional planning as set out in the Region Plan and local planning.

The District Plan informs LSPSs and LEPs, the assessment of planning proposals, as well as community strategic plans and policies.

The District Plan identifies planning priorities to achieve a liveable, productive and sustainable future for the District. It embeds relevant objectives, strategies and actions from the Region Plan to integrate the District's challenges and opportunities with the vision for Greater Sydney as a metropolis of three cities. While we are a part of the group of 4 councils in the Central City District, the boundaries are arbitrary as we shape the future of the whole of Western Sydney and Greater Sydney.



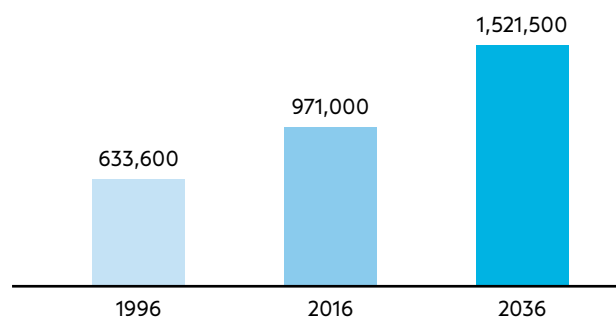
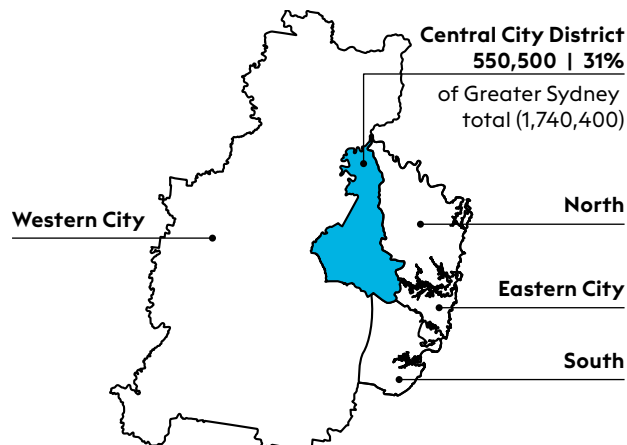
LGA	0–5 year housing supply target: 2016–2021
Blacktown	13,950
Cumberland	9,350
Parramatta	21,650
The Hills	8,550
Central City District Total	53,500

This Housing Strategy addresses Actions 16 and 17 of the District Plan. These state:

Action 16. Prepare local or district housing strategies that address the following:

- a. the delivery of 5-year housing supply targets for each local government area
- b. the delivery of 6–10 year (when agreed) housing supply targets for each local government area
- c. capacity to contribute to the longer term 20-year strategic housing target for the District
- d. the housing strategy requirements outlined in Objective 10 of *A Metropolis of Three Cities* that include:
 - i. creating capacity for more housing in the right locations
 - ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
 - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
 - iv. supporting the role of centres.

Action 17. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.



Population growth in the Central City District (2016–36)

Blacktown's local strategic context

Our Blacktown 2036

Our Blacktown 2036 was developed on behalf of the community of Blacktown City as its long term community strategic plan.

The plan identifies the main priorities of our community and aspirations for the City to 2036 and beyond. It sets comprehensive strategic directions and is based on principles of sustainability and social equity.

Our Housing Strategy is aligned with our Community Strategic Plan.

Community outcome: Our neighbourhoods are well planned and liveable with housing, transport and infrastructure to meet the diverse needs of our growing community.

Focus Area 1: Deliver a strategic urban planning framework which encourages sustainable growth.

Focus Area 2: Secure commitment from government to deliver infrastructure to meet the demands of the community and North West Growth Area.

Focus Area 4: Pursue the provision of more affordable housing for the city.

Blacktown Local Strategic Planning Statement

The Blacktown LSPS sets out our 20-year planning vision for the future of Blacktown City as it grows and changes. It includes the following Local Planning Priorities and Actions specific to housing:

Priority 3: Providing services and social infrastructure to meet people's changing needs

Action 9: Collaborate with the NSW Government to rectify the funding model for community facilities in the NWGA

Priority 5: Providing housing supply, choice and affordability with access to jobs, services and public transport

Action 18: Maintain an updated Blacktown Local Housing Strategy

Action 19: Collaborate on housing affordability across Greater Sydney

Priority 6: Creating and renewing great places and centres

Action 20: Undertake place-based planning appropriate to the hierarchy and role of each strategic centre and Urban Renewal Precinct

Action 22: Collaborate on planning for the Schofields and Seven Hills precincts and planning for the Marsden Park Strategic Centre

Priority 8: Growing mixed use, investment, business and job opportunities in Strategic Centres

Action 29: Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Blacktown, Mount Druitt and Marsden Park Strategic Centres

Priority 16: Reducing carbon emissions and managing energy, water and waste efficiently

Action 53: Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA via masterplanning

Blacktown's statutory planning context

State Environmental Planning Policies

There are a number of State Environmental Planning Policies that regulate housing development in the City. These are:

- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* The Growth Centres SEPP provides the primary statutory framework for urban development within the North West Growth Area (NWGA). There are 12 Precincts in the NWGA in our City, each at different stages of planning and development.

Current projections suggest that the NWGA will provide capacity for 85,000 dwellings, housing 250,000 people. Infrastructure needs to keep pace with this level of growth to ensure that new residents have equitable access to services and infrastructure.
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*

The ARHSEPP sets out the regulations for the development and maintenance of affordable rental housing within the State. It covers housing types including infill affordable housing, secondary dwellings, boarding houses and social housing, and intends to increase the supply and diversity of affordable rental housing through incentives of concessions on standards.
- *State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes)*

SEPP 70 promotes the delivery and maintenance of affordable housing by enabling councils to prepare contributions schemes and to levy contributions for affordable housing in certain areas. After identifying affordable housing needs in the City, Councils are required to amend their Local Environmental Plan (LEP) to reference the contribution schemes.
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

The Codes SEPP provides a streamlined assessment process for development that complies with specific development standards and are of minimal environmental impact, to be carried out without development consent. Exempt and complying development enables low impact or complying works to be done more quickly, with less cost, and for a number of constructions allows for development to be determined through a fast-tracked assessment.
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

SEPP Housing for Seniors and People with a Disability aims to facilitate the provision of housing that will increase the supply and diversity of residences that meets the needs of seniors or people with a disability. The aim of the policy is to ensure all people have access to well-designed affordable housing that is located in close proximity to services and transport options, resulting in improved quality of life.
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The BASIX SEPP sets minimum environmental performance benchmarks to encourage sustainable development, such as reducing greenhouse gas emissions or reducing household electricity and water uses. The minimum target is required to be achieved before a BASIX Certificate is generated and development consent is granted for works to be carried out.
- *State Environmental Planning Policy No. 65 – Design Quality for Residential Apartment Development*

SEPP 65 establishes development controls for residential flat developments to ensure the delivery of a more consistent approach of good apartment design and assessment. The Apartment Design Guide explains how to apply the principles within SEPP 65 to the design of new apartments. The provisions outlined in SEPP 65 must be considered by a consent authority when assessing development applications for residential development, as well as modifications to such applications.

Blacktown Local Environmental Plan 2015

The Blacktown LEP is the principle environmental planning instrument that controls land use and development within the established areas of Blacktown City. Relevant aims of the Blacktown LEP 2015 are outlined in Clause 1.2(2) as follows:

- to recognise the role of the urban renewal precincts as the major locations for higher density residential and employment development for the city
- to ensure that appropriate housing opportunities are provided for all current and future residents through diversity of housing choice
- to provide land for community facilities, public purposes and recreational pursuits
- to encourage development opportunities for business and industry so as to deliver local and regional employment growth
- to minimise risk to the community by restricting development in sensitive areas that are subject to flooding and other hazards
- to provide for infrastructure to maintain and meet demands arising from housing and employment growth
- to conserve and enhance Blacktown's built, natural and cultural heritage
- to conserve, restore and enhance biological diversity and ecosystem health, particularly threatened species, populations and communities.

In 2017 the NSW Government released the North West Priority Growth Area Land Use and Infrastructure Implementation Plan. This Plan identifies key actions which will support the delivery of homes and jobs in the NWGA. One of these Actions will lead to the planning controls for the NWGA being incorporated into the Blacktown LEP.

Action 5: Transfer more planning controls back to local councils

The Department will transfer planning controls from the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to local environmental plans through proposed amendments that will make development controls more consistent with the Standard Instrument Local Environmental Plan.

A key development provision in Blacktown LEP is land use zones. The Land Use tables set out what types of uses are permitted in each zone, to ensure that land is used appropriately in the context of its location, environmental factors, servicing, surrounding uses and future vision.

Blacktown Local Environmental Plan 2015 residential land use zones

The following zones under Blacktown Local Environmental Plan 2015 permit residential uses.

Residential zones

R1 General Residential enables a variety of housing types and services to meet the needs of the community such as attached dwellings, medium density housing, residential flat buildings, boarding houses, environmental facilities and recreational facilities.

R2 Low Density Residential provides housing for a low-density environment and enables activities which do not impact a neighbourhood's single dwelling character and landscape setting. Permitted uses include boarding houses, dual occupancies, dwelling houses and places of public worship.

R3 Medium Density Residential permits a broader range of residential dwellings and aims to provide housing at a medium-density scale, such as attached dwellings (terraces) and multi-dwelling housing (townhouses).

R4 High Density Residential is the highest density zone and is characterised by residential flat buildings and housing types which encourage a more dense urban form than other residential zones. This zone also permits other housing types and uses compatible with the neighbourhood, such as childcare centres, neighbourhood shops or recreational facilities.

Business zones

B1 Neighbourhood Centre aims to provide small scale neighbourhood centres, business premises and community uses to provide services for the surrounding community. Permitted uses in the zone include neighbourhood shops or supermarkets, business premises, medical centres and centre based childcare facilities.

B2 Local Centre enables a range of commercial, civic, cultural and residential uses that provide larger centres to service larger community areas. This zone permits uses such as community and entertainment facilities, commercial premises, tourist and visitor accommodation and function centres.

B3 Commercial Core provides a broad range of retail, office, business, community and entertainment land uses in proximity to public transport which serve the needs of the local and wider community. The types of uses permissible in this zone include centre-based child care facilities, commercial premises, educational facilities and hotel or motel accommodation.

B4 Mixed Use intends to provide higher density residential development in accessible locations that are integrated with retail, business, office, community or other compatible uses. Such permitted uses include commercial premises, community facilities, shop top housing and indoor recreation facilities.

B5 Business Development enables a mix of warehouse and business uses as well as retail premises which require a large floor area. Permitted uses include food and drink premises, hardware and building supplies, specialised retail premises and warehouse or distribution centres.

B7 Business Park provides for a range of office and light industrial uses to support workers and encourage employment. Uses permitted in this zone include food and drink premises, light industrial, neighbourhood shops, office premises and vehicle sales or hire premises.

Rural zones

RU4 Primary Production Small Lots is intended for land which is to be used for small scale rural and primary industry produce land uses, as well as agricultural uses. This zone is not intended to be used for land that is primarily for residential purposes. Permitted uses include agricultural produce industries, home industries, road side stalls and dwelling houses.

Our City

Blacktown City is 35 kilometres from the Sydney CBD, occupying 247 square kilometres on the Cumberland Plain. Eastern Creek, South Creek, Ropes Creek and Toongabbie Creek and their tributaries provide natural corridors that buffer areas of urban development.

The past ...

Before European settlement, the Aboriginal people from the Darug tribe of the Western Cumberland Plain lived on the land now known as Blacktown. European settlement and land grants date back to 1791 and land was used mainly for grazing, farming and timber production.

Prior to the late 1960s most of Blacktown's residential growth was concentrated around major transport nodes such as the railway stations and, predominantly in the eastern part of the City, around Blacktown and Seven Hills. The post-war years brought about the most significant changes in Blacktown, with progressive land releases along rail lines, especially since the 1960s.

In the late 1960s the first significant land release areas were declared by the NSW Government in the western part of the City at Mount Druitt. Much of the housing development at Mount Druitt was for public housing, which remains in place to the present day. Public housing has also been developed in other parts of the City, most notably around Prospect, Seven Hills, Lalor Park and Doonside.

Between 1971 and 1974 a series of large suburb sized areas was released for development at Kings Langley, Marayong, Quakers Hill, North Doonside, Prospect and Mount Druitt North. Between 1981 and 1991 further residential land releases occurred at Plumpton, Rooty Hill, Minchinbury, South Doonside, Quakers Hill and Woodcroft.

Residential development since 1991 occurred in the greenfield release areas of Glenwood, Parklea, Kellyville Ridge, Stanhope Gardens, The Ponds and Ropes Crossing. In 2010, the first residential land was released within the NWGA, with further Precincts released progressively over the following decade. Infill development within the established areas of the City has predominantly occurred on large, previously undeveloped sites or through the redevelopment

and resubdivision of larger lots occupied by older dwelling stock, for dual occupancy and medium density development.

Medium density development was permissible in all residential zones in the City between 1988 and 2015, which resulted in ad hoc development throughout the City. In most cases medium density development involved the demolition of existing dwellings on larger lots, often in low density neighbourhoods, impacting on local amenity and character.

The 2015 Blacktown LEP increased the ability for higher density housing across the planned Urban Renewal Precincts of Blacktown, Mount Druitt, Seven Hills and Rooty Hill. At the same time, it constrained the ad hoc infill development proliferating in the low density residential areas. This 'centres-based' approach allowed us to preserve the low density suburban character throughout the major parts of our City.

The present and future ...

The City's population mainly lives in low density suburbs. However, the market is shifting to more medium and high density developments, concentrated in greenfield areas and Urban Renewal Precincts. Blacktown City provides a diversity of housing stock to meet residents' needs.

Growth and change in Blacktown City is not new – for example, just 24 years ago in 1996, Blacktown City was home to a population of 232,000. It now houses close to 400,000 people. It is a vibrant, progressive urban area, offering a mix of residential, retail, commercial and industrial land uses.

Our economy, traditionally underpinned by industrial and manufacturing employment, has also transitioned. As manufacturing and wholesale trade sectors decrease, education and skills upgrades are underpinning an increase in knowledge-intensive and population-serving jobs, particularly in the health and education sectors.

The NSW Government forecasts that Blacktown City's population will exceed 600,000 people by 2041. We need to plan for new homes, jobs and services, while also recognising the area's heritage, retaining suburban character that people value, and maintaining and enhancing unique open spaces, bushland and waterways. Our planning will provide flexibility for future needs.

Blacktown City will continue to develop and grow. In the future there will be few greenfield sites remaining in the City, our population will be greater than present day Tasmania and our economy will exceed \$26 billion. Blacktown City will be fully urbanised, with future growth achieved through progressive redevelopment of established areas.

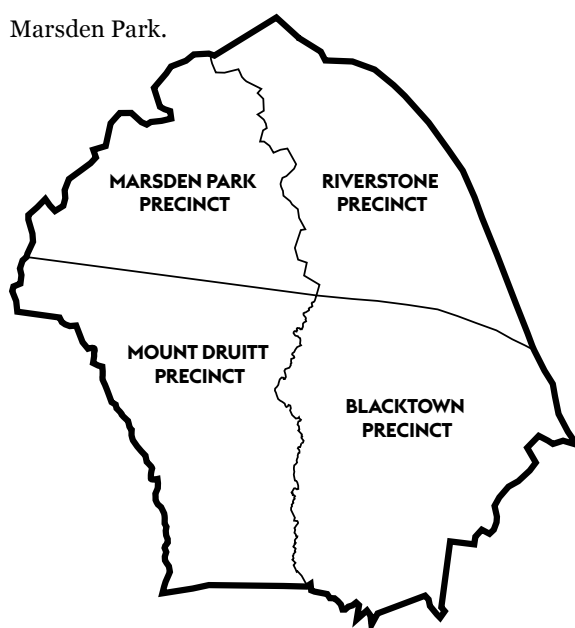
Blacktown is no longer considered on the fringe of Sydney. It is a critical contributor to Western Sydney's economy and housing market.

To plan for sustainable growth, we think about our City in terms of 4 precincts – areas bounded by natural creek systems, parklands or transport corridors.

Each precinct is serviced by a Strategic Centre, and each has its own economic, social and environmental characteristics that will influence how it grows and develops.

These 4 precincts are:

- Blacktown
- Mount Druitt
- Riverstone
- Marsden Park.



Our vision for these precincts is for people to be able to access their nearest Strategic Centre on high-frequency public transport. We will focus growth and development in defined Urban Renewal Precincts and we will continue to work across government to deliver well-designed new communities in the NWGA.

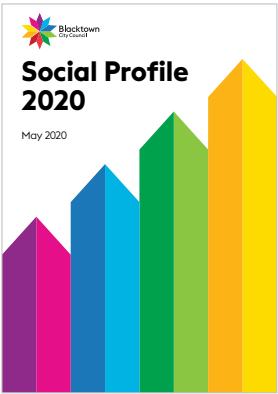
Our planning will be influenced by continued investment in transport infrastructure, including the future extension of the Sydney Metro from Tallawong Station to Schofields, Marsden Park, the area of Mount Druitt, St Marys and the Western Sydney Airport, and duplication of the Richmond Rail Line to Vineyard. We will advocate for stations to be located in key areas in the Mount Druitt Precinct, knowing that renewed access to education, jobs and services creates opportunities to transform areas of social disadvantage.

Blacktown Road and connections between Seven Hills and the M4 and M2 will be upgraded, work on the Castlereagh Freeway extension of the M7 to The Northern Road in Penrith will have commenced, Bandon Road will be extended from Windsor Road to Richmond Road, a grade-separated rail crossing at Garfield Road will have been completed and we will work with the NSW Government and landowners to identify an appropriate alignment for the future Outer Sydney Orbital that respects the rights and aspirations of landowners.

We will focus economic growth around health and education opportunities in the Blacktown Strategic Centre, including the development of a major health precinct associated with the expanded Blacktown Hospital and the opening of a university campus in the Blacktown CBD.

Our City's employment lands will transform into advanced manufacturing hubs with a diversity and density of jobs, and opportunities for local workers to boost their skills and knowledge. By retaining employment land, we will create one of the largest concentrations of employment in Greater Sydney. Of this, Marsden Park will be home to the largest portion of employment land in the NWGA.

We will conserve, enhance and restore our heritage and natural environment. The Western Sydney Parklands will be extended north through the NWGA, creating a green spine that connects with South Creek and the Hawkesbury-Nepean River.



Blacktown social profile 2020 at a glance

Social Profile 2020 takes a snapshot of our community and looks at the many factors that contribute to our wellbeing. It plays an important part in informing and developing our Housing Strategy. It was based on extensive social research and community engagement.

The Strategic Directions from Our Blacktown 2036 set the framework for Social Profile 2020.

Highlights about our City

Our Blacktown 2036 – Strategic Direction

Social Profile 2020 highlights



A vibrant and inclusive community

11,782 people of Aboriginal and Torres Strait Islander background (2.8% of the City’s population in 2018) live in Blacktown City. This community faces unique challenges including lower educational completion, higher unemployment, higher levels of violence, higher incarceration rates and lower life expectancy.

136,117 Blacktown City residents (40.4%) were born overseas. Our diverse community represents **188 nationalities, 182 languages and 123 ancestries.** Diversity brings benefits yet creates unique wellbeing challenges in the form of language barriers, loss of cultural identity, difficulty accessing services, distance from family and unemployment.

Over 17,276 people in Blacktown City live with disability (5.1% requiring help with day-to-day activities). This number represents a rate, across all age groups, higher than the rate for Greater Sydney. People living with disability face unique challenges and barriers to their wellbeing and full participation in the community.

Blacktown City is **committed to improving health and wellbeing outcomes for our 63,174 children** under 12 years (18.8% of population). All 48 suburbs have children’s populations equal to or higher than Greater Sydney (15.2%) and NSW (15%). As a Child Friendly City we recognise personal interactions and community relationships have the greatest impact on a child’s sense of belonging in their community.

Our **59,607 young people (12 – 24 years)** (18% of population) play an important role in the vibrancy, diversity and longevity of our community. Young people place great importance on ‘community and belonging’. 75% of young survey respondents ranked this as their number 1 like for Blacktown City, while 48% are concerned about safety across the city.

Our **34,769 people aged 65 and over** represent a smaller proportion of our population (10.2%) than Sydney (13.9%) and NSW (16.2%). Our **Riverstone and Marsden Park Precincts will see a significant increase in the number of older people**, while other suburbs will see a steady increase in this age group, consistent with the Australian population.

Homelessness is a growing issue in our community. Homelessness includes rough sleepers but also less visible forms of homelessness. The biggest increase in our city’s homeless population is people living in severely overcrowded accommodation.



A clean, sustainable and healthy environment

Residents identify the **importance of streetscapes, open space and waterways**, rating its maintenance as the 5th greatest challenge facing the community over the next 10 years.

Parks are important in the development of urban societies and are critical in providing quiet open spaces for recreation.

Our **sense of belonging of our community has reduced due to the level of development** and change in their communities.

In our city, the average number of **days over 35°C per year could increase by up to 5 times by 2090.**

Our city is beautiful, prosperous and multicultural, but during a time of rapid growth our residents are experiencing a range of **challenges such as a lack of housing affordability, transport congestion and equity.**

Our Blacktown 2036 – Strategic Direction

Social Profile 2020 highlights



A smart and
prosperous
economy

Our **economy is healthy and growing, reaching \$18.81bn** in 2018.

Our community has **lower rates of educational attendance** in early childhood centres, primary school and high school than the rate for our state. This is particularly true for high school attendance, with some of our secondary schools in the lowest 50 schools in NSW for school attendance

We have a **higher rate of unemployment** than for NSW and Australia, although this gap is narrowing.

Our **workforce participation rate varies** across the city. It is lowest in the Mount Druitt Precinct and highest in the Riversone and Marsden Park Precincts.

Our **youth 'earning or learning' rate is lower** than Greater Sydney, NSW and Australia. The youth unemployment rate is also higher in our city and ranges from 9.2% in Kings Park to 33.6% in Bidwill.

Our residents have a **higher reliance on employment in industries with a declining workforce** – manufacturing, transport, postal and warehousing – than the general employment profile for our state. This could pose a problem for our working community as most future work in our country will not come from these industries.

Income varies greatly depending on where you live – the highest median household income is in Colebee and the lowest median household income is in Bidwill.

More people in our city **rely on government support** for income than do residents in surrounding local government areas (excluding Cumberland), Western Sydney, Greater Sydney, NSW and Australia.

Our **city is deeply divided by socio-economic status** – Bidwill is the 5th most disadvantaged suburb in the State and Colebee is the 24th most advantaged.

In Blacktown City **19,067 children and young people aged under 24** live below the poverty line.



A growing city
supported by
infrastructure

Our city is **home to more people than any other local government area** in NSW.

There were **5,208 residential building approvals** in the financial year 2018–19.

Many people are under **significant financial and housing stress** – particularly in the Mount Druitt Precinct.

We have a heavy reliance on cars, which has social, environmental and economic impacts.

Our residents and workers identify that **long commutes impact wellbeing** at an individual, family and community level.

Some areas, particularly in the Mount Druitt Precinct, have low levels of internet access.

Many of our **community services are underfunded** compared to the Western Sydney region, particularly culture and arts, disability services and legal services.



A sporting and
active city

Our community uses physical activity like **walking and cycling to improve wellbeing**. Time pressure from long commutes means we get to do less of that than we'd like.

Only 47.2% of our residents report engaging in regular physical activity, making them among the most vulnerable in Western Sydney to lifestyle disease.



A leading city

Most residents are satisfied or very satisfied living in Blacktown City, although there has been a small decline in resident satisfaction since the 2017 survey.

Results suggest **decline in satisfaction is partially due to the pressures of increasing development** and issues like traffic congestion.

Section 2

The evidence

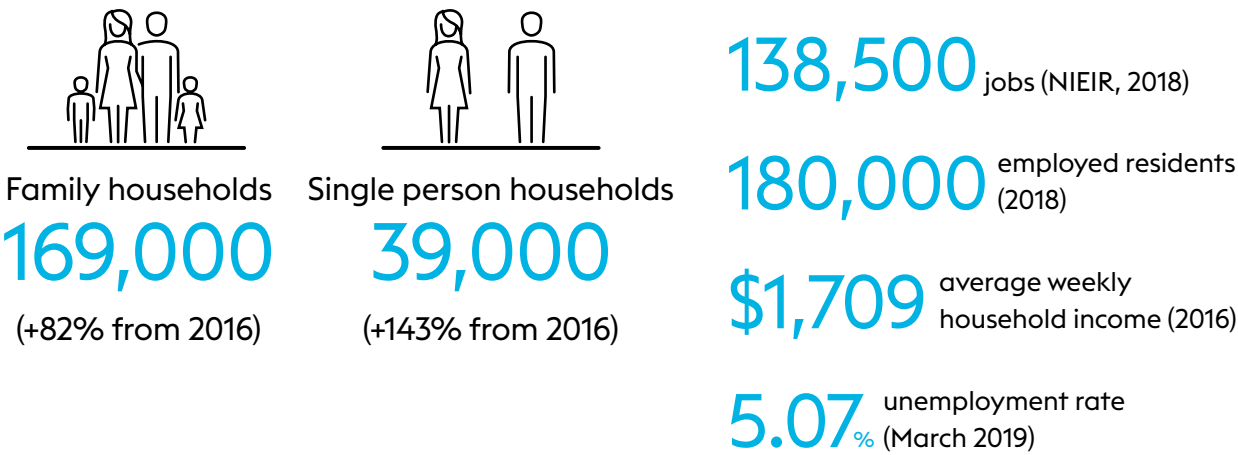


We examine our City's demographic profile to help us plan for the future housing needs of our residents.

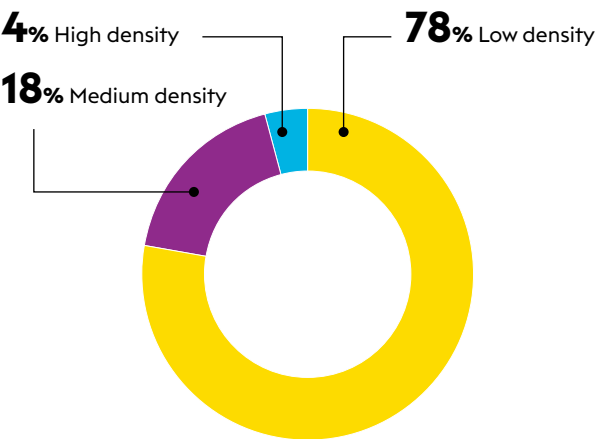
The Blacktown Housing Demand and Supply Study was prepared in 2019. This study provides a detailed analysis of housing supply and demand in Blacktown City, based on an economic and property market analysis in the context of the demographic and development trends in our City. The Housing Demand and Supply Study, and analysis of NSW Government population and dwelling projections, tells us that:

- we are growing in a region of increased opportunities
- we have a steady growing population of older people
- we are a diverse community with a large Aboriginal and Torres Strait Islander population
- our housing needs are becoming increasingly diverse
- we are educated
- many of our households are experiencing housing stress
- our current housing supply is predominantly detached dwellings, although this is changing.

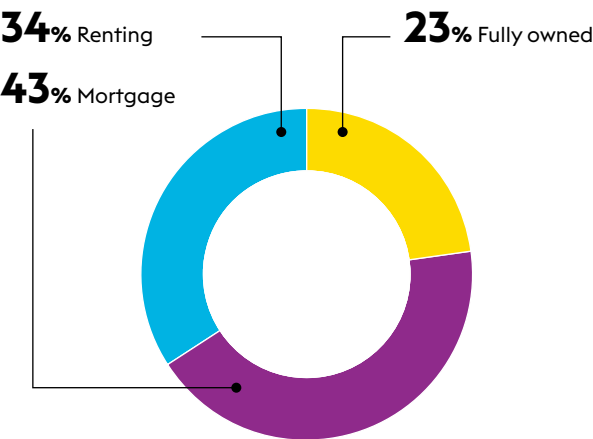
Demographic overview



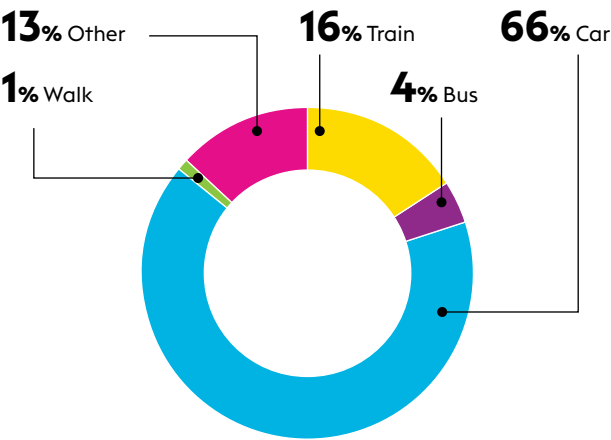
Housing type (2016)



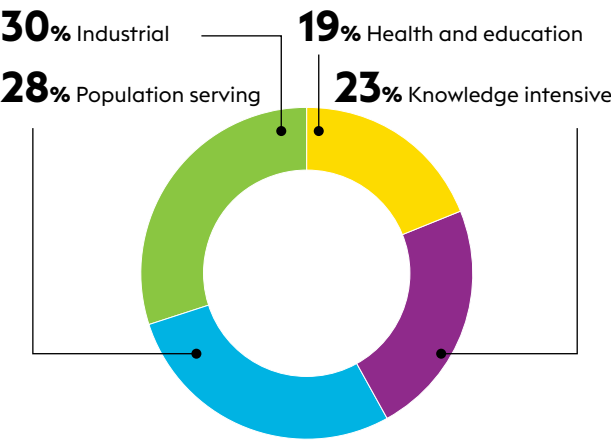
Housing tenure (2016)



Journey to work (2016)



Jobs by sector (2016)



Population and dwelling growth (2016–2041)¹



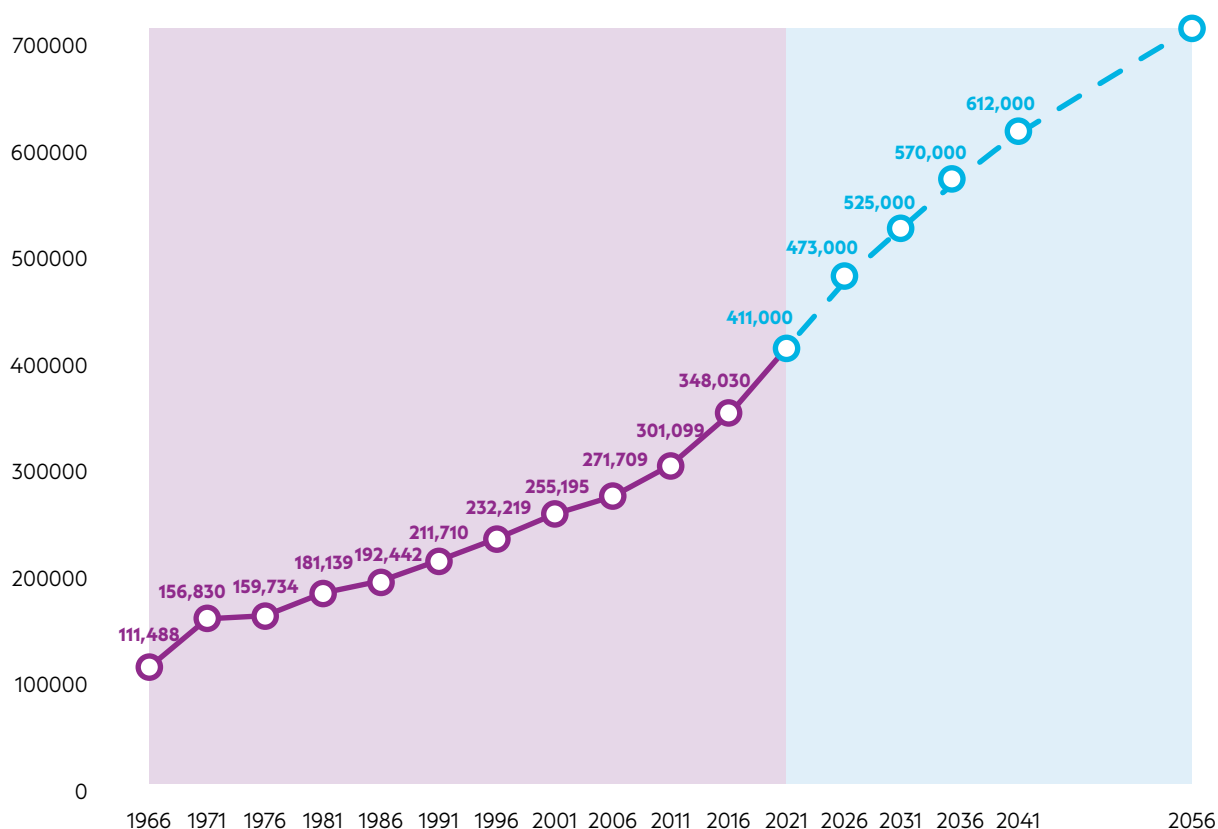
Population

	2016	2041
Blacktown	348,030	612,000
Central City District	971,000	1,740,000



Dwellings

	2016	2041
Blacktown	110,903 ²	223,100
Central City District	320,604 ²	645,000



Australian Bureau of Statistics Census series and NSW Department of Planning, Industry and Environment population and implied dwelling projections (2019).

¹ NSW Department of Planning, Industry and Environment population and implied dwelling projections (2019).

² Australian Bureau of Statistics Census series.

Key implications

- Housing demand will likely remain steady or increase.
- The significant growth forecast will need to be staged to be sustainably managed. State-led and local infrastructure improvements need to accompany population growth.

We are growing in a region of increased opportunities

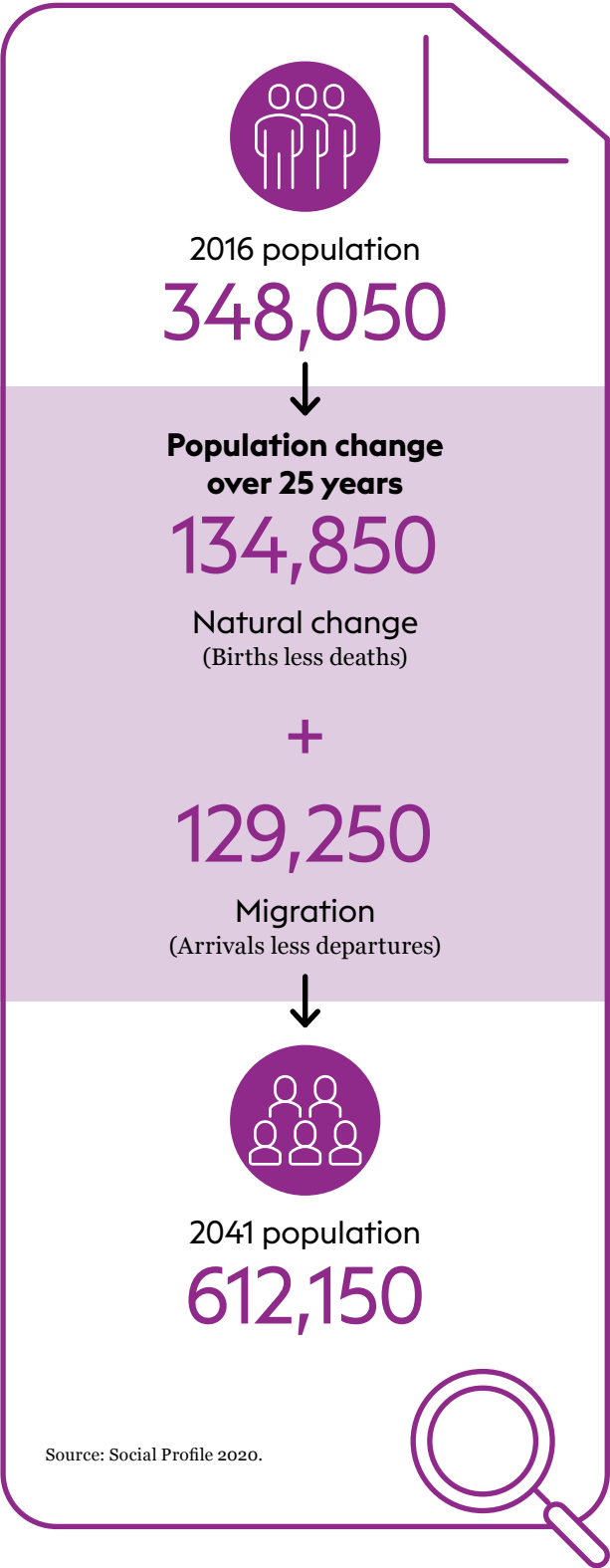
Current and projected population, household and dwelling numbers help us understand the needs of our communities, and how they are likely to grow and change over time.

The NSW Government forecasts that the population of Blacktown City is expected to increase by approximately 264,100 people between 2016 and 2041, from 348,050 to 612,150 people in total. This will be driven by both natural increase and net migration. This growth will be the largest overall projected population growth in Greater Sydney and NSW.

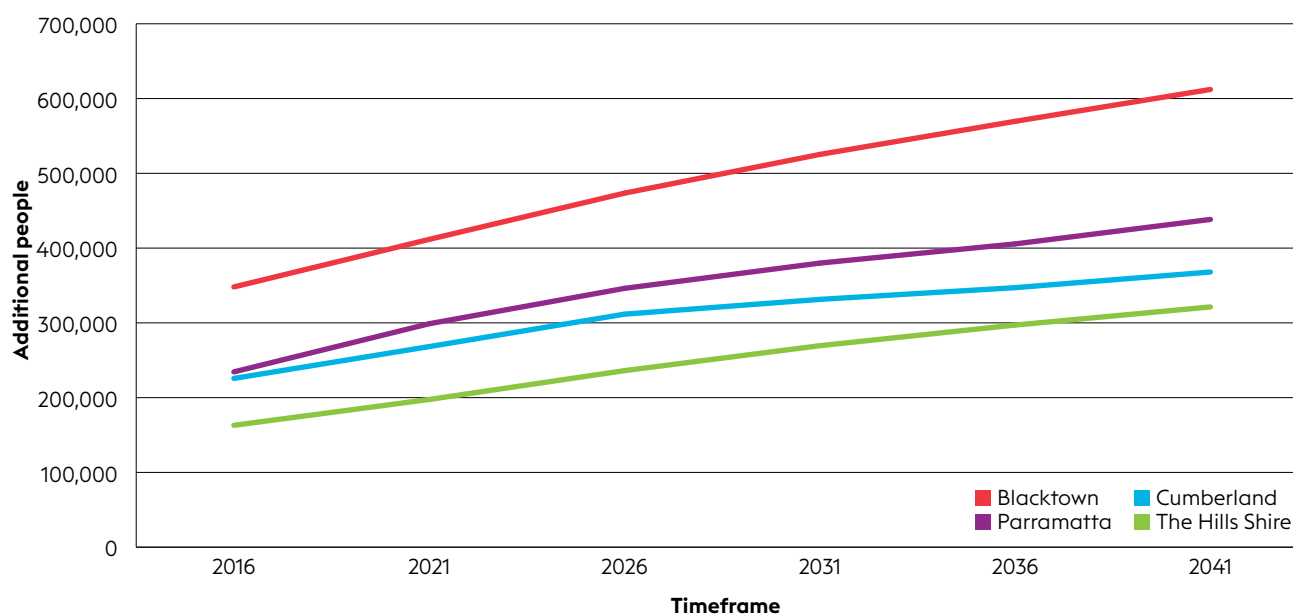
We are currently the largest populated LGA in NSW. The continued projected significant growth in our City will see demand for an additional 110,000 dwellings by 2041 to accommodate a projected population of 612,000 people. This will be close to double the number of dwellings from 2016. However this represents a reduction in the average annual growth rate over the next 25 years, as well as a reduction in average household size from 3.12 in 2016 to 2.88 in 2041.

The City’s growth rate is expected to double in the 5 year period from 2016 to 2021 to a population increase of over 60,000 people. The population growth is projected to be in excess of 40,000 in each 5 year period to 2041. This is largely driven by urban development in the North West Growth Area, which also saw the largest household size in the City in 2019.

Increased economic opportunities in Greater Parramatta, the Western Aerotropolis and within Blacktown will promote the attractiveness of residing in the LGA.



Central City District LGAs – comparative growth to 2041



Source: Department of Planning, Industry and Environment, Population Projections, 2019.

Total population projections – Blacktown LGA

Population totals	2016	2021	2026	2031	2036	2041
Total population	348,030	411,643	473,494	525,270	569,541	612,148
Total households	111,428	134,842	157,858	177,568	195,257	212,825
Average household size	3.12	3.05	3.00	2.96	2.92	2.88
Implied dwellings	116,803					223,092

Projected changes to population – Blacktown LGA

Population totals	2016–21	2021–26	2026–31	2031–36	2036–41
Total population change	63,613	61,851	51,776	44,271	42,607
Average annual population growth rate	3.41%	2.84%	2.10%	1.63%	1.45%
Total household size	23,414	23,016	19,710	17,689	17,568
Average annual household growth	3.89%	3.20%	2.38%	1.92%	1.74%

We are getting older

Blacktown City’s median age is around 33 years, which is younger than Greater Sydney (36 years). While being a relatively young community, there are significant changes forecast in the proportion of our population aged over 45, with the over 55 age group forecast to grow by more than any other age group by 2041.

In terms of absolute numbers in the various life-stage groups, those in a pre and post-retirement age (55 years plus) are expected to exhibit the greatest growth of almost 91,500 people. 35,000 of those additional people will be 75 plus.

The working age population (aged 15 to 64) is estimated to increase from 233,400 in 2016 to 394,250 in 2041 – an additional 160,850 people of working age. The number of children aged 14 and under is estimated to increase by 44,100 children, from 79,750 in 2016 to 123,850 in 2041. The number of people aged 65 and over

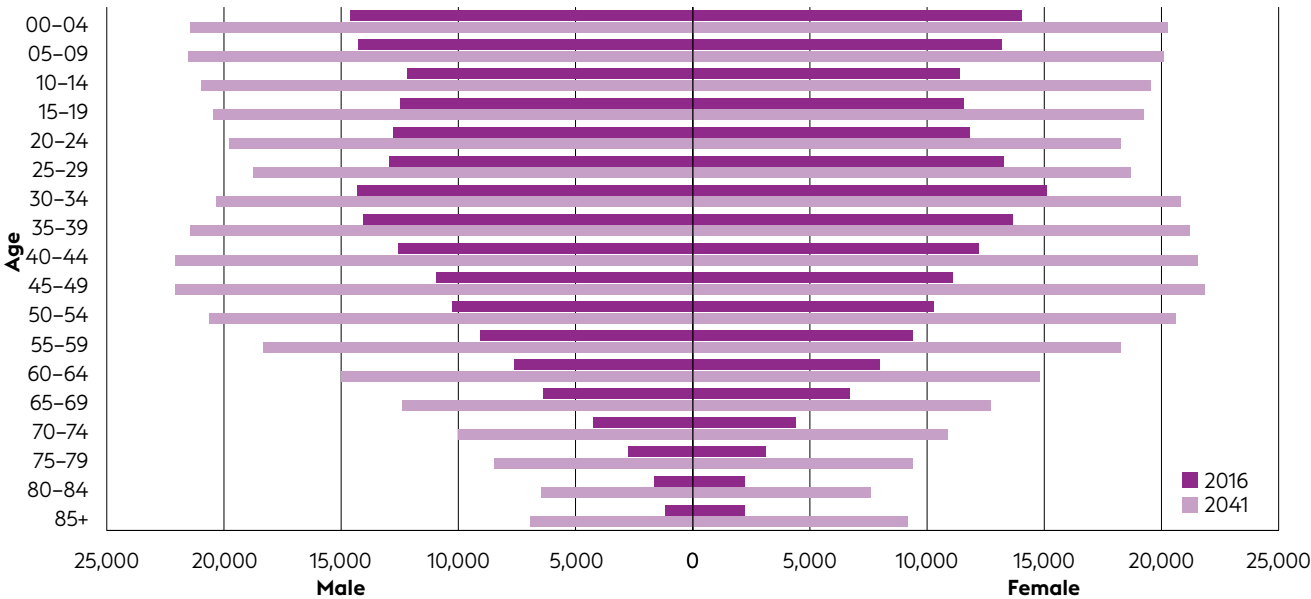
is estimated to increase from 34,900 in 2016 to 94,050 by 2041 – an increase of 59,150 people aged over 65.

In the next 20 years, newer suburbs in the North West Growth Area will see a significant increase in older people. This increased demand presents a challenge in ensuring older people have access to transport, services and facilities catering for an ageing population.

Key implications

- Increased demand for ‘ageing-in-place’ housing, smaller dwellings and aged care need to be provided for, as well as housing for larger families.
- Housing with convenient access to services for an ageing population will likely be required.

Historic and projected population



Source: Department of Planning, Industry and Environment, 2019.

11%

of people aged over 65 are employed, of which 52.5% are working full time and 44.8% part time

55.3%

own their own homes and 17.3% have a mortgage

1,640

are Department of Veterans Affairs pensioners

10.9%

are carers who provide unpaid assistance to a person with a disability, long term illness or old age

13.9%

provide unpaid care for children

Source: Social Profile 2020.



Our housing needs are becoming increasingly diverse

Dwellings (enumerated), trend, Blacktown City, 2011 to 2016

Blacktown City – dwellings (enumerated)		2016		2011		Change	
Dwelling type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Separate house	86,025	77.6	55.0	83,094	82.5	58.9	+2,931
Medium density	19,627	17.7	20.3	13,253	13.2	19.7	+6,374
High density	4,167	3.8	23.5	3,878	3.8	20.7	+289
Caravans, cabin, houseboat	281	0.3	0.2	326	0.3	0.2	-45
Other	333	0.3	0.5	153	0.2	0.4	+180
Not stated	367	0.3	0.4	75	0.1	0.1	+292
Total Private Dwellings	110,800	100.0	100.0	100,779	100.0	100.0	+10,021

Source: .id, 20019b.

The proportion of apartment housing in our City is low (4%) compared to Greater Sydney as a whole (28%) and Parramatta (38%). The proportion of medium density housing is similar to surrounding LGAs, Greater Sydney and Parramatta.

Household projections by type – Blacktown LGA

Household type	2016	2021	2026	2031	2036	2041
Couple only	20,302	25,435	30,211	33,211	33,972	37,670
Couple with children	51,722	60,921	69,852	77,120	82,556	87,204
Single parent	15,546	18,749	22,021	25,068	27,798	30,427
Multiple and other family households	5,459	6,497	7,473	8,287	9,032	9,805
Total family households	93,028	111,602	129,558	144,447	157,067	169,192
Lone person	16,011	20,355	24,989	29,483	34,171	39,139
Group	2,388	2,885	3,311	3,638	4,019	4,494
Total non-family households	18,400	23,241	28,300	33,121	38,190	43,633
Total	111,428	134,842	157,858	177,568	195,257	212,825

The growth in smaller households (lone or couple-only), is forecast to be as great as for larger households. Significant growth in single parent and group households is also forecast. Many of these households will likely have affordability concerns.

Aboriginal and Torres Strait Islander community

Our City has one of the largest Aboriginal and Torres Strait Islander populations in Australia – 2nd only in NSW to the Central Coast. In 2018, there were 11,782 people of Aboriginal and Torres Strait Islander background, 2.8% of the total population, which compares with 1.9% for the Greater Western Sydney Region and only 1.5% for Greater Sydney. A unique challenge is the higher percentage of Aboriginal and Torres Strait Islander people in social housing (32.4% compared to 15.7% in NSW) and renting in general (62.5% compared to 53.8% in NSW).

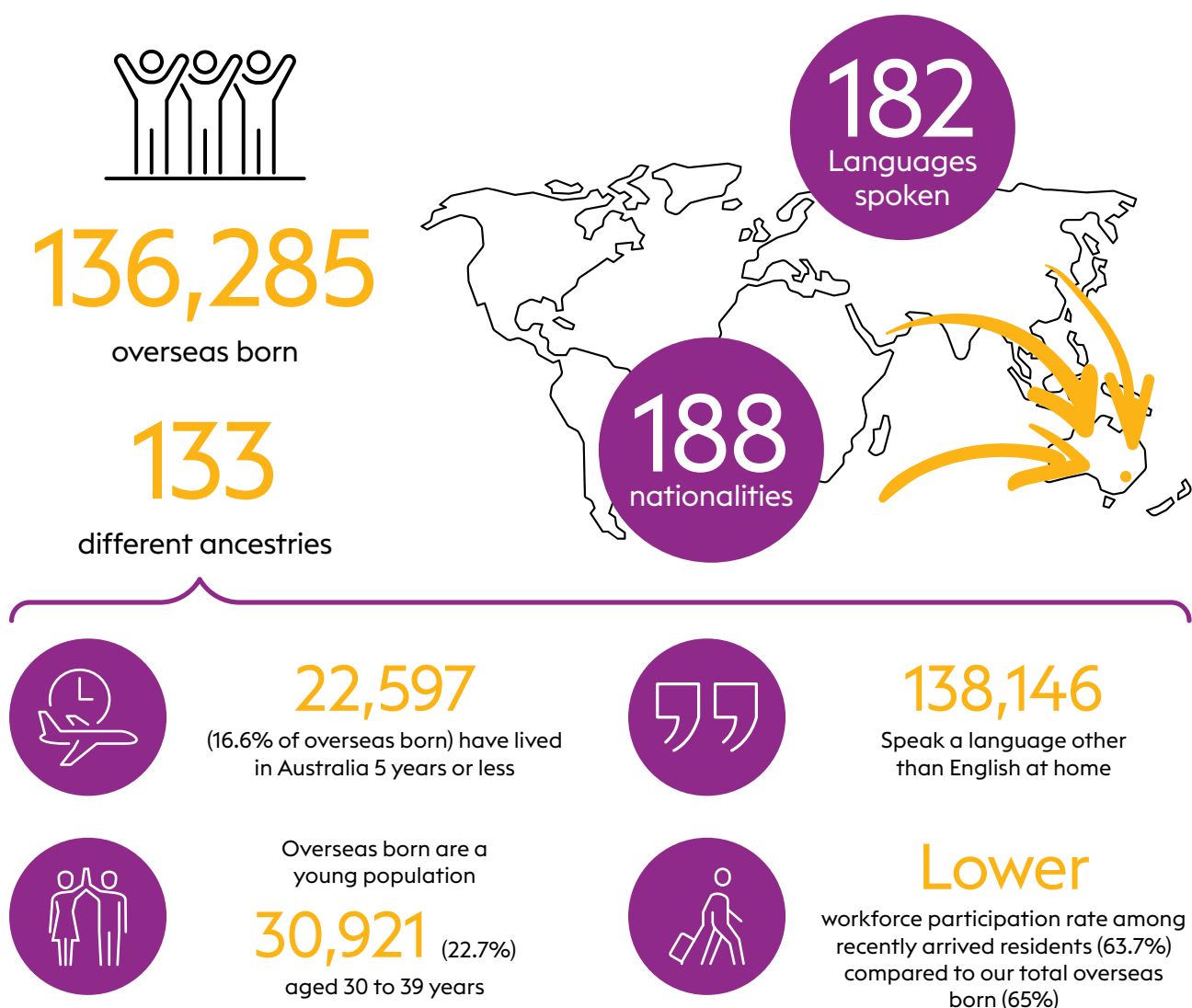
Cultural diversity

Blacktown City is a community of diverse birthplaces, languages and cultures. We represent 188 nationalities, 182 languages and 133 ancestries. Our increasingly multicultural LGA needs to cater for diversity, with cultural communities being anchors for our arriving migrants. The percentage of people born in Australia declined by 6% between 2006 and 2016, continuing a long-term trend.

While diversity brings many benefits to a community, it creates unique wellbeing challenges for migrants. These challenges include language barriers, loss of cultural identity, difficulty accessing services, distance from family and unemployment.

Key implications

- There is likely to be high demand for smaller types of dwellings across the City, in addition to continued demand for larger dwellings.
- There may be a difference in dwelling preferences among people from diverse cultural backgrounds, such as accommodating multi-generational families.
- There will be a need for increased affordable housing types and affordable housing.



Source: .id, 2019i.

Many households are experiencing housing stress

Rental and mortgage stress

Blacktown City experiences higher rates of housing stress than Greater Sydney, NSW or Australia. As at the 2016 census, 13.5% of all households in Blacktown City were experiencing housing stress. Housing stress is defined as being very low, low and moderate household incomes based on the Greater Sydney average, paying rent or having housing repayments greater than 30% of their household income.

Significant differences in rates of housing stress exist across the City, with the suburbs of Willmot (23.6%), Bidwill (23.0%), Mount Druitt, (22.0%), Blackett (20.3%) and Tregear (20.2%) experiencing extremely high housing stress at rates up to double the national rate. Conversely, established suburbs such as Kings Langley (5.9%), Kellyville Ridge (7.1%), Glenwood (7.3%), Colebee (7.4%) and Woodcroft (7.5%) experience substantially lower levels of housing stress.



Number of households in housing stress

13.5%

of households were identified as living with household stress a rate higher than

Greater Sydney **11.8%**

NSW **11.7%**

Australia **11.4%**

Source: Social Profile 2020.

Household income

Significant income inequality across Blacktown City creates a difference of almost \$2,000 in median weekly income between our highest and lowest suburbs.

The Blacktown City median household weekly income as at 2016 was \$1,711 compared to the Greater Sydney median of \$1,750. Blacktown's median household income is about 97% of the Greater Sydney median.

Median household incomes in Blacktown City increased overall at an average annual rate of 4.3% over the 2011–2016 period. This average annual increase exceeded inflation and notably that of Greater Sydney's median household incomes, which increased at an average of 3.9% per annum over the same period. However, this growth in median household income varies substantially across the City.



Highest

weekly median household income – Colebee

\$2,759

Lowest

weekly median household income – Bidwill

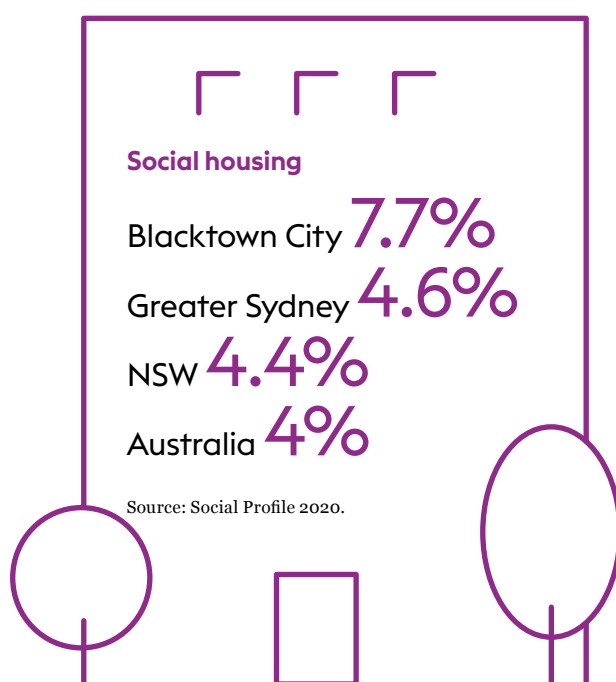
\$793

Source: Social Profile 2020.

Social housing

Social housing is a form of affordable rental housing and includes public, community and Aboriginal housing. Public housing is managed by the NSW Government, community housing providers and Aboriginal and Torres Strait Islander community housing providers. Social housing is often a safety net for people experiencing complex social disadvantage, housing stress or homelessness.

Blacktown City has played an important role in the provision of social housing for the Sydney Region, with over 9,750 State-owned dwellings in the City. Blacktown City has a number of suburbs with rates of social housing above the NSW rate of 4.4%. The housing stock comprises predominantly single dwellings (60%) and units (18%) with some townhouses (16%). The housing stock is ageing with more than half being over 60 years old. More than a dozen large social housing estates are located in the City. There are also smaller concentrations of social housing scattered across the City. The demand for social housing is higher in Blacktown City than across NSW.



Residents of Blacktown City continue to experience extremely long wait times for social housing. Blacktown City has substantially more social housing stock than other areas across Sydney, NSW or Australia.

Employment

Blacktown City has a different employment profile to NSW. Like NSW, we have a large number of people employed in health care, social assistance, retail trade and construction. We are however more reliant on employment in the manufacturing, transport, postal and warehousing sectors than is common across the State. A smaller proportion of our residents are employed in education and training and professional, scientific and technical services than the State average.

In March 2019, Blacktown City had a higher unemployment rate (5.1%) than NSW (4.3%) and Australia (5.0%). We also had a higher unemployment rate than is common across the region, including The Hills, Penrith and Parramatta. Cumberland has a particularly high unemployment rate at 8.2%.

The job to residents ratio for Blacktown City in 2018/19 was 0.75, meaning that there were fewer jobs than resident workers. Electricity, gas, water and waste services had the highest ratio (1.37), while the lowest ratio was found in financial and insurance services (0.14).

The number of people who work 'close to home' varies across Western Sydney. The proportion of people who live in the same local government area in which they work ranges from 22.5% in Cumberland, 30.6% in Blacktown and 38.6% in Penrith.

Key implications

- There is a need for increased supply of lower cost housing types.
- There is likely significant unmet demand for affordable housing tenure types.

Persons who live and work in the same local government area, western Sydney

38.6%	PENRITH
31.0%	THE HILLS
30.6%	BLACKTOWN CITY
27.2%	PARRAMATTA
22.5%	CUMBERLAND

Source: Social Profile 2020.

The demand for housing is increasing

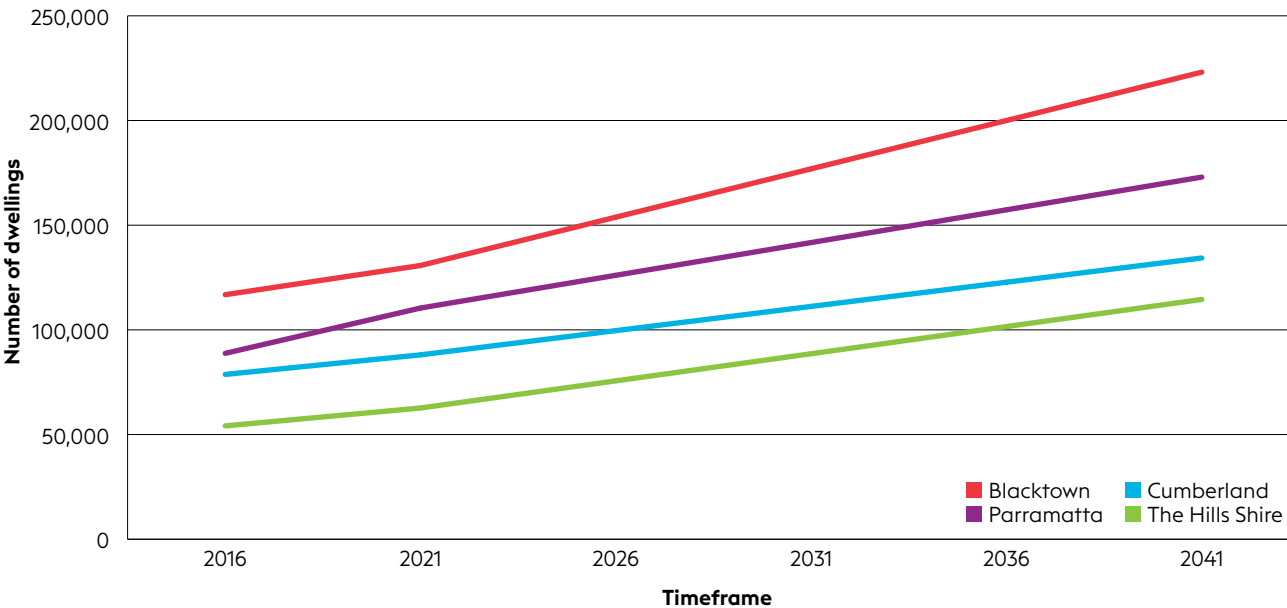
The demand for housing needs to consider a number of factors including:

- whether the number of people living in the City is expected to increase or decrease
- if we have sufficient housing for the forecast population
- if we have enough dwellings and capacity for future growth
- where our new dwellings will be built, and whether these are the right locations for the future needs of our residents
- the types of new dwellings being built
- the types of dwellings people need
- whether people who want to live in Blacktown City can afford to live here.

The NSW Government’s population projections forecast over 221,000 additional residents in Blacktown City between 2016 and 2036 (the life of this strategy), growing to over 264,000 additional residents to 2041. This is forecast to require over 83,000 additional dwellings by 2036, growing to over 106,000 additional dwellings by 2041.

The graph and table below compares the NSW Government’s dwelling requirements for the Central City District LGAs.

Implied dwelling requirements in the Central City District LGAs to 2041



Source: DPIE (2019) Implied dwelling forecasts incorporating 5-year dwelling targets under the Central City District Plan.

GSC housing supply targets and performance – LGA comparison for the Central City District

LGA	GSC Housing Target (0–5 years)	Expected Dwelling Completions	GSC Housing Target (6–10 years)	Expected Dwelling Completions
	2016–17 to 2020–21	Actual 2016–17 to 2018–19 Forecast 2019–20 and 2020–21	2021–22 to 2025–26	Forecast 2019–20 to 2023–24
Blacktown	13,950	16,860	16,500–18,500	18,700
Cumberland	9,350	10,757	10,000–12,500	12,652
Parramatta	21,650	20,006	22,500–25,000	17,822
The Hills Shire	8,550	10,846	9,500–11,500	12,686

Source: NSW Government Local Government Area Data – Blacktown Data Information Pack 2020.

Our analysis indicates that under our existing planning controls we have capacity for over 97,000 additional dwellings. This is well over the NSW Government's implied dwelling projections, which estimate that approximately 85,000 additional dwellings will be required over the 20 year period 2016 to 2036. The dwelling pipeline would suggest that between 20,000 and 22,000 additional dwellings are likely required in each 5-year period to 2036 and beyond.

However, a key consideration is the diversity and distribution of housing across the City, to ensure it caters for the changing demographic needs and affordability within the City. A significant proportion of all households by 2041 will be smaller, usually comprising aged, single and couple-only households, and those with often increased financial pressure such as single parent households. The City will need a strong supply of both lower density housing and other diverse medium and higher density dwelling types such as apartments, attached dwellings and townhouses.

Key implications

- Dwelling supply under existing planning controls can meet the NSW Government's implied dwelling forecasts.
- The pipeline would suggest that between 20,000 and 22,000 additional dwellings are likely required in each 5-year period to 2036 and beyond. This is achievable under our current planning framework.
- However, greater diversity of dwellings is required to cater for changing demographics and affordability considerations across the City.

Housing for particular needs

Social and affordable housing

There are long wait times for social housing (5–10 years and up to 10–15 years for larger dwellings), which is indicative of undersupply. There are currently 2,300 households on the waiting list for social and community housing. A decline in social housing stock over the last decade has exacerbated undersupply. As at 2016, it was estimated that a minimum of 9,200 additional affordable housing dwellings could be utilised if they were available, by eligible households. This demand could escalate to 15,000–20,000 more affordable homes required in the LGA by 2036.

Housing for older people

An estimated 34,769 people who are 65 years and over reside in our city. The majority of our older residents are long term residents. Blacktown City has a lower percentage in this age group (10.2%) than Greater Sydney (13.9%) and NSW (16.3%).

The residential aged care room capacity in our City is 1,762. The growth of over 80-year-olds will be substantial by 2041 (373% growth in people over 85+ years and 263% growth in people 80–84 years). While the life expectancy and independence of older people in Australia is improving generally, people over 80 years of age are considered in the frail aged category and often require care at some stage. Based on projected growth, frail persons and the number of places currently available, there could be a deficit of approximately 3,500 aged care places by 2041.

Lower cost residential accommodation types

There were 57 boarding house-style residential rooms in 8 facilities in Blacktown City as at 2016. This can also include student accommodation in some forms. These provide an important source of low-cost accommodation for those in need.

People with a disability

Blacktown City has a larger proportion of people living with a disability across all age groups compared to Greater Sydney. 5.1% of Blacktown City's population live with a disability and require assistance in their daily lives. People living with a disability face unique challenges to their wellbeing and full participation in the community. This difference is particularly marked in the over 70 age group, with a much higher proportion of people over 85 years old requiring assistance with daily living (59.8%) compared to Greater Sydney (50.4%).

The number of people living with a disability in our city is growing, with an increase of 3,447 people between 2011 and 2016. The majority of this growth occurred in the 60 years and older age group (1,805 people), followed by the 20 to 59 age group (1,010 people) and then young people under 20 (632 people).

Key implications

- There is a need to consider appropriate mechanisms to boost the supply of affordable market housing, including consideration of a regional approach, innovative building forms and construction methods.
- We need to work with NSW Government agencies to renew social housing estates to deliver housing targeted to our community's needs and boost the supply of affordable housing tenure types.

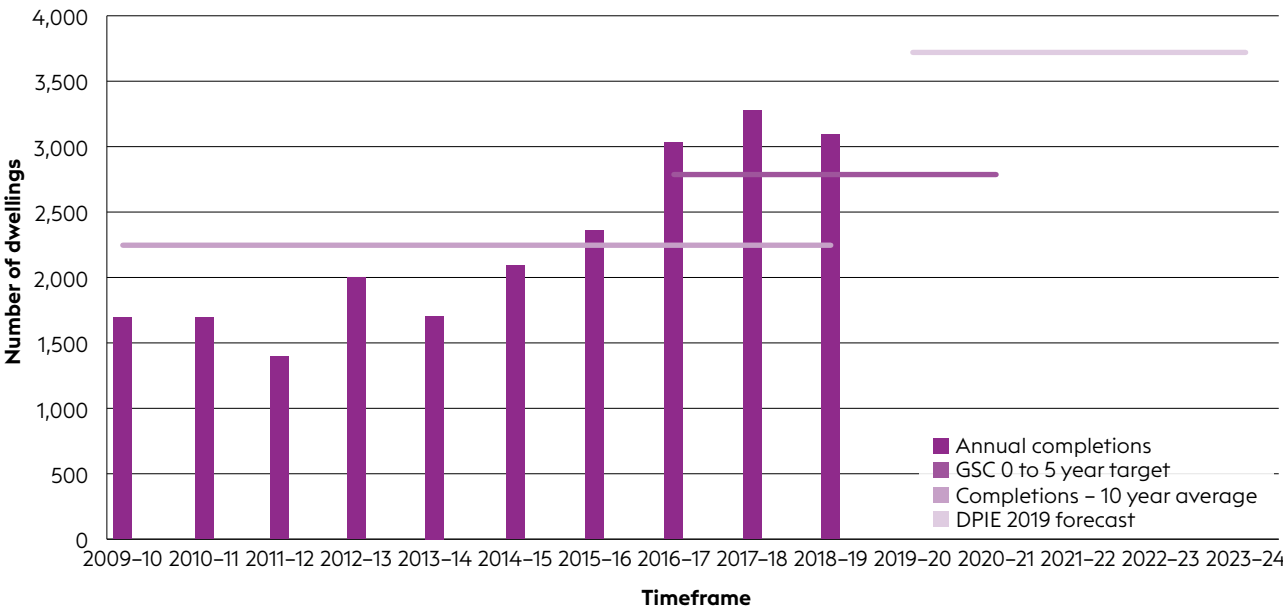
Housing supply is increasing

The City has sufficient capacity to provide housing in established and greenfield release areas. We have a strong tradition of providing quality, well-planned and accessible new communities in response to Sydney’s demands from population expansion. Traditionally, since the 1970s, the City has played an important role in providing housing in Greater Sydney and, since the early 1980s, has been one of the largest producers of new residential lots in the Sydney region.

The City recorded around 110,800 total dwellings in the 2016 Census. As at December 2017, there were approximately 32,000 dwellings either completed since 2016 or in the development pipeline (under construction, approved or under assessment). The residential pipeline is significantly in excess of our 5-year (2016–2021) housing supply target of 13,950 outlined in the District Plan. Between 2016 and December 2019, approximately 72% of all housing completions and approvals were detached, while multi-dwellings accounted for 33% of dwellings.

Development capacity within the current planning framework, Blacktown Local Environmental Plan 2015 and the Growth Centres SEPP that applies to the NWGA, is sufficient to meet and exceed projected housing demand to 2036. Blacktown City has an estimated planning capacity of over 97,000+ dwellings, excluding secondary dwellings. This includes any capacity taken up between 2016 and the remaining residential pipeline. While housing capacity under the existing planning framework is assessed to be sufficient to meet total future housing demand, much of forecast development supply (and activity) is in the NWGA.

Housing supply target and performance – Blacktown LGA



Sources: NSW Government Local Government Area Data – Blacktown Data Information Pack 2020.

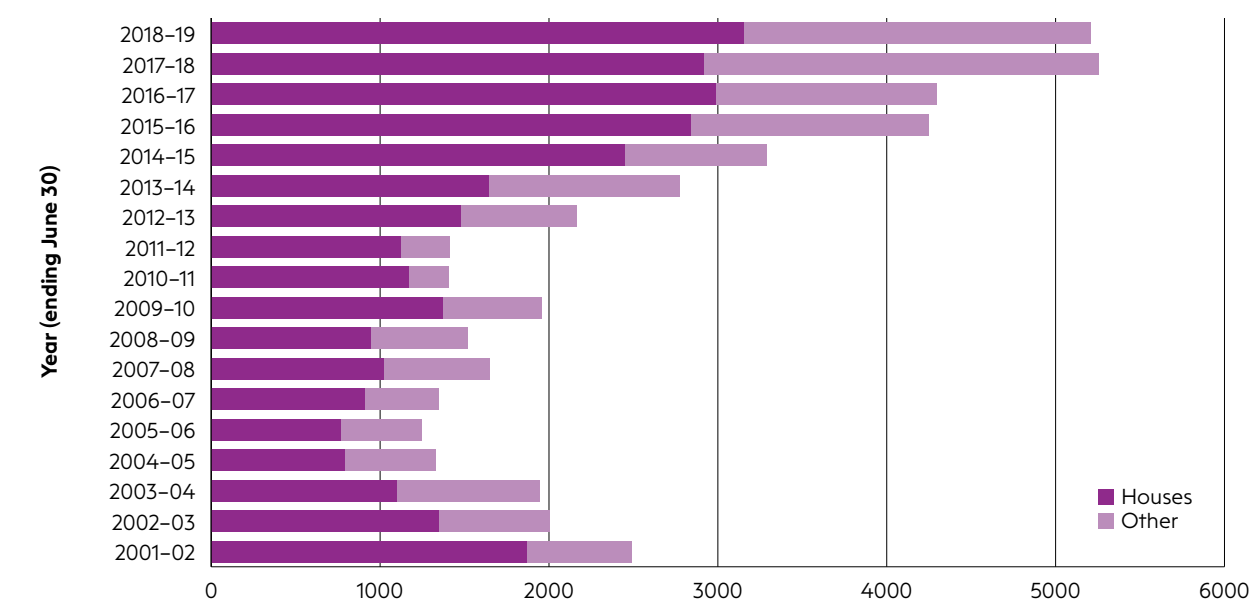
Building approvals

Blacktown City’s building approvals are a leading indicator of the general level of new residential development, economic activity, employment and investment, as well as indicating how much residential and non-residential construction is in the pipeline.

The value of total building approvals has trended upwards since 2008–09 and indicates construction is a leading factor in our economic growth. Residential building approvals is the number of dwellings under

construction or to be constructed based on building approval data, giving an indication of the continued supply likely in a community. In Blacktown City there were 5,208 residential building approvals in the financial year 2018–19. Residential building approvals for an area can be highly variable over time and are susceptible to economic, political and market forces. The ongoing upward trend in approvals is an indication of both the growth and health of the local economy.

Number of residential approvals, houses and other, Blacktown City, 2001–2019

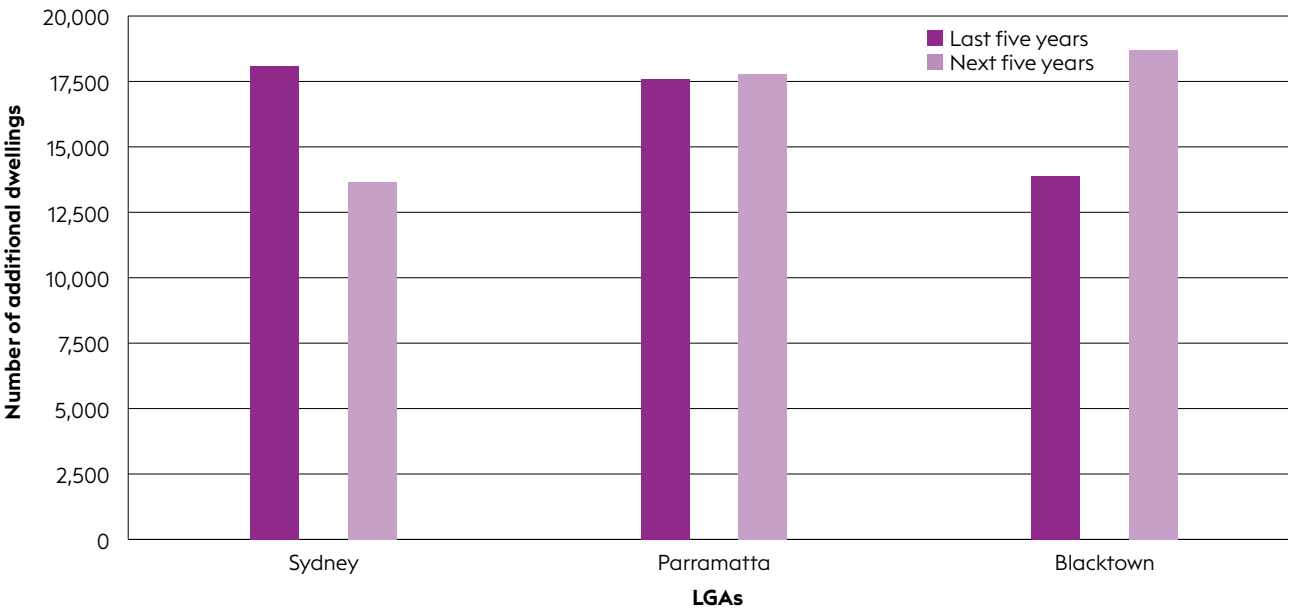


Sources: Australian Bureau of Statistics.

Top 3 LGAs for new housing supply

Between 2014–15 and 2018–19, Blacktown City produced the 3rd largest number of dwellings in Sydney of 13,900. However, it is forecast to produce the largest number of dwellings between 2019–20 to 2023–24 of 18,700. The graph below shows the 3 LGAs in Sydney with the highest number of additional homes built over the last 5 years (Financial years 2014-15 to 2018-19) and the highest forecast of additional dwellings over the next 5 years (Financial years 2019-20 to 2023-24).

Dwelling growth over the last 5 years and forecast next 5 years



Source: NSW Department of Planning, Industry and Environment population and implied dwelling projections (2019).

Dwelling Tenancy

Blacktown City has a larger proportion (over 75%) of separate dwellings than is typical in Greater Sydney. The number of residential dwellings other than houses has also generally risen and reflects the increasing diversity of houses being developed across the City, especially in our Urban Renewal Precincts.

The majority of dwellings in the City are owned (40% mortgage and 22% outright). There has been growth in home ownership of nearly 10,000 dwellings between 2006 and 2016. However, the proportion of owner-occupier households has fallen during this period. Compared to the District LGAs of Cumberland, Parramatta and The Hills, Blacktown has the lowest percentage of owned-outright tenure.

More than half (53.4%) of homes across the Riverstone and Marsden Park Precincts, comprising a number of new release areas, are being purchased with a mortgage. Outright home ownership is highest in the Blacktown Precinct (25.8%). The Mount Druitt Precinct has lower rates of ownership and mortgages, but higher instances of renting and significantly larger numbers of social housing (12.4%).

The number of households renting increased by 23.6% between 2006 and 2016. Renting is a more common tenure type in the Blacktown and Mount Druitt Precincts (32% and 35% of households respectively) than in the Riverstone and Marsden Park Precincts (22% and 19% respectively).

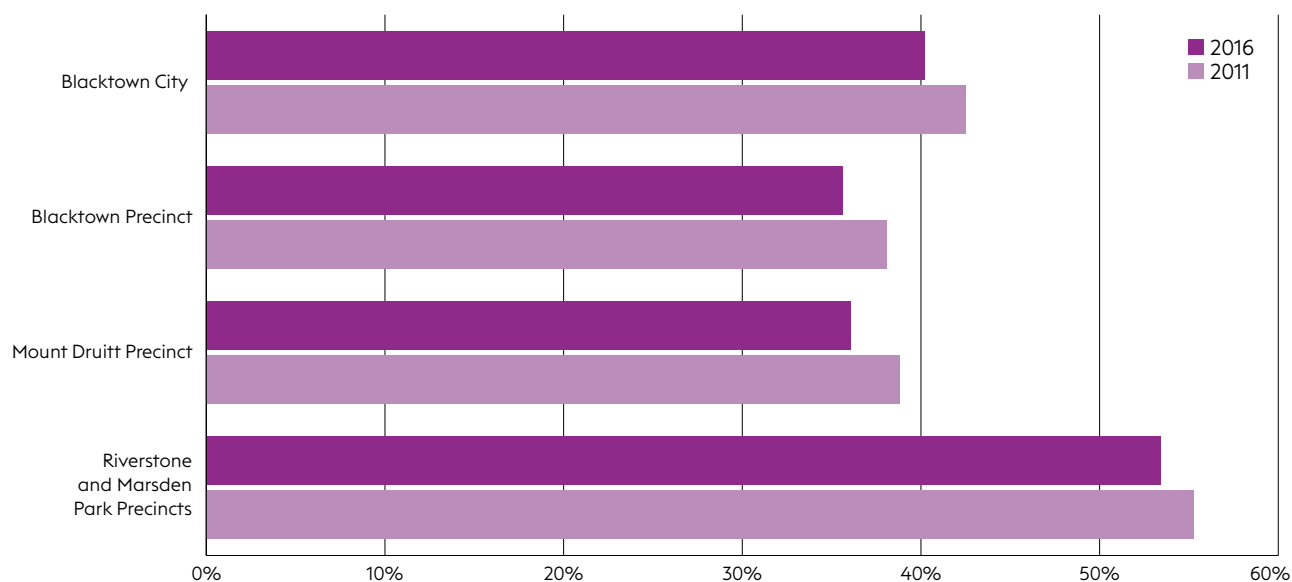
The percentage of renting households in Blacktown (31%) is in the mid-range compared to District LGAs as at 2016. Cumberland (16.9%) has lower rental rates, while Parramatta (38.5%) and The Hills (39.6%) have higher rates of renting households.

What does adequate housing look like?

- legal security
- services
- infrastructure
- affordability
- location
- culturally appropriate

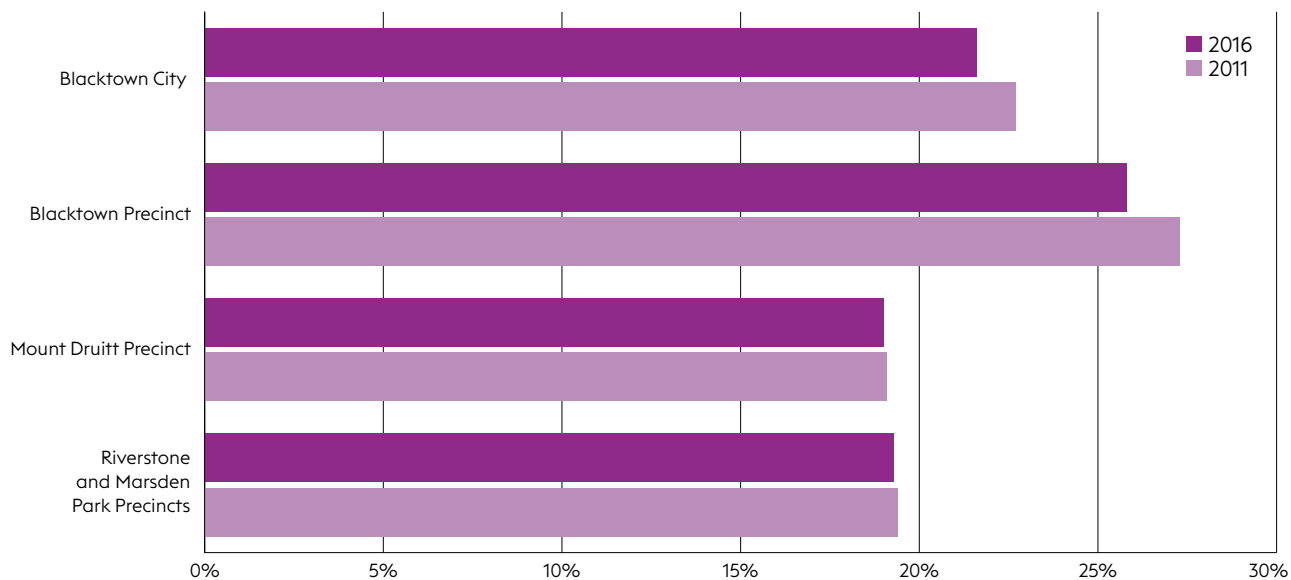
However, Blacktown City has 8% of households renting social housing, which is a much greater percentage of dwelling mix than surrounding LGAs. Those renting in the private market in Blacktown represent approximately 23% of households, and therefore on the lower end of the scale of proportion of households renting in the private market.

Households with a mortgage, Blacktown City and precincts, 2011, 2016



Source: Social Profile 2020.

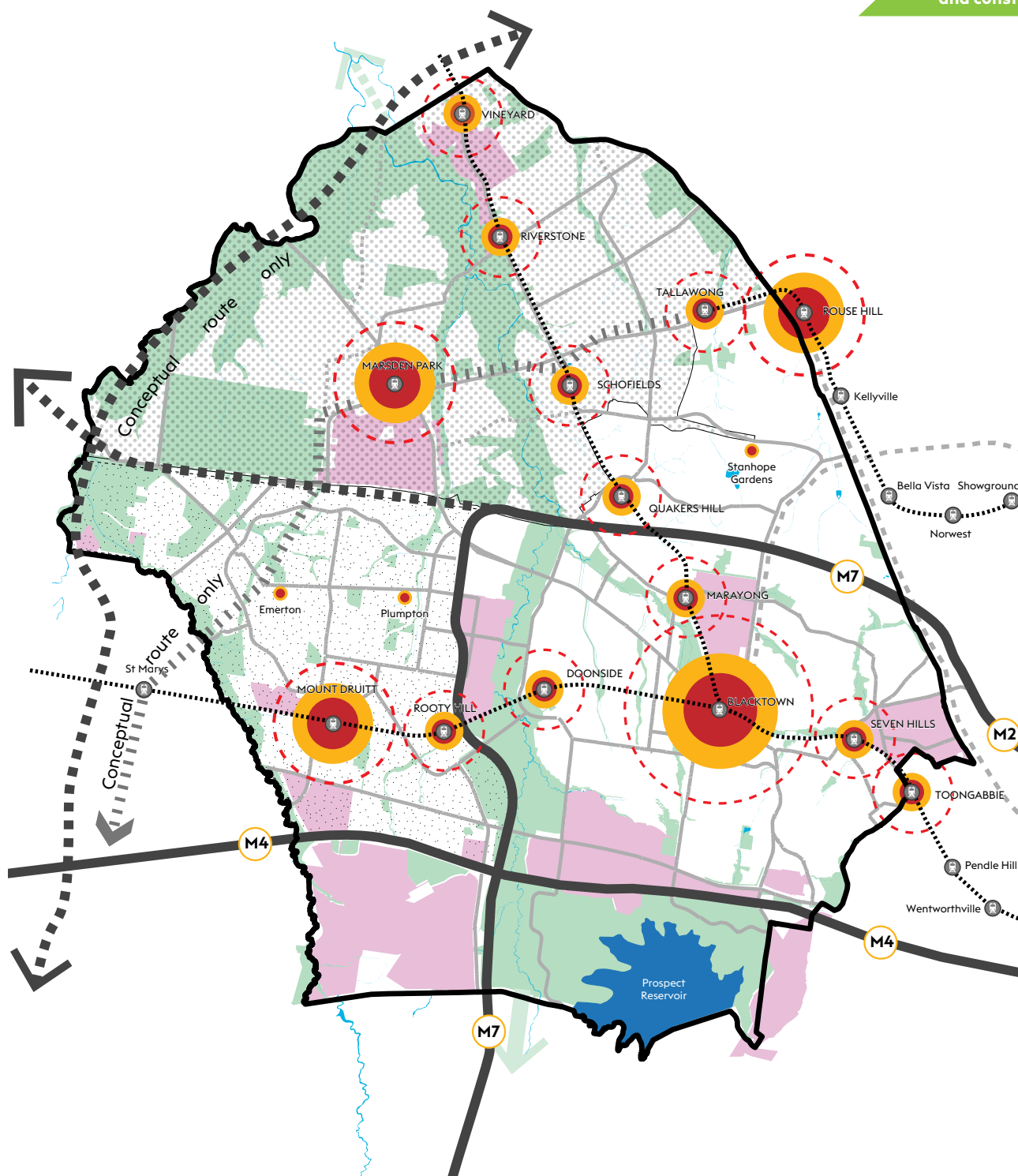
Households fully owned, Blacktown City and precincts, 2011, 2016



Source: Social Profile 2020.

Section 3

Land use opportunities and constraints



LEGEND

- Existing rail network and stations
- Proposed rail network and stations (conceptual route only)
- Major roads
- Proposed roads
- Motorways

- Proposed motorways (conceptual route only)
- Transitway
- Employment areas
- Key centres
- Urban Renewal Precincts

- Strategic Centres
- North West Growth Area
- Greater Penrith to Eastern Creek Growth Investigation Area
- Open space and/or floodplain
- Waterways

Blacktown City Structure Plan

Land use opportunities and constraints

To plan for sustainable growth, our City has four distinct precincts bounded by natural creek systems, parklands and/or transport corridors. Planning the City in precincts enables us to focus on the different market supply and demand profiles, local character of places, and to allow for the orderly and economic development of housing and supporting infrastructure.

Each Precinct is serviced by a Strategic Centre, each with its own economic, social and environmental characteristics that influence how it grows and develops, and each will have sufficient and diverse housing to cater for its growing population.

Infrastructure is often a catalyst for growth. The delivery of new housing must be coordinated with infrastructure such as public transport and services. Better connections between where people live and their work, education and services will help Blacktown City to be a 30-minute city – a place where everyone can reach their nearest metropolitan or strategic centre within 30 minutes by public transport. We are working with the NSW Government and the private sector to plan and build infrastructure in Blacktown City in the right place, at the right time.

Place-based planning

Place-based planning will occur within each Strategic Centre and Urban Renewal Precinct to investigate opportunities for supply, diversity and affordability of housing in locations supported by employment opportunities, services, transport and infrastructure. This planning will assess:

- dwelling market demand and supply
- residential development feasibility
- urban design characteristics
- necessary supporting infrastructure.

Statutory amendments will be made to implement the recommendations from the place-based masterplans through a staged and coordinated manner. This approach allows the orderly distribution of development, targeted infrastructure investment and avoids an oversupply of housing.

Distribution of NSW Government dwelling and population forecasts

Precincts	Dwellings			Population		
	2016–2021 (0–5 years)	2016–2026 (6–10 years)	2016–2036 (20 years)	2016–2021 (0–5 years)	2016–2026 (6–10 years)	2016–2036 (20 years)
Blacktown	2,000–3,000	3,000–4,000	8,000–10,000	10,000–12,000	23,000–25,000	49,000–51,000
Mount Druitt	1,000–2,000	1,000–2,000	4,000–6,000	5,000–7,000	12,000–14,000	26,000–28,000
Marsden Park	3,000–4,000	4,000–5,000	12,000–14,000	16,000–18,000	31,000–33,000	68,000–70,000
Riverstone	6,000–7,000	7,000–8,000	13,000–15,000	27,000–29,000	54,000–56,000	74,000–76,000
Projected total	13,950	16,500–18,500	39,000–41,000	63,613	125,464	221,511

This table shows how the NSW Government’s dwelling and population forecasts are expected to be distributed across the four precincts in the City over 5 year, 10 year and 20 year periods between 2016-2036. This distribution will be monitored and refined as information becomes available on population estimates, and dwelling and household data. It will also be informed by monitoring of development activity in the North West Growth Area and detailed place-based planning for each of the Urban Renewal Precincts that will inform the growth capacity and market feasibility of development within each centre.

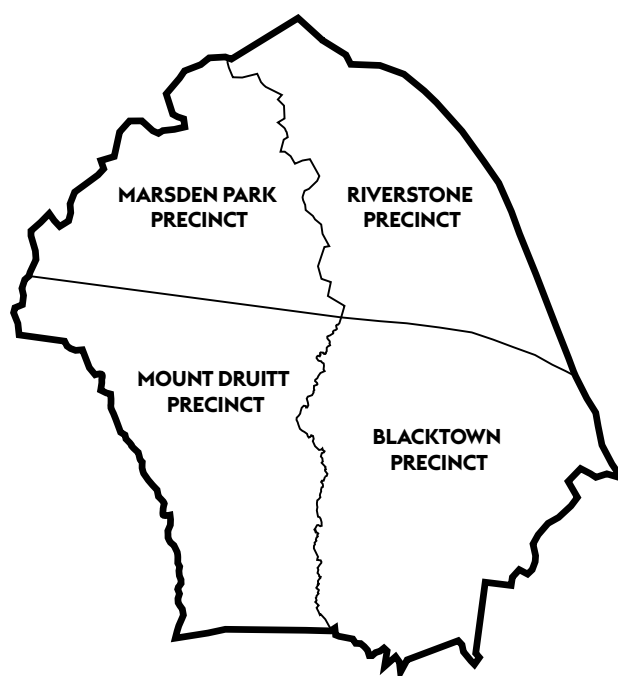
Greenfield planning

The remaining greenfield land in Blacktown City is located to the north. The North West Growth Area was identified as a greenfield growth area by the NSW Government in 2006, to facilitate new urban development as part of the Government's Metropolitan Strategy to manage future growth and change in Sydney.

Detailed precinct plans and supporting technical studies are prepared for each Precinct within the NWGA by the NSW Government, and released progressively for community consultation before being enacted through amendments to the Growth Centres SEPP.

Approximately 70% of the NWGA lies within Blacktown City, comprising 7,700 ha of land which has been rezoned or is in the process of being rezoned from predominantly rural to urban land uses. This is a significant and relatively rapid change to the appearance and composition of a large part of Blacktown, with distinctive challenges, particularly in the provision of social and physical infrastructure to enable development and in meeting the needs of the new population.

Blacktown's Precincts



Infill planning

Some areas outside the URPs may have desirable elements for increased housing densities. There may be opportunities for a variety of housing types and dwelling sizes. We will investigate the suitability of planning for a modest increase in residential density in areas which have high levels of amenity, such as good access to:

- a public transport network which is well linked to centres and nearby residential areas
- local facilities such as open space, schools or community facilities
- market demand for and the economic feasibility of increased housing in the area.

Low density planning

Outside the URPs the Housing Strategy seeks to protect the character of Blacktown's low density residential environment. Blacktown's out-of-centre residential lands are predominantly characterised by low density housing forms, with scattered ad hoc low to medium density housing in the form of dual occupancy dwellings, integrated housing, townhouses and villa developments. This pattern of development evolved under an historic zoning policy from 1988 that permitted medium density housing in all residential zones across the City.

The current policy reflects the potential adverse impact of medium density housing on the amenity of adjoining single dwellings in terms of bulk, overshadowing and privacy. It also reflects the community's growing opposition to such development in low density areas.

The Housing Strategy preserves most of Blacktown's out-of-centre residential lands for low density housing by prohibiting medium to high density housing such as townhouses and residential flat buildings. A certain level of development potential is provided for in the R2 Low Density Residential zone due to the permissibility of secondary dwellings and dual occupancies.

Blacktown Precinct



The Blacktown Precinct is bounded to the north by the M7 Motorway, to the west by Eastern Creek and to the east and south by our boundaries with Parramatta, Cumberland and Fairfield LGAs.

Most new infill housing will be developed in this precinct over the next 20 years, generally in the Blacktown Strategic Centre and Urban Renewal Precincts at Seven Hills, Doonside and Toongabbie. Detailed local planning and community consultation will determine the housing and employment capacity of each centre.

Blacktown Strategic Centre will transform to create a diversity of new jobs and housing opportunities. Initiatives include a Blacktown health and education precinct, identified in the Region Plan and District Plan and associated with the expanded Blacktown Hospital, a university campus in the Blacktown CBD, the Warrick Lane redevelopment and renewal of the Blacktown employment precinct.

Formalising the Blacktown outer ring road will better distribute regional traffic around the Strategic Centre, removing cars from the busy centre and making it a place in which it is more pleasant to spend time. Improved active and public transport connections will address amenity, access and severance issues. Everyone living in the Blacktown City Precinct will be able to access the Blacktown Strategic Centre within 30 minutes by public transport.

Prospect Reservoir and its surrounding bushland, open space and waterways will be enjoyed by more people. It provides a unique opportunity to create Sydney's best cycleway and walking trail around the Reservoir and non-motorised water-based recreation and tourism.

Green Grid connections will be funded by the NSW Government along Toongabbie Creek, Blacktown Creek and the Western Sydney Parklands. Nurraringy Reserve, Featherdale Wildlife Park, Raging Waters Sydney waterpark, Blacktown Motorsports Precinct and Sydney Zoo will provide recreational and tourism opportunities for residents and visitors.

The Blacktown Precinct has a remaining market capacity under existing planning controls of just over 10,000 dwellings, with over 3,700 dwellings already in the development pipeline since 2016. This indicates strong demand, to be met by a greater supply of diverse housing.

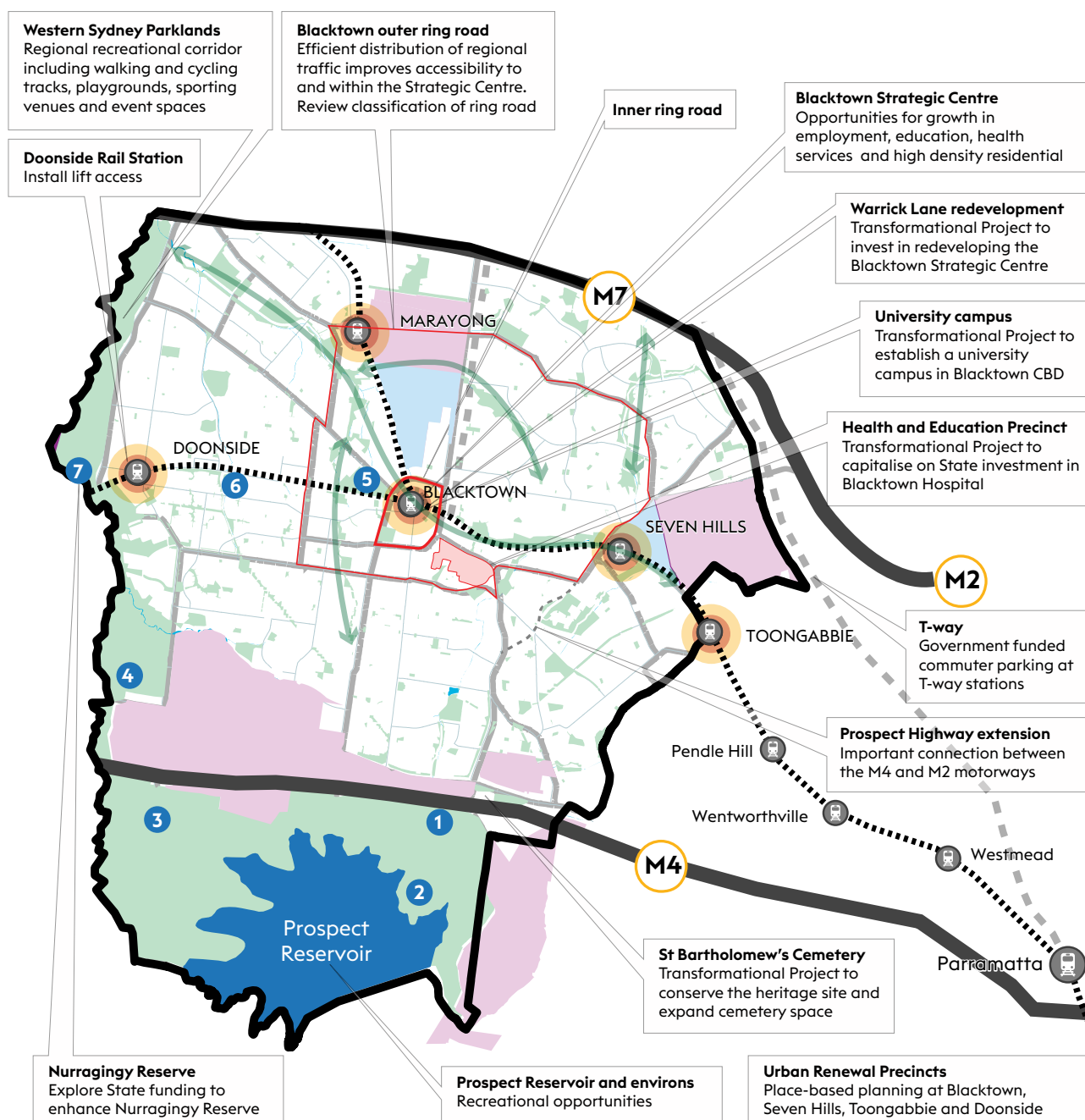
The Blacktown Precinct community values:

- having easy access to work, facilities and services
- being close to transport like buses and trains
- having a strong community spirit.

Expected market demand in the Blacktown Precinct

Blacktown Precinct – growth area	Market demand timeframe
Blacktown Strategic Centre	Short (0–5 years)
Marayong Urban Renewal Precinct	Medium (6–10 years)
Toongabbie Urban Renewal Precinct	Short (0–5 years)
Seven Hills Urban Renewal Precinct	Short (0–5 years)
Doonside Urban Renewal Precinct	Long (10+ years)
Remaining (infill and low density)	Ongoing

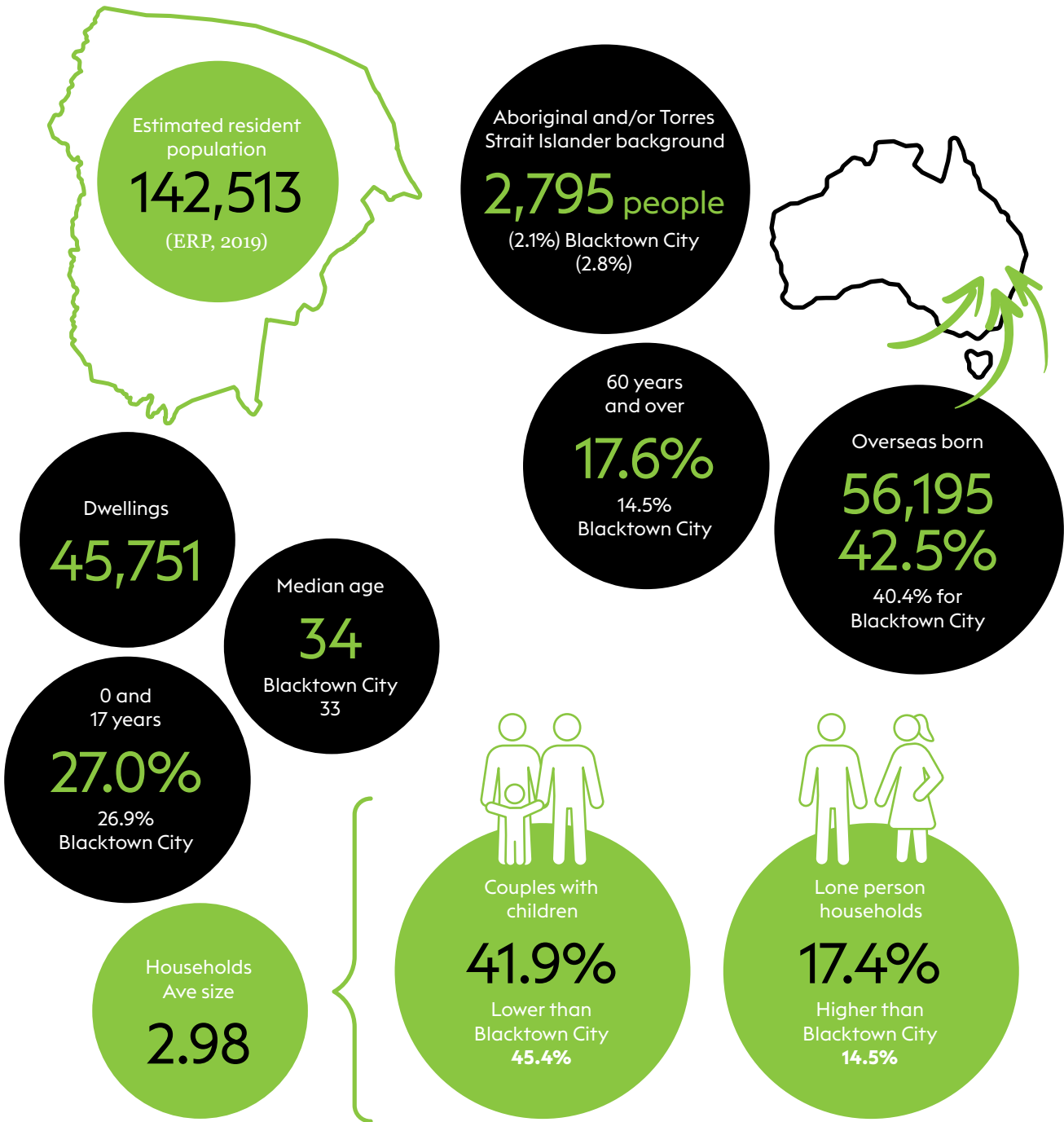
The table lists the development timeframes from 2020 for the Blacktown Strategic Centre, Urban Renewal Precincts and the remaining infill and low density areas. Place-based planning will occur for each of the growth areas to understand the planning capacity of each centre, market feasibility and infrastructure needs. Ongoing development monitoring will also occur to ensure that there is sufficient capacity for the right types of housing, in the right centres, to meet market demand.



Blacktown Precinct Structure Plan

Population highlights

The Blacktown Precinct encompasses the suburbs and localities of Arndell Park, Blacktown, Doonside, Huntingwood, Kings Langley, Kings Park, Lalor Park, Marayong, Seven Hills and Woodcroft, the Blacktown City parts of Prospect and Toongabbie, and parts of Bungarribee, Eastern Creek and Quakers Hill.



Source: Social Profile 2020.

Growing communities



India



Sri Lanka



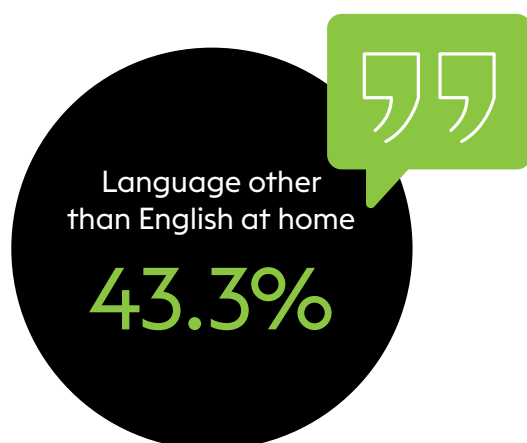
Philippines



China



New Zealand



Top languages spoken

- Filipino/Tagalog
- Punjabi
- Hindi
- Arabic
- Tamil
- Mandarin
- Gujarati
- Cantonese
- Persian
- Turkish



University
qualification
22.0%

Blacktown City
22.0%



Trade
qualification
17.0%

Blacktown City
16.9%



Workforce
participation
61.7%

Blacktown City
62.8%



Unemployment
rate
7.3%

Blacktown City
7.3%

Need day-to-day help due to disability

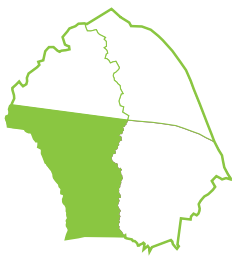
7,325 people or 5.5%

Blacktown City
5.1%



Source: Social Profile 2020.

Mount Druitt Precinct



The Mount Druitt Precinct is bounded to the north by the Castlereagh Freeway reservation, to the east by Eastern Creek, to the south by the boundary with Fairfield LGA, and to the west by Ropes Creek and South Creek which form the boundary with Penrith LGA.

The Mount Druitt Strategic Centre provides a mix of homes and jobs, as well as social support services, education, training and employment. Renewal of the centre will promote more government jobs and the expansion of TAFE. Urban renewal at Rooty Hill will bring a diversity of new homes to the area and connections to the Western Sydney Parklands.

The northern suburbs of Mount Druitt could be transformed through the development and renewal associated with the Sydney Metro rail connection from Marsden Park to St Marys. New Sydney Metro stations would make it easier for people who live in Mount Druitt to get to work, education and services, especially given the traditionally poor access to public transport in the area.

The Western Sydney Employment Area to the south provides logistics, distribution and warehousing development and connects to arterial roads and Sydney's motorway network on the M4 and M7. Greater integration between the employment area and the Mount Druitt Precinct is needed. Improved connectivity across the Castlereagh Freeway will enhance equitable access to employment opportunities in the Marsden Park employment area.

New recreational development around Rooty Hill and Bungarribee, such as Sydney Coliseum Theatre, Sydney Zoo and Bungarribee Tourist Hub, together with the location of Western Sydney sports teams in major sports codes – including the Western Sydney Wanderers – will revitalise the precinct and attract more visitors. The masterplan for Blacktown International Sportspark and investment in an International Centre for Training Excellence will also bring new people and jobs to the precinct and will benefit from improved access via ramps from Eastern Road to the M7.

The Western Sydney Parklands helps to create cooler and greener neighbourhoods and provide a continuous parkland corridor and recreation areas through Blacktown City. The Parklands help to retain water in the landscape and are essential to helping us manage stormwater and flooding in the area.

The South Creek and Ropes Creek corridors provide a north-south network of ecologically valuable lands and a diverse and connected sequence of recreational open spaces, walking and cycling trails.

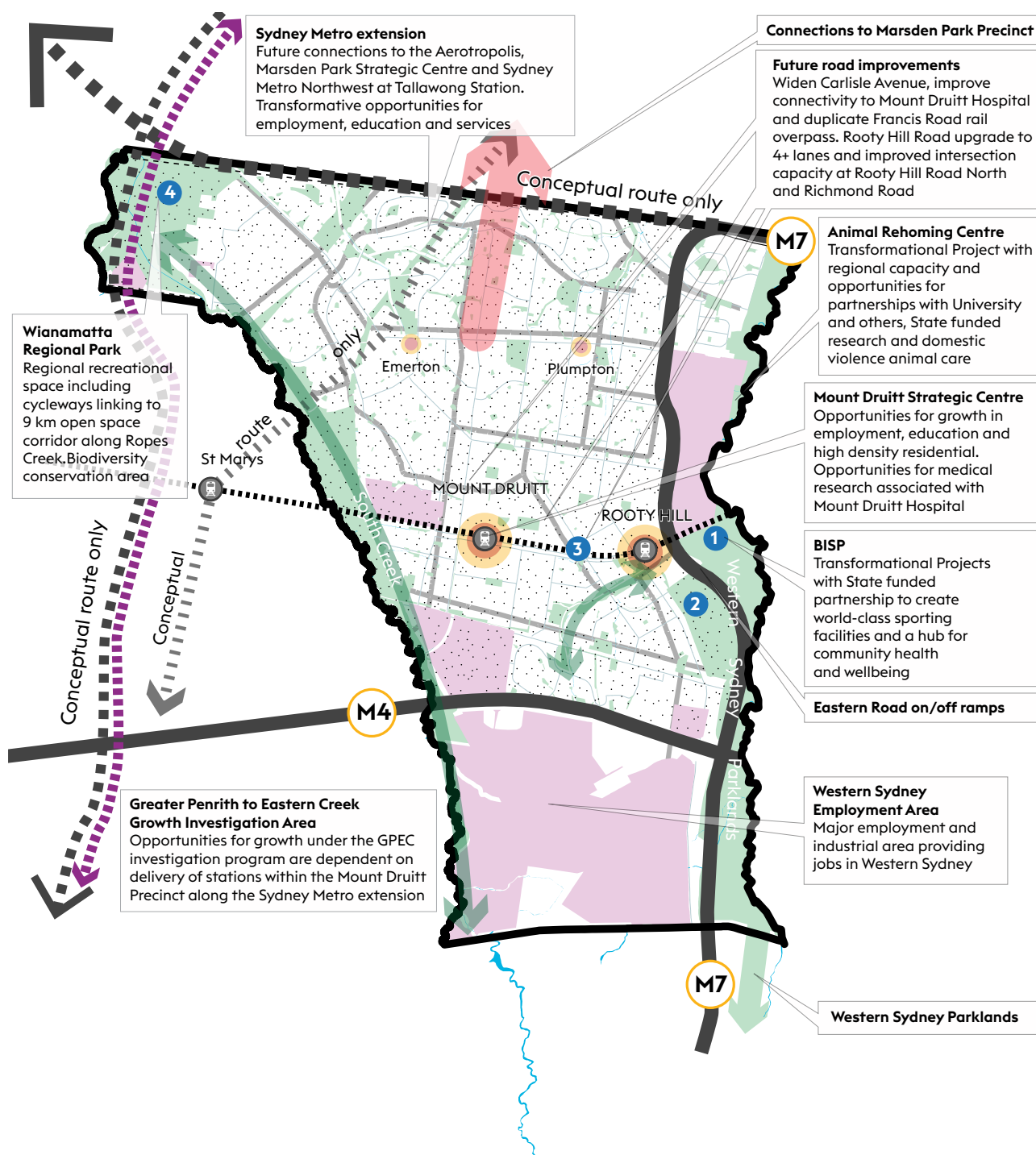
The Mount Druitt community values:

- having easy access to work, facilities and services
- living in a friendly place
- living in a quiet place.

Expected market demand in the Mount Druitt Precinct

Mount Druitt Precinct	Market demand timeframe
Mount Druitt Strategic Centre	Short (0–5 years)
Rooty Hill Urban Renewal Precinct	Medium (6–10 years)
Remaining (infill and low density)	Ongoing

The table lists the development timeframes from 2020 for the Mount Druitt Strategic Centre, Urban Renewal Precinct and the remaining infill and low density areas. Place-based planning will occur for each growth area to understand the planning capacity of each centre, market feasibility and infrastructure needs. Ongoing development monitoring will also occur to ensure that there is sufficient capacity of the right types of housing, in the right centres, to meet market demand.



LEGEND

- Existing rail network and stations
- Motorways
- Proposed motorways (conceptual route only)
- Proposed rail network (conceptual route only)
- Open space
- Freight Rail investigation

- Employment areas
- Green Grid opportunities
- Greater Penrith to Eastern Creek Growth Investigation Area
- Urban Renewal Precinct
- Key centres

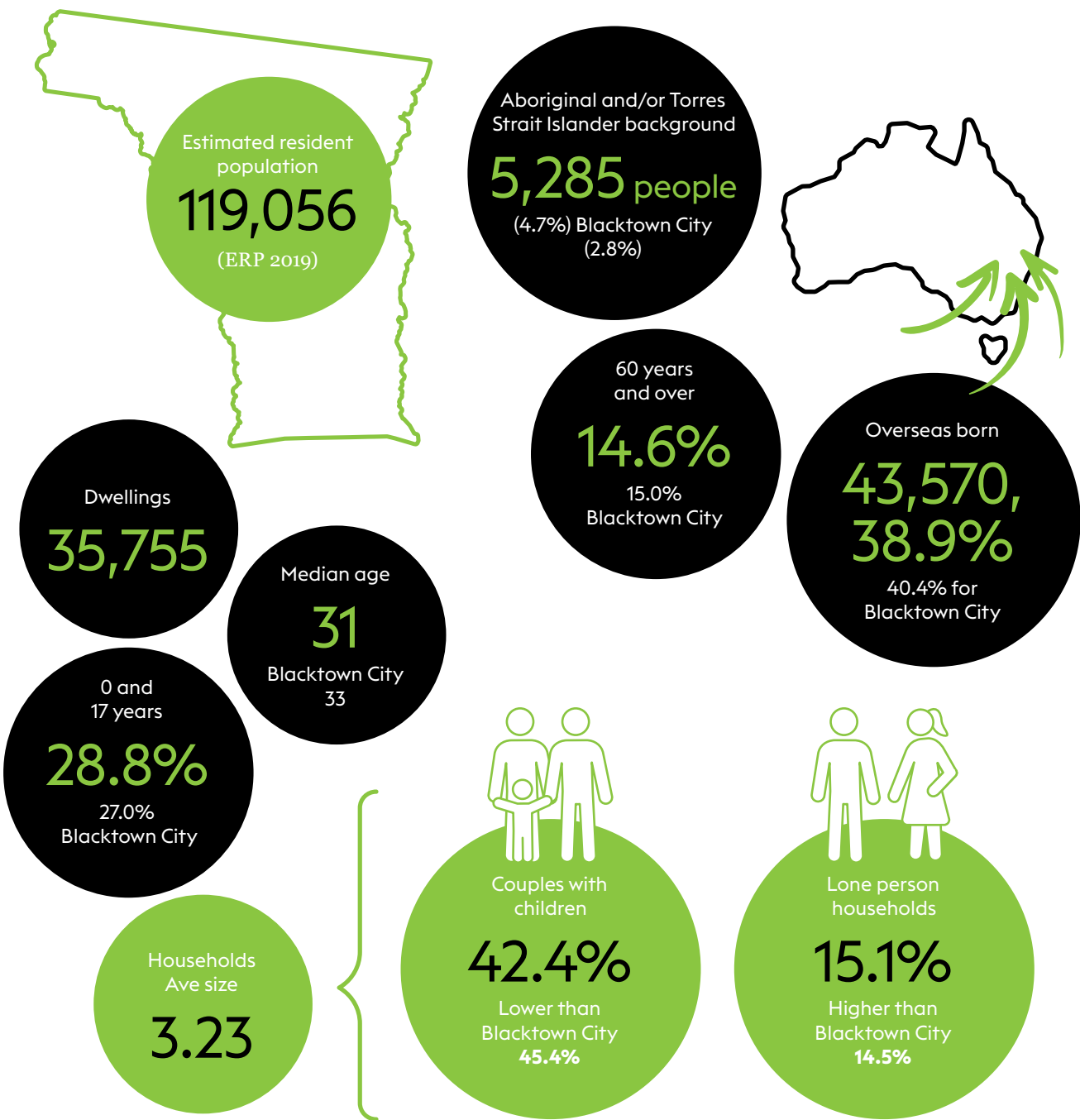
Great Places

1. Blacktown International Sportspark
2. The Rooty Hill
3. Sydney Coliseum Theatre
4. Wianamatta Regional Park

Mount Druitt Precinct Structure Plan

Population highlights

Bidwill, Blackett, Dean Park, Dharruk, Emerton, Glendenning, Hassall Grove, Hebersham, Lethbridge Park, Minchinbury, Mount Druitt, Oakhurst, Plumpton, Rooty Hill, Ropes Crossing, parts of St Marys, Shalvey, Tregear, Whalan and Willmot.

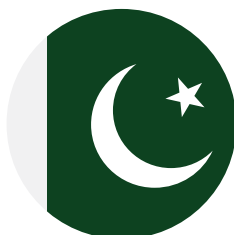


Source: Social Profile 2020.

Growing communities



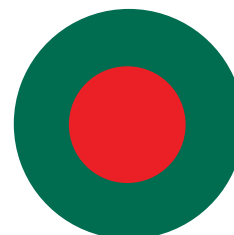
India



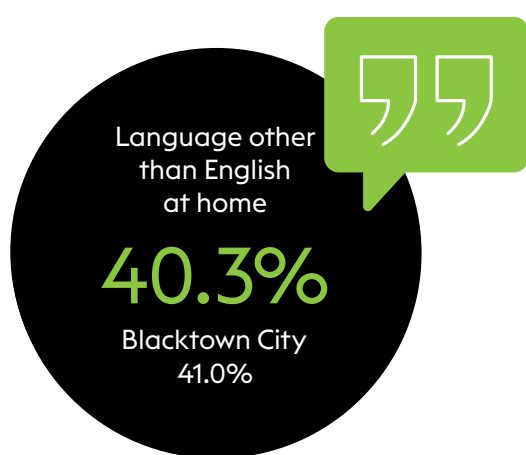
Pakistan



Philippines



Bangladesh



Speaks English not well at all

5.1%

Blacktown
5.1%

Top languages spoken

- Filipino/Tagalog
- Urdu
- Arabic
- Samoan
- Hindi
- Punjabi



University
qualification

15.2%

Blacktown City
22.0%



Trade
qualification

17.2%

Blacktown City
16.9%



Workforce
participation

57.3%

Blacktown City
62.8%



Unemployment
rate

9.2%

Blacktown City
7.3%

Need day-to-day help due to disability

6,949 people or 6.2%

Blacktown City
5.1%



Source: Social Profile 2020.

Riverstone Precinct



The Riverstone Precinct is bounded to the south by the M7 Motorway, to the west by Eastern Creek and to the east and north by boundaries with the Hawkesbury and The Hills LGAs. Riverstone Town Centre and Rouse Hill Strategic Centre (in The Hills LGA) are the main service hubs.

New housing will be developed in new communities in the NWGA, and urban renewal at Tallawong, Schofields, Riverstone, Quakers Hill and Vineyard stations will accommodate a diversity of housing types.

The new jobs in the Rouse Hill Strategic Centre, Rouse Hill Hospital and Riverstone industrial areas, as well as population-serving jobs in centres at Riverstone, Schofields and Quakers Hill, will support new and existing businesses, and connect more businesses with a wider and skilled labour force.

Sydney Metro will connect Tallawong Station to Schofields Station. A duplicated Richmond Rail Line beyond Schofields Station will also be completed, as will construction of an upgraded rail crossing at Riverstone Town Centre. Improvements to public transport will mean more people will be able to access Rouse Hill Strategic Centre within 30 minutes by public transport.

The State significant and State funded Rouse Hill Regional Park will be expanded and include areas for active recreation, such as organised sports and more places for people to exercise and relax. The Regional Park is a special place that attracts regional visitors. The Rouse Hill Regional Park's expansion will encourage more people to visit.

The Western Sydney Parklands will be extended along Eastern Creek to South Creek in public ownership. Together with protecting precious environmental lands, this will create the opportunity to provide walking and cycling paths that link into the broader Greater Sydney Green Grid.

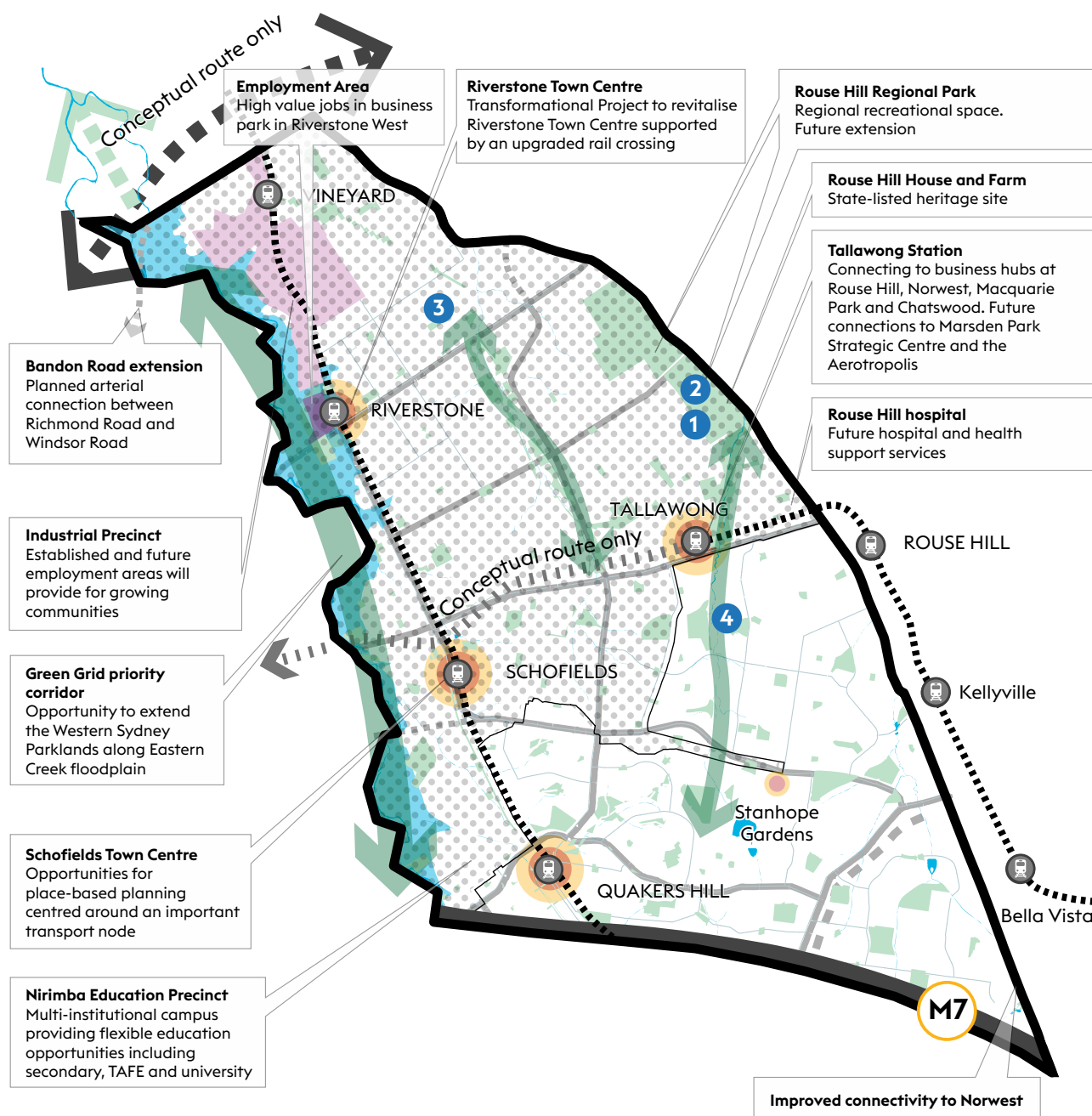
The Riverstone Precinct community values:

- having easy access to work, facilities and services
- being close to open spaces, playgrounds, parks and reserves
- being close to transport like buses and trains.

Expected market demand in the Riverstone Precinct

Riverstone Precinct	Market demand timeframe
Riverstone Urban Renewal Precinct	Short (0–5 years)
Quakers Hill Urban Renewal Precinct	Medium (6–10 years)
Schofields Urban Renewal Precinct	Short (0–5 years)
Tallawong Urban Renewal Precinct	Short (0–5 years)
Vineyard Urban Renewal Precinct	Long (10+ years)
Remaining (greenfield, infill and low density)	Ongoing

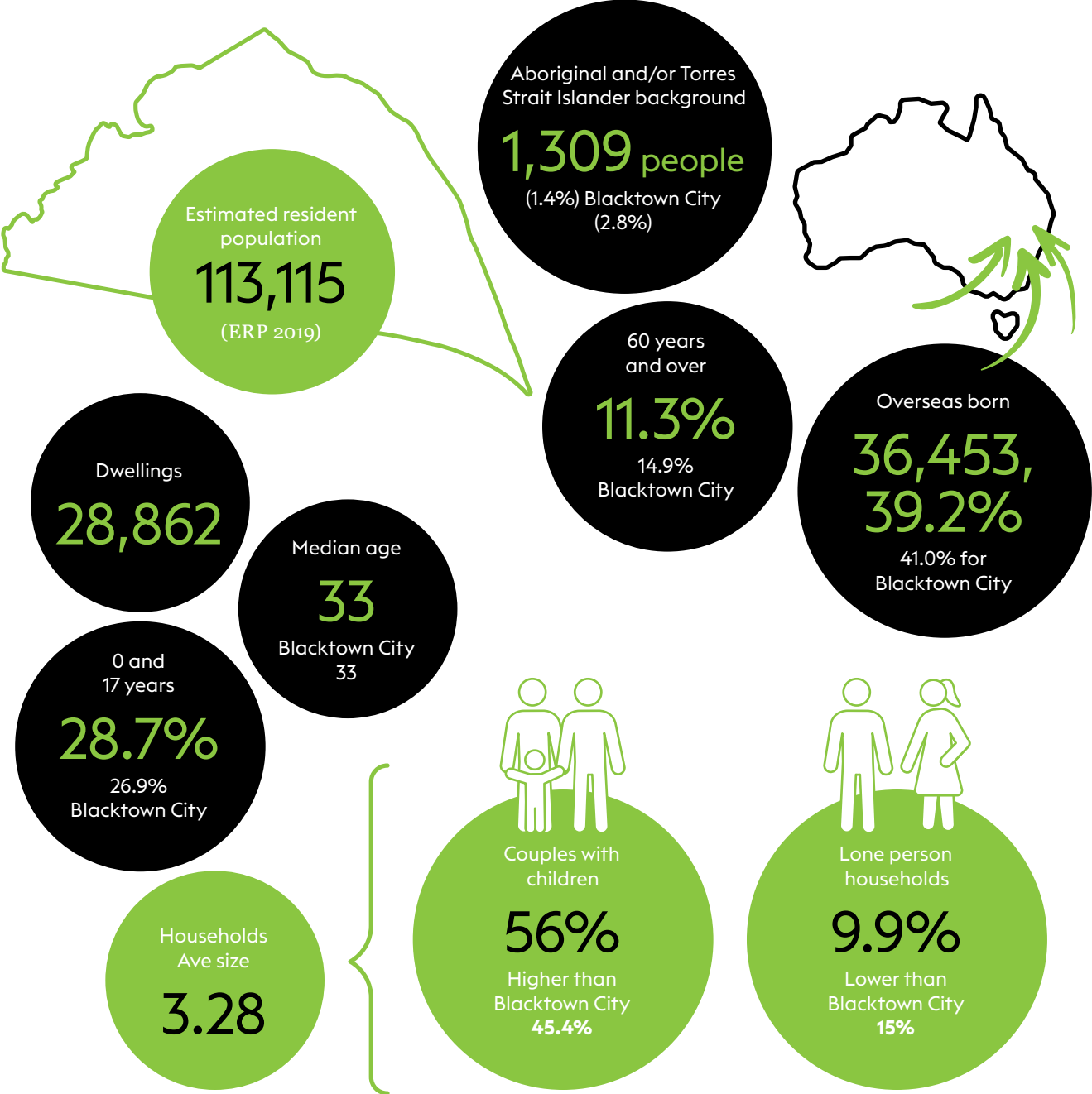
The table lists the development timeframes from 2020 for the Urban Renewal Precincts and the remaining, which comprises greenfield development in the North West Growth Area, and infill and low density development in the existing established area in the Precinct. Place-based planning will occur for each growth area to understand the planning capacity of each centre, market feasibility and infrastructure needs. Ongoing development monitoring will also occur to ensure that there is sufficient capacity of the right types of housing, in the right centres, to meet market demand.



Riverstone Precinct Structure Plan

Population highlights

The Riverstone and Marsden Park Precincts encompass the suburbs and localities of Acacia Gardens, Colebee, Glenwood, Kellyville Ridge, Marsden Park, Parklea, Quakers Hill, Riverstone, Rouse Hill, Schofields, Shanes Park, Stanhope Gardens, The Ponds and Vineyard.



Source: Social Profile 2020.

Growing communities



India



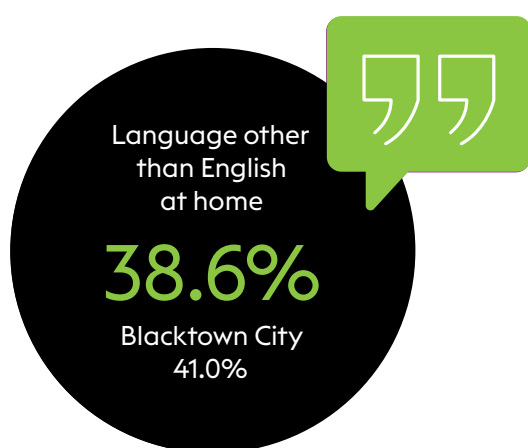
Philippines



China



Sri Lanka



Speaks another language, and English not well or not at all

3.7%

Blacktown
5.1%

Top languages spoken

- Punjabi
- Hindi
- Filipino/Tagalog
- Mandarin
- Persian/Dari



University qualification

30.1%

Blacktown City
22.0%



Trade qualification

16.3%

Blacktown City
16.9%



Workforce participation

70.7%

Blacktown City
62.8%



Unemployment rate

5.4%

Blacktown City
7.3%

Need day-to-day help due to disability

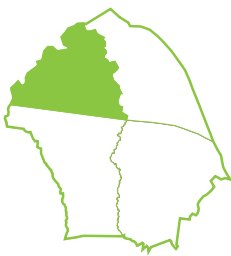
3,010 people or 3.2%

Blacktown City
5.1%



Source: Social Profile 2020.

Marsden Park Precinct



The Marsden Park Precinct is bounded to the north and west by South Creek, forming the boundary with Penrith LGA, to the east by Eastern Creek and to the south by the M7 and the corridor for the proposed Castlereagh Freeway.

Marsden Park Strategic Centre will include high density housing and commercial areas around a new Sydney Metro station, providing connections to Western Sydney Airport to the south and employment centres to the east at Norwest and Macquarie Park.

The Strategic Centre will be supported by the largest employment area in the Central City District, which will include a business park, large format retailing and industrial activity. This will provide jobs for people living in new communities in the NWGA and the Mount Druitt Precinct.

The construction of the Castlereagh Freeway along the southern boundary of the precinct will improve east-west connections and access to the Marsden Park employment area. The Outer Sydney Orbital and freight corridor will support our growing industrial, residential and freight requirements with connections to Port Botany and Western Sydney Airport, and job growth across Western Sydney.

The South Creek floodplain will provide a cool and green parkland setting for the Precinct. Extension of the Western Sydney Parklands along the Eastern Creek corridor to South Creek will preserve biodiversity and provide attractive walking and cycling trails.

The Marsden Park Precinct community values:

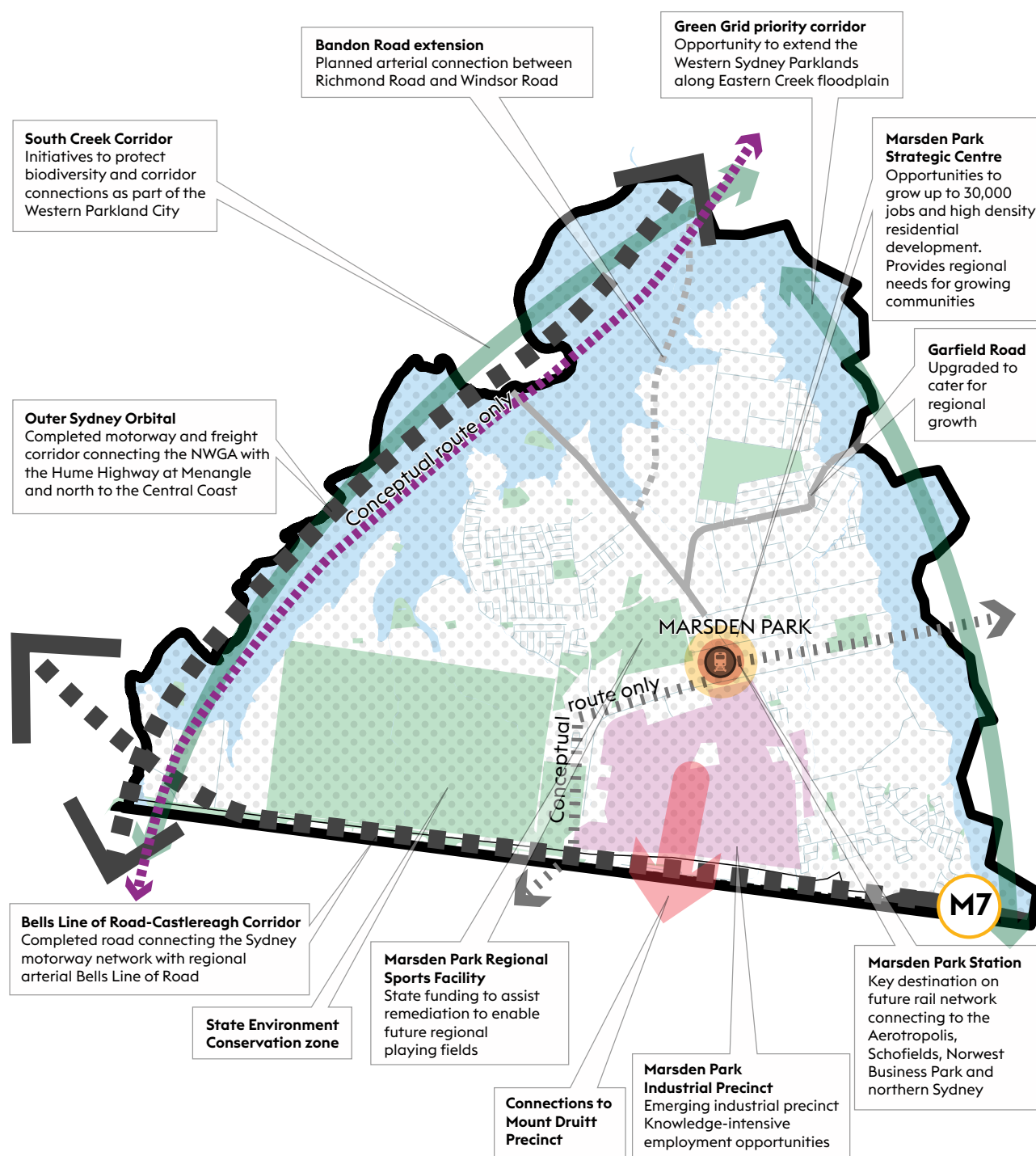
- having easy access to work, facilities and services
- being close to open spaces, playgrounds, parks and reserves
- being close to transport like buses and trains.

Expected market demand in the Marsden Park Precinct

Marsden Park Precinct	Market demand timeframe
Marsden Park Strategic Centre	Short (0–5 years)
Remaining (greenfield)	Ongoing

The table lists the development timeframes from 2020 for the Marsden Park Strategic Centre and greenfield development in the North West Growth Area. Place-based planning will occur in the Marsden Park Strategic Centre to understand its planning capacity, market feasibility and infrastructure needs. Ongoing development monitoring will also occur to ensure that there is sufficient capacity of the right types of housing, in the right centres, to meet market demand.

See pages 54 and 55 for additional demographic information for the Marsden Park and Riverstone Precincts.



LEGEND

- Proposed roads
- Major roads
- Motorways
- Proposed motorways (conceptual route only)
- Proposed rail network and stations (conceptual route only)

- North West Growth Area
- 1:100 year flood area
- Open space
- Employment areas
- Green Grid opportunities
- Freight Rail investigation

- Waterways
- Urban Renewal Precinct

Marsden Park Precinct Structure Plan

Analysing the evidence base

An analysis of the population and dwelling forecasts, other demographic data and the Blacktown Housing Demand and Supply Study tells us that the demand for housing in Blacktown City to 2041 will remain steady or increase; and there is enough land currently zoned for residential uses to meet the forecast demand.

Our strategy to meet the forecast demand for housing across our City is to focus growth in established areas in Strategic Centres and Urban Renewal Precincts located on transport nodes that provide opportunities for urban renewal, and in new greenfield release areas in the NWGA. There will also be some opportunities for moderate growth in established areas outside the Urban Renewal Precincts, clustered around areas of high amenity. A modest amount of new housing will also occur across the City in our low density suburbs through construction of secondary dwellings (granny flats) and dual occupancies on suitable sites.

One of the challenges in addressing the demand for new housing in our City is not just to ensure that new houses are built in the right places, but to also encourage the right types of houses are built to meet the changing needs of our growing population.

Housing supply gaps

An analysis of the evidence base indicates that our existing planning controls provide sufficient capacity to meet the forecast demand for housing. Our planning will consider the following matters to encourage development of the right housing in the right places.

- Diversity of housing stock is needed to cater for an ageing and diverse population, changing demographics and smaller household sizes.
- Infrastructure is required in the right place and at the right time to support staged housing growth.
- There is a need for increased supply of lower cost housing types.
- Consider appropriate mechanisms to boost the supply of affordable housing, including consideration of a regional approach, innovative building forms and construction methods.
- Need to work with NSW Government agencies to renew social housing estates to deliver housing targeted to our community's needs and boost supply of affordable housing tenure types.

Areas with development capacity – greenfield growth

The NWGA covers approximately 10,000 hectares of land across the LGAs of Blacktown, Hawkesbury and The Hills. It is divided into 16 Precincts that are periodically released by the NSW Government for urban development as utility services become available. The Blacktown LGA contains the largest share of the NWGA, covering an area of approximately 7,700 hectares across 12 Precincts.

Since 2005, the NSW Government has approved precinct plans for released precincts, with forecast dwelling and population projections based on development achieving minimum residential densities.

In 2017, the NSW Government released the *North West Priority Growth Area Land Use and Infrastructure Implementation Plan* (LUIIP) that projected a 90,000 dwelling capacity in the NWGA and 250,000 people. It forecast that the Blacktown Precincts of the NWGA would contribute 60,614 dwellings and 190,000 people.

However, based on our monitoring of residential development activity in the rezoned Blacktown Precincts, we estimate that our City has the potential to provide for 84,648 dwellings and 256,100 people in the NWGA should current development trends continue. This means that the NWGA Blacktown Precincts will potentially accommodate 102,585 more people than originally planned for by the NSW Government when the Precincts were planned and rezoned.

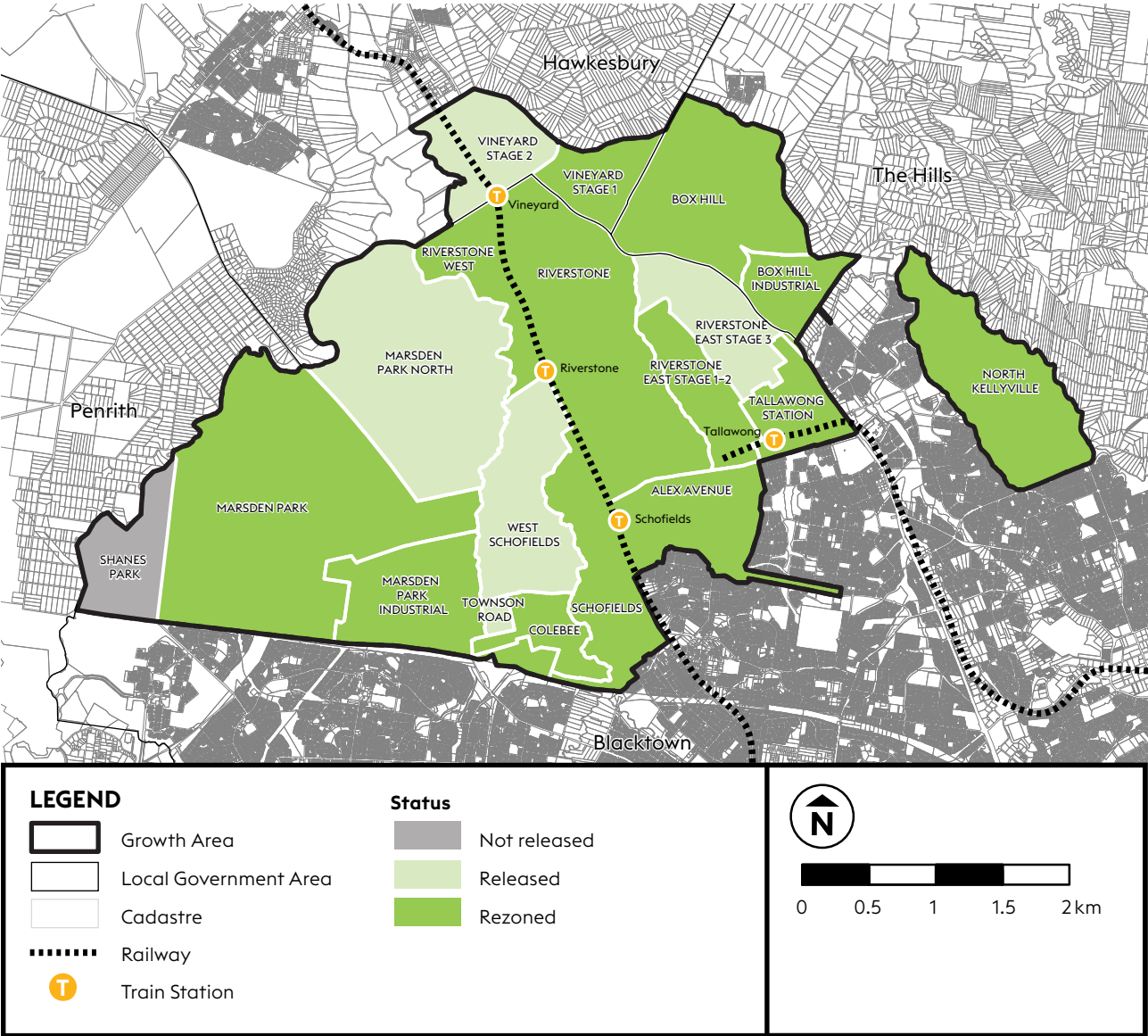
The significant implication of this is that the level of provision of open space, community facilities and road infrastructure that is necessary to support that scale of population will not be provided, leading to an inadequate living environment, social disharmony and traffic congestion.

The NWGA is one of the key locations in our City which will accommodate our forecast population growth, primarily in smaller lot and medium density housing forms. The growing shortfall in infrastructure in the NWGA is a funding and planning challenge which must be addressed. We will work with the NSW Government to ensure that our residents in the NWGA are supported by the transport network, open space, community and other infrastructure they need to thrive.

Our Blacktown LSPS provides:

Local Planning Priority 3: Providing services and social infrastructure to meet people’s changing needs

Action 9: Collaborate with the NSW Government to rectify the funding model for community facilities in the NWGA



Source: Department of Planning, Industry and Environment.
North West Growth Area Precincts.

Comparison of NSW Government forecasts against our revised forecasts in the Blacktown Precincts

	Original Precinct Plans (NSW Government)	2017 LUIIP (NSW Government)	Revised growth forecasts (2018) (Council)
Area (ha)	7,724	7,724	7,724
Dwellings	51,846	60,614	84,648
Population	153,515	190,000	256,100
Precincts (incl. Colebee)	12	12	12

Development activity to 2018:



Our revised forecasts based on current delivered densities continuing:



Implications:



Our priorities:

- NSW Government commitment to extending the Western Sydney Parklands Green Grid Priority Corridor through the NWGA to South Creek.
 - Collaborate with the NSW Government to address the shortfall in open space prior to rezoning any more land in the NWGA.
 - NSW Government amends the Essential Works List to enable community facilities infrastructure to be levied within Section 7.11 Contributions Plans.
 - Accelerate the delivery of the Sydney Metro Northwest from Tallawong Station to Marsden Park Strategic Centre and preserve the corridor from Marsden Park to the Western Sydney Airport via St Marys.
- Accelerate the delivery time for the Special Infrastructure Contribution funded projects.
 - Duplicate the Richmond Railway Line beyond Schofields Railway Station.
 - Deliver the Castlereagh Freeway connection from the M7 to The Northern Road in Penrith.
 - Deliver the Bandon Road extension to Richmond Road.
 - Replace the at-grade crossing of the Richmond Railway Line at Garfield Road.
 - Confirm the alignment of the future Outer Sydney Orbital through the NWGA.

North West Growth Area – revised growth forecasts by Blacktown Precincts (as at 2018)

Zoned Precincts	Area (gross ha)	Lots/Dwellings			Population		
		Original Precinct Plan	Our Forecast	Increase	Original Precinct Plan	Our Forecast	Increase
Alex Avenue	420	6,240	8,706	2,466	18,000	25,325	7,325
Colebee	191	1,000	1,000	0	3,200	3,200	0
Marsden Park	1,800	10,308	17,728	7,420	30,238	53,745	23,507
Marsden Park Industrial	551	1,228	1,656	428	3,504	4,875	1,371
Riverstone	975	8,900	11,136	2,236	25,800	32,954	7,154
Riverstone East (Stage 1 & 2)	282	3,532	10,153	6,621	10,850	31,715	20,865
Riverstone West	285	–	–	–	–	–	–
Schofields	465	2,884	5,878	2,994	8,000	17,369	9,369
Tallawong Station	245	4,400	15,037	10,637	11,225	44,219	32,994
West Schofields (Townson Rd)	32	336	336	0	1,000	1,000	0
Total	5,246	38,828	71,630	32,802	111,817	214,402	102,585
Released Precincts (not zoned)							
Marsden Park North	1,227	6,224	6,224	0	19,917	19,917	0
Riverstone East (Stage 3)	374	1,800	1,800	0	6,000	6,000	0
West Schofields	552	4,494	4,494	0	14,381	14,381	0
Total	2,153	12,518	12,518	0	40,298	40,298	0
Unreleased Precincts (not zoned)							
Shanes Park	325	500	500	0	1,400	1,400	0
Total	325	500	500	0	1,400	1,400	0
Overall Total (Precinct Plans)	7,724	51,846	84,648	32,802	153,515	256,100	102,585

Source: DPIE published figures for each approved Precinct Plan (i.e. rezoned) and 2017 LUHP figures for unzoned Precincts.

Areas with development capacity – Urban Renewal Precincts

The bulk of growth in the established areas of the City will occur within Urban Renewal Precincts (URPs) that are located around key transport nodes and major centres. This growth strategy protects the character of existing low density residential areas outside the URPs from medium density and high density development.

Urban Renewal Precincts are places that are:

- close to an established centre and transport node
- healthy, safe and walkable
- close to higher order retail, commercial, transport and community facilities
- supported by an existing road network that could accommodate increased densities or potential for existing roads to be incorporated into future integrated redeveloped precincts
- opportunities as places for arts and cultural expression, as they help to retain and enhance the identity of a place and instil community pride.

The principles that determine suitable locations for urban renewal include:

- the ability of the area to accommodate an increase in densities while minimising the amenity impacts on adjacent lower density areas
- the size of existing lots and the age of existing dwelling stock
- the level of recent medium density infill development that may restrict higher density housing forms until it becomes economically viable to regenerate the infill development
- fragmented residential areas on the fringe of centres that may be more appropriately incorporated into a commercial precinct
- the urban form of the centre and the desired future character of the centre
- the location and extent of land already zoned for higher density housing
- environmental constraints such as biodiversity, flooding and heritage
- the availability of social infrastructure and open space.

Our planning will seek to:

- encourage and cater for increased rates of walking, cycling and use of public transport in new developments, for example by increasing bike parking supply and providing safe, comfortable and connected footpaths and bicycle routes
- create pedestrian links through larger blocks to provide connectivity and permeability
- promote excellence in housing design
- design local streets to be low speed, low traffic and low stress environments that incorporate shade elements and can safely and comfortably be used for walking and cycling.

Strategic Centres

Blacktown Strategic Centre

The Blacktown Strategic Centre has potential for urban renewal within a 2 kilometre radius of Blacktown Railway Station. It will accommodate a mix of employment, residential, recreation, health, education, community, cultural and entertainment uses.

Our planning of the Strategic Centre will focus on:

- a high density mixed use CBD and surrounding precincts of medium and high density housing
- managing the commercial core to achieve job targets for the District and reinforce the ring road network
- improving the public domain and residential amenity
- improving wayfinding and pedestrian connections, particularly across the rail line
- reinforcing and capitalising on health and education activities in the health and education precinct
- managing land around Blacktown Hospital so that future expansion and/or co-location with tertiary education facilities remains possible
- allowing for complimentary uses that add value to health and education facilities, including residential; aged care facilities; visitor accommodation; health and medical research activities; non-critical patient care; and complimentary commercial uses
- promoting advanced manufacturing, research and innovation in the business park.

Mount Druitt Strategic Centre

The Mount Druitt Strategic Centre services the Mount Druitt Precinct and is broadly defined by a 1 kilometre radius around Mount Druitt Station. The Strategic Centre will accommodate employment, residential, recreation, health, community, cultural and entertainment uses, with a mixed use high density residential CBD.

Our planning of the Strategic Centre will focus on:

- improving connections to jobs in the Western Sydney Employment Area, Western Sydney Airport and Marsden Park
- improving how people access and move around the centre, including connections and way finding between Mount Druitt Hospital, the station and the bus interchange
- reinforcing the centre as a hub for social support services.

Marsden Park Strategic Centre

The Marsden Park Strategic Centre services the Marsden Park Precinct. Its catchment is broadly within 1 kilometre of the future Metro Station. It will include commercial and retail space and mixed use residential development in a town centre setting that also includes higher density housing, business park commercial offices, and community facilities and recreation areas.

The new station on the Sydney Metro extension will transport people south to the Western Sydney Airport and east to Tallawong Station and North Sydney. Although the NSW Government identifies Marsden Park as a Strategic Centre, current planning controls do not reflect this potential. A review of planning controls is essential for the Strategic Centre to evolve into a higher density residential and employment centre. It is critical that the NSW Government urgently identifies the rail corridor to enable the Strategic Centre to be planned in conjunction with the planning, design and alignment of the station on the future Sydney Metro extension.

Our planning of the Strategic Centre will focus on:

- a variety of activities that meet the needs of the residents within the Marsden Park Precinct
- mixed use high density residential and population serving retail, commercial and services in the town centre supported by with large floorplate business park offices
- a station location that supports the development of the centre

- continued collaboration with the NSW Government
- integrating Marsden Park Industrial Precinct with the town centre, including better walking and cycling connections.

Renewal Precincts

Toongabbie Renewal Precinct

The Toongabbie local centre is shared between Blacktown, Cumberland and Parramatta LGAs. The main business area of Toongabbie is located on the southern side of the Western Railway Line around Toongabbie Station in the Cumberland LGA. The northern side of the railway line is located in Parramatta. Residential land in Blacktown in close proximity to the centre and railway station has potential to be development for medium to high density housing.

Seven Hills Renewal Precinct

The Seven Hills Town Centre is located at Seven Hills Railway Station on the Western Railway Line. It offers significant opportunity for urban renewal due to the existing large industrial and residential areas located in close proximity to centre. It is well serviced by the Seven Hills Bus Interchange and commuter carpark, the M2 Motorway and Prospect Highway.

There is a large amount of public housing within and around the town centre. A significant opportunity exists to work with the NSW Government in renewing its housing stock. The focus will be on reducing the high concentration of public housing whilst maintaining a sufficient level of housing that provides low cost accommodation for those most in need. Opportunities for increased housing densities exist on both the northern and southern sides of the railway line, in addition to mixed use high density residential development in the town centre core.

Doonside Renewal Precinct

The Doonside Town Centre is focused around the Doonside Railway Station on the Western Railway Line. The main business area of the centre is located on the northern side of the railway line. There are large concentrated areas of public housing in close proximity to the railway station on the southern side. This presents both a challenge and opportunity to reduce the high concentration of public housing. Renewal opportunities exist in the business area with mixed use residential development, surrounded by medium to high density residential and revitalisation of the public housing estate.

Rooty Hill Renewal Precinct

The Rooty Hill Town Centre is located at Rooty Hill Railway Station on the Western Railway Line. The centre is a key access point into the Blacktown International Sports Park (BISP) and the Western Sydney Parklands. Improved connectivity through the centre to these facilities will provide access to entertainment and recreation activities for residents and visitors.

Key opportunities for renewal exist on both the northern and southern sides of the railway line, in addition to mixed use residential development in the business areas. Large vacant areas of government owned land on the southern side of the centre provide an opportunity to create a masterplanned estate that could deliver growth in the centre as well as a diversity of housing types and affordability outcomes.

Marayong Renewal Precinct

Marayong is a local centre on the western side of Marayong Railway Station on the Richmond Railway Line. It forms part of the broader Blacktown Strategic Centre. Residential growth in the centre will be limited in scale, with mixed use development opportunities existing in the business area, surrounded by low rise medium to high density residential. Land uses on the eastern side of the railway line form part of the Kings Park employment area where there are no housing opportunities.

Quakers Hill Renewal Precinct

The Quakers Hill Town Centre is located at Quakers Hill Railway Station on the Richmond Railway Line. To the north of the centre is the Nirimba Education Precinct, a multi-institutional campus providing flexible education opportunities including secondary, TAFE and college.

Large areas of the centre have been developed for medium density housing in the form of villas and townhouses. There are opportunities for mixed use residential in the business area on the southern side of the railway line, surrounded by further medium and high density residential.

Schofields Renewal Precinct

The Schofields Town Centre is located in the North West Growth Area. It is a developing centre concentrated around Schofields Railway Station on the Richmond Railway Line and a future Metro Station that will connect to the Marsden Park Strategic Centre and Western Sydney Airport. There are significant

opportunities for high density residential development both east and west of the railway line, both as shop top housing and in residential zones fringing the town centre, transitioning down through medium density forms of housing to the surrounding low density residential areas.

Riverstone Renewal Precinct

Riverstone Town Centre is located at the Riverstone Railway Station. It will be a vibrant, sustainable centre with opportunities for the growing residential and business communities in the NWGA. The Riverstone Town Centre masterplan sets a framework to shape, manage and revitalise commercial and residential growth. A planned grade-separation of the railway line and Garfield Road will be a catalyst to regenerate the Town Centre. The masterplan will be implemented progressively.

Vineyard (future Local Centre)

Vineyard will be a local centre at the future relocated Vineyard Railway Station in the NWGA. There will be opportunities for medium density residential in the form of shop top housing at the centre, surrounded by medium density development and apartments. The catchment area for the centre was rezoned for low density residential development under the Growth Centres SEPP and also includes an existing industrial area and future business and industrial uses in the Riverstone West Precinct.

Our priorities:

- undertake place-based planning appropriate to the hierarchy and role of the Strategic Centres and URPs
- support opportunities to intensify land uses, in particular to increase residential density in appropriate locations
- improve accessibility within our centres to transport, services, facilities, education and jobs
- plan for growth which is aligned with the infrastructure needed to support it, in particular the NSW Government’s infrastructure delivery program.

Areas with development capacity – potential infill housing

Consideration should also be given to permitting appropriate low rise medium density housing in specific locations around smaller centres or key open space and recreation areas of high amenity, to improve housing choice and affordability whilst retaining the character of the low density housing environment.

This would help to improve housing choice and provide opportunities for more versatile dwellings. As our population ages, options to age-in-place – such as through downsizing within the local area, or adapting the family home – will become more important as this enables people to remain close to their established social and community networks. Detailed investigation is required to determine the most appropriate locations and housing forms of infill housing within the City in the existing low density residential areas.

Our priorities:

- identify areas which may be suitable for low rise medium density forms of housing.

Areas with development capacity – housing outside Urban Renewal Precincts

We will continue to preserve the character of our low density suburbs. Given that higher density forms of housing are proposed to be concentrated within Urban Renewal Precincts focused on public transport nodes and services, regard must also be given to the future role and character of out of centre residential locations.

In the City these locations are predominantly characterised by low density housing forms (ie. single detached dwellings) with scattered low to medium density housing in the form of dual occupancy dwellings, townhouses and villas. This pattern of development evolved under a previous policy of permitting medium density housing in all residential zones across the City.

In recent years there has been more regard to the potentially adverse impact that 2 storey medium density housing can have on the amenity of adjoining single level dwellings in terms of bulk and scale, and being out of context with the existing low density residential environment.

The housing form in out of centre locations should be maintained as low rise, low density housing consisting of single detached dwellings and dual occupancy development.

Our priorities:

- maintain existing planning controls which will preserve the character of our low density residential areas.



Section 4

The priorities



Housing Strategy Priority 1:
Plan for housing supply to meet population growth

The NSW Government has forecast that Blacktown City will exceed 600,000 people by 2041. This is a substantial change in our population, increasing by around 75% from the 2016 census.

To ensure the City can sustain the predicted population growth, we need to plan for sufficient housing, jobs, infrastructure and services to cater for the additional population.

The NSW Government has set the following housing targets for Blacktown City:

- 5-year housing target (2016–2021) – 13,950 new dwellings
- 10-year housing target (2021–2026) – between 16,500–18,500 additional new dwellings.

A 20-year housing target to 2036 will be set in consultation with the NSW Government. The State projections estimate that approximately 105,000 new dwellings will be required between 2016 and 2041 to accommodate the anticipated growth in our population. This equates to around 20,000 to 22,000 new houses built every 5 years.

We have the capacity to meet our housing targets without the need to rezone more land. However, our planning will ensure that appropriate controls are in place to encourage growth in the right places. Supply will continue to be augmented through Urban Renewal Precincts in a carefully managed, staged approach, based on market demand and alignment with State-led infrastructure.

Actions			S: Short term (5 years)	M: Medium term (5–10 years)	O: Ongoing
1	Plan for increased housing supply to meet demand from projected population growth within the City.		S	O	
2	Stage the supply of housing, in the right locations, to ensure that housing and infrastructure align.		S	O	
3	Monitor housing delivery to inform future demand and staging.				O
4	Review planning controls and processes to identify constraints to supply.				O



**Housing Strategy Priority 2:
Plan for housing supported by infrastructure**

The City is supported by a network of infrastructure and services supplied by Council and other agencies and authorities. However, the future growth of the City will require expansion of infrastructure and services including waste, water, telecommunications, electricity and gas.

Western Sydney is generally not serviced by the same level of State-based infrastructure as in the inner and middle-ring suburbs. There is a backlog of adequate infrastructure. Therefore, we need to strategically focus growth in areas that already provide services until there is sufficient infrastructure in other centres to support greater density. This will help us plan for well serviced, great places while also retaining low density character in other areas that the community values.

We are working with the NSW Government and the private sector to plan and build infrastructure in Blacktown City in the right place, at the right time. Council will continue to monitor the NSW Government’s infrastructure rollout so that planning for growth can be programmed to align with new infrastructure proposals, particularly transport. We will collaborate with the NSW Government to support the monitoring of development through an urban development program. This will ensure that planning for infrastructure and services meets the needs of our growing City.

Our collaborative efforts will be essential given the infrastructure challenges presented by growth in our City.

Actions			S: Short term (5 years)	M: Medium term (5–10 years)	O: Ongoing
5	Collaborate to identify the full range of infrastructure required to support the City's growth and sustainability as part of a comprehensive, rolling infrastructure delivery program.				S O
6	Collaborate to prioritise infrastructure planning and investment in the right place, at the right time and for the right cost, to align with forecast growth.				S O



Housing Strategy Priority 3:
Plan for appropriate housing in suitable locations

Good access to a variety of services, amenities and public transport are issues that are to be considered when locating housing within the City. Housing in appropriate locations is fundamental to creating liveable and vibrant communities. Areas of high accessibility to services, infrastructure and public transport, such as in and around larger centres, are better suited to higher density living. Areas with less immediate access to these, or with access to fewer amenities, may be appropriate for medium density forms of housing, whilst other areas further away from the centres are more appropriate for lower density housing.

Greenfield housing growth will occur within the NWGA. The majority of medium and high density residential development will be concentrated in Urban Renewal Precincts located around key transport nodes and major centres. Additional low rise medium density housing growth may occur as infill in suitable out of centre locations.

The key locations that will accommodate the majority of growth and the key housing types are provided below:

Location	Housing types
Greenfield (North West Growth Area)	Primarily smaller lot housing and medium density with some key centres offering some higher density
Strategic Centres	Primarily higher density apartments and shop top housing
Urban Renewal Precincts	Medium to high density apartments, shop top housing and other medium density forms
Infill housing	Low rise medium density such as attached or semi-detached dwellings and low rise shop top housing
Remaining low density	Single dwellings, dual occupancies and secondary dwellings

Actions

S: Short term (5 years) **M:** Medium term (5–10 years) **O:** Ongoing

- 7

Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Strategic Centres and Urban Renewal Precincts.

S
- 8

Investigate suitable locations outside Urban Renewal Precincts where additional housing growth may be appropriate to the character of the area.

M



**Housing Strategy Priority 4:
Plan for diversity and choice in housing**

Our City provides a range of housing opportunities, from new greenfield housing estates, medium and high density housing within Urban Renewal Precincts, to infill low density housing in established residential suburbs.

The majority of our dwellings are detached in low density detached housing suburbs. As our City grows, there will be an increasing demand to provide a greater diversity of housing stock. We plan to provide for increased housing choice by encouraging a mix of types of housing to accommodate the diverse needs of the City’s growing population. Innovation is required to provide diversity in housing forms. With the growing trend towards smaller households, the City will require more medium to higher density housing forms in the right locations.

We will continue to review our planning controls to encourage a variety of medium or higher density housing forms in appropriate locations so that the majority of new housing can take advantage of existing and planned infrastructure. This will increase housing choice and allow us to adapt to the changing needs of our residents.

Actions			S: Short term (5 years)	M: Medium term (5–10 years)	O: Ongoing
9	Collaborate with the NSW Government to review strategies, planning controls and policies to promote housing diversity and choice, in line with Council's established growth principles and policy.				O



Housing Strategy Priority 5: Plan to improve housing affordability

We will plan to improve housing affordability by increasing the supply of diverse forms of housing that better match the needs of our residents and their ability to pay.

The more diverse and compact forms of housing which will offer most opportunities for affordable housing options will be focussed close to our centres, in particular the larger centres as these offer better access to essential services and infrastructure. As the major centres of our City transition to higher density forms, we will investigate the feasibility of providing affordable housing in our Strategic Centres and Urban Renewal Precincts.

There are a number of mechanisms to encourage the delivery of different forms of affordable housing, ranging through delivery by the private market under State policy provisions up to State-owned public housing. Different mechanisms have varying imposts on Council and on the viability of investment in our City. We are committed to

working with all levels of government and government agencies, social and community organisations and the private sector on a range of mechanisms to ensure there are sufficient dwelling options available to meet the needs of our residents. These will include affordable rental housing, boarding houses, student accommodation, social housing, rent-to-buy and seniors housing.

In addition, a key focus area in our LSPS and our Community Strategic Plan is to strengthen and grow Blacktown City's economy and support the broader economic development of Western Sydney. This will provide more employment opportunities closer to where people live, which in turn will assist in people's ability to pay for housing.

Actions

S: Short term (5 years) **M:** Medium term (5–10 years) **O:** Ongoing

- | | | |
|-----------|--|-----|
| 10 | Collaborate on housing affordability across Greater Sydney, and in particular with the Central City District Councils and the Western Sydney Planning Partnership. | S O |
| 11 | Prepare an Affordable Housing Strategy. | S |
| 12 | Manage strategies, planning controls, policies and processes to encourage efficient and cost effective development practices in response to the changing housing market. | O |
| 13 | Collaborate with the NSW Government to plan for and renew social housing. | S O |



**Housing Strategy Priority 6:
Promote excellence in housing design**

Design excellence is fundamental to improving the quality of the built form and urban design within the City. A holistic design excellence process will achieve a high level of architectural and design quality for the City. This will require specific urban design and development controls for various parts of the City and for the various housing forms that accommodate the City’s residential population.

The commitment to design excellence must be exercised at all levels of development, from zoning to design through to construction, and should include consideration of the adaptability of spaces to suit different life stages. Design excellence results in many benefits to our residents and the local community.

Design excellence is achieved by incorporating the principles of good urban design into planning controls, programs to increase awareness and consistency of design advice and approach.

Actions			S: Short term (5 years)	M: Medium term (5–10 years)	O: Ongoing
14	Review strategies, planning controls and policies to promote design excellence.				S O



Housing Strategy Priority 7: Improve housing resilience and sustainability

Most growth in Blacktown City has occurred through progressive urbanisation of rural land. This has required careful planning to ensure that intensification of the use of land in our City is managed against the risks posed by urban and natural hazards, in particular flooding and urban heat.

Building climate resilience will be increasingly important for the long-term health and sustainability of Blacktown's community, infrastructure and environment. More severe and more frequent heatwaves, droughts, storms and floods are predicted for Western Sydney as the climate continues to change. This will impact on the amenity of our neighbourhoods.

As our City grows, we need to manage natural hazards, increase our urban tree canopy, provide sufficient open space and reduce waste and carbon emissions to ensure that Blacktown City remains a safe, healthy and pleasant place to live.

We will consider housing resilience and sustainability by planning for growth in the right locations, through place-based planning, urban design, and implementing appropriate planning and development controls. We will collaborate, partner and engage with State agencies, the private sector and our community to successfully implement these outcomes.

Actions

S: Short term (5 years) **M:** Medium term (5–10 years) **O:** Ongoing

- | | | |
|-----------|---|-----|
| 15 | Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA through masterplanning. | S |
| 16 | Review energy, water and waste efficiency provisions in planning and development controls. | S |
| 17 | Collaborate with State, regional and private stakeholders on managing the impacts of natural hazards on residential development. | S O |

Section 5

Implementation, monitoring and review

Implementation and delivery

Staging

A staged approach to renewal will help us to plan for and coordinate new housing with required supporting infrastructure and to:

- avoid the oversupply of land that can lead to ad hoc medium and high density residential buildings around centres
- ensure that infrastructure improvements required to cater for population increase can be provided in a focused and coordinated manner
- enable us to undertake detailed investigations and prepare appropriate development controls for the planned and coordinated delivery of development.

The areas not identified as part of the first stage release for medium and high density zoning will be retained as low density residential. This approach is to prevent any further redevelopment from occurring in these locations so as not to hinder any future orderly development until such time that upzoning is considered appropriate.

Interim land use

Notwithstanding, it is recognised that consideration may be given to the early release of a particular location within a URP if it can be demonstrated that a coordinated and orderly planned development will occur, consistent with the broader place-based planning for the area and supported by appropriate infrastructure and services.

Accelerated release

It is important to monitor development activity to obtain the necessary evidence to inform future reviews of the place-based plans, the demand for housing supply and diversity, and the timing and location of supporting infrastructure. The plans also need to be reviewed to ensure that they are consistent with relevant State and local planning policies, demographic changes and market expectations.

Monitoring and reviewing

Strategy review

Implementation of the Housing Strategy will be a long-term process and will require ongoing evaluation and monitoring. Future reviews of the Strategy will be undertaken concurrently with reviews of the Blacktown LSPS, to ensure that the housing priorities are focused, housing supply meets identified needs and is responsive to the emerging issues and future challenges that influence residential development within the City.

Blacktown Local Housing Strategy Table of Priorities and Actions

S: Short term (5 years) M: Medium term (5–10 years) O: Ongoing

Housing Strategy Priorities	Actions	Timeframe
 Supply		
1. Plan for housing supply to meet population growth	1. Plan for increased housing supply to meet demand from projected population growth within the City.	S O
	2. Stage the supply of housing, in the right locations, to ensure that housing and infrastructure align.	S O
	3. Monitor housing delivery to inform future demand and staging.	O
	4. Review planning controls and processes to identify constraints to supply.	O
 Infrastructure		
2. Plan for housing supported by infrastructure	5. Collaborate to identify the full range of infrastructure required to support the City's growth and sustainability as part of a comprehensive, rolling infrastructure delivery program.	S O
	6. Collaborate to prioritise infrastructure planning and investment in the right place, at the right time and for the right cost, to align with forecast growth.	S O
 Location		
3. Plan for appropriate housing in suitable locations	7. Collaborate with the NSW Government to undertake place-based planning and review planning controls in the Strategic Centres and Urban Renewal Precincts.	S
	8. Investigate suitable locations outside Urban Renewal Precincts where additional housing growth may be appropriate to the character of the area.	M
 Diversity		
4. Plan for diversity and choice in housing	9. Collaborate with the NSW Government to review strategies, planning controls and policies to promote housing diversity and choice, in line with Council's established growth principles and policy.	O

S: Short term (5 years) **M:** Medium term (5–10 years) **O:** Ongoing

Housing Strategy Priorities

Actions

Timeframe



Affordability

5. Plan to improve housing affordability

10. Collaborate on housing affordability across Greater Sydney, and in particular with the Central City District Councils and the Western Sydney Planning Partnership.

S O

11. Prepare an Affordable Housing Strategy.

S

12. Manage strategies, planning controls, policies and processes to encourage efficient and cost effective development practices in response to the changing housing market.

O

13. Collaborate with the NSW Government to plan for and renew social housing.

S O



Design

6. Promote excellence in housing design

14. Review strategies, planning controls and policies to promote design excellence.

S O



Resilience and sustainability

7. Improve housing resilience and sustainability

15. Investigate options to improve energy, water and waste efficiency in Urban Renewal Precincts and the NWGA through masterplanning.

S

16. Review energy, water and waste efficiency provisions in planning and development controls.

S

17. Collaborate with State, regional and private stakeholders on managing the impacts of natural hazards on residential development.

S O

Abbreviations

CHP	Community Housing Provider
CSP	Community Strategic Plan
DCP	Development Control Plan
District Plan	Central City District Plan
EP&A Act	Environmental Planning and Assessment Act 1979
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NWGA	North West Growth Area
Region Plan	Greater Sydney Region Plan: A Metropolis of Three Cities
SEPP	State Environmental Planning Policy
STRA	Short Term Rental Accommodation
URP	Urban Renewal Precinct

Definitions

Term	Definition
Blacktown's Precincts	The Blacktown Precincts are Blacktown, Mount Druitt, Riverstone and Marsden Park. These are delineated by natural creek systems, parklands and key transport corridors. The Precincts encompass a number of suburbs and localities which show similar demographic characteristics that influence how they grow and develop.
Housing affordability	Housing is considered unaffordable when households on very low, low or moderate incomes pay more than 30% of their disposable income on housing costs (rent or mortgage payments).
High density	High density residential development generally refers to apartments and shop top housing development.
Housing stress	Households are considered to be in housing stress when a household is in the very low, low or moderate income bracket and is paying more than 30% of their disposable income on housing costs (rent or mortgage payments).
Low density	Low density residential development generally refers to detached dwellings, secondary dwellings and dual occupancies.
Medium density	Medium density residential development generally refers to semi-detached or attached dwellings and multi dwelling housing.
North West Growth Area	Located in Sydney's north-west. Twelve of the 16 precincts are located in Blacktown, with the remainder in The Hills and Hawkesbury LGAs. It is an area for greenfield urban growth where a mix of land uses, including housing, employment, health and education facilities, parks, bushland and new or upgraded infrastructure, will be concentrated.
Place-based planning	Place-based planning is a design led and collaborative way of examining the city by viewing it as a mosaic of different places, each with unique potential and characteristics. It can be applied to streets, neighbourhoods, local centres and larger scale urban renewal.
Social housing	Social housing is secure and affordable rental housing for people on low incomes with housing needs. It includes public, community and Aboriginal housing. Public housing is managed by the NSW Government, while community housing is managed by non-government organisations.
Strategic Centres	Strategic Centres are areas nominated by the NSW Government in the Greater Sydney Region Plan and Central City District Plan. Blacktown City is serviced by Strategic Centres at Blacktown, Mount Druitt, Marsden Park and Rouse Hill (located in The Hills LGA).
Urban Renewal Precinct	Centres identified as having opportunities for place-based planning and urban growth along or around a major transport node.

References

We sourced information from:

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National Institute of Economic and Industry Research (NIEIR) 2018

NSW Future Transport Strategy 2056 (2018)

NSW Government North West Priority Growth Area Land Use and Infrastructure Implementation Plan (2017)

NSW Government Local Government Area Data – Blacktown Data Information Pack (2020)

Our Blacktown 2036 Community Strategic Plan

<https://www.facs.nsw.gov.au/providers/housing/affordable/about/chapters/who-are-very-low-to-moderate-income-earners>

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Notes

Notes



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