$50,000 penalty on

WHAT IS BEING PROPOSED

**STRATEGY 1**
Route of north-west rail corridor through future Balmoral Rd estate resolved.

**STRATEGY 2**
Development focus on Hume Highway and other roads linking Villawood and Bankstown.

**STRATEGY 3**
Major focus on increased development along 12km of Parramatta Rd between Annandale and Strathfield.

**STRATEGY 4**
Ugly Canterbury Rd to be targeted for development, around Wiley Park, Punchbowl and Lakemba

**STRATEGY 5**
Transport corridor to be secured, expanding railway line from Glenfield to new estates at Leppington.

**STRATEGY 6**
Congested Canterbury Rd, Lakemba, is one of the areas targeted for rejuvenation.

**STRATEGY 7**
Increased building densities around railway stations at Penrith, Parramatta, Liverpool and Blacktown, subject to new "centres policy".

**STRATEGY 8**
Extension of light rail line in Sydney CBD to be publicly exhibited.

By MARK SKELSEY
State Political Reporter

DEVELOPERS building new homes in western Sydney may be hit with a $50,000 supplement to provide infrastructure.

That was just one of the announcements made yesterday when Premier Bob Carr and Planning Minister Craig Keneally launched a Sydney Metropolitan Strategy.

The Premier also announced a new urban strategy for Sydney which will be presented to planning authorities after a 10-year period.

Mr Keneally said it was the government's intention to discuss with residents of Sydney about the future of their city.

"We have found ways to fund infrastructure, options such as developer contributions and user charges, public-private partnership, public funding and public borrowings," he said.

It seems certain developers will be targeted for the levy which will be passed on to consumers.

Mr Keneally said the cost of the levy would be passed on to consumers when they buy the land.

Housing Industry Association planning and environment executive director Wayne Cragg said a levy would be an "additional NSW tax on property".

Mr Keneally also announced other measures including a series of planning forums headed by Professor Blakely over the next nine months to help develop a new metropolitan plan.

Mr Keneally also announced the removal of the road reserve at the southern end of Parramatta Rd, which would have a 1.5 per cent reduction in traffic following the proposed construction of the M4 East motorway, for more apartment building.

Other shopping precincts subject to investigation will be Canterbury Rd, the Hume Highway and streets linking the Sydney CBD and Sydney airport.

The Planning Department will also put Parramatta, Liverpool and Blacktown under scrutiny.

Some parts of our city are in need of rejuvenation," he said.

The alternative - doing nothing - will see the replacement of once viable High Streets with $2 billion and $3 billion developments and the inevitable decay of these...
Man with a city strategy

PREMIER Bob Carr told a Powerhouse Museum audience of about 260 people yesterday that Sydney had to cope with an extra 1000 people a week.

Professor Ed Blakely followed Mr Carr and proudly announced that he must have been number "995" last week.

Professor Blakely, a former US planning academic who has been married to an Australian for 36 years, became a permanent resident last week.

He was appointed Sydney University's urban and regional planning chair in January and now has an even bigger task — advising Sydney's future.

Yesterday, in a tie fashioned from the street grid of Chicago and talking with an American twang, he looked and sounded anything but Australian.

However, he should know Sydney intimately after he finishes chairing its metropolitan strategy reference panel.

The Professor said he was confident this was a city where he could "make a difference".

"If you think about the population pressures and where growth can be, it doesn't all have to be here (in Sydney)," he said.

"Newcastle, Wollongong ... there are other places where this growth can be directed."

Important precincts for the future of our city.

Other measures include the city centre CBD light-rail extension being put on public exhibition and new house extensions having to meet new water and energy efficiency targets by October 1, 2005.

This could mean water-saving shower heads, energy-efficient hot water systems and better insulation and shading in new extensions.

Property Council of Australia NSW executive director Ken Morrison expressed concern that apartment building could crowd out employment-generating offices in key western Sydney centres.