



Interim Submissions & Engagement Report

*Towards our Greater Sydney 2056
and draft District Plans*

Introduction

The role of the Greater Sydney Commission (Commission) is to lead metropolitan planning to make Greater Sydney more productive, liveable and sustainable. Central to our thinking is people — cities are about people and what matters to them — cities that work best for people are designed to meet the needs and aspirations of the people who live there, while also respecting our natural environment.

We are committed to hearing from as many and varied Greater Sydneysiders as we can – community members, interest groups, professional groups, business, government and councils to help us shape ideas about the future of our city. The response has been strong and consistent.

From the establishment of the Commission in January 2016 until exhibition of the draft District Plans and *Towards our Growing Sydney 2056*, we listened to 7,500 people. Your ideas helped us prepare a vision for how the city can be transformed to meet today's challenges of the future.

The Commission then committed to continuing the conversation with Greater Sydneysiders while the draft District Plans and *Towards our Greater Sydney 2056* were on exhibition between 21 November 2016 and 31 March 2017.

We reached out using social media, community workshops, drop-in

events, information nights, close to two hundred speaking engagements and meetings to listen to what you had to say about the future of Greater Sydney.

Once again the response was strong — we spoke to more than 7,750 people and received 2,341 formal submissions providing a wide range of viewpoints from individuals, community and industry groups, Aboriginal land councils, local government, universities, health providers, sporting clubs and property developers.

This report presents information about the different ways we engaged

and an analysis of the initial themes that have emerged through the submission process. A more detailed report will be available later in the second half of the year.

We are very grateful to the people of Greater Sydney who invested time preparing submissions and joining in the conversation. This information will help inform our plans.

This process has given us insight into the wide range of views about issues that are important to you and has provided ideas about how planning can help to make Greater Sydney a thriving, exciting city, for the people who live here now and in the future.

What we did

Towards our Greater Sydney 2056 provided a 40 year vision for Greater Sydney as a metropolis of three cities. It outlined a draft amendment to update to *A Plan for Growing Sydney*.

The draft District Plans introduced a transformational focus on the patterns of development needed for Greater Sydney to be a more productive, liveable and sustainable global city.

▶  1x Towards our Greater Sydney 2056

▶  6x draft District Plans



During the four month exhibition period we engaged with

more than 7,750 individuals

This included:



6,364

individuals at meetings, speaking engagements and events



586

comments, questions and answers across three social media platforms



288

participants in three-hour deliberative workshops

How we communicated:



46

local newspaper stories



31

metropolitan newspapers, TV and radio stories



950

watched the Commission's launch event and joined briefings via a webcast



38,402

individuals viewed the plans on our website



Peak panels

Peak environmental and social panels, comprising over 30 members from relevant sectors, met several times with the Commission.



Information sessions

A series of 16 information sessions for stakeholders was held in the Parramatta and Sydney CBDs to launch the exhibition of the draft Plans.



District dialogues

Facilitated workshops enabled a broad range of community members to provide feedback on their district priorities through small group discussions and deliberation. Each table of people from the District Dialogues completed a formal submission, with 63 submissions in total. More than 90% of participants were glad they participated.



Social media comments and discussions

The Commission engaged with Sydneysiders across common forms of social media including Facebook, Reddit, LinkedIn and Twitter.



Live online

A series of weekly interactive chats with Commissioners and senior staff provided people with an opportunity to ask questions and discuss ideas.



Industry roundtables

A series of 3 roundtables was held with industry groups on relevant issues such as retail development, affordable housing, industrial and commercial lands as well as residential development.



Drop-in sessions

A drop-in session was held in each of the 6 Districts to launch the draft Plans. These sessions also gave the community an opportunity to talk with Commissioners and staff.



Feedback

Feedback on the draft Plans is being considered together with formal submissions. Feedback is often highly technical information from government agencies that is not included in a formal submission to the Commission. This includes information garnered from Technical Working Groups with councils or other state agencies. Feedback also includes comments made in social media or during 'live online' sessions.



Quantitative survey

An independent research company conducted a quantitative survey with a representative sample of the Greater Sydney population asking the same questions contained in the online quick submission form. The survey responses were not considered to be formal submissions but enabled the Commission to draw feedback to increase the diversity of voices providing feedback and ideas.

Who made submissions

Written submissions on the draft District Plans and *Towards our Greater Sydney 2056* were invited during the exhibition period from 21 November 2016 to 31 March 2017. A total of 2,341 submissions were received.

FIGURE 01 Breakdown of submissions by stakeholder category

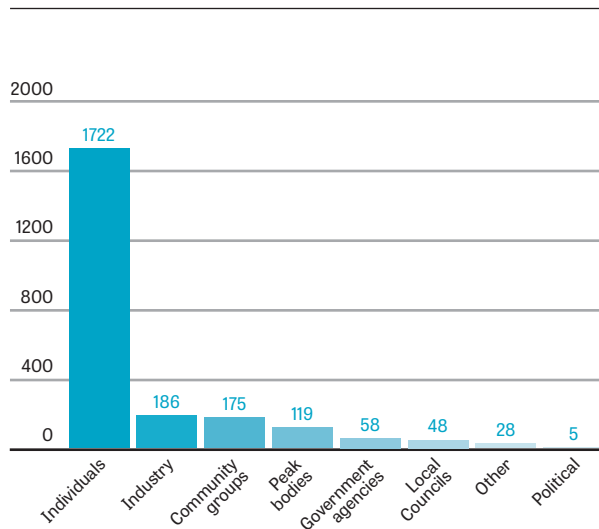
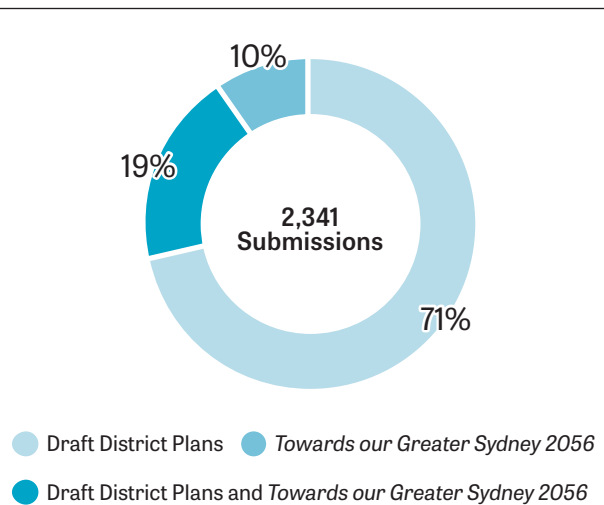


FIGURE 02 Distribution of submissions



What we heard

This section summarises commonly raised issues in submissions. Figures 03 and 04 are representations of the issues raised with the larger text representing those issues which appeared more frequently in the submissions.

FIGURE 03 Issues raised in submissions — draft District Plans



FIGURE 04 Issues raised in submissions — *Towards our Greater Sydney 2056*



The top five issues raised in relation to the draft District Plans were:



1. Vision & priorities for District

Submissions were generally supportive of the vision and priorities but also offered suggestions for their improvement.



2. Metropolitan Rural Area

Submissions were generally supportive of protecting the existing Metropolitan Rural Area. It is important to note that 664 submissions were received in relation to a single issue regarding the protection of the Metropolitan Rural Area at South Dural.



3. Housing density and infrastructure

Submissions raised concerns about increased housing density (particularly in the Central District) and what this means for supporting infrastructure (such as schools, transport etc). There was local support for more residential zoned land in the West District (areas in close proximity to the Western Sydney Airport).



4. Transport planning

Submissions raised the need for improved transport infrastructure, including new rail lines, better road networks and improvements to existing services.



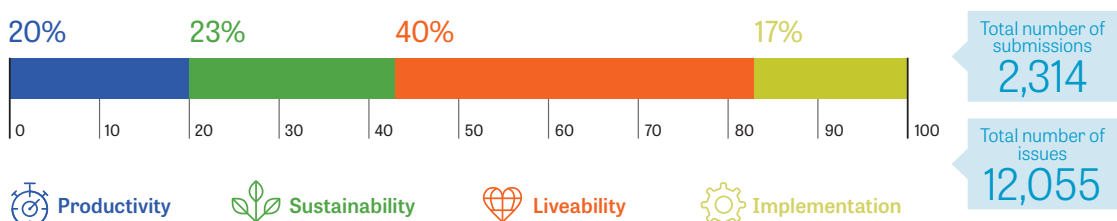
5. Open space (including recreation facilities and walking & cycling)

Submissions supported the protection and expansion of existing open space areas and the urban canopy. Submissions also supported the addition of more active transport options including safe cycling.

Note — One submission can comment on multiple exhibited documents and multiple issues.

Of the submissions to the draft District Plans, 1,148 issues were raised in relation to past planning decisions or matters that involve decisions that are the responsibility of other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.

FIGURE 05 SUBMISSIONS BY THEME — DRAFT DISTRICT PLANS



In order, the top five issues raised in relation to *Towards our Greater Sydney 2056* were:



1. Vision & priorities

Submissions indicated support for the three cities 'concept'.



2. Housing density and infrastructure

There was general support for additional housing density, but concerns were raised about what this means for supporting infrastructure such as transport, education facilities and open space.



3. Open space (including recreation facilities and walking & cycling)

Submissions were supportive with the protection and expansion of open space areas. Suggestions were made for improvements to walking and cycling networks in Greater Sydney.



4. Housing diversity and affordability

The majority of submissions supported the concept of affordable housing targets. A number questioned why the target was not higher and why moderate income households were not included. There were also questions on how the targets would be implemented. A number of property industry submissions identified the need to ensure that implementation did not hinder broader housing development.



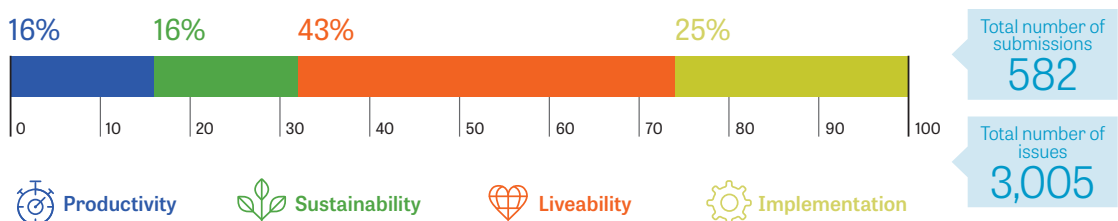
5. Green Grid

Submissions indicated support for the Green Grid and also raised opportunities in relation to new funding for projects.

Note — One submission may comment on multiple exhibited documents and multiple issues.

Of the submissions to *Towards our Greater Sydney 2056*, 429 issues were raised in relation to past planning decisions or matters that involve decisions that are the responsibility of other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.

FIGURE 06 Submissions by theme — *Towards our Greater Sydney 2056*

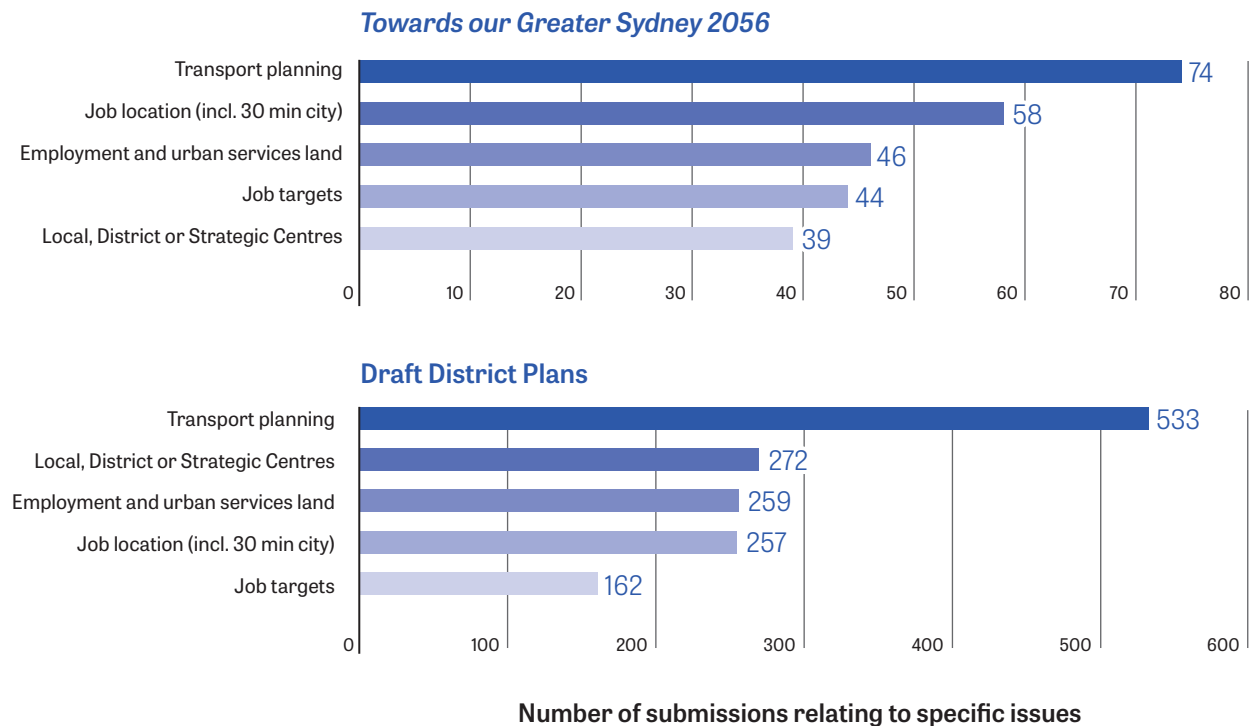




Productivity: Common themes raised in submissions

- Calls for better transport infrastructure, including new rail lines, better road networks and improvements to existing services.
- Majority support for protecting urban services and employment lands with some expressing strong support for the protection of these lands as it provides investment certainty.
- Strong interest in mapping out a clear, transparent and consistent process and considerations for rezoning of employment lands where it is appropriate.
- Support for greater clarity around the role and function of 'centres'.
- Infrastructure to support growth of employment lands and centres needs to be protected, planned for, funded and delivered in a timely manner to support business and jobs growth.

FIGURE 07 Submissions relating to productivity issues

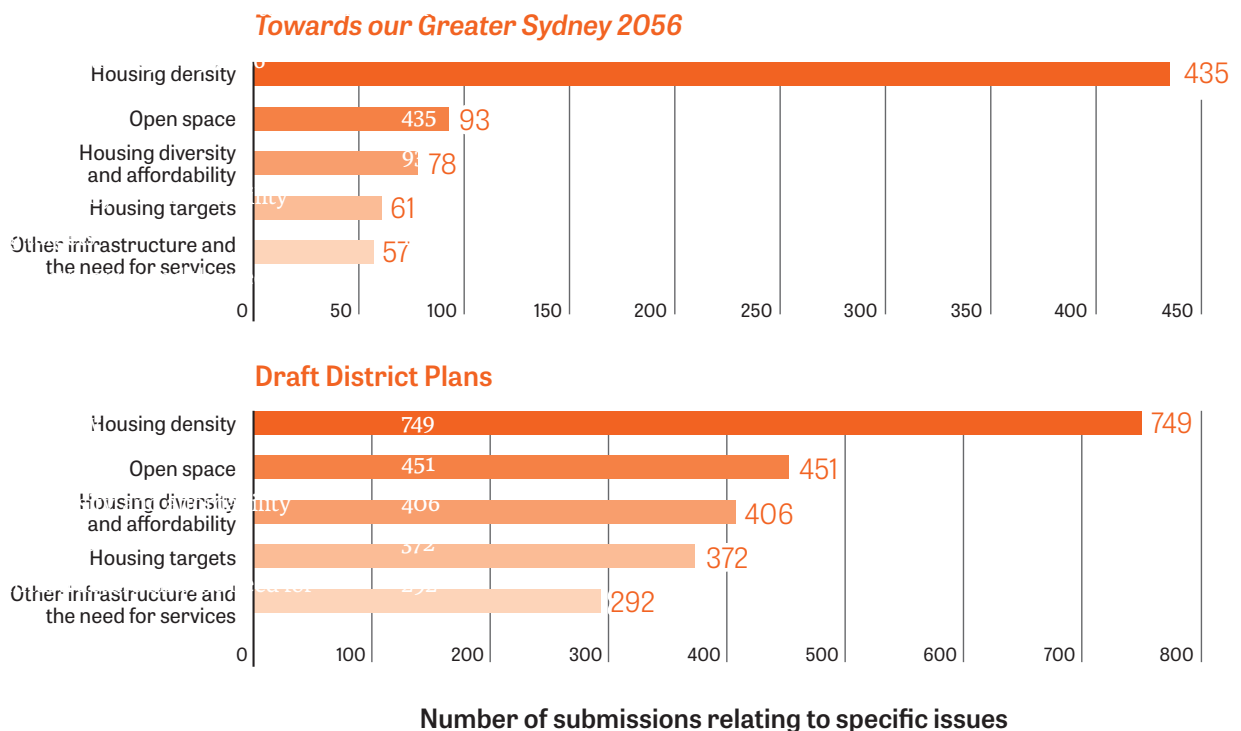




Liveability: Common themes raised in submissions

- Feedback on housing density varied across Greater Sydney. While some submissions in relation to the South, North and Central districts were concerned over increasing density in general, there was preference for medium density over high density development. These districts were also concerned about the delivery of appropriate infrastructure and services required by increased density, while for other districts, density was seen as a means to create a more compact and efficient city when coupled with amenity, service and infrastructure improvements.
- A large majority of submissions support the Affordable Rental Housing Targets of 5-10% or call for them to be higher. Many submissions also argued for inclusion of moderate income households.
- The Affordable Rental Housing Target percentage and implementation mechanisms need to be appropriate for local needs. The mechanism should be applied more broadly and supply sufficient numbers.
- The need to plan for, commit to and provide infrastructure and services (including open space), when planning for additional housing.
- Greater clarity needed on who, across government, is assisting councils to develop Local Housing Strategies.
- The need for increased funding to deliver community facilities, open space and local infrastructure in order to create a more liveable city.

FIGURE 08 Submissions relating to liveability issues

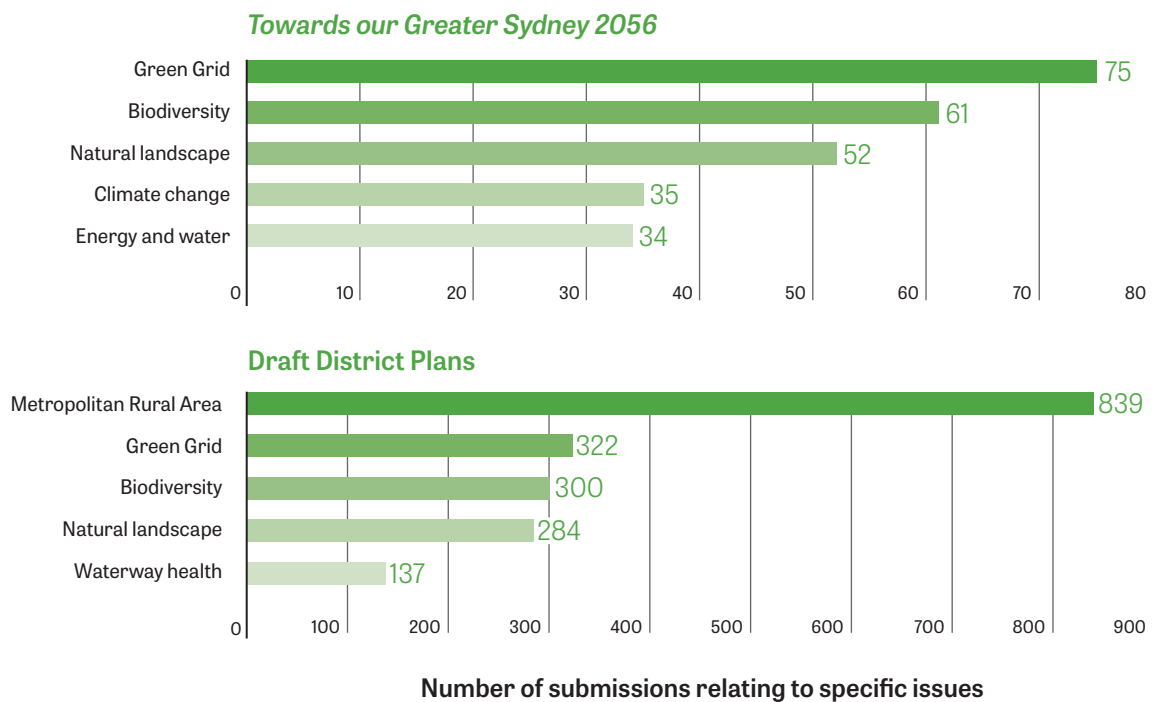




Sustainability: Common themes raised in submissions

- Support for the Green Grid, with suggestions for improvements to existing areas.
- Concern raised about the impact of increased development on biodiversity and the natural landscape.
- Ensuring open space is provided to match increased density and development.
- Support for an increased urban canopy to enhance the natural landscape whilst mitigating urban heat.
- Support for the consideration of waterways and stormwater design in the city landscape.
- Support for the protection of the existing Metropolitan Rural Area.
- Support for measures to reduce greenhouse gas emissions and adapt to the impacts of climate change.
- Support for local generation of renewable energy, precinct scale energy and water infrastructure and more use of recycled water.

FIGURE 09 Submissions relating to sustainability issues





Common themes raised in submissions by District

In leading metropolitan planning for Greater Sydney, the Commission is responsible for aligning land use and infrastructure planning, promoting the supply of housing (including affordable housing), planning for resilience and increasing opportunities for public involvement and participation. These responsibilities rely on balancing the competing needs of a city, requiring all levels of Government and the community to work together.

Many of the issues raised in submissions relate to projects or plans that are the responsibility of other agencies or local councils. In some cases, final decisions have been made on these projects, and others are still in a planning process. The projects are, however, complementary to our work as a collaborative organisation and will be considered in the context of metropolitan planning for a Greater Sydney.

The top five common issues for each district are described on the following pages.



Central

Vision & priorities for the District

- Support for the vision of the plans – including the three cities concept, planning for health and education super-precincts, Collaboration Areas and alignment of infrastructure with growth, especially transport.

Housing density

- Concern over increasing densities, the impact on local amenity and the delivery of necessary transport and social services infrastructure.

Transport planning

- Potential to better capture opportunities across the District, improve transport links from less accessible locations and leverage WestConnex for improved outcomes along Parramatta Road.

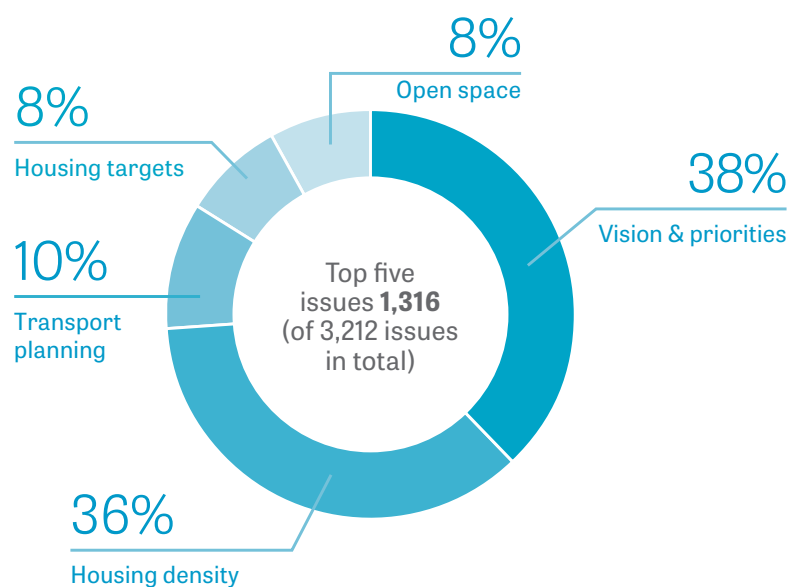
Housing targets

- Questions about equity of housing targets across the District, with a preference for medium-rise housing over high density development.

Open space

- A number of submissions were received from residents of North Strathfield in relation to the Allen to Conway Street Precinct (associated with the Parramatta Road Corridor Urban Transformation Strategy).

FIGURE 10 Top five issues raised in relation to the draft Central District Plan



It is important to note that **484 issues raised** in relation to this draft District Plan related to past planning decisions or matters that involve decisions that are the responsibility of

other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary

engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.



North

Metropolitan Rural Area

- Support for the protection of the Metropolitan Rural Area, particularly in South Dural.

Vision & priorities for the District

- Vision and priorities need to be realised including improvements in transport and infrastructure to support housing, improved transport connections particularly to the Northern Beaches, enhanced walking and cycling connections, support for medium density over high density, protecting neighbourhood character, support for sustainable development outcomes.

Open space

- Support for the protection and expansion of open space areas, support for the Green Grid, support to protect and extend the urban canopy.

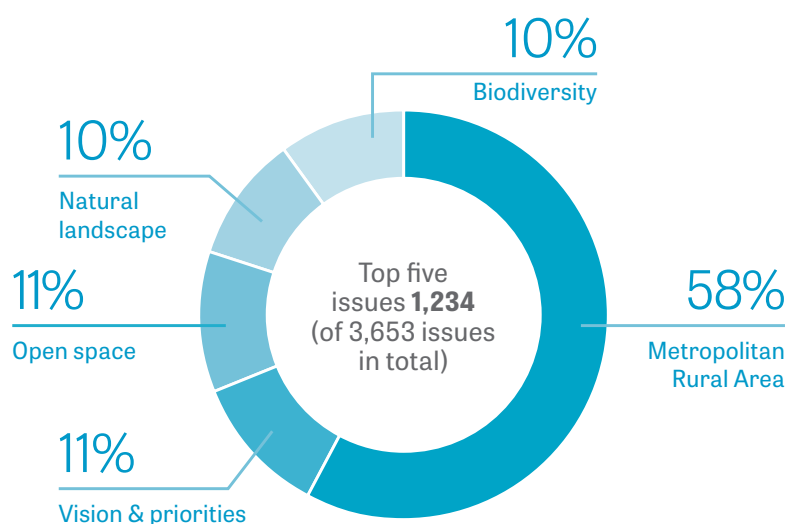
Natural landscape

- Support for protection of the District's natural landscape including foreshore areas, bushland, open space and areas of high environmental value.

Biodiversity

- Support for measures to protect and enhance biodiversity.

FIGURE 11 Top five issues raised in relation to the draft North District Plan 11% Vision & priorities



It is important to note that **757 issues raised** in relation to this draft District Plan related to past planning decisions or matters that involve decisions that are the responsibility of

other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary

engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.



West

Transport planning

- The need for access to efficient north-south and east-west transport links to reduce commuting times for residents.

Vision & priorities for the District

- Support for the protection of the natural landscape, including biodiversity and the Metropolitan Rural Area for food protection.
- Support for the Penrith Collaboration Area including the Health and Education Precinct.

Western Sydney Airport

- Submissions raised the need for greater clarity around governance arrangements and supporting

infrastructure, notably the need for a rail line running north-south from the Airport. Submissions also raised concerns with the impact of the Airport on the environment and residential amenity.

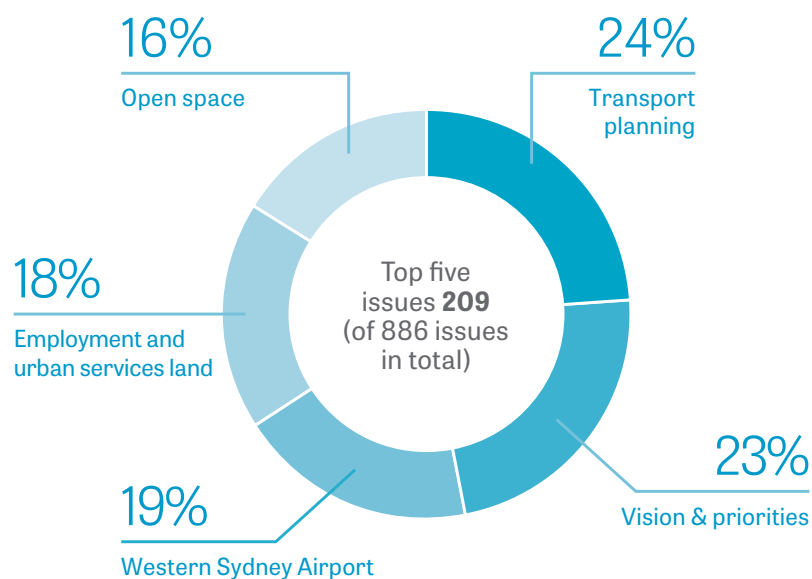
Employment and urban services land

- The need for an increase in job diversity and the protection of employment lands to ensure residents can live and work within the District.

Open space

- Support for better active transport networks including cycleways.

FIGURE 12 Top five issues raised in relation to the draft West District Plan



It is important to note that **34 issues raised** in relation to this draft District Plan related to past planning decisions or matters that involve decisions that are the responsibility of

other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary

engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.

South



Transport planning

- The need for investment in key transport infrastructure including upgrades to the Illawarra Rail Line, clarity on the F6 and improved links between South District and Greater Parramatta and the Western City.

Vision & priorities for the District

- The importance of more consultation with the community and Government integration to achieve the vision of creating great places in the District.

Open space

- Support for the Green Grid to protect and provide for open space and areas of biodiversity, especially as housing density increases.

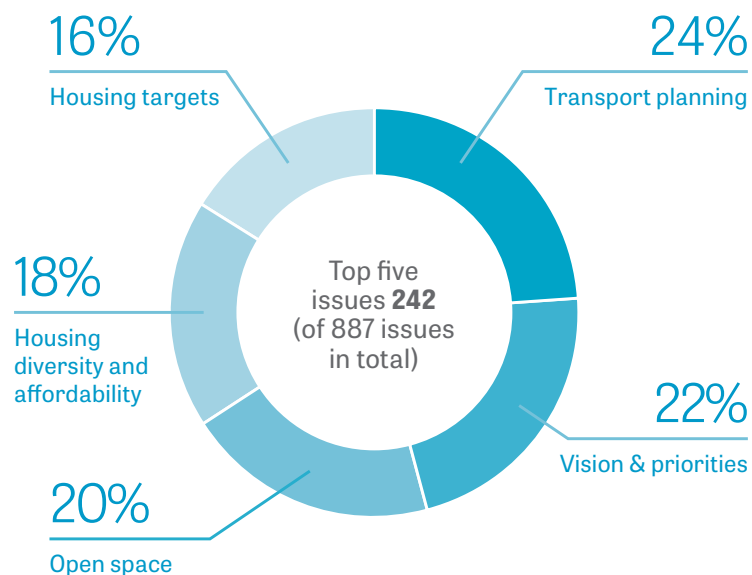
Housing diversity and affordability

- Support for increased housing diversity and the provision of affordable housing, including medium density housing where this does not change the existing street character. Higher densities are not appropriate in some areas due to heritage and local character.

Housing targets

- Concerns about the inequitable distribution of housing targets across the District, especially for Canterbury-Bankstown local government area.

FIGURE 13 Top five issues raised in relation to the draft South District Plan



It is important to note that **40 issues raised** in relation to this draft District Plan related to past planning decisions or matters that involve decisions that are the responsibility of

other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary

engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.

South West



Vision & priorities for the District

- Better integration is needed between the West and South West Districts.
- Support for the Liverpool Collaboration Area.

Transport planning

- Better transport connectivity is needed running north-south and east-west.

Implementation

- There is a need for Government coordination to efficiently deliver the scale of growth with high quality urban design whilst protecting and enhancing the natural landscape.

- Ensure jobs and social infrastructure keep pace with growth.

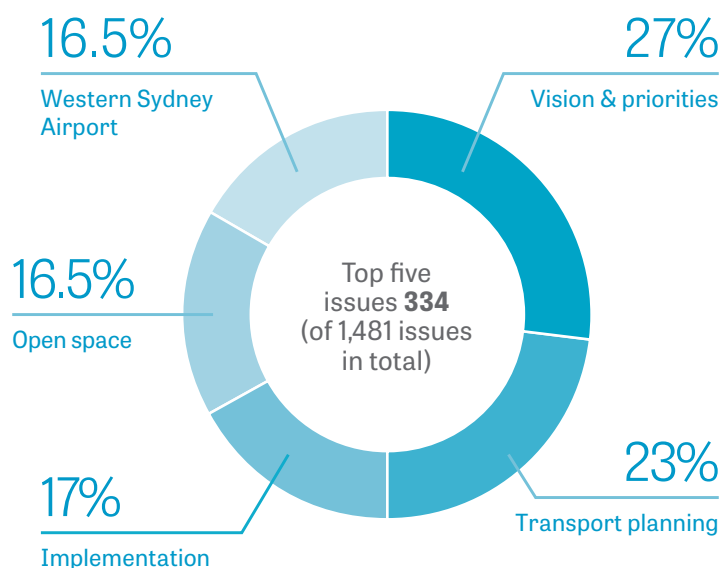
Open space

- Support for a regional strategy for South Creek as a landscape framework for delivering the Parkland City while mitigating the urban heat island effect.

Western Sydney Airport

- Leverage opportunities provided by the Western Sydney Airport and Aerotropolis to create additional jobs and transport connections for the emerging Western Parkland City.

FIGURE 14 Top five issues raised in relation to the draft South West District Plan



It is important to note that **75 issues raised** in relation to this draft District Plan related to past planning decisions or matters that involve decisions that are the responsibility of

other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary

engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.

West Central



Vision & priorities for the District

- Support for the concept of the 30-minute city.

Transport planning

- Concern regarding traffic congestion and lack of clarity around priority transport links especially north-south and east-west connections.

Implementation

- Further detail on governance and implementation of the District Plan actions.

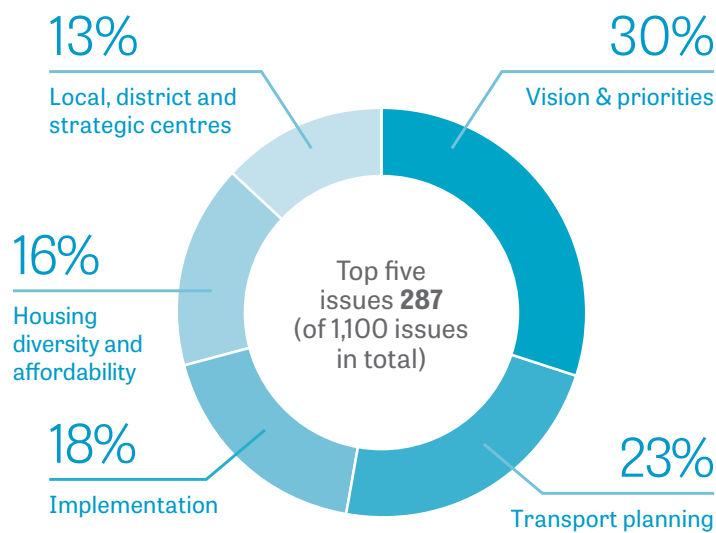
Housing diversity and affordability

- Support for increased housing diversity and the provision of affordable housing, concerns about the adverse impact of high density housing on heritage values, traffic and community infrastructure.

Local, district and strategic centres

- The need for greater clarity around the role and function of 'centres'.

FIGURE 15 Top five issues raised in relation to the draft West Central District Plan



It is important to note that **57 issues raised** in relation to this draft District Plan related to past planning decisions or matters that involve decisions that are the responsibility of

other government agencies. The Commission acknowledges that implementing the draft District Plans requires collaboration between all levels of government, each with their own complementary

engagement and decision making processes. The Commission has been working with relevant agencies on these issues and has shared the relevant submissions with them.

Organisations

The Commission heard from 363 organisations including peak bodies, government, and industry groups. In addition to the summaries on the previous pages, these pages present a more specific summary of the issues raised by these organisations.



Implementation

- **Data-driven planning:** a desire to see greater use of data analytics in the plans.
- **Governance and coordination:** both 'big picture' questions on the nature of city governance to support a city of 8 million people and more pragmatic questions on how government coordination can be improved to deliver the priorities and actions.
- **Level of detail:** calls for more detail in the District Plans, particularly on actions, timeframes, performance measures and accountabilities.



Productivity

- **Centres:** more detail on the classification of centres and the relative roles of strategic, district and local centres in providing services, jobs and housing.
- **Economic development:** submissions called economic development strategies for the three cities, particularly the Western City, and more specific plans to strategically encourage jobs growth.
- **Employment and urban services land:** diverse views from organisations on the proposed precautionary approach to rezoning employment and urban services lands or adding uses that would hinder the role of these lands. Some organisations feel the precautionary principle will impede housing supply while others call for more detail and flexibility.
- **Funding:** calls for a stocktake of various developer contributions and other funding mechanisms to provide consistency, predictability and certainty in infrastructure funding.
- **Infrastructure:** the importance of major transport infrastructure to support the implementation of the District Plans and calls for greater detail on the provision and coordination of social infrastructure and utilities.



Liveability

- **Housing density:** generally supportive of additional housing density, however, concerns were raised about what this means for supporting infrastructure such as transport, education facilities and open space.
- **Affordable housing:** general support for targets but concerns raised that possible development viability and housing supply impacts need to be taken into account.
- **Arts and culture:** the plans need to better articulate the role of creative industries in leading innovation.



Sustainability

- **Green Grid:** support for the Green Grid and suggestions for improvements to walking and cycling networks.
- **Metropolitan Rural Area:** support for protecting existing Metropolitan Rural Areas and not rezoning it for urban purposes.
- **Ecologically Sustainable Development:** District Plans should be strongly aligned with the principles of ecologically sustainable development.
- **Sustainability initiatives:** greater detail required to provide confidence on the implementation of the Green Grid, climate change adaptation measures, biodiversity protection, natural resource management, and a zero-carbon city.

What we are thinking

The Commission is considering all your feedback and it is helping shape the draft District Plans and *Towards our Greater Sydney 2056*.

As we read through the submissions and feedback some themes and ideas are coming through loud and clear. These are:

- People want an integrated strategy that brings together land use with transport and infrastructure;
- The community, investors and local councils want certainty. They need better information about the delivery of new homes, infrastructure, green spaces, services and jobs;
- We are more likely to get an increase in highly skilled jobs and innovation if we plan to grow job opportunities close to universities and training providers;
- People want our cities to look great, they expect new buildings to be examples of thoughtful, high quality urban design;
- People are passionate about trees, especially to help shade and cool our city. They also want to preserve the local biodiversity and protect and grow our Green Grid;
- Housing supply and affordability need to be carefully considered, especially as the city continues to grow;
- We must be smarter about the way we use our resources and make sure we prioritise sustainability; and
- Being close to services, public transport and a diverse range of job opportunities is vital if we are going to grow and improve liveability for Sydneysiders.

Next steps

Thank you to everyone who took the time to make a submission or provide us with feedback to help shape the future of Greater Sydney.

The Commission, Transport for NSW (TfNSW) and Infrastructure NSW (INSW) are collaborating closely to ensure that the land use, transport and infrastructure planning for Greater Sydney is integrated, aligned and well coordinated. This year we are working with these agencies to produce a suite of strategic documents that set the directions for investment and growth for decades to come. Your submission will inform these plans.

A more comprehensive submissions and engagement report will be published later in the year.

