



Greater Sydney Region Plan: *A Metropolis of Three Cities* and District Plans

Progress Report on implementation
of actions as at 30 June 2020

Introduction

Welcome to the second annual report on progress in implementing the actions of *A Metropolis of Three Cities - Greater Sydney Region Plan, and five District Plans*.

These Plans were developed with councils, Government, the community and stakeholders and present a 40-year vision and 20-year plan for Greater Sydney.

The Plans were released in March 2018, with a strong and enduring commitment to working together on their implementation to enhance the productivity, liveability and sustainability of Greater Sydney.

The Greater Sydney Commission (the Commission) has also publicly committed to reporting progress on implementation annually, as stated in the plans themselves and required under both the *Greater Sydney Commission Act 2015* (GSC Act) and *Environmental Planning and Assessment Act 1979* (EP&A Act).

The GSRP has 15 actions to be delivered by the Commission, State Government agencies, the Australian Government and councils. The first section of this progress report indicates the status of each action as at 30 June 2020, followed by an outline of key deliverables completed. Eight of the 15 actions are complete, and implementation of the remaining seven is well advanced.

The five District Plans implement the GSRP at the district level. The second section of this progress report relates to District Plan actions and progress made as at 30 June 2020. It outlines Greater Sydney councils' progress on implementing the District Plans at a local level through the development of their Local Strategic Planning Statements (LSPSs) and updates of their Local Environmental Plans (LEPs).

Last year - in July 2019, the Commission reported on implementation of the GSRP and District Plan actions in the first edition of *The Pulse of Greater Sydney* (The Pulse). In addition to reporting on actions, the Pulse reported Greater Sydney's performance against indicators which measure implementation of the 10 Directions which are the foundation of the plans. More detailed information was also provided in the Greater Sydney Dashboard.

Due to the unique circumstances in 2020, the second edition of The Pulse will be published in the last quarter of 2020. This will enable the Commission to include additional information and analysis arising from COVID-19 and its impact on city-shaping.

In light of this, the Commission has published this progress report separately to keep the citizens of Greater Sydney informed on the implementation of GSRP and District Plan actions as at 30 June 2020.

Acknowledgement of Country

The Greater Sydney Commission acknowledges the traditional owners of the lands that include Greater Sydney and the living culture of these lands. The Commission recognises that the traditional owners have occupied and cared for this Country over countless generations and celebrates their continuing contribution to the life of Greater Sydney.

Table 1 Status of Greater Sydney Region Plan Actions as at 30 June 2020

Action	Lead agencies	Status
1. Identify, prioritise and deliver Collaboration Areas	The Commission	Complete
2. Coordinate land use and infrastructure for the Western City District	The Commission (lead agency is now Western City and Aerotropolis Authority (WCAA))	Ongoing
3. Prepare housing strategies	Councils, Department of Planning, Industry and Environment (DPIE), the Commission	Ongoing
4. Develop 6–10 year housing targets	The Commission, councils	Complete
5. Implement Affordable Rental Housing Targets	The Commission, DPIE, councils	Ongoing
6. Collaborate to deliver the Greater Parramatta and the Olympic Peninsula vision	The Commission, DPIE, councils	Complete
7. Develop a growth infrastructure compact for Greater Parramatta and the Olympic Peninsula	The Commission	Complete
8. Support the growth of the Camperdown-Ultimo Collaboration Area	The Commission	Complete
9. Collaborate to deliver the Western Sydney City Deal (WSCD)	Australian Government, NSW Government, councils	Ongoing
10. Facilitate whole-of-government place-based outcomes through Collaboration Areas for targeted centres, including Liverpool, Greater Penrith and Randwick	The Commission	Complete
11. Review and plan for industrial and urban services land	The Commission	Complete
12. Develop and implement the South Creek Corridor Project	Infrastructure NSW (INSW)	Ongoing
13. Develop the Greater Sydney Commission's role in peer reviewing key land use and infrastructure plans prepared by NSW Department of Planning, Industry and Environment to provide assurance to the community that robust planning is being undertaken across Greater Sydney consistent with the Region and District Plans	The Commission	Ongoing
14. Develop performance indicators in consultation with state agencies and councils that measure the 10 Directions to inform inter-agency, State and local Government decision-making	The Commission, Transport for NSW (TfNSW), INSW, NSW Health, Department of Education, councils	Complete
15. Develop detailed monitoring and reporting of housing and employment in Greater Sydney	DPIE, councils	Ongoing

Region Plan: Infrastructure and collaboration actions

Action 1 Identify, prioritise and deliver Collaboration Areas

Lead Agency: The Commission

The Commission to continue to identify, prioritise and lead Collaboration Areas across Greater Sydney. The Commission will annually review the Collaboration Area program and priorities.

Complete as at 30 June 2020

- Collaboration Areas are a place-based concept that the Commission developed to address complex issues requiring cross-stakeholder solutions. The GSRP identified nine Collaboration Areas.
- The Commission has completed eight of the nine Collaboration Areas projects identified in the GSRP. The ninth project, Rhodes East, is on hold pending the progress of Planned Precinct work by DPIE.
- Eight Collaboration Area Place Strategies are published on the Commission's website: Camperdown-Ultimo, Randwick, Liverpool, Greater Penrith, Australian Nuclear Science and Technology Organisation research and innovation precinct, Bankstown Airport/Milperra, Campbelltown-Macarthur and Kogarah.
- Ongoing governance arrangements are in place for the implementation of the Place Strategies.
- The Commission has prepared annual reports for the Collaboration Areas that were completed in 2018–19: Liverpool, Greater Penrith, Camperdown-Ultimo and Randwick. These are available on the Commission's website.
- Further information is provided at **Actions 8 and 10**.

Action 2 Coordinate land use and infrastructure for the Western City District

Lead Agency: Western City and Aerotropolis Authority (WCAA)

The implementation and governance commitments of the Western Sydney City Deal (WSCD) identify that the Commission will coordinate land use and infrastructure for the Western City District.

Ongoing

- The WSCD was signed by the Australian and NSW Governments and eight Western Sydney local councils on 4 March 2018. Its implementation over the next 20 years will drive the delivery of the Western Parkland City (WPC), in particular the new Western Sydney Airport and aerotropolis.
- Consistent with the GSRP and the WSCD, ongoing governance arrangements are in place: a Leadership Group (Ministers and Mayors), an Implementation Board (Agency Secretaries and General Managers) and a cross-Government Coordination Committee (agency leads).
- In 2018 the Western Sydney Planning Partnership (WSPP) was established as an integrated project team with local government to progress the planning for the Western Sydney Growth Area.
- A Chief Coordinator of the WPC was appointed within the Commission in 2018 to drive integration and coordination of the key decision-making across Government.
- In late 2018 the WCAA was established and its Board appointed. The Chief Coordinator role was transferred from the Commission to the WCAA in 2019 and ongoing responsibility for the associated land use and infrastructure coordination sits with the WCAA. This action is therefore now assigned to the WCAA.

Region Plan: Liveability actions

Action 3 Prepare housing strategies

Lead Agencies: Councils, DPIE, the Commission

Councils to prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans.

Housing strategies will outline how housing growth is to be managed, identify the right locations for additional housing supply in each local government area (LGA) and inform updates of LEPs.

Updated LEPs that respond to housing strategies are to be submitted within three years of the finalisation of District Plans, or two years of priority councils where funding has been provided.

Ongoing

- Greater Sydney councils have all made progress towards preparing local housing strategies (LHS). The Commission has supported councils in this work through its Local Strategic Planning Statements (LSPS) assurance program.
- The preparation of LHSs is now being supported by DPIE consistent with its *Guide to Preparing Local Housing Strategies*.
- 20 of 33 councils have completed their draft LHS. Eight have been formally submitted to DPIE for endorsement. It is anticipated that all will be submitted to DPIE by early 2021.

Action 4 Develop 6-10 year housing targets

Lead Agencies: Greater Sydney councils and the Commission

To inform the development of updated LEPs and housing strategies, the Commission to work with councils and agencies to develop 6–10 year housing targets

Complete as at 30 June 2020

- The Commission has been working with councils and DPIE since the GSRP and District Plans were finalised in 2018 to understand the housing needs of each Local Government Area (LGA) and the opportunities for new housing supply in the right locations.
- Draft indicative ranges for 6–10 year housing targets were included in the Commission's LSPS assurance Letters of

Support to councils. The Letters of Support confirmed the consistency of LSPSs with the GSRP and District Plans.

- Councils are in the process of testing and verifying the draft indicative ranges during the development of their LHSs and LEP updates.

Action 5 Implement Affordable Rental Housing (ARH) Targets

Lead Agencies: The Commission, DPIE, councils

The Commission to work closely with DPIE to streamline implementation of new programs particularly in respect to the workings of the State Environmental Planning Policy (Affordable Rental Housing) and State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).

Tasks will include finalising a consistent viability test for the ARH targets to support councils and relevant planning authorities and ensuring that housing strategies include a sufficient affordable housing needs analysis and strategy to identify preferred affordable housing locations in each LGA.

Prior to the inclusion of ARH targets in the relevant State policy, the Commission, in partnership with relevant State agencies, will develop detailed arrangements for delivering and managing the housing that is created by the targets. This additional work will consider eligibility criteria, allocation, ownership, management and delivery models.

Ongoing

- The GSRP establishes ARH Targets as a mechanism to deliver an additional supply of affordable housing for very low to low income households in Greater Sydney. A 5–10% target is to be applied in defined precincts at the point of rezoning.
- The application of the target is subject to a viability test. DPIE has developed a viability instrument in collaboration with stakeholders, which has been independently tested and is now in use.
- The Commission, in partnership with relevant State agencies, has developed proposed arrangements for delivering and managing the housing that is created. The approach includes eligibility criteria, allocation, ownership, management and delivery models. It is anticipated that the whole of government approach will be implemented as state policy in 2020–21.

Region Plan: Productivity actions

Action 6 Collaborate to deliver the Greater Parramatta and the Olympic Peninsula (GPOP) vision

Lead agencies: The Commission, NSW Government, councils

The Commission to continue leading the collaboration of councils, State agencies, businesses and the community to deliver the GPOP vision. GPOP is being championed as a place for new businesses, homes and services; for diverse employment; for walking and cycling; and to facilitate spaces for arts and culture.

Complete as at 30 June 2020

- The Commission published the GPOP vision in 2016. The GPOP vision is being delivered through three key initiatives:
 - The Commission piloted a Place-based Infrastructure Compact (PIC) in GPOP and has provided its recommendations to the NSW Government (see also **Action 7**);
 - The Commission is continuing to support DPIE as it progresses delivery of a GPOP Place-based Strategic Business Case on behalf of the NSW Government infrastructure agencies; and
 - the development and application of performance indicators to understand and track progress on delivery of the GSRP, including the GPOP vision.

Action 7 Develop a place-based infrastructure compact for Greater Parramatta and Olympic Peninsula

Lead Agency: The Commission

The Commission to coordinate, seek expertise and insight from councils, State agencies, businesses and the community to develop a PIC for GPOP by December 2018.

Complete as at 30 June 2020

- The Commission has developed a new collaborative approach to land use and infrastructure planning called a PIC, that aims to:
 - model the growth potential of an area and explore scenarios for its long-term future;
 - improve transparency on the need for, and funding and feasibility of, infrastructure and services; and
 - stage growth to deliver great places as well as provide more certainty for investors, developers and the local community.
- The Commission completed its PIC pilot in GPOP in December 2018 and released the outcomes for community consultation and engagement with stakeholders in November 2019. The Commission has published a summary of the consultation outcomes on its website, along with the feedback received.
- The Commission provided its GPOP PIC recommendations to the NSW Government for consideration in March 2020.

Action 8 Support the growth of the Camperdown-Ultimo Collaboration Area

Lead Agency: The Commission

The Commission to lead private, government and education sector stakeholders in the ongoing planning of the Camperdown-Ultimo Collaboration Area through the preparation of a Place Strategy.

Complete as at 30 June 2020

- The Camperdown-Ultimo Collaboration Area Place Strategy is complete. It represents the contributions of a diverse range of stakeholders from the tertiary education sector, government agencies, councils and industry. It is available on the Commission's website.
- Ongoing governance arrangements are in place to implement the Place Strategy.
- See also **Action 1**.

Action 9 Collaborate to deliver the Western Sydney City Deal (WSCD)

Lead Agencies: Australian Government, NSW Government, councils

The NSW Government, the Australian Government and eight councils to continue collaborating to deliver the WSCD.

The WSCD will be accompanied by a draft Structure Plan that will indicate potential land uses for the Western Sydney Airport Growth Area.

An Implementation Plan will be prepared in 2018 and will build on the commitments outlined for the six areas of connectivity, jobs for the future, skills and education, liveability and environment, planning and housing and implementation and governance.

Ongoing

- The NSW and Australian Governments and the eight WPC councils continue to collaborate to implement the WSCD.
- Nine of the 38 WSCD commitments have been completed.
- All 38 commitments of the WSCD and their progress are outlined in the WSCD Implementation Plan and in the 2019 and 2020 progress reports which are available on the WSCD website (www.wscd.sydney).
- The draft Western Sydney Aerotropolis Plan, State Environmental Planning Policy Discussion Paper and Development Control Plan (the Planning Package) were prepared by the Western Sydney Planning Partnership and exhibited between December 2019 and March 2020. The Commission conducted an assurance review of the Planning Package to assure that it was consistent with the GSRP and Western City District Plan.
- See also **Action 2**.

Action 10 Facilitate whole-of-government place-based outcomes through Collaboration Areas for targeted centres, including Liverpool, Greater Penrith and Randwick

Lead Agency: The Commission

The Commission to coordinate the established governance arrangements and drive the delivery of place-based outcomes.

Complete as at 30 June 2020

- Place Strategies have been completed for the Liverpool, Randwick and Greater Penrith Collaboration Areas.
- Ongoing governance arrangements are in place to implement the Place Strategies.
- See also **Actions 1** and **8**.

Action 11 Review and plan for industrial and urban services land

Lead Agency: The Commission

The Commission to review all industrial and urban services land identified as review and manage in close collaboration with State agencies, councils and with industry input.

The Commission will work with DPIE to review the industrial and urban services land in the South West and Western Sydney Airport Growth Areas.

Complete as at 30 June 2020

- The Commission has undertaken studies with councils identified in the GSRP as needing to 'review and manage' their industrial lands. The studies have enabled Blacktown, Cumberland, Parramatta, The Hills, Hornsby, Liverpool and Fairfield councils and relevant State Government agencies to better understand the industrial precincts and the strategic needs in these LGAs.
- The Employment Lands Data Base and Employment Analysis Report developed by the Commission and released on its website in October 2019 provided a detailed evidence base and insights to support all Greater Sydney councils in developing their LSPs and industrial lands studies.
- DPIE is progressing the release and rezoning of industrial and urban services land adjacent to and in both the South West and Western Sydney Airport Growth Areas, with the support of the Commission.

Region Plan: Sustainability action

Action 12 Develop and implement the South Creek Corridor Project

Lead Agencies: NSW

The outcome will be the creation of a cool and green Western Parkland City (WPC) along South Creek and its tributaries. Water in the landscape will be managed to improve waterway health and the liveability of communities.

Ongoing

- The Western Sydney City Deal includes a commitment to develop a strategy to restore, protect and enhance South Creek. This includes strategies for water management according to different growth scenarios, and how protections in land use planning can be adopted to revitalise South Creek and ensure it is protected against development.
- NSW has finalised Stages 1 and 2 of the South Creek strategy in partnership with the Commission to inform land use planning, urban typologies and water cycle management for the WPC in consultation with State agencies and councils.
- NSW is leading a series of further work programs throughout 2019–20 to provide a sound basis for strategic policy and planning. These include:
 - a Blue/Green Infrastructure Framework encapsulating all natural and physical elements of the WPC to ensure the inclusion of detailed protection measures in future precinct governance and planning;
 - scoping of a preferred option for a regional approach to waterway governance;
 - a biosolids and organics strategy that maximises resource recovery and minimises environmental impact; and
 - a waterway health and regulatory framework for the management of riparian vegetation, and for the integrated management of flow, point and diffuse source pollution sources to protect environmental values.

Region Plan: Implementation actions

Action 13 Develop the Greater Sydney Commission's role in peer reviewing key land use and infrastructure plans to provide assurance to the community that robust planning is being undertaken across Greater Sydney consistent with the Region and District Plans

Lead Agency: The Commission

Ongoing

- Key elements of the assurance responsibilities established through amendments to the EP&A Act and the GSC Act include a requirement for Greater Sydney councils to obtain the written advice of the Commission that it supports a LSPS as being consistent with the GSRP and relevant District Plan before it is made by the council.
- The Commission has completed its assurance of 31 council LSPSs. Work continues with the outstanding councils as they progress toward finalising their LSPSs. The Commission has worked with councils for over 24 months to support them in reviewing their LEPs and developing their LSPSs. It has brought key State Government agencies together with councils in this process.
- On the request of the Minister for Planning and Public Spaces, the Commission has conducted an Assurance Review of the Draft Western Sydney Aerotropolis Plan, State Environmental Planning Policy Discussion Paper and Development Control Plan (the Planning Package) to assure that it was consistent with the GSRP and Western City District Plan. The next stage of the Assurance Review will be of the Precinct Plans for the Aerotropolis and surrounding growth Precincts.

Action 14 Develop performance indicators in consultation with State agencies and councils that measure the 10 Directions to inform inter-agency, State and local Government decision-making

Lead Agencies: The Commission, TfNSW, INSW, NSW Health, Department of Education, councils

Complete as at 30 June 2020

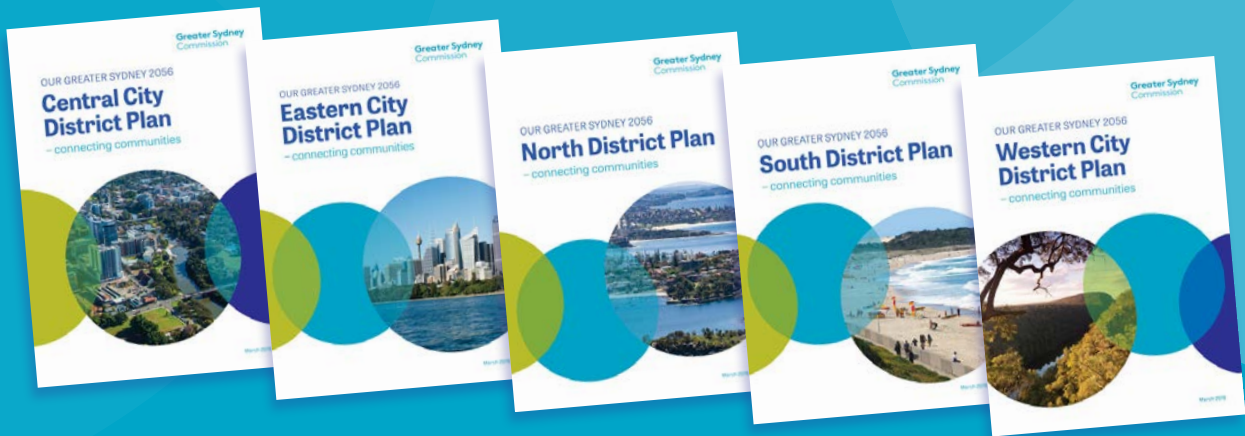
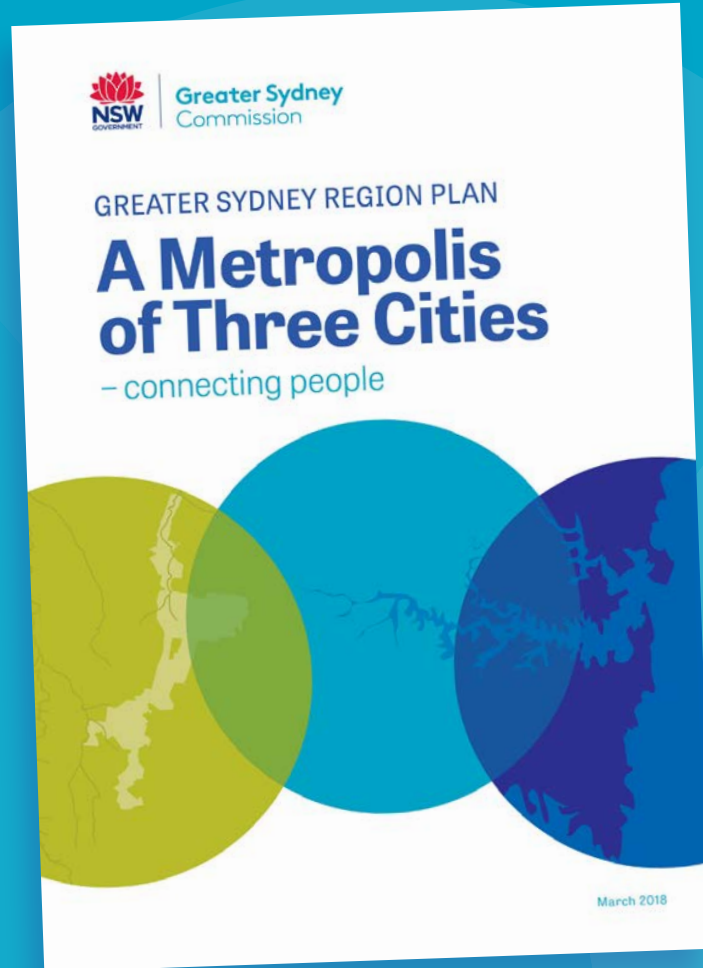
- The Commission worked with State Government agencies, councils, industry, stakeholders and the community to develop performance indicators that measure progress against the 10 Directions for Greater Sydney.
- The indicators were released in the first edition of The Pulse in July 2019 and were supported by detailed information on the Greater Sydney Dashboard on the Commission's website.
- The Commission has continued to work with agencies to enhance the accuracy and applicability of the indicators, with a focus on improving indicators for the 30-minute city and walkable places.
- The second edition of The Pulse will be published in Q4-2020. It will include information and analysis arising from COVID-19 and its impact on city-shaping.

Action 15 Develop detailed monitoring and reporting of housing and employment in Greater Sydney

Lead Agencies: DPIE, councils

Ongoing

- DPIE has supported councils by providing monitoring and reporting tools to assist with strategic planning. These have included:
 - the Community Profile tool and the Demography and Housing Dashboard to include baseline social and housing data;
 - the Housing Mapping and Scenario Tool that assists councils to undertake housing capacity analysis and scenario testing; and
 - Local Development Performance Monitoring collating data from all NSW councils.
- DPIE has also:
 - updated the Employment Lands Development Monitor, including commentary on retail and office spaces;
 - updated the Metropolitan Housing and Sydney Greenfield Monitors; and
 - completed the 2019 Sydney Housing Supply Forecast, which now includes secondary and other dwellings to provide more comprehensive coverage of housing supply across Greater Sydney.
- DPIE is now in the process of scoping the development of an Urban Development Program for Greater Sydney as part of the planning reform process initiated by the Premier in early 2020. This is intended to improve the quality and accessibility of the housing evidence base for strategic planning and infrastructure delivery.



Implementation of the Greater Sydney District Plan actions at the local level

The Commission has been working intensively with councils for over 24 months to support them in reviewing their Local Environmental Plans (LEPs) and developing their Local Strategic Planning Statements (LSPSs). The Commission has also brought together council and key State Government agencies, whose collaboration in this process has been critical.

The making of LSPSs by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on upfront strategic planning.

A LSPS sets out the 20-year vision for a local government area, demonstrates how change will be managed and identifies local priorities for updating council LEPs.

Under Section 3.9(4) of the *Environmental Planning and Assessment Act 1979*, councils in Greater Sydney must receive a Letter of Support from the Commission prior to making

their LSPS. This letter confirms that their LSPS is consistent with the Greater Sydney Region Plan and relevant District Plan.

As of June 2020 the Commission has now completed its assurance of 31 of 33 council LSPSs and the majority of these have been made by councils. Work continues with the outstanding councils as they progress toward finalising their LSPSs. In cases where LSPSs have been made, both the LSPS and the Commission's Letter of Support are available on the Commission's website.

Table 1 outlines the key milestones and status of the Commission's local planning assurance program.

A more comprehensive report on the implementation of District Plan actions will be published in *The Pulse* and the Commission's Annual Report in Q4, pending consultation with councils and agencies.

Table 2 Key milestones and status of the Commission's local planning assurance program

Assurance milestone	Status	
Councils' LEP Reviews	Completed	✓
Assurance Expo - the Commission-hosted event for State agencies and councils to discuss LSPS issues	Completed	✓
Health checks – the Commission hosted meetings with all Greater Sydney councils and relevant State Government agencies on Draft LSPS preparation	Completed	✓
Council's Draft LSPS on public exhibition.	Completed	✓
Councils review submissions and finalise LSPS for submission to the Commission	Completed	✓
GSC undertakes assurance of final LSPS (31 of 33 complete)	Advanced	✓

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