



# An Overview of the Greater Sydney Commission's Planning Framework Review for the Western Harbour Precinct and Pyrmont Peninsula

## The Review Process

In August 2019, the Minister for Planning and Public Spaces requested the Greater Sydney Commission (the Commission) undertake an independent review of the planning framework for the Western Harbour Precinct, including the Pyrmont Peninsula. This was sought under the *Greater Sydney Commission Act* (Section 10).

An important part of the Review was hearing from Stakeholders. This included meetings with, or written submissions from, representatives of the NSW Government, Local Government, members of the community and representatives of industry to understand their issues, plans and programs. The Commission also examined relevant planning and infrastructure documents.

The Commission submitted a Review Report and Engagement Report to the Minister for Planning and Public Spaces on 30 September 2019. Both are available on the Commission's website.

## The planning context of the Western Harbour Precinct and Pyrmont Peninsula

The Western Harbour Precinct, including the Pyrmont Peninsula, has been successful in delivering a variety of jobs, housing, tourism and recreation offerings and a vibrant university precinct. It offers great amenity with good access to the city, restored heritage buildings, new parks and greatly improved foreshore access. It has become one of Greater Sydney's most successful employment areas, with a key productivity role as part of the Innovation Corridor contributing to a strong and competitive Harbour CBD.

The strategic plans which set the vision for the Review Area are the 2018 *Greater Sydney Region Plan – A Metropolis of Three Cities* and the *Eastern City District Plan*. The Greater Sydney Region Plan is the NSW Government's blueprint for land-use planning for Greater Sydney over the next 40 years, while the *Eastern City District Plan* implements the Region Plan through local planning priorities and actions.

The Plans emphasise the importance of collaboration, liveability, productivity and sustainability, aligning growth

with infrastructure and the increasing need for a place-based approach to planning to manage complex urban issues. Place-based planning looks holistically at an area's land uses, activities and infrastructure to ensure they are coordinated and contribute towards delivering the vision for that place.

## The findings of the Review

The Review has provided ten findings to the Minister for Planning and Public Spaces under four categories. An overview of these findings is as follows:

### 1. Planning Framework:

- **Finding 1:** More comprehensive and detailed planning at the local level is required to deliver the Innovation Corridor vision for the Western Harbour Precinct and Pyrmont Peninsula.
- **Finding 2:** The current planning framework promotes a project-based approach over a place-based approach to planning outcomes.
- **Finding 3:** There is no coordinated spatial plan to guide assessment of competing project priorities to deliver place-making outcomes.

### 2. Infrastructure Capacity:

- **Finding 4:** Regional traffic and freight routes have an impact on the quality of the place.
- **Finding 5:** There are barriers to a connected and reliable transport network supported by a fine grain pedestrian network.
- **Finding 6:** Community infrastructure facilities, such as swimming pools and sports fields, are in high demand serving a growing number of residents, workers, students and visitors.

### 3. Stakeholders:

- **Finding 7:** The community and other stakeholders have had various roles in past planning processes and should be engaged consistently in planning for the future.
- **Finding 8:** Planning processes in the Review Area have become increasingly complex and difficult to understand.



#### 4. Significant Projects Planned and Underway:

- **Finding 9:** A number of major projects, on the edge of the Review Area, are being planned but are disconnected from each other
- **Finding 10:** The economic potential of the Review Area is not supported by a coordinated economic strategy.

## The Recommendations

The Review has found that for the planning framework to be fit for purpose to deliver the vision of the *Greater Sydney Region Plan* and *Eastern City District Plan*, a place-based approach that implements these plans holistically must be adopted.

A summary of the three recommendations made to the Minister for Planning and Public Spaces include:

- Actively supporting the delivery of objectives of the NSW Government's vision through the consistent and holistic consideration of the Greater Sydney Region Plan and the Eastern City District Plan in both Local and State contexts so that cumulative benefits can be realised for the community, visitors and the wider Harbour CBD;
- Developing a Place Strategy for the Review Area that:
  - includes a masterplan, economic strategy and simplified planning framework;
  - is supported through collaborative and inclusive arrangements involving State Government, industry, Council and community members; and
  - considers the individual character and potential of sub-precincts
- Establishing a timeframe and options for implementation of the Place Strategy.

To view the reports to the Minister for Planning and Public Spaces, the background material used by the Review, visit: <https://www.greater.sydney/project/pyrmont-planning-review>

The Commission wishes to thank all participants in the Review.

**Note:** This overview document does not form part of the Review or the advice to the Minister requested under Greater Sydney Commission Act (Section 10). The overview should be read subject to those documents.