

LCBCS / GREATER SYDNEY COMMISSION FORUM 9 AUGUST 2016

QUESTIONS SUBMITTED BY PARTICIPATING COMMUNITY GROUPS

Note: Questions preceded by * were answered during the forum and the recorded responses are below**

ENVIRONMENT

1. What is the definition of biodiversity used by the GSC and how is biodiversity to be conserved and enhanced through the Green Grid?
2. How will (urban) bushland and open space be distinguished?
3. What scope is there for strengthening current 'protections' for urban bushland?
4. ***To what extent are there plans to acquire and/or consolidate open space and what budget is there for this? How will potential land for open space / bushland be identified and prioritised?
5. How will the District Plans balance the need to protect wildlife corridors and bushland (on both public and private land) with development pressure for housing and infrastructure and green spaces for recreation?
6. How will the GSC's Environmental Panel relate to input from "on the ground" local environmental and community associations?
7. What is the source of the mapping being used in relation to the Green Grid and how accurate and reliable is it? Are there other agencies with different mapping/sources and responsibilities?
8. *** A significant issue with redeveloping large areas of single dwelling houses into apartments is the loss of green space. Will the Commission ensure that developments of 50 units or more retain some trees and that space is provided for green corridors and parks that cater for recreation and physical and mental wellbeing of apartment dwellers?
9. ***Will the GSC create a planning instrument that will protect Sydney's rural areas and give the wider community certainty that Sydney's rural areas outside the identified growth areas cannot be rezoned for urban purposes?
10. ***Can you explain the Commission's position on community concerns that public land, including many parts of the Sydney harbour foreshore, are being undermined by development.
11. Water run-off and seepage from urban areas often causes damage to bushland. How will this be managed for endangered plant species and ecological communities at a regional scale?

ROLE AND STRUCTURE OF THE GSC

12. ***What is the relationship between the GSC and the Department and Minister for Planning? How will the GSC maintain its independence?
13. ***What is the relationship between the District Plans and the Local Environmental Plans? Will the GSC have the powers to assess rezoning proposals?
14. What resources – financial, human and consultative – are available to the GSC and the District Commission North?

15. ***Thank you for a wonderful presentation. Does this mean a change to the untrammelled and uncontrolled developments in Lane Cove over the last five years because for us there is a huge disconnect between what you have presented and what we have had to put up with over the past few years. It's as if we are on another planet?
16. *** Will the new planning panels have the same limited approach to development assessments as previous panels?
[**Background**] – A development application of concern to the Epping Civic Trust was recently dealt with by a Sydney West Regional Planning Panel of only three members, none of whom were community delegates, and the application was approved on marginal grounds, with no reference to the concerns of the community].

COMMUNITY ENGAGEMENT

17. Will the Commission's community consultation include a willingness or obligation to make changes to plans where there is a clear community desire for certain changes?
18. What engagement processes will the GSC undertake? Which levels of engagement will be used as per the IAP2 Spectrum?
19. What is the timing for engagement? The November deadline does not seem to give much opportunity for robust engagement, whatever the processes it proposes to use.
20. ***Has the GSC published details of its specific community engagement strategy for each District? If not, when will this information be made available to the public?
21. How will the wishes of local communities be accommodated and is there still room for a variety of housing (single dwelling, villas, town houses, medium and high density) in the inner suburbs?
22. What will be the weight given to the recommendations made by any citizen juries used in the development of draft district plans? When and where will these juries take place?

OTHER

23. Hornsby Council has commenced the Brooklyn Master Plan, with involvement from Brooklyn and Hawkesbury River community groups. Q. What will be the relationship of local area Master Plan such as these in potential situations of subsequent Council amalgamations?
24. Why is there a mismatch between the population growth and employment in the strategic centres?
[**Background:** A Plan for Growing Sydney forecasts a population growth for Sydney over the next 20 years of 1.6 million with more than half occurring in Western Sydney. However the Employment Centres Analysis predicts a strategic centres employment by 2031 of only 7% of the Sydney total for the West and South West districts combined]

**Summary of Questions for Greater Sydney Commission (GSC)
Meeting / Forum at Lane Cove 9 August 2016 – Lane Cove Bushland and Conservation Society**

Question/Comment	Action/Follow Up
<p>1. What is the relationship between District Plans (DPs) and Local Plans (LEPs)?</p> <ul style="list-style-type: none"> • DPs will be the bridge between the Sydney Regional Plan (<i>A Plan for Growing Sydney</i>) and locally prepared LEPs. For example, LEPs would not be prepared without reference to the broader strategies contained in the DPs, such as the ‘green links’ • The aim is to make sure that the DPs support the Sydney Regional Plan. The LEPs will need to align with the DPs (so it is not a question of whether one plan will override the other) • The GSC will have responsibility for rezonings 	
<p>2. Green Grid: what plans are there to consolidate/expand open space areas throughout metropolitan Sydney?</p> <ul style="list-style-type: none"> • The main aim is to make better use of underutilised or poor quality existing open space. This will lead to greater efficiency and better quality of existing open space (rather than the more costly acquisition and improvement of new open space) 	
<p>3. What plans are there to protect Sydney’s rural lands or areas?</p> <ul style="list-style-type: none"> • The GSC will develop frameworks for protecting metropolitan rural areas, together with the protection of other values to which they relate • Areas to be examined include National Parks and ‘productive areas which in the North district are poultry farms, mushroom farms etc. which do not require large amounts of land. • The framework will relate not only to the protection of rural lands per se but to the whole range of values that are relevant, eg green corridors) 	<p>Submissions invited from community groups (incl. Galston Area Residents Association)</p>
<p>4. How will the dramatic loss of green space (landscaping) on individual sites/allotments be addressed in the transition from single dwellings to flats/apartments?</p> <ul style="list-style-type: none"> • State Environment Planning Policy No.65 (SEPP 65) is currently in force and nominates requirements for ‘deep soil planting’ on individual sites • There will be an emphasis on ensuring that higher density development has good links and proximity to parks and public open space (and makes improvements) rather than requiring ‘dedication’ of new open space, which is more costly for Councils to improve and manage 	<p>More analysis/feedback is invited on the quality of current developments eg Lane Cove North</p>

<ul style="list-style-type: none"> • A question (raised by the GSC) is why the landscaping in current developments does not appear to be responding to the SEPP 65 requirements for deep soil area planting (ie are the requirements being avoided?) 	
<p>5. DA assessments: How will the DA panels operate? Will there be an improvement on current developments as approved by the JRPPs (eg Lane Cove North, where many resident concerns were ignored in the assessments)?</p> <ul style="list-style-type: none"> • The GRCs current emphasis is on preparing DPs. DA assessment panels are not yet framed or formed. (This will be the next step) 	<p>GSC will respond to this question with more detail.</p> <p>GSC invites further comment and feedback from local groups</p>
<p>6. Community Engagement – request details of program, process?</p> <ul style="list-style-type: none"> • The program of engagement is currently underway for the DPs (check www.greater.sydney) • The Draft DPs will be exhibited from 20 Jan 2017 • The GSC will ‘report back’ on community engagement 	<p>GSC invites community feedback/comment, especially to frame programme from November to March 2017</p>
<p>7. How does the GSC aim to address the inappropriate development of the past 5 years, ie the DISCONNECT between the vision (as expressed in development controls) and the reality (as evident in new developments such as Epping Road, Lane Cove North)?</p> <ul style="list-style-type: none"> • The GSC has been set up as a new model (to improve on previous outcomes) • The GSC is committed to be inclusive and committed to improvements 	
<p>8. What is the relationship between the GSC, the DoP and the Minister</p> <ul style="list-style-type: none"> • The GSC is set up under its own Act, in which its role is defined as an independent body • The GSC aims to provide ‘thought leadership’ and to better integrate plans between various government agencies • The GSC has a role to maintain independence • Planning Proposals (which include rezoning) will be assessed by the GSC (not to be overridden by the Minister???) 	<p>Check Legislation ie, the <i>Greater Sydney Commission ACT 2015 (GSC Act) and EPA Amendment (Savings and Transitional) Regulation 2015 (Regulation)</i>, 27 January 2016.</p> <p>GSC to respond with further detail about Minister’s power/role in the GSC and involvement with Planning Proposals</p>
<p>9. How will the GSC respond to community concerns about the detrimental impact of recent development on Sydney Harbour Foreshores, Barangaroo was cited as a possible example for discussion.</p>	<p>GSC requests community groups to provide specific examples of what they consider to be detrimental development and of foreshore areas that are or are likely to be threatened.</p>