

Fixing the NSW planning system: A NSW Better Places Act

Michael Neustein

michaeln@cityplanningworks.com.au

What's wrong with the NSW planning system?

- No focus on creating liveable places
- Complexity of layered planning system
- Designers handcuffed by rigid planning controls and fixation on numerical controls
- Merit assessment subservient to administration of planning controls
- No real role for communities in place planning
- Lack of trust in system
- Unpredictability of planning decisions
- Uncontrolled delays in planning decisions
- Elevation of Nimby above Yimby.

Putting DAs in their place – our vision

- Our vision is for a qualitative development approval process, based on place definition and envisaging through community involvement. Development applications to be considered as part of the place in which they stand and not in isolation.

Objectives

- Restore community trust and involvement in the NSW planning system.
- Make the planning system more efficient, understandable and transparent by adopting the latest digital technology.
- Focus the planning system on achieving better places.
- Provide an agile planning system better able to respond to climate change and technological advances
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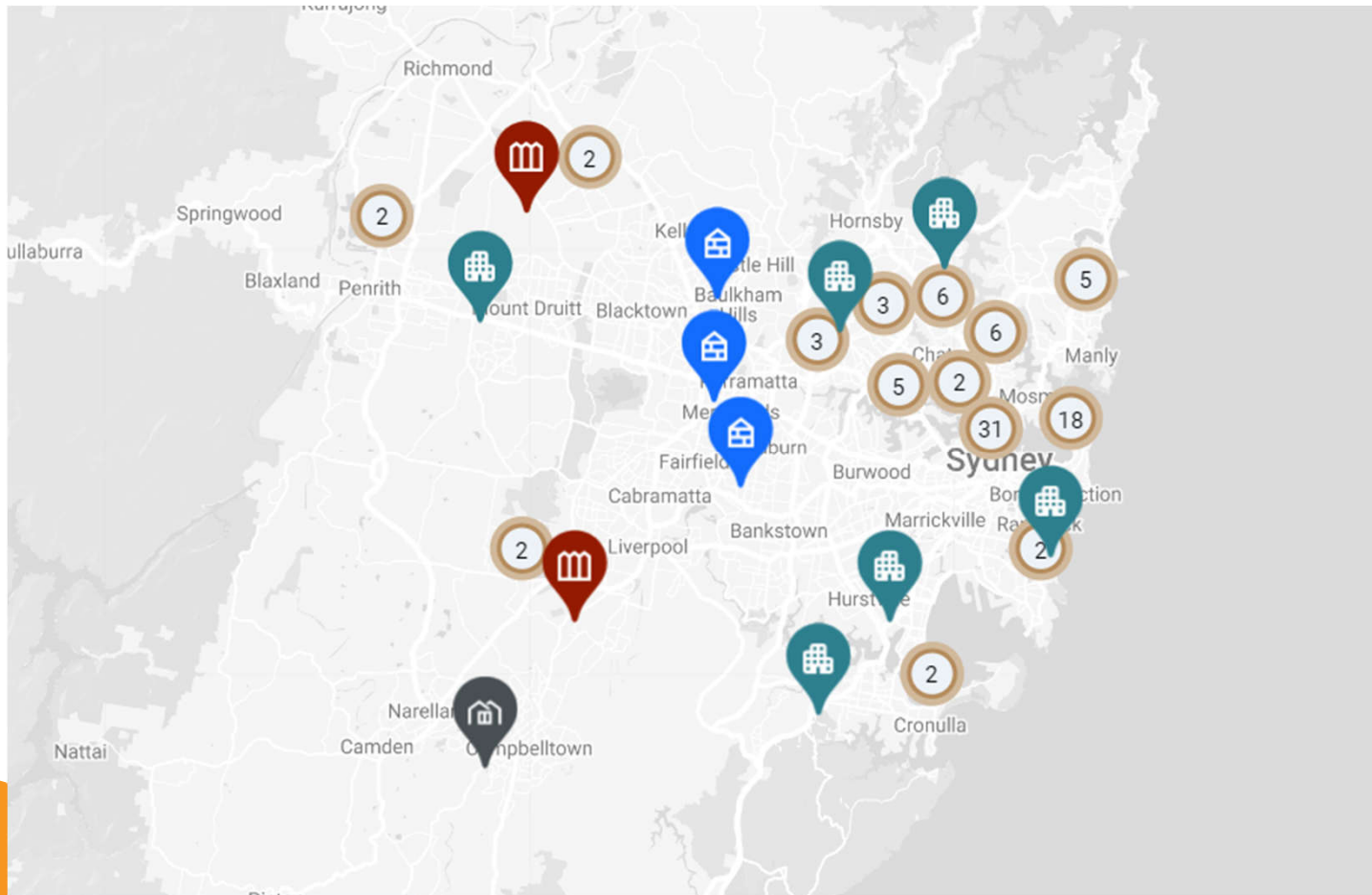
Actions

- Shift from statewide controls to place based planning
- Simplify system
- Make system agile – climate change, technology, housing supply
- .Provide single digital planning control document for each allotment
- Form working groups of communities, council officers and consultants to define desired future character and controls
- Deliver greater density where people want to live.

NSW government initiatives

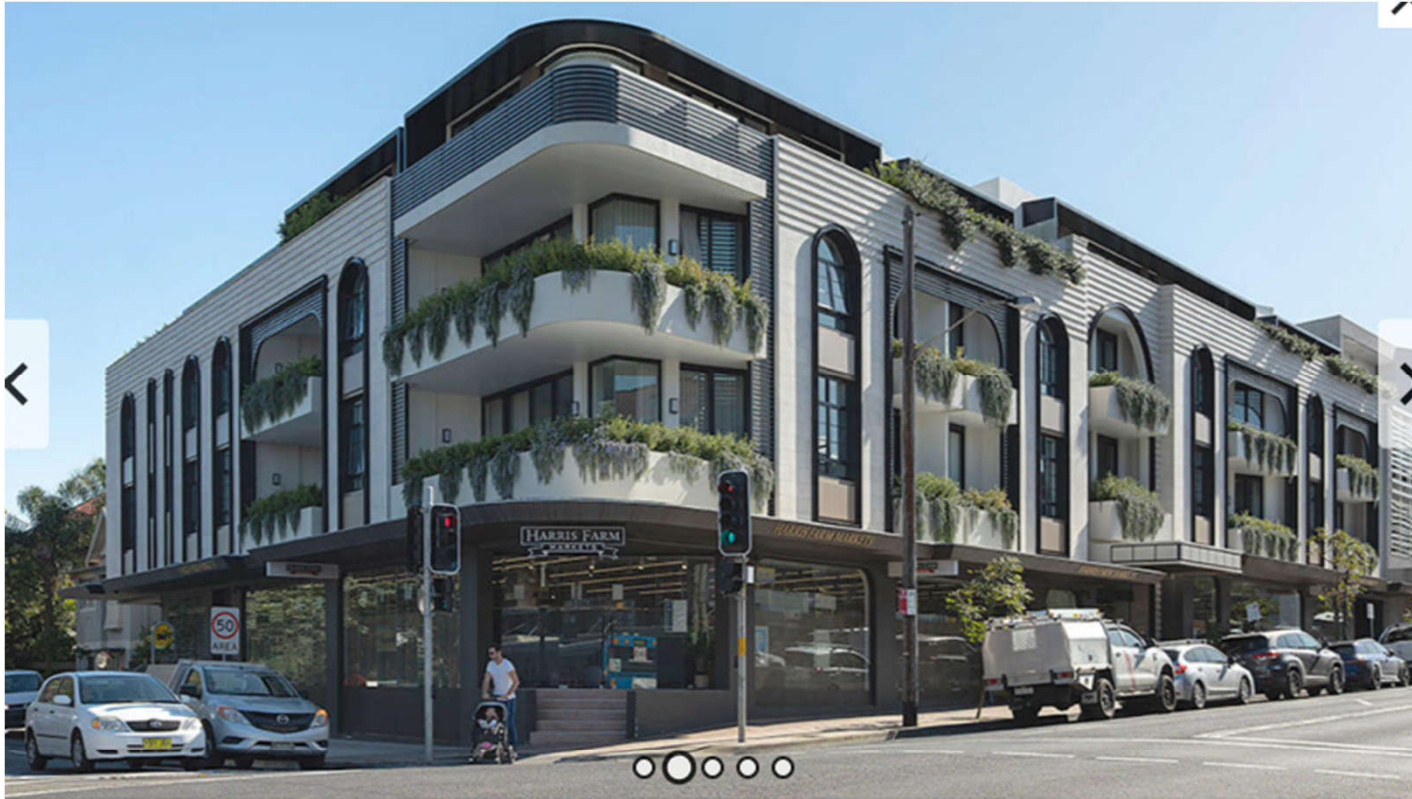
- Reduce number of State Environmental Planning Policies
- Allow greater densities for transit oriented development (TOD)
- Government Architect's showcase of low and medium rise housing
- Prepare a new pattern book for low rise housing – “the missing middle”

Examples of the Govt Architect's picks




Sydney's spatial divide





Aristocrat

Rose Bay, Bidjigal,
Birrabbirragal and Gadigal


 Mid-rise apartment

Inspired by New York-style apartments and neo-classical architecture, this residential development combines traditional details with contemporary design.

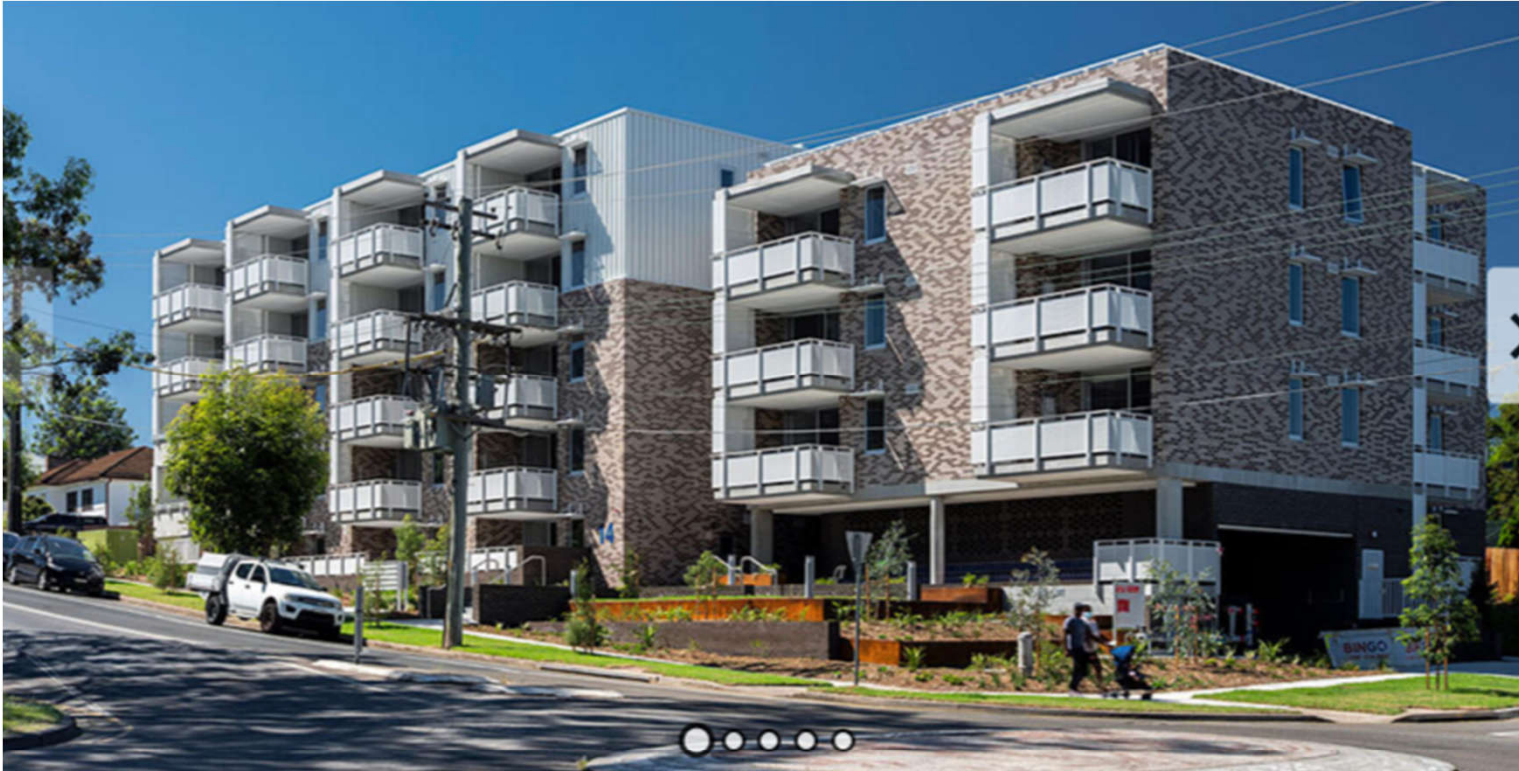


34 Curlewis Street

Bondi, Bidjigal, Birrabirragal
and Gadigal


 Mid-rise apartment

Making the most of a smaller site, this multi-use development contains town houses, apartments, shops and an underground carpark. A white concrete plinth and landscaping unifies these buildings.



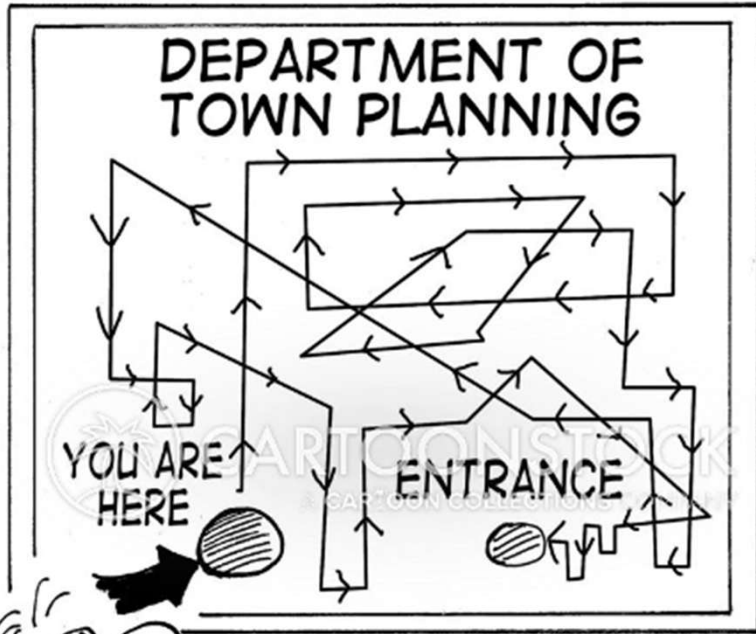
St Marys Housing

St Marys, Dharug

 Mid-rise apartment

Year of completion: 2021

St Mary's Housing has provided much-needed, highly accessible housing. All apartments are single level and there are no steps or changes of level within the building.



WHITWORTH





And now over to ...