Good Growth Summit

Outcomes Report

December 2019

Contents

Introduction

New South Wales and Sydney are growing. Careful management of this growth will be important to meet the challenges of ensuring a secure employment market, aligning infrastructure with housing, providing diverse housing, delivering quality design outcomes, creating great public spaces for our community to enjoy and protecting the natural environment.

On Monday 4 November 2019 the Department of Planning, Infrastructure and Environment collaborated with the Good Growth Alliance to host the Good Growth Summit at the International Convention Centre in Sydney to start a discussion on planning for the future of growth in NSW and Sydney.

This report provides an overview of the summit proceedings, development of the Good Growth Compact and next steps.

Summit overview and purpose

The Summit brought together over 100 representatives from the planning, property, academic, government and not-for-profit sectors to explore challenges and solutions to guide good growth in Sydney and NSW. A key outcome of the Summit was the drafting of a Good Growth Compact (Compact) to:

- Identify the key shifts and practical steps that could guide good growth; and
- Build commitment to work together for a better Sydney.

The Summit program addressed four themes, considered important to the good growth agenda including:

- Enhancing strategic coordination
- Boosting diverse and secure homes
- Ensuring sustainable communities
- Delivering great places

Speaker Highlights

The Summit commenced with speakers who helped focus thinking on the key issues. Highlights included:

Keynote address
- The **Minister for Planning and Public Spaces** opened the summit and talked about the need for innovation, thoughtful design inclusive of diversity and decency, as well as community engagement, to drive good growth.

Aspirations for good growth
- As Summit co-hosts, representatives from the Good Growth Alliance outlined their aspirations for good growth in Sydney. **Katherine O'Regan** from the Sydney Business Chamber noted how curating a city that creates equal opportunities will require leadership and collaboration from all of us. **Katherine McKernan** from Homelessness NSW

discussed the urgent need to end homelessness, increase social housing and develop a housing strategy.

Perspectives on a better Sydney – guest speakers and videos

- Three short films explored what 'good growth' means from the perspectives of three Sydneysiders. They included **Josh Brown**, a Worimi man from the Foster-Tuncurry region of NSW, Imam **Abdal-Nasser Abumustafa**, a Muslim Community Leader and **Rose Lewis** who is a student living in Sydney.
- **Allison Heller** from Ethos Urban spoke of the need to create social licence for growth through a new narrative around shared value.
- **Nicki Hutley** from Deloitte Access Economics discussed challenges for good growth and identified three things necessary for good growth: density done well, focus on precincts and investment in public realm.
- **Stephen Moore** from RobertsDay challenged Summit participants to think about loveable cities that give priority to attachment and meaning, identity, social connectedness. He also spoke of the need to move from the concept of density to one of urbanity.
- **Kristy Muir** from the Centre for Social Impact at the University of New South Wales talked about reframing housing as social infrastructure and how good inclusive growth should mean your postcode does not determine your life outcome.

Good Growth Compact

Compact overview

During the Summit participants had opportunities to propose and discuss a broad range of ideas reflecting their diverse experience and perspectives on good growth. A key achievement of the Summit was development by participants of a Good Growth Compact, which captures ideas where there was consensus among participants at the event.

The Compact identifies overarching principles as well as 43 agreed big shifts and key steps needed to guide good growth in Sydney (**Appendix A**).

Principles for guiding good growth

A set of principles were initiated based on insights from the Summit speakers. Using a live and interactive scoring tool, Summit attendees voted for the principles they thought were most critical to achieve good growth. The principles include the following which are listed in order of priority as voted by Summit participants:

- **Equity and inclusion** – plan equitable access to infrastructure and services.
- **Sustainability** – economics that produce social progress and protect the environment.
- **Transparency and consistency** – through evidence- based decision making.
- **Liveability** – working towards improved environmental quality, design and well-being.

- **Collaboration and commitment** – between government, industry and community organisations.
- **Loveability** – prioritise attachment to identity, where social connectedness is valued equally with infrastructure connectivity.
- **Shared value** – aligning growth with community goals.

Summary of Compact actions - big shifts & key steps

A challenge for participants was to engage on the four themes and reach consensus for each around:

- big shifts required to achieve a good growth future.
- key steps to support the big shifts.

Participants were placed in groups, one for each of the four themes, and encouraged to discuss the big shifts and key steps required to accomplish success for their theme (such as 'delivering great places').

Points of consensus were used as a basis for drafting the Compact. Summit participants then had a brief opportunity to reflect on and refine the draft actions before the Compact was settled.

Summit participants acknowledged that the NSW government, local government, industry and the community all have a role to play and responsibility to support and deliver good growth. In some cases, it is clear where industry or government need to lead the actions. In other cases, actions will require shared responsibility and collaboration between all stakeholders.

Examples of the significant shifts and key steps needed for each of the four themes include:

Key Theme	Significant key shifts and steps
Enhancing strategic coordination	• **Ensure growth for all** – balance the social, economic and environmental outcomes. • Develop a **strong narrative about 'good growth'**. • Achieve an **enduring, coordinated and long- term vision for Sydney** across all levels of government, with specific objectives. • Achieve existing **targets for affordable and social housing** and work towards more ambitious targets so more stakeholders have 'skin in the game'. • Consider a more **performance / outcomes-based planning system** with opportunities for transparent incentives.
Boosting diverse and secure homes	• Ensure all stakeholders work together to **promote a more positive narrative about social and affordable housing.** • Government (all levels), industry and not for profits to **demonstrate leadership and encourage and create partnerships** through coalitions and shared commitments. • Develop a **Housing Strategy** with a clear long- term vision, actions, roles and responsibilities, funding commitments, targets and metrics. • **Treat housing as essential infrastructure** and explore funding arrangements. • State government to lead the collaborative effort to boost planning policy and **address housing diversity** including social and affordable housing e.g. reinstating this as a Premier's Priority. • **Leverage government owned land** to seek the best community outcomes including increasing housing supply, including social and affordable housing.
Ensuring sustainable communities	• **Build collaboration and partnerships** between councils, the state government, community housing providers and developers to better deliver public and green spaces and housing. • **Change the culture of planning and development** to one that plans for inclusive growth and values people. • **Contribution reform** to increase transparency and clarity for industry and providers, underpinned by appropriate infrastructure planning.
Delivering great places	• Achieve **equitable and inclusive places** that promote meaningful and place-based connections between people, nature and services. • Ensure **public spaces are a key** part of delivering good growth across Sydney. • Place major focus on identifying **success stories and exemplar projects** (councils, industry, communities), not just high-profile projects. • Development industry to play a major role in **delivering great places** with development that recognises and respects the place and honours the strategic vision for its future.

Next steps for working together

The NSW Government and Good Growth Alliance are committed to harnessing the momentum achieved at the Summit. The Good Growth Summit Compact sets out clear actions for those organisations present at the Summit to commit to working together to encourage good growth.

The Department's initial review of the Compact has identified that work is underway, (or has already been carried out) in relation to some shifts and principles. For example, the Greater Sydney Commission's *A Metropolis of Three Cities* provides an enduring, coordinated and long-term vision for Sydney that has been identified as a key shift in the Compact.

The Department's review of the Compact will ensure there is comprehensive response to deliver on the points of agreement from the Summit.

Points of discussion that were not captured in the Compact have also been recorded and will be used to inform relevant consultation topics as all Summit participants work towards the goal of delivering good growth in Sydney and NSW.

Ongoing collaboration will continue through multi sectoral roundtables and other initiatives. In late 2020, there will be discussions about what progress has been made by all towards good growth.

Appendix A

Good Growth Compact

Purpose

This draft Compact is a commitment from the NSW Government, the Good Growth Alliance and other councils, community and industry organisations to work together in 2020 to encourage good growth in Sydney.

The Compact was developed through the Good Growth Summit on 4 November 2019.

Background

By 2056, the population of Sydney is estimated to be 8 million, an increase from our current population of 5 million. Good growth will ensure that Sydney continues to evolve and change to become a truly sustainable, inclusive and liveable city.

Growth over the last 10-20 years has presented challenges and opportunities. The Good Growth Alliance was formed in 2018 to encourage a broad commitment to growth in Sydney which benefits the community and is built upon sustainable, transparent and consistent decision making.

The Good Growth Alliance includes the Property Council of Australia, the Committee for Sydney and the Sydney Business Chamber joined with the Community Housing Industry Association, Homelessness NSW and Shelter NSW.

The Good Growth Alliance commends the Minister for hosting a Good Growth Summit to create a better Sydney. The Summit enabled community, industry, council and government representatives to come together to explore good growth in a collaborative way and commit to working together to achieve it.

Principles guiding good growth

Principles identified by the Summit to guide good growth in 2020 towards a better Sydney are:

- **Equity and inclusion** – planning for timely, equitable and affordable access to infrastructure, jobs and housing, including for low income and vulnerable communities, to ensure good growth is for everyone
- **Sustainability** – strong economics that produce social progress while supporting and protecting the environment
- **Transparency and consistency** – championing evidence- based decision making that builds understanding, confidence and investment
- **Liveability** – working towards improved environmental quality, design, great public spaces and social well being
- **Collaboration and commitment** – government agencies, councils, industry, community organisations, communities and diverse stakeholders actively engaging, working together and creating partnerships to plan and deliver
- **Loveability** – priority given to attachment and meaning, identity and increasing urbanity, where social connectedness is valued equally with infrastructure connectivity
- **Shared value** – aligning growth with community goals.

Themes

To move towards a good growth agenda following a series of speakers, the Summit discussed four key themes. With each theme, the Summit identified:

- big shifts that are required to achieve a good growth future
- key steps to support the big shifts.

During discussions, it was acknowledged that government, councils, industry, community organisations and the community all have roles to play and responsibilities to support good growth in our city. Sometimes it is clear who should lead a particular shift or step, in collaboration with others. In other cases, leadership will itself involve shared responsibility.

The importance of working together on key shifts and steps, as part of building collective stewardship for good growth, was recognised as important to achieving good growth.

Enhancing strategic coordination

The **big shifts** required to enhance strategic co-ordination are identified as:

1. Achieve an **enduring, coordinated and long- term vision for Sydney** across all levels of government, with specific objectives.

2. Together, engage community and diverse stakeholders earlier, before developing the detail of proposals, to **build social licence.**

3. **Ensure growth for all** – balance the social, economic and environmental outcomes.

4. Advance reforms to increase certainty about directions and requirements for, and financing of, **infrastructure integrated with land use planning** to support growth.

5. Recognise **social and affordable housing as infrastructure**.

Key steps required to support those shifts are:

1. Develop a **strong narrative about 'good growth'**.

2. Achieve existing **targets for affordable and social housing** and work towards more ambitious targets so more stakeholders have 'skin in the game'.

3. Consider a more **performance / outcomes-based planning system** with opportunities for transparent incentives.

4. Improve **the transparency and openness** of the planning process, including sharing key planning information and data, explaining trade-offs and engaging early.

5. Provide **technical support** for councils around their housing and urban strategies, including for councillors.

Boosting diverse and secure homes

The **big shifts** required to boost diverse and secure housing are identified as:

1. Develop a strategic **whole of government and community vision and approach to housing choice, diversity and supply.**

2. Government (all levels), industry and not for profits to **demonstrate leadership and encourage and create partnerships** through coalitions and shared commitments.

3. Ensure all stakeholders work together to **promote a more positive narrative about social and affordable housing.**

4. **Leverage government owned land** to seek the best community outcomes including increasing housing supply, including social and affordable housing.

5. **Treat housing as essential infrastructure** and explore funding arrangements.

Key steps required to support those shifts are:

1. State government to lead the collaborative effort to boost planning policy and **address housing diversity** including social and affordable housing e.g. reinstating this as a Premier's Priority.

2. Develop a **Housing Strategy** with a clear long- term vision, actions, roles and responsibilities, funding commitments, targets and metrics.

3. **Develop a whole of government mechanism** to deliver social and affordable housing, including working with Treasury on how to **achieve better housing outcomes from government owned land.**

4. **Increase security of tenure and quality of housing for renters** including under the *Residential Tenancies Act*.

5. **Align planning policies and tools** to deliver a diversity of housing including social and affordable housing.

6. Establish a **mechanism to leverage government owned land** for social and affordable housing and to create great places – working across government, industry and community housing providers.

Ensuring sustainable communities

The **big shifts** required to ensure sustainable communities are identified as:

1. **Change the culture of planning and development** to one that plans for inclusive growth and values people.

2. **Recognise social and affordable rental housing as infrastructure** and plan and prioritise budgets similar to those for roads and transport.

3. Develop a clear set of **'metrics that matter'** which address a range of issues across economic and social diversity.

4. **Build collaboration and partnerships** between councils, the state government, community housing providers and developers to better deliver public and green spaces and housing.

5. Establish **regulation** that is responsive to needs, trends and place.

Key steps required to support those shifts are:

1. Review / audit assets that government can bring to the table and explore a **government asset optimisation strategy,** thinking beyond 'highest and best use' with a view to creating community benefits.

2. **Involve community** in setting principles and formalising targets, through strategy to implementation.

3. **Industry** to build in consideration of **delivering public and green spaces**.

4. **Contribution reform** to increase transparency and clarity for industry and providers, underpinned by appropriate infrastructure planning.

Delivering great places

The **big shifts** required to deliver great places are identified as:

1. Achieve **equitable and inclusive places** that promote meaningful and place-based connections between people, nature and services.

2. Develop a **strategic vision and outcomes- based principles for great places** with all stakeholders and implement this vision.

3. **Highlight and reward exemplar** projects that can demonstrate the benefits of good growth to industry and the broader community.

4. Build a **narrative of place** around connectedness and belonging and First Nations stories.

5. Ensure **public spaces are a key** part of delivering good growth across Sydney.

Key steps required to support those shifts are:

1. Identify short, medium and long- term priorities to achieve **an overall strategic vision for public places for Sydney**.

2. Genuinely **involve communities** in developing the vision at a city and local level.

3. Place major focus on identifying **success stories and exemplar projects** (councils, industry, communities), not just high-profile projects.

4. Conduct an **audit of great places** and consider how to align government and industry around these outcomes, including getting rid of legislation that doesn't support achieving great places.

5. **Involve all levels of government** in the strategic vision and realisation of great places.

6. **Use government land** to deliver exemplar projects and public space.

7. Develop **benchmarks** to measure what matters to support good growth.

8. Development industry to play a major role in **delivering great places** with development that recognises and respects the place and honours the strategic vision for its future.

Working together

The NSW Government and the Good Growth Alliance are committed to ongoing meaningful collaboration through multi sectoral roundtables and other consultative mechanisms to achieve good growth that enjoys increasing support from communities and stakeholders.

Those organisations present at the Summit are all committed to working together to achieve good growth.

In late 2020, there will be discussions about what progress has been made towards good growth, with a recommitment to next steps to create a better Sydney.