

Connective City 2036 further develops and implements the vision of CBCity 2028 – to be thriving, dynamic and real through a robust, sustainable and design-oriented framework for land use and infrastructure planning. It responds to the planning priorities of the NSW Government for the City and the South District.



About *Connective City 2036*

***CBCity2028* commenced the journey to a thriving, dynamic city of people who are interested, interesting and unapologetically themselves. *Connective City 2036* is the next step in this journey.**

***Connective City 2036* tells the spatial story of our vision for the City at different scales and through key technical investigation areas. The plan presents the various scales of land use information, with mapping and imagery to help the community and other stakeholders visualise the City of the future and join us on this journey. This section sets out the purpose of the plan, how it was developed, what studies and policies inform it and how different stakeholders will use the document.**

Connective City 2036 responds to the NSW Government's directive to prepare a local strategic planning statement.

Connective City 2036 builds on our Community Strategic Plan *CBCity2028*, released in 2018.

Connective City 2036 is informed by extensive engagement with our community and stakeholders, place analysis and technical studies and investigations in transport and movement, sustainability, housing strategy, employment lands, community infrastructure, open space, and strategic urban design.

The plan will be used by a wide range of people who work in, and with, Canterbury-Bankstown and the people who invest, live and play in the City. Community members will use *Connective City 2036* to understand how the City will grow and change over the next 20 years and what facilities will be delivered in the short, medium and long term.

Key State agencies will use the plan when introducing State-led strategies and assessing rezoning proposals; considering augmenting existing assets, preparing and reviewing total asset management plans, and seeking budget funding; and to understand Canterbury-Bankstown's contribution to the South District Plan's planning priorities.

Why a local strategic planning statement?

Connective City 2036 will be referenced as the highest level strategic planning document for the City.

Connective City 2036 is the 20-year plan to guide Canterbury-Bankstown’s renewal and growth to accommodate a population of 500,000 residents and 165,000 workers and visitors by 2036. It identifies a suite of 20-year strategic initiatives that we need to start thinking about now, and planning for, to ensure a successful and prosperous city over the medium to longer term.

Connective City 2036 is the overarching spatial plan for the City and is informed and supported by the Greater Sydney Region/South District Plan and is the primary organising structure for a strategic, coordinated, place-led and design-based new planning framework.

The New Planning Framework includes:

- This Local Strategic Planning Statement;
- A new Local Environment Plan;
- A new Development Control Plan;
- A new Development Contributions Plan;
- A new Housing Strategy; and
- A new Employment Lands Strategy.

The New Planning Framework must respond to the City’s many places, reflect and strengthen diversity, yet also be future focused to plan for the infrastructure, buildings and open space the City needs.

It must allow us to accommodate a growing population, increase job and business opportunities, and provide a high quality, sustainable urban, suburban and natural setting.

The New Planning Framework uses place responsive and evidence-based strategic planning processes, as required by statutory requirements. It reflects local and State planning legislation and Council policies.

Council employs a strategic planning approach to land use decision making – we consider decisions, large and small, in response to contextual considerations, as well as current and future impacts and opportunities. This approach ensures land use planning results in quality development, supported by appropriate and timely delivery of infrastructure, community facilities and open space, while preserving the character of areas that make the City desirable.

However, simultaneously we need to respond to the complexities of our past as two discrete local government areas: Canterbury and Bankstown. Each had their own local environmental plans, development control plans, contributions and funding frameworks, and other strategies and policies.

Connective City 2036 is a turning point for the City, giving us the opportunity to take a holistic and long-term approach to the growth, protection and improvement of places, to leverage opportunities and to advocate for the infrastructure our broader community needs.

Connective City 2036 is our blueprint that responds to the NSW Government Planning Framework set out through:

- The Greater Sydney Region Plan;
- The South District Plan;
- Future Transport 2056;
- State Infrastructure Strategy; and
- The NSW Long Term Transport Master plan.

In response, *Connective City 2036* sets a clear vision, establishes land use directions, and sets priorities – including responsibilities and timeframes – to demonstrate why and how infrastructure can be arranged and how the City relates to neighbouring local government areas and to Greater Sydney as a whole.

Connective City 2036 will have statutory (legal) weight when adopted by Council. We expect it to be referenced as the highest level strategic planning document informing land use and development decisions. It will also:

- Promote the City’s strengths and opportunities to the community, workers and visitors, and Sydney as a whole;
- Position Canterbury-Bankstown within Greater Sydney and the metropolis of three cities, giving it a unique identity and importance;
- Provide direction on what infrastructure is required and where it should be located to help Council, State agencies, the community, employers and investors make decisions;
- Define and protect our distinctiveness, areas with a strong sense of character and unique features;

- Identify and define the locations that offer opportunities for growth and change, the vision for that change and how it will occur;
- Inform changes to Council policies and statutory plans such as the new Local Environment Plan and the new Development Control Plan;
- Provide the framework to prioritise future growth areas subject to Council-led structure and master planning, guided by community and stakeholder engagement; and
- Guide planning ideas for future investigation.

Connective City 2036 is our opportunity to put strategies in place to balance and leverage the benefits of expected growth to create the City we want.

Document structure

Connective City 2036 aims to communicate a strategic land use plan up to 2036. We use precedent imagery to describe how and where change will or will not occur.

Connective City 2036 has a broad and diverse audience including the community, private industry, Council staff and Councillors, State and Federal Government, transport agencies and infrastructure providers.

Imagery and technical information are carefully integrated throughout the document to recognise that the New Planning Framework will coordinate and align the funding and delivery of infrastructure with land uses, based on population and employment growth and demographic change.

Connective City 2036 is presented in three distinct parts.

10 Directions for Connective City 2036

Directions are the key components of our 20 year planning vision. These Directions define how land uses and infrastructure will be integrated and coordinated across the City and identify centres, precincts and employment lands. They also identify existing and future public transport initiatives, health and education infrastructure, the blue and green web priorities and important connections to places throughout Greater Sydney.

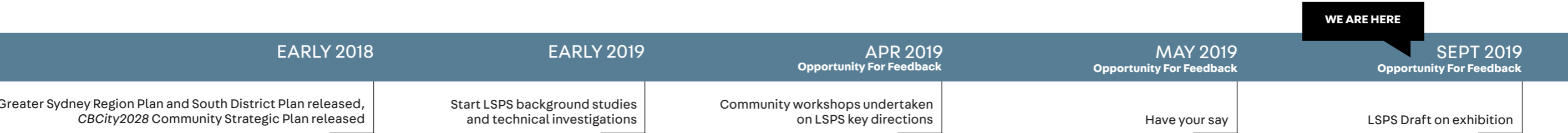
About the Plan

This section details the purpose of *Connective City 2036*: who will use it, how the public can use the document and how it was prepared. It also overviews the statutory context including the New Planning Framework.

10 Evolutions

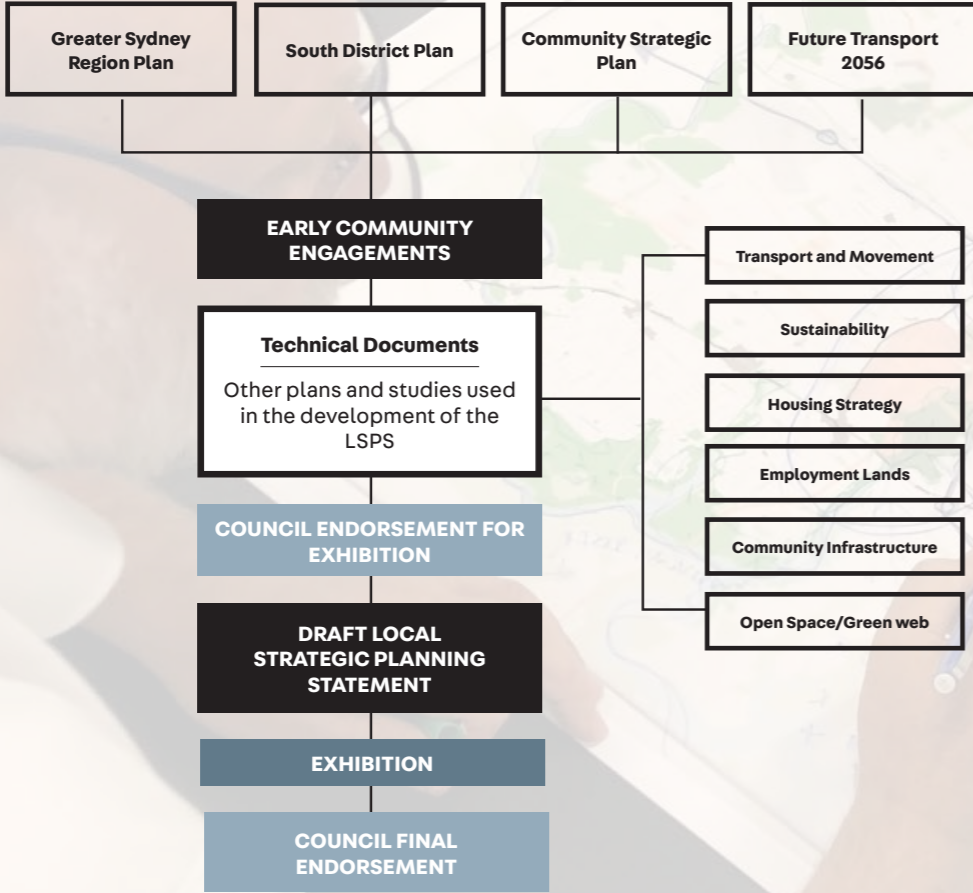
The Evolutions detail the major technical disciplines required to achieve the vision of *Connective City 2036*. They look at the directions in a more detailed, thematic way. Each evolution closely investigates aspects of the City that will stay the same, or change.

Actions and priorities are set to achieve each evolution in tables. These are accompanied by implementation items, assignment of responsibility, collaboration and prioritisation.



Developing Connective City 2036

Connective City 2036 as coordinated a wide range of inputs



Connective City 2036's concepts and priorities are drawn from and have been tested with the community. We've assessed them against a rigorous process of discussion and feedback.

This included an intense program of consultation and engagement activities, from interactive workshops with Councillors, community leaders, focus groups, community information sessions, and meetings with major landowners and developers. We also launched an online survey for four weeks in April 2019.

Connective City 2036 is also informed by place analysis, technical studies and investigations, urban design studies, planning and community consultation, stakeholder consultation, and the current planning frameworks that apply to the former Canterbury and Bankstown local government areas. Research and analyses have also been tested from interstate and international jurisdictions of cities with similar population sizes and geographic makeup.

We've worked with Cumberland, Burwood, Bayside, Liverpool, Strathfield, Georges River, Inner West and Fairfield Councils, and spoken with many State agencies, particularly transport agencies, the Department of Planning, Industry and Environment, the Greater Sydney Commission, Transport for NSW, Sydney Metro, the Department of Education the Sydney South West Area Health Service and Health Infrastructure NSW.

Accordingly, *Connective City 2036* reflects all this data, information and feedback. It reflects the passion that the City's residents, workers, visitors and other stakeholders have for Canterbury-Bankstown.

NSW Government's directions

The Greater Sydney Region Plan and five district plans were released in 2018. Of relevance to Canterbury-Bankstown is the South District Plan, which incorporates priorities for Canterbury-Bankstown, Sutherland and Georges River local government areas.

The Greater Sydney Commission released guidelines to help Greater Sydney councils give effect to the Region Plan and district plans as required under the *Environmental Planning & Assessment Act 1979*. All councils in NSW must prepare a Local Strategic Planning Statement.

Council decided to implement the guidelines in June 2018. This two-year Accelerated LEP Review Program begins with a Local Strategic Planning Statement – in our case, *Connective City 2036* – and will bring together planning controls of the former Bankstown and Canterbury local government areas into one Local Environmental Plan and supporting City-wide controls, including a Development Control Plan and Contributions Plan.

Once *Connective City 2036* is adopted by Council and the Department of Planning, Industry and Environment, it will be the principal land use strategy to support the community aspirations set out in *CBCity2028*.

Community vision

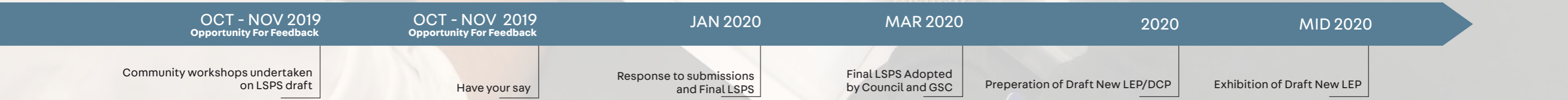
In 2018, we asked the community what it loves about Canterbury-Bankstown and what people want for its future. Residents and representatives from business, community, sport and recreation and government groups took part in over 10,000 conversations, visioning workshops and stakeholder forums across the City.

We heard that people want the City to be:

- A proud and caring City that creates, unites and celebrates;
- A sustainable City with healthy waterways and natural areas;
- A smart and evolving City with exciting opportunities for investment and creativity;
- An accessible City with great local destinations and many options to get there;
- A motivated and active City that nurtures healthy minds and bodies;
- A well-designed, attractive City which preserves the identity and character of local villages; and
- A well-managed City with brave and future-focused leaders who listen.

Monitoring and review

Connective City 2036 will be reviewed every seven years, as is required for all local strategic planning statements. We will undertake the review in partnership with the NSW Government and in consultation with the Canterbury-Bankstown community.



CBCity2028

The community vision was developed in 2018. We asked the community what it loves about Canterbury-Bankstown and what people want for its future. Residents and representatives from business, community, sport and recreation and government groups took part in thousands of conversations, visioning workshops and stakeholder forums across the City.

CBCity2028 set out seven Destinations to transform the City. These have guided the design and development of *Connective City 2036*.

The seven Destinations are:

- 1. Leading and Engaged** A well-governed City with brave and future focused leaders who listen.
- 2. Liveable and Distinctive** A well designed, attractive City which preserves the identity and character of local villages.
- 3. Moving and Integrated** An accessible City with great local destinations and many transport options to reach them.
- 4. Healthy and Active** A motivated City that nurtures healthy minds and bodies.
- 5. Prosperous and Innovative** A smart and evolving City with exciting opportunities for investment and creativity.
- 6. Clean and Green** A clean and sustainable City with healthy waterways and natural areas.
- 7. Safe and Strong** A proud inclusive community that unites, celebrates and cares.

The tables in each of the 10 Evolutions show how the priorities and actions in this Local Strategic Planning Statement meet the outcomes of each Destination in *CBCity 2028*.

Connective City 2036 and *CBCity2028* are intimately connected and should be read together.

Connective City 2036 builds on the Community Strategic Plan, CBCity2028, to ensure the City lives up to this community vision.



7 City Destinations

- Safe and Strong
- Clean and Green
- Prosperous and Innovative
- Moving and Integrated
- Healthy and Active
- Liveable and Distinctive
- Leading and Engaged

7 City Transformations

1. We are a 'Child Friendly City'
2. A large scale solar farm is constructed
3. A network of Smart infrastructure is constructed across the City
4. The Bankstown transport hub and underground station connects movement for health, education and employment to Sydney's three cities
5. Canterbury and Bankstown-Lidcombe Hospitals are transformed into state of the art facilities
6. Our town centres are transformed through the Complete Streets approach
7. A collaboration is formed where local and state services are delivered through a single lens

5 Metropolitan Directions

1. Support Greater Sydney's evolution into a Metropolis of Three Cities
2. Allocate metropolitan-serving roads while optimising Canterbury-Bankstown as a freight and distribution powerhouse
3. Fulfil the aspiration for an interconnected Sydney Metro system
4. Create the Green Web by connecting Georges and Parramatta Rivers and Botany Bay to Duck River
5. Support a growing Sydney by creating a hierarchy of great places and dynamic urban centres

5 City Directions

6. Chapel Road Precinct, Connective City's heart - Chullora to Bankstown.
7. Eastern Lifestyle and Medical Precinct
8. Bankstown Aviation and Technology Precinct
9. 34 centres and their surrounding suburbs
10. Canterbury-Bankstown's river systems and tributaries

10 Directions

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well-connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

The diagram shows the direct relationship between the Community Strategic Plan, *CBCity2028* and *Connective City 2036*. The arrow indicates that *Connective City 2036* is based on, and informed by, *CBCity2028* as its lead policy.

How Canterbury-Bankstown Council will use this document

Connective City 2036 supports evidence-based decision-making across a range of technical land use disciplines including water management, sustainability, transport, urban design, ecology, housing, city-shaping initiatives, employment and economic growth.

This document will be placed on public exhibition, providing the community and stakeholders with an opportunity to examine it and provide views on the direction and approaches taken. In response to feedback received, amendments will be made to *Connective City 2036* before being put to Council for final adoption.

For the first time, a single comprehensive land use strategy will have been prepared for the City. The work, however, does not stop here; this document sets in motion a series of actions to be implemented by Council, other levels of Government and private sector over time, with the aim of achieving the vision outlined.

Once adopted, *Connective City 2036* will inform several Council processes and procedures:

- Changes to operational and delivery plans to better align growth and change with community needs and expectations;
- New and existing Collaboration Areas being planned with the Greater Sydney Commission;
- The roll out of strategic and city-shaping projects;
- Infrastructure priorities, and our ability to advocate to other levels of government for new infrastructure and services to support growth at a local, district and metropolitan level;
- Projects such as park plans, Complete Streets Plans, master plans and structure plans;

- Upgrades or changes in place function to areas such as Chullora Business Park; and
- Ensuring decisions on requests to change zoning and other planning controls (planning proposals) are assessed within a strategic framework and only considered where a clear public benefit would be derived and would result in an improved planning outcomes from the outset.

For developers and industry, *Connective City 2036* provides clarity on Council's long-term direction, creating a more certain investment environment and transparency around Council directions and initiatives.

Connective City 2036 will be referred to across all parts of Council work, and in discussions with land owners and developers to provide certainty and cut down unnecessary speculation, particularly in areas that are unsuitable for development.

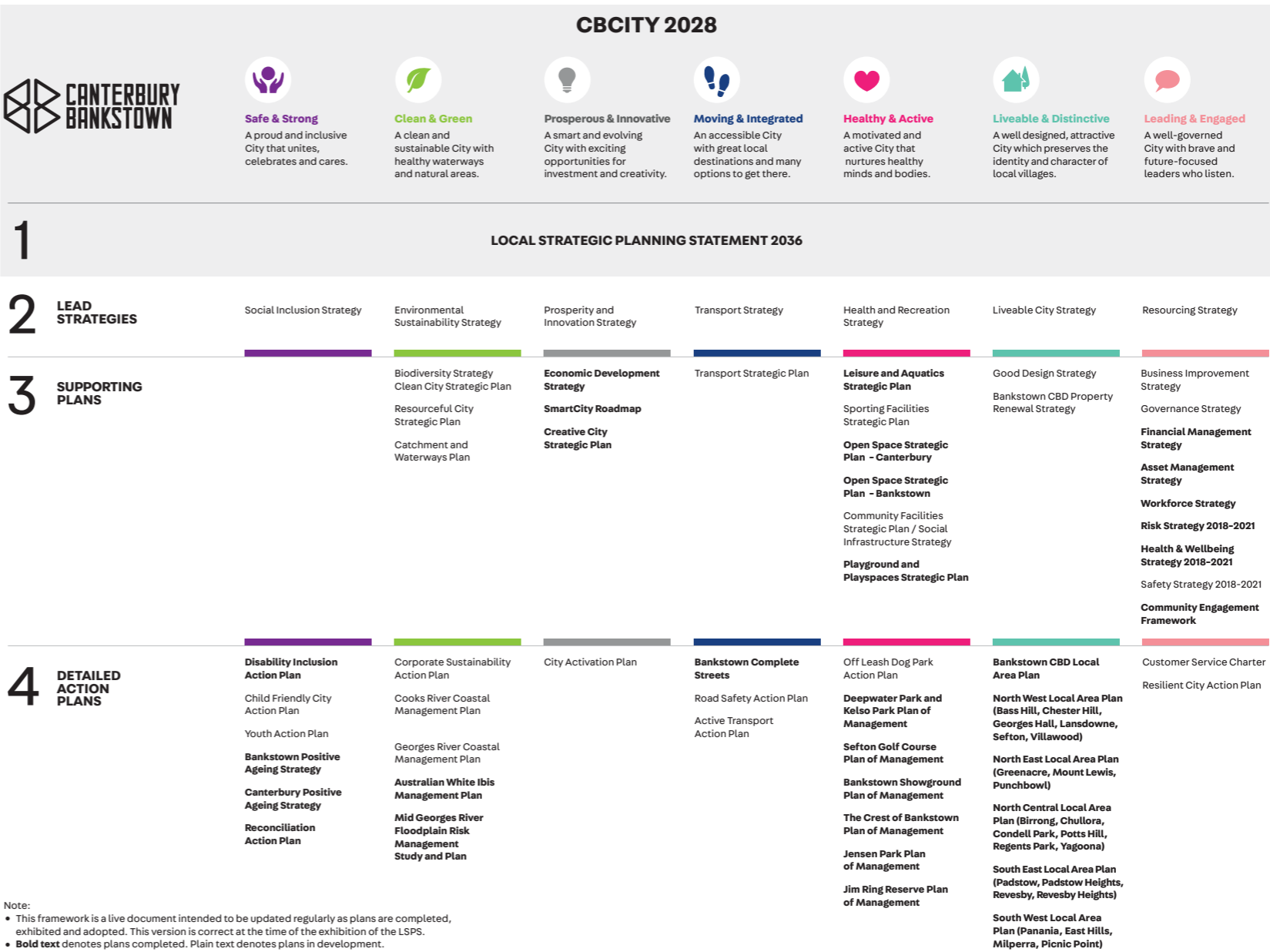
Policy framework

Connective City 2036 sits with *CBCity2028* and with a range of Council strategies, supporting plans and detailed action plans. Some of these have been completed and are active, while others are still under development.

This policy framework, from broad to detailed work, provides the right level and type of information required to inform the range of projects carried out across the City by the Council or the public.

All adopted policy documents are available on our website.

Canterbury-Bankstown Council's Strategic Planning Framework



The South District and Region Plans

When *Connective City 2036* is finalised and adopted by Council, we will consistently review and monitor its implementation to measure how we are contributing to meeting the South District Plan's planning priorities.

Progress will be considered in the context of the Greater Sydney Commission's *Pulse of Greater Sydney*, the first comprehensive monitoring and reporting framework for Greater Sydney.

Council will also use the *Greater Sydney Dashboard*, a single point of access to government data of what is happening across Greater Sydney. We will regularly contribute to this interactive tool to demonstrate what is happening in Canterbury-Bankstown.

The statutory planning framework

Connective City 2036 has been prepared in accordance with Section 3.9 of the *Environmental Planning and Assessment Act 1979*, which requires that it include or identify:

- The basis for strategic planning in the area, having regard to economic, social and environmental matters;
- The planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under Section 402 of the *Local Government Act 1993*;
- The actions required for achieving those planning priorities; and
- The basis on which the Council is to monitor and report on the implementation of those actions.

When adopted, *Connective City 2036* will support the Greater Sydney Region Plan, South District Plan and CBCity2028. It will also help guide and implement the future Canterbury-Bankstown Local Environmental Plan and other relevant NSW legislation such as:

- *Environment Planning and Assessment Act 1979*;
- *Greater Sydney Commission Act 2015*;
- *National Parks and Wildlife Act 1974*;
- *Crown Land Management Act 2016*;
- *Heritage Act 1977*;
- *Roads Act 1993*; and
- *Water Management Act 2000*.

It will also reflect the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

To ensure land use planning and development decisions are consistent with *Connective City 2036*, it will have statutory (legal) weight when adopted by Council. Planning authorities and State agencies that are responsible for planning for and managing land use and development within Canterbury-Bankstown will be required to have regard to, and act consistently with, *Connective City 2036*.

Connective City 2036 will also be reviewed within the statutory timeframe of seven years, or sooner if appropriate.



7 City Destinations

- Safe and Strong
- Clean and Green
- Prosperous & Innovative
- Moving & Integrated
- Healthy & Active
- Liveable & Distinctive
- Leading & Engaged

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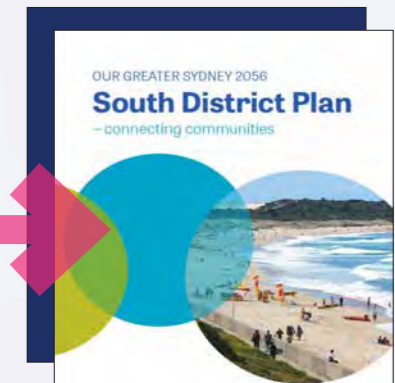


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- 34 centres and their surrounding suburbs
- Canterbury-Bankstown's river systems and tributaries



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- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

The direct relationship between the South District Plan, *Connective City 2036* and CBCity2028 is illustrated above. These three documents work as companion documents. The arrow indicates that *Connective City 2036* is informed by, yet will also inform, the South District Plan.

How State agencies, other councils, investors and the public can use this document

Connective City 2036 will be used by a range of users and stakeholders, including Council.

Connective City 2036 will set the planning framework against which future changes to the planning controls in the City's local Environmental Plan and Development Control plans are made.

Connective City 2036 will also inform future planning decisions by Council including when considering proposals to change the Local Environmental Plan or other planning and funding tools, such as infrastructure levies and contribution plans. Consideration of this document will ensure greater transparency and consistency in Council decision making on planning and development matters.

The Department of Planning, Industry and Environment will consider *Connective City 2036* when introducing State-led strategies and assessing rezoning proposals to ensure decisions align with local planning priorities. *Connective City 2036* will also inform the preparation of any future special infrastructure contribution set within the City.

The Greater Sydney Commission will review and monitor the implementation of *Connective City 2036* to understand Canterbury-Bankstown's contribution to the South District Plan's planning priorities.

Georges River and Sutherland Councils may refer to *Connective City 2036* when assessing rezoning and development proposals in neighbouring local government areas to appropriately address any interface issues or related matters under the South District Plan.

Community members will use *Connective City 2036* to understand how the City will grow and change over the next 20 years, and what facilities will be delivered in the short, medium and long term.

Employers and investors are expected to also consider *Connective City 2036* when making investment decisions based on Council's forecast growth areas and possible investment in local level infrastructure, services and facilities.

Relationship with State agencies

This document has been prepared in consultation with various State agencies and identifies the critical infrastructure elements required to support and help manage growth across the City to 2036. The outcomes and actions identified in this document are also recognised by the Greater Sydney Commission via a dedicated assurance process.

This Local Strategic Planning Statement is not one directional and, although it will inform planning amendments at the local level, it will also inform future revision to the South District Plan and Greater Sydney Region Plan.

Infrastructure agencies and utility providers, including Transport for NSW, the Department of Education, Ausgrid and Sydney Water, are required to demonstrate alignment with planned/programmed growth across the metropolitan area when they prepare and review their total asset management plans and, when seeking budget funding for projects.

This document demonstrates Council taking a leading role in defining growth where it will provide an optimal balance environmentally, socially and economically for the City. Deferring plans for growth may potentially result in State investment in infrastructure being diverted to other areas across Sydney which demonstrate capacity to accommodate growth and change over time.



Background information - about *Connective City 2036*

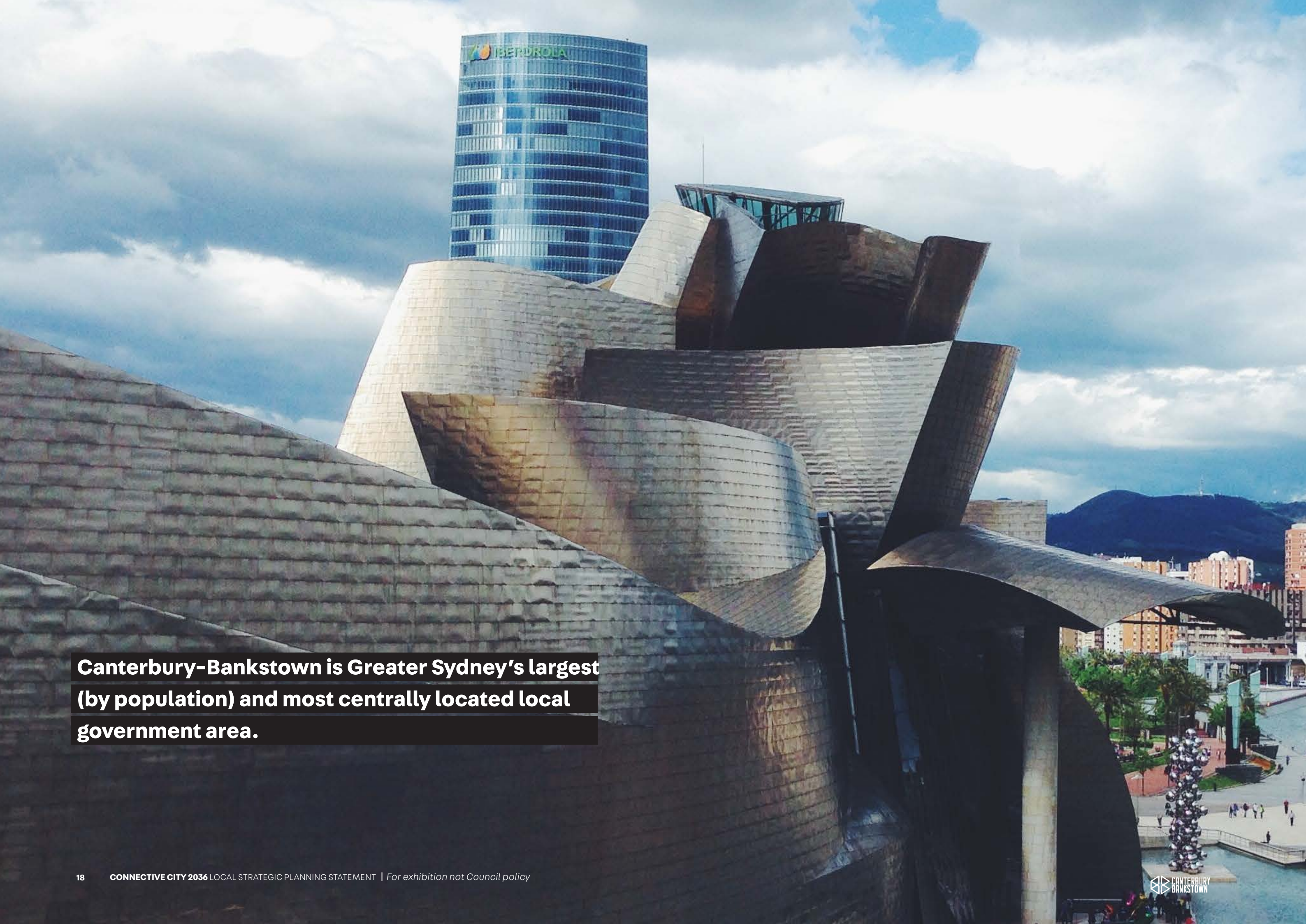
- Why a local strategic planning statement
- Developing *Connective City 2036*
- *CBCity2028*
- How Canterbury-Bankstown Council will use this document
- The South District and Region Plans
- How State agencies, other councils, investors and the public can use this document

Overarching Strategies - 10 Directions for *Connective City 2036*

- 5 Metropolitan Directions for *Connective City 2036*
- 5 City Directions for *Connective City 2036*
- Chapel Road Precinct, *Connective City's Heart* - Chullora to Bankstown
- Eastern Lifestyle and Medical Precinct - Campsie to Kingsgrove
- 34 centres and their surrounding suburbs

Detailed Plans - 10 Evolutions to achieving *Connective City 2036*

1. Evolution 1 Coordination, Community, Collaboration and Context
2. Evolution 2 Movement for Commerce and Place
3. Evolution 3 Places for Commerce and Jobs
4. Evolution 4 Blue Web
5. Evolution 5 Green Web
6. Evolution 6 Urban and Suburban Places, Housing the City
7. Evolution 7 Cultural Places and Spaces
8. Evolution 8 Design Quality
9. Evolution 9 Sustainability and Resilience
10. Evolution 10 Governance and Funding



**Canterbury-Bankstown is Greater Sydney's largest
(by population) and most centrally located local
government area.**