

12 March 2020

Western Sydney Planning Partnership
PO Box 257
Parramatta NSW 2124

Submission – Western Sydney Aerotropolis Planning Package

This submission has been prepared in response to the Draft Western Sydney Aerotropolis Plan (DWSAP), released by the NSW Department of Planning, Industry and Environment on 6 December 2019. [REDACTED] I would like to thank you for the opportunity to provide feedback to the Draft Western Sydney Aerotropolis Plan.

Under the Draft State Environmental Planning Policy (Western Sydney Aerotropolis) 2019, [REDACTED]

(see **Figure 1 and 2** below).

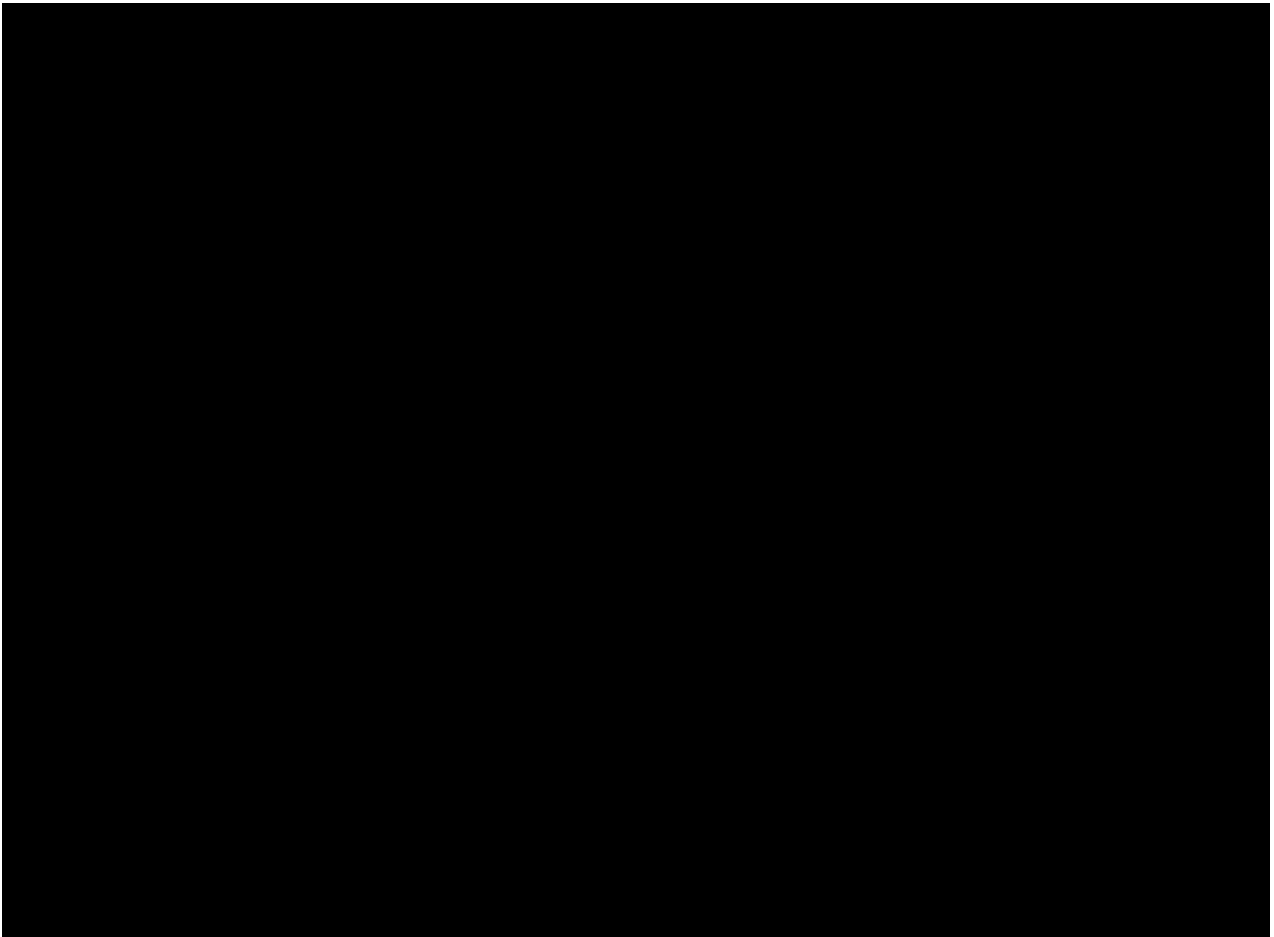


Figure 1: Draft Precinct Boundary Map (Source: Draft State Environmental Planning Policy (Western Sydney Aerotropolis) 2019)



Figure 2: Draft Land Zoning Map (Source: Draft State Environmental Planning Policy (Western Sydney Aerotropolis) 2019)

Pursuant to Draft State Environmental Planning Policy (Western Sydney Aerotropolis) 2019, under the proposed mixed use zone land uses such as: *Attached Dwelling, Backpackers Accommodation, Boarding House, Business Identification Sign, Car Park, Commercial Premises, Community Facility, Early Education And Care Facility, Educational Establishment, Electricity Generating Works, Emergency Services Facility, Entertainment Facility, Environmental Facility, Environmental Protection Works, Flood Mitigation Work, Function Centre, General Industry, Group Home, Health Services Facilities, Home Industry, Hostel, Hotel Or Motel Accommodation, Industrial Training Facility, Information And Education Facility, Light Industry, Multi Dwelling Housing, Passenger Transport Facility, Places Of Public Worship, Public Administration Building, Pubs, Recreation Areas, Recreation Facility (Indoor), Recreation Facility (Major), Registered Club, Residential Care Facility, Residential Flat Building, Respite Day Care Centre, Road, Semi-Detached Dwelling, Service Station, Serviced Apartment, Sex Services Premises, Shop Top Housing, Storage Premises, Telecommunications Facility, Vehicle Repair Station, Veterinary Hospital* are permitted with the consent of determining authority such as the Local Council.

Based on the information provided, the Mixed-Use Zone boundaries have been applied to areas where there is a focus on the delivery of both employment and higher density residential uses and are located in areas of high amenity with access to high frequency public transport, open space, parks and waterways, pedestrian and cycle linkages and public squares.

Whilst we strongly support the proposed mixed-use boundaries and the intent of the zone, we have some concerns regarding the proposed SEPP objective “*To encourage the development of well-planned and well-serviced new urban communities in accordance with the Precinct Indicative Layout Plan*” assumed to be in this instance the Western Sydney Aerotropolis Structure Plan.

Western Sydney Aerotropolis Structure Plan

As shown in **Figure 3** below, The Western Sydney Aerotropolis Structure Plan – Aerotropolis Core is identified as mixed flexible employment and urban land, has a total area of 1,382 hectares and has the potential to provide 50,000 to 60,000 jobs and house 20,000 to 24,000 residents; yet

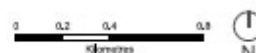
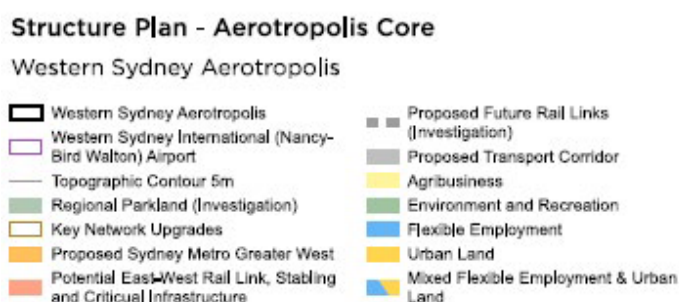
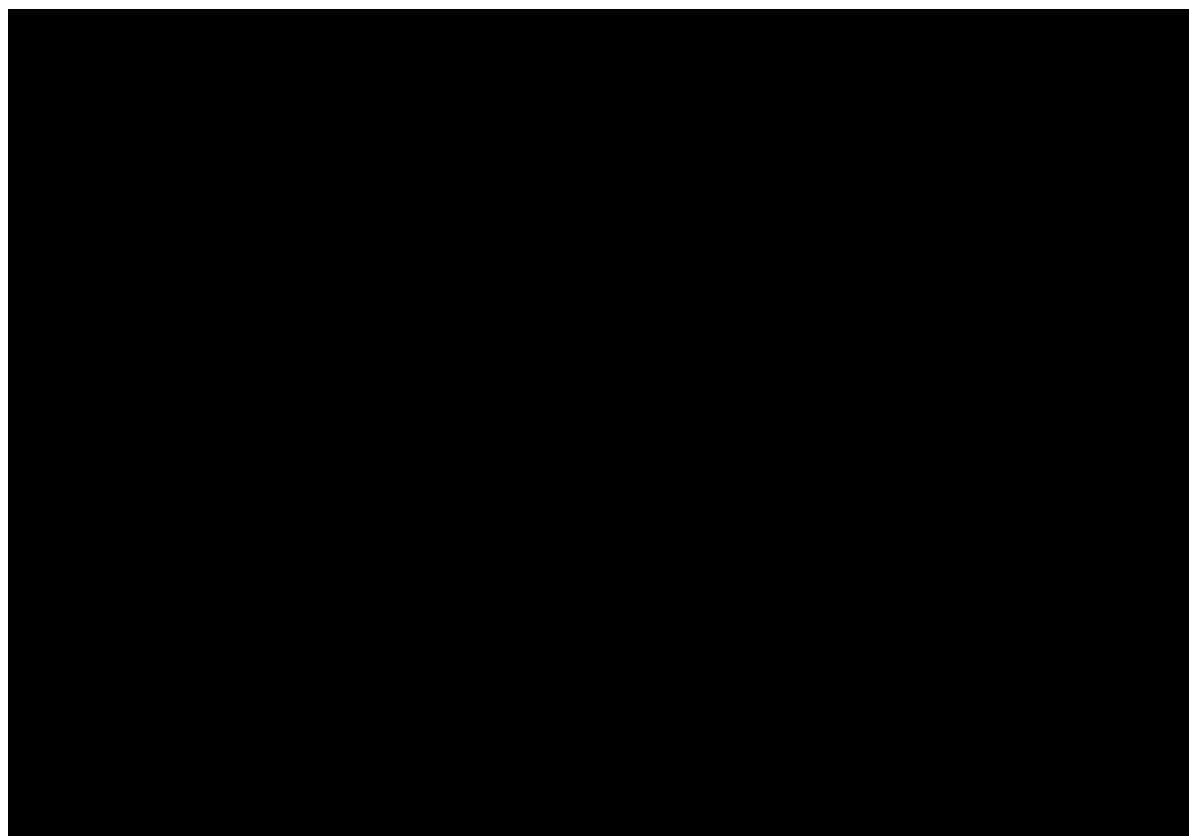


Figure 3: Structure Plan – Aerotropolis Core

(see **Figure 4**)

Figure 4: Blue Green Infrastructure

Section 4 of the Western Sydney Aerotropolis Plan introduces the Blue-Green Grid concept as a network of waterways, riparian areas, bushland, parks and open spaces, tree canopy (including street trees) and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

Regional parks have been identified as an integral aspect of the Blue-Green Grid concept and will provide the immediate and recognisable identity of the Western Parkland City and Aerotropolis, connecting with the Western Sydney Parklands. The regional park investigation areas in the north and south of the Aerotropolis sit along the Wianamatta– South Creek corridor.

- The southern regional park will connect the environmental setting of the Wianamatta–South Creek corridor to urban areas in the Aerotropolis Core.
- The northern regional park located north of the proposed M12 Motorway at the confluence of South, Badgerys and Kemps creeks is an area of high environmental and Aboriginal cultural value. It could create an iconic parkland gateway visible from the air and on the ground.

1. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Future Design Approach Ideas

[REDACTED]
[REDACTED] addressed dog apartment design. I strongly believe this should be considered in the future planning of higher density land uses.

As we know, pet ownership is becoming increasingly popular in Australian society. With many Australians choosing to live in high density compact forms, it is important to embrace urban design so that pets can be successfully integrated into these highly urbanised environments and provide communities with the resources and facilities to thrive into the future. To mitigate the impacts on future green spaces and mitigate the overuse of future neighbourhood public spaces, particularly in the Aerotropolis Core, it is recommended that pet amenities and on-site facilities be provided in new developments.

With that being said, it is imperative that the NSW planning system recognise that pets are an increasingly important and common part of life for many Australia's; implement pet friendly design guidelines and best practices for new high-density developments; and encourage future developers to design for and deliver pet friendly developments in high density areas.

For the purpose of this submission, we strongly encourage the NSW Department of Planning, Industry and Environment to review the Draft Western Sydney Aerotropolis Development Control Plan and include pet friendly design principles under Section 1.8 Western Parkland City – Landscape Led Approach, Section 5.1.3 Building Design or Section 5.2 Affordable Housing and Housing Diversity.

I have attached a brief PowerPoint presentation which gives an overview of this Planning idea.

Conclusion

Thank you for providing the opportunity to contribute to the Draft Western Sydney Aerotropolis Plan (DWSAP) that will guide the Western Sydney Aerotropolis and surrounds. I look forward to working with the Department for the completion of the final Western Sydney Aerotropolis Plan.

Yours Sincerely,

[REDACTED]

HIGH RISE DOG PARKS





**CAN HUMANS AND
DOGS CO-EXIST IN
HIGH DENSITY
IN**

SETTING THE SCENE



**AUSTRALIA HAS BOTH A RISING PET
AND HUMAN POPULACE**

These increasing populations have contributed to significant changes of **pet cultures** and **urban living**.

AUSTRALIA'S POPULATION

A large crowd of people, seen from an aerial perspective, is arranged to form the geographical shape of Australia. The individuals are dressed in various colorful clothing, creating a mosaic effect. The background is a plain, light gray surface. A thick yellow horizontal line is positioned just below the title.

By **2056** the population of Sydney is anticipated to increase to **8 million** people.

In the shorter term, it is expected that Sydney will grow by **1.74 million** people and will need around **725,000 additional homes by 2036.**

AUSTRALIA'S PET POPULATION

Australia continues to have one of the highest rates of pet ownerships in the world, with approximately **62%** of households owning a pet; this is equivalent to **5.7 million homes.**

More importantly, it is estimated that there is **4.8 million pet dogs** in Australia and with around 38% of 'pet households' having a dog, this is an average of **1.3 dogs per household.**



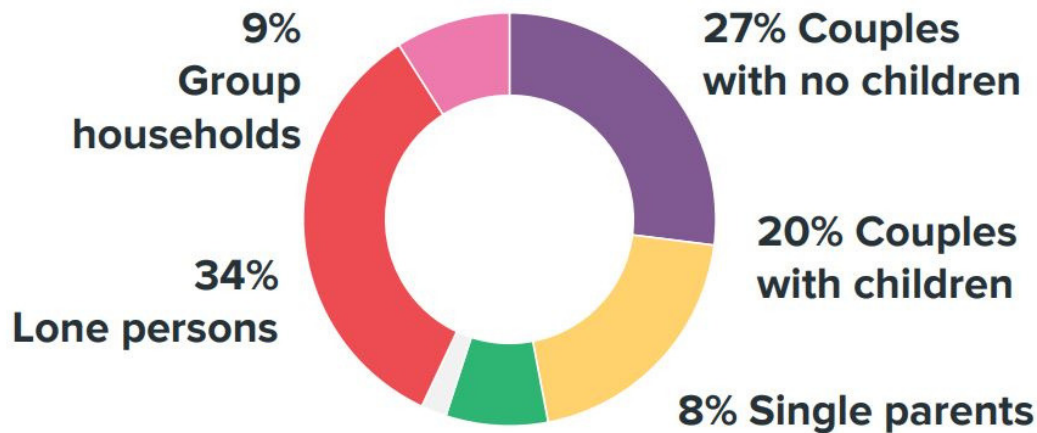
HIGH DENSITY LIVING

Higher density strata developments make up a substantial and growing component of the structure of the modern Australian city.

In NSW alone high density apartment developments account for **30% of the dwelling stock in Sydney** making them the fastest growing dwelling structure. This is expected to projected to increase to **34% by 2024** and **50% by 2057.**

WHO LIVES IN SYDNEY APARTMENTS?

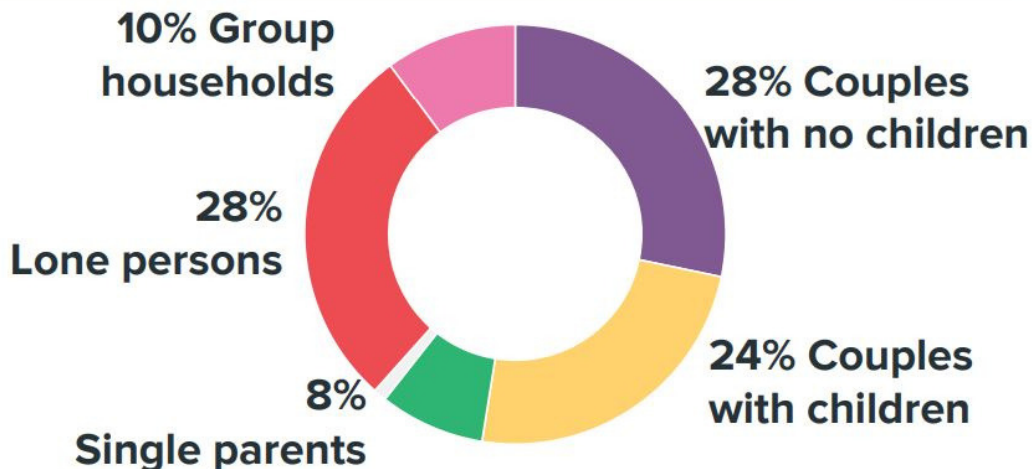
Who are Sydney's apartment dwellers today? (2016)



mccrindle.com.au

mccrindle

Who will Sydney's apartment dwellers be in 2024?



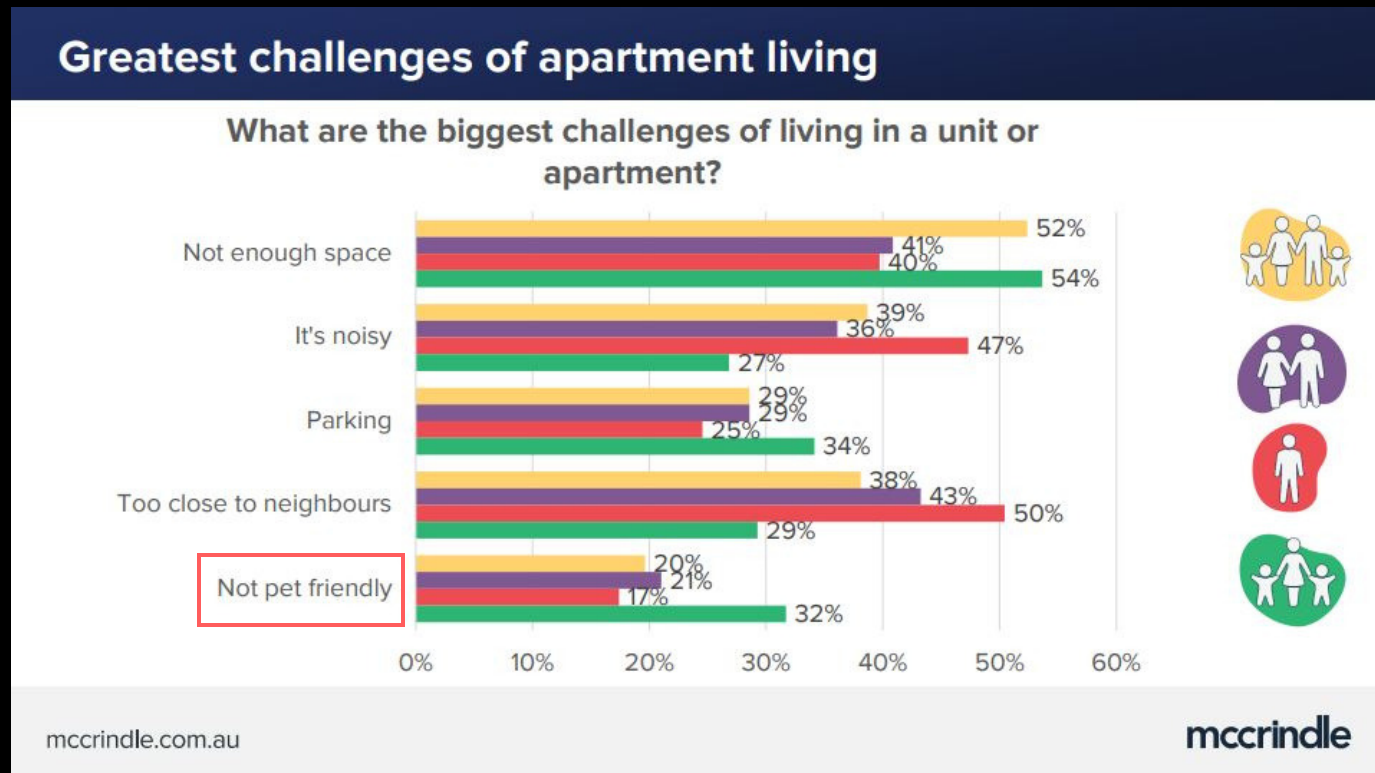
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The 2017 Sydney Lifestyle Study, commissioned by Urban Taskforce Australia revealed that Sydney's apartments are most likely to be occupied by **lone persons (34 per cent)** or **couples with no children (27 per cent)**.

It was also highlighted that there has been rapid growth in couples with children living in apartments. These households are known as **"vertical families"**.

CHALLENGES OF APARTMENT LIVING



The 2017 Sydney Lifestyle Study, revealed the shift towards apartment living, coupled with one of the highest pet ownership rates in the world has created a problem in the Australian property market .

A lack of pet-friendly apartments to buy or rent. Why?

Strata by-laws and strict body corporates have historically made it hard to find pet-friendly apartments.

IMPLICATIONS FOR PET OWNERSHIP

- + Very small outdoor spaces (means less outdoor space for pets).
- + Small indoor spaces (means less indoor space for pets).
- + High balconies (potential for both cats and dogs to fall from multi-storey balconies).
- + Communal entries (positive or negative encounters with other residents when pets are taken through communal spaces, potential for inappropriate elimination in communal areas).
- + Easier confinement of pets as front door usually opens to communal passage way not the street.
- + Very close proximity to neighbours (means greater potential for nuisance).
- + Acoustic protection provided by common walls.
- + Garages and car spaces are either adjacent to the dwelling or in a separate communal car parking area. The latter provides no extension to the space potentially available to the pet.
- + Common for homes to be all or partly open plan (makes it more difficult to restrict pets to defined parts of the dwellings).
- + Pets are largely or completely kept as indoor pets in this type of housing (most pets will benefit from access to some outdoor space although this is not a mandatory requirement and many pets will happily enjoy their entire lives spent indoors).

PET OWNERSHIP

Pet ownership is a common human activity and has been widespread in many different cultures and societies.

The **human-canine relationship** is one of the oldest and strongest human-animal connections in history.

For thousands of years, dogs have played and continue to play a significant role in the development of human civilisation and were amongst the first domesticated animals.



THE HUMAN-CANINE RELATIONSHIP

Pet owners typically exhibit three orientations towards dogs:

1. Dogs are lower than humans but useful animals (**dominionistic**);
2. Dogs are beloved persons (**humanistic**); and
3. Dogs and other animals are valuable and deserving of protection (**protectionistic**).

This has now evolved into the growing trend of pet humanisation where pet owners consider their pets to be part of the family and are viewing themselves as pet parents and treating their pets as surrogate children

“HUMANISATION” IS EXTREMELY COMMON IN AUSTRALIAN DOG OWNERS, WITH APPROXIMATELY 64% OF HOUSEHOLDS REGARDING THEIR DOGS AS A MEMBER OF THE FAMILY.

WHY DO WE OWN PETS?

There are many reasons for owning a pet, however the most common reason for pet ownership in western societies is **companionship** which accounts for **66%** of all households

A growing body of literature popularised the view that pet ownership could have positive benefits on human health.

These studies have shown that dog owners experience improvements in physical, mental and emotional health. Dogs in particular have been known to have positive impacts on their owners mental and physical health, sense of well being and ability to communicate.

BENEFITS OF DOGS IN APARTMENTS

A man with short dark hair, wearing a blue and white striped button-down shirt and blue jeans, is kneeling on a light-colored carpet. He is looking towards a golden retriever dog that is standing on its hind legs, facing him. The dog's mouth is open, showing its tongue. The background is a blurred indoor setting with light-colored walls and a window.

DOGS AS SOCIAL FACILITATORS

- Dogs play an important role in creating a supportive social environment and may act as a social lubricant, as their presence increases the chances of social interactions for both dog owners and members of the community.

DOGS AS PROMOTERS OF PHYSICAL HEALTH

- Dogs are commonly associated with lowering feelings of loneliness and depression, reducing mental stress levels and promoting self esteem; and
- Dogs significantly reduce the number of visits to general practitioner medical services (with an overall lowering in health care costs), reduce the risk of asthma and allergic reactions, help prevent heart disease, increase physical activity and lower blood pressure.

THREATS TO PET OWNERSHIP

The Quarter Acre Block vs Residential Flat Building

Traditionally, dog ownership has been associated with the traditional nuclear family living in a conventional suburban house.

Now more than 2 million people in NSW own, live in or manage apartments; now there is an increased demand for housing supply and greater emphasis on high density living options.

Social and Demographic Change

The lone person household will be the fastest growing household type with approximately 61,000 more people living alone by 2036.

Research has highlighted that the more people that live in a household, the more likely that household is to own a dog. The increase in lone person households poses a potential threat to future dog ownership.

THREATS TO PET OWNERSHIP

Immigration

The ownership of pets varies between ethnic and cultural groups, and the differing attitudes towards pets is likely to be influenced by individual behaviours.

It is expected that by 2050, approximately one third of Australia's population could be born overseas. Depending on the cultural background of each group, increased migration could potentially lead to reduced rates of pet ownership.

Lack of Pet Friendly Rental Accommodation

"Many desperate renters in Sydney are forced to abandon their beloved pets because they cannot find a pet-friendly place to live"

Due to the uncertainty and increasing added pressures of the unaffordable housing market, home ownership rates are falling, people are holding mortgages for longer and renting is on the rise.

THREATS TO PET OWNERSHIP

Strata by-laws and strict body corporates

An environment of restrictive owners corporation management rules, higher density housing developments are more than likely to exclude dogs.

In 2015-2016 the RSPCA estimated that approximately 137,391 animals were received at its shelters of which 45,256 were dogs. Whilst 39% of the dogs were reclaimed and 37% of the dogs were rehomed, an alarming 13% of these dogs were euthanised. One of the main reasons listed for the relinquishing of pets is strict strata regulations (RSPCA, 2016).

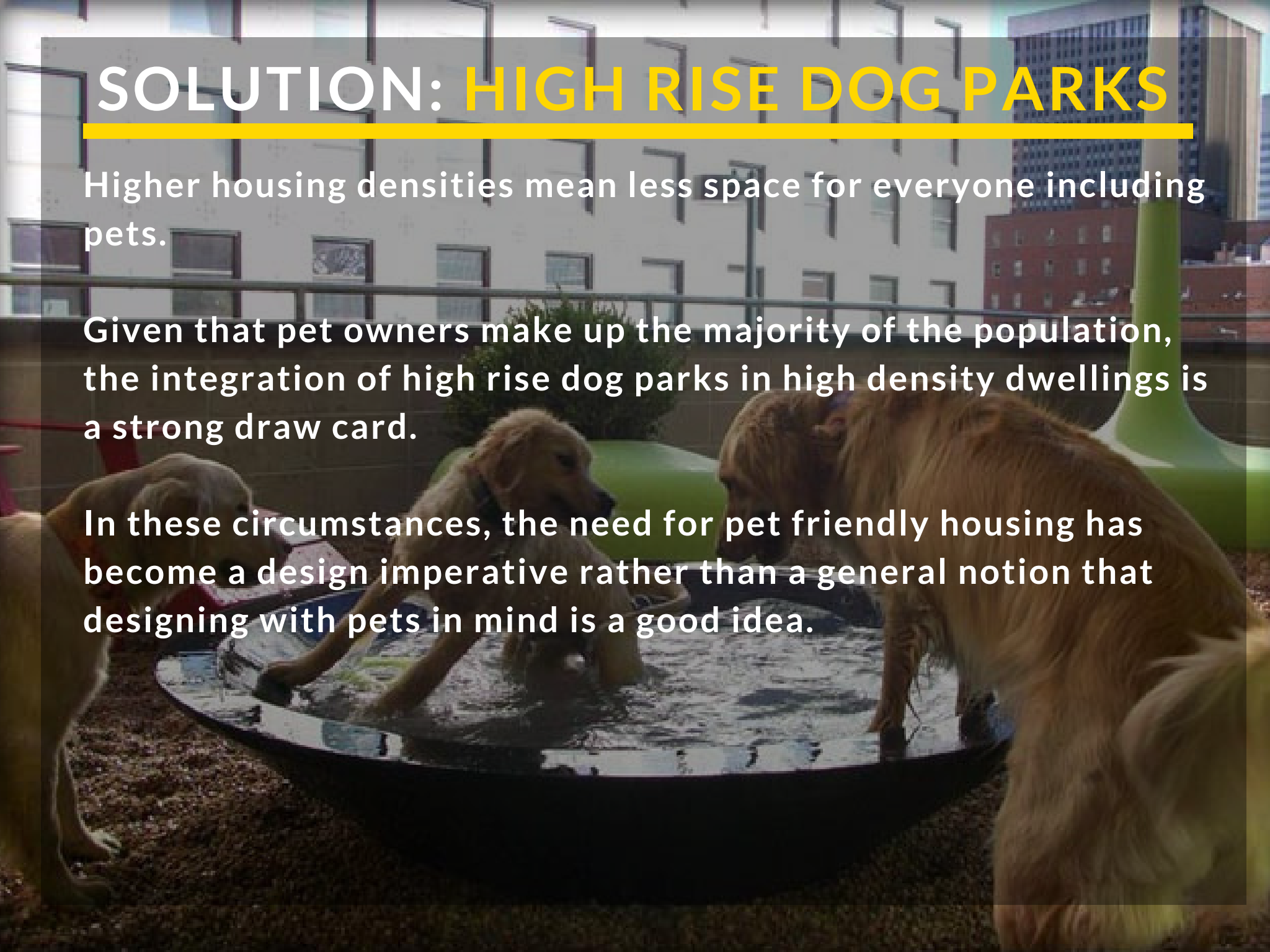


SOLUTION: **HIGH RISE DOG PARKS**

Higher housing densities mean less space for everyone including pets.

Given that pet owners make up the majority of the population, the integration of high rise dog parks in high density dwellings is a strong draw card.

In these circumstances, the need for pet friendly housing has become a design imperative rather than a general notion that designing with pets in mind is a good idea.



KEY TO **SUCCESSFUL** PET OWNERSHIP

A background image showing the lower half of a person wearing blue jeans and brown leather shoes, standing on a wooden floor. To their right is a white dog with a red collar, looking up at the person. The image is slightly faded to allow text to be read over it.

Successful pet ownership depends on three variables,

The **pet** (including its breed type, temperament, and individual characteristics),
the owner and **the quality of the home environment**.

Particularly for dogs, it is important to choose the right breed.
You need to understand what dogs were bred for, their characteristics and
ensure that the highest quality home environment is provided for them.

**Especially in today's society, the effective integration of dogs into new and
established areas and the overall design needs to be considered.**

SUITABLE APARTMENT DOGS

Whether you are living in a apartment or dwelling, there's a breed of dog that will match your space, personality, time, budget and lifestyle. You don't need to live in a huge house with a yard in the suburbs to have a canine companion

Being quiet, low energy, fairly calm indoors, and polite with the other residents, are all good qualities in an apartment dog.



DESIGN PRINCIPLES


- 1. Maximise space available for pets;** Pets should ideally have access to as much of the property as possible, the more space there is, the more choice there is for the pet whether that be inside or outside.
- 2. Provide pets with some outdoor space;** Pets will benefit from access to outdoor space. However this won't prevent pets from leading a healthy life.
- 3. Confinement;** Dogs can easily be kept indoors for all of most of the day, provided that environmental enrichment, regular exercise and provision of a quality indoor environment.
- 4. A safe and comfortable environment;** Design should aim to protect a pet from injury and provide adequate shelter and ventilation. Most pets will seek warm and/or sunny spots to rest in cool weather and cooler and/or shady surfaces and spaces in hot weather.
- 5. Environmental enrichment;** Includes exercise (physical and mental), play and work. For most pets, a view of the outside world should be provided provided there is scope for the owner to restrict the view if required.
- 6. Noise protection;** Excessive barking can affect the neighbourhood and dogs well-being, design measures such as visual or sound simulation and improved acoustic separation can be used to reduce the causes of barking.
- 7. Disposal of excrement system;** Install an in-ground pet-waste disposal system, environment-friendly enzymes and bacteria to turn dog waste into a ground-absorbed liquid.

DWELLING ENTRY AND INTERIOR

1. **Quiet areas;** pets look for opportunities for quiet and isolated locations within the dwelling.
2. **Warm spots;** pets look for warmth and will often sleep on or near ducted heating.
3. **Internal courtyards;** provide pets with interest, daylight, sunlight and a small area of confined outdoor space.
4. **Windows;** Well designed and located windows are important for environmental enrichment, windows overlooking the street provide a changing scene to observe, upper storey windows increase surveillance, full length windows provide greater access to warmth.
5. **Ventilation;** required for pets well being and too reduce odours.



OUTDOOR SPACE

- 
- 1. Open space design;** pets look for opportunities for quiet and isolated locations within the dwelling.
 - 2. Landscaping;** Landscaping should emphasises a rich and varied sensory experience incorporating a diversity in form, movement, texture and smell.
 - 3. Balconies and roof decks;** There are potential risks, however a solid wide balustrade, balconies enclosed with glass, grilles or netting to prevent falls, auto louvred windows.
 - 4. Fence design;** Important that a pet cant get over, through or under a fence. Should be noted that solid brick fences add acoustic separation
 - 5. Shade and shelter;** shade and shelter for pets should be provided in all new developments. eg large trees, cool verandah, shade cloth or access to a garage or car port.

HIGH RISE DOG PARK

Coupled with the three design principles above, these guidelines can be applied to high density apartment developments and can be adapted for the design of private open space and common space areas within an apartment complex.

Core Infrastructure	Essential Amenities	Optional Amenities
<ol style="list-style-type: none">1. Perimeter fencing2. Entry gates/doggy airlock3. Service gates4. Pathways (internal and external)5. Ground services6. landscaping	<ol style="list-style-type: none">1. Drinking water fountains2. Bins and bag dispensers3. Shelter4. Seating5. Signs	<ol style="list-style-type: none">1. Site lighting2. Facilities3. Notice board4. Dog equipment

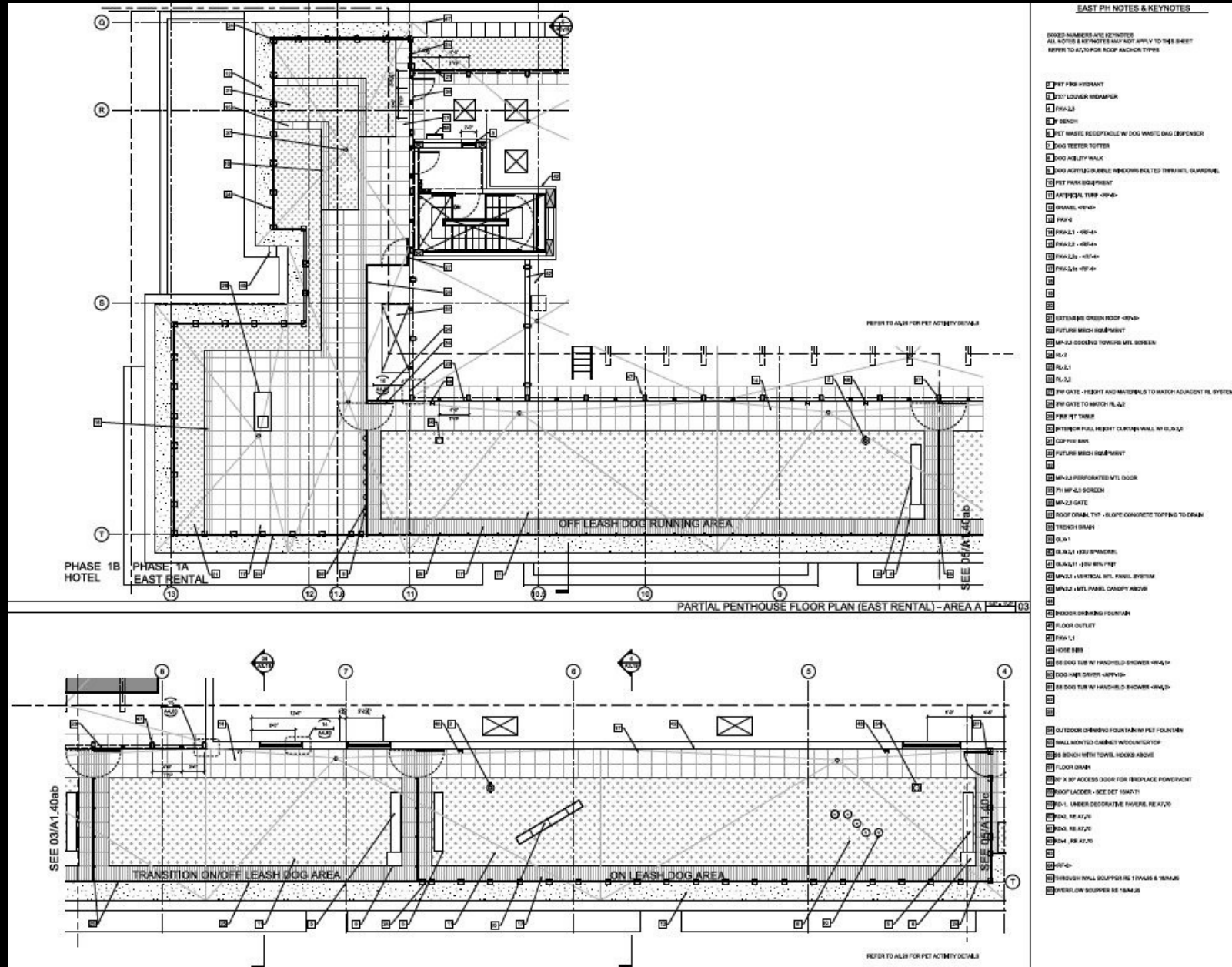
CASE STUDIES: CITY MARKET AT O

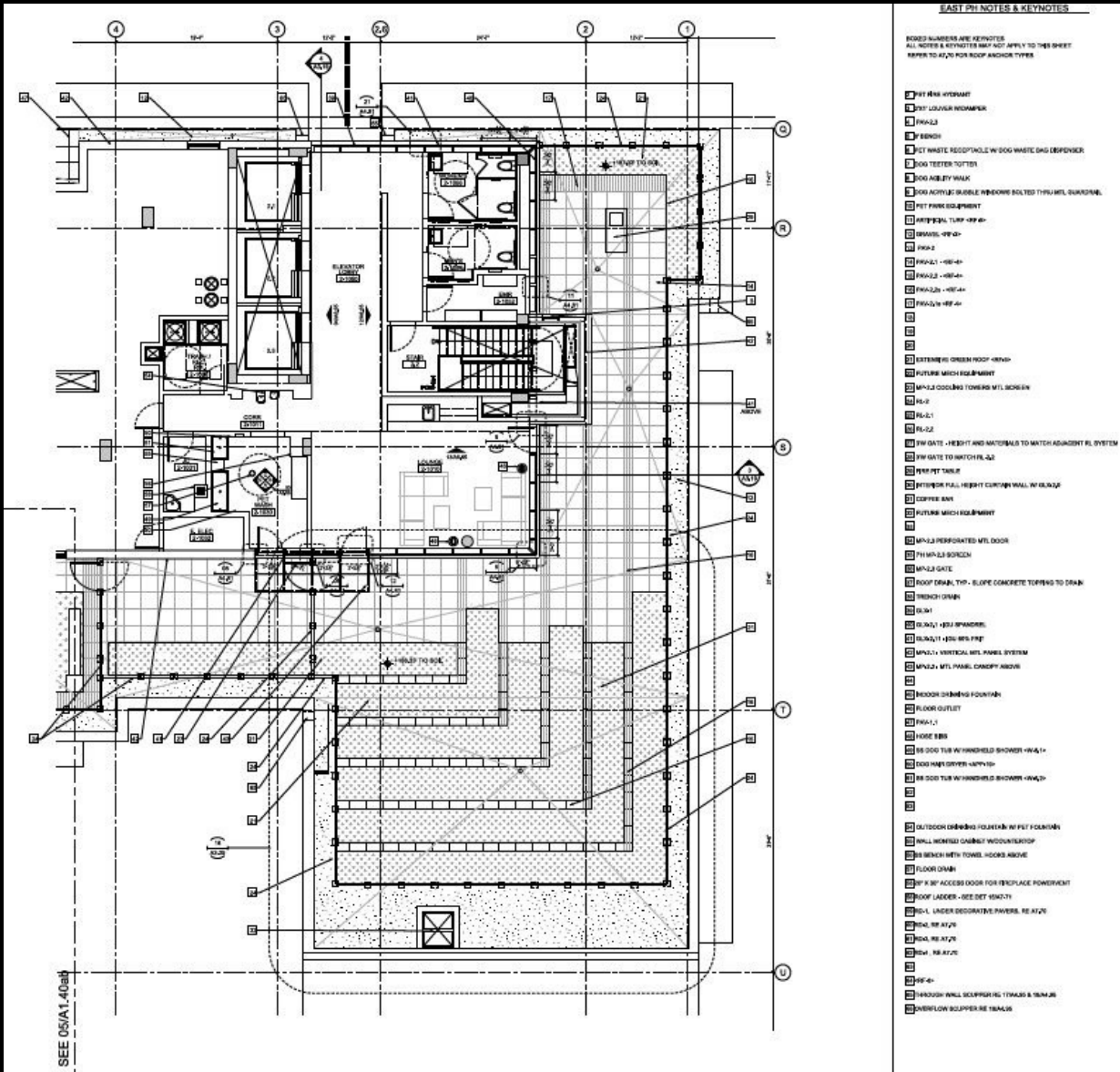
An aerial photograph of the City Market at O development, a modern multi-story building with a mix of dark and light facades. The building features several rooftop gardens with trees and outdoor seating areas. The surrounding area includes other urban buildings and a street with cars.

Mixed Use Development

City Market at O is a 1 million-square-foot urban infill project that will include over 87000 square feet of retail, 650 residential units of which 90 are set aside as affordable for active adults, a 182-room Cambria Suites hotel, additional retail, and over 500 parking spaces. The new building will have a rooftop deck, outdoor patios and a rooftop dog run which is adjacent to a dog wash and a number of grooming stations.

ROOFTOP DOG PARK CONCEPT PLAN





THE AUSTONIAN



The Austonian is a residential skyscraper in Downtown Austin, Texas, USA. At 683 feet (208 m) tall with 56 floors, the building is the tallest in Austin, overtaking the 360 Condominiums. The building features a number of pet amenities including:-

Dog Grooming Room: An indoor Dog Grooming Room is located adjacent to the outdoor dog park on the 10th floor of The Austonian. This space includes raised bathing areas and grooming supplies. Residents of the building can schedule services in the room with their preferred groomer.

Dog Park: The west side of the Lawn features a 600-square foot dog park, a favorite place for the four-legged residents of the building. Featuring Synlawn synthetic grass and a complete draining system, the area allows residents a place let their dogs enjoy the great outdoors without having to leave the building.

PET AMENITIES



TYNDALL AT THE ROBERTSON

New condo, townhouse and single family home development

The 170,000 square foot project features 6 residential levels with 182 residences ranging from 571 to 1736 square feet, two levels of parking on a 1.6-acre site.. The new condo building has 23,000 square feet of premium amenity space: from a resort-style lounge pool, to a rooftop dog park, to a state-of-the-art fitness center overlooking downtown.

ROOF TOP DOG PARK

