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Good afternoon

The Australian Institute of Architects (the Institute) congratulates the NSW government on the draft State Strategic Plan – A Vision for Crown Land, proposing a vision and strategy for management of Crown land in NSW. With Indigenous reconciliation, housing (un)affordability, increased demand on open green space due to population growth and COVID-19 related behavioural changes, and climate and biodiversity crises all major pressing issues for the people of NSW, this is a timely moment to address how Crown Land should be utilised to support action on all these fronts. We are therefore pleased to see that this draft strategic plan addresses each of these issues.

We note the Institute's particular support for the following:

*Aboriginal rights*

We wholeheartedly support the strategic plan's commitment to work with Aboriginal communities, realising the legal rights regarding Crown land under the ALRA and native title is tremendously important. To ensure the plan generates optimal benefit for communities (both Aboriginal and non-Aboriginal), a commitment to reconciliation can be carried further through the strategic plan, extending the positive impact that repurposing of Crown land can have on advancing the recognition and wellbeing of Indigenous Australians and promoting positive relationships between Indigenous and non-Indigenous Australians.

*Environment*

A quadruple bottom line approach to realising the strategic plan's vision – it is in our view essential for the short-, medium- and long-term wellbeing of communities as well as the wellbeing of future generations that environmental outcomes and opportunities are given primacy in decision making around Crown land use. Stronger environmental outcomes can also be achieved by placing obligations on leaseholders etc to demonstrate commitment to sustainability.

*Regional development*

With such a large portion of Crown land being located in regional and rural NSW, there is tremendous opportunity to leverage this asset to support regional communities through jobs growth, commercial opportunities and sustainable economic progress. We therefore welcome the draft plan's intentions to this end.

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### *Affordable housing*

Expanded access to affordable housing through land lease opportunities will support the efficacy of efforts to stimulate regional and rural NSW, and we welcome the draft plan's express interest in developing these. Opportunities within metro areas should not however be overlooked. Additionally, to support more appropriate and quality housing options for households (that in turn support sustainability and liveability), land lease developments should be required to deliver diverse housing typologies and relevant amenity such as child-friendly apartments and urban design well supported by green infrastructure.

### *Green space*

This integration of green infrastructure with housing can be supported by Section 3.3.2 to prioritise the use and repurposing of Crown land for green and open space in urban areas. An excellent prospective example of this is the City of Sydney's proposal to reallocate part of the Moore Park golf course for greater public access and benefit. We note also that expanded green space is a key initiative to support climate change resilience.

We also note the critical importance of GANSW's *Better Placed* integrated design policy for the built environment in shaping the development of Crown lands. This will best support optimal outcomes for the communities – now and in the future – for whose benefit these lands should be managed.

Thank you for the opportunity to provide comments on the draft strategic plan. We look forward to receiving the summary report following this consultation period and to contributing our recommendations for usage/repurposing of Crown lands in the near future.

If you wish to discuss any of the matters raised in this letter, please contact the Institute on 9246 4055 or email NSW State Manager Kate Concannon at [kate.concannon@architecture.com.au](mailto:kate.concannon@architecture.com.au).

Your faithfully

**Kate Concannon**

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