



Ms Gail Connolly
General Manager
Georges River Council
PO Box 205
Hurstville BC NSW 1481

Letter of Support: Georges River Council Draft Local Strategic Planning Statement

Thank you for submitting the Georges River Council draft Local Strategic Planning Statement (LSPS) seeking the support of the Greater Sydney Commission (the Commission) for consistency with the Greater Sydney Region Plan – *A Metropolis Three Cities* (GSRP) and South District Plan. The making of LSPSs by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on strategic planning.

In our role as the Commission's Assurance Panel, we appreciate that these first LSPSs across Greater Sydney are foundational in strengthening how growth and change will be managed into the future. We note your draft LSPS has been prepared in response to the provisions of Section 3.9 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

We confirm that the Commission supports Georges River Council's draft Local Strategic Planning Statement (February 2020) as being consistent with the Greater Sydney Region Plan and South District Plan (under Section 3.9(3A) of the EP&A Act).

Our decision on consistency reflects the work already undertaken informing your first LSPS. The Commission understands that work is still in progress (including the Local Housing Strategy, Draft Centres Strategy and Open Space, Recreation and Community Facilities Strategy) that will inform and strengthen future updates to the LSPS.

The Commission's support is based, in part, on Council's intent to deliver the South District Plan as set out in the Local Strategic Planning Statement.

In this context, the Commission's expectation is that Council will undertake a program of work to implement the LSPS and has, at **Attachment A**, included Advisory Notes to assist Council.

These Advisory Notes have regard to:

- the interrelationship of the LSPS, housing targets and a Local Housing Strategy for Georges River;



- updates to population projections during the preparation of the LSPS;
- city-shaping and city-serving transport infrastructure;
- interdependencies with State government programs and policies;
- key initiatives that relate to resilience planning; and
- Council-led initiatives identified for further investigation.

It is further noted that Council may need to update the LSPS as key supporting studies including the Local Housing Strategy are finalised.

In conclusion, we acknowledge the significant amount of work that Council has undertaken to develop the LSPS, and the spirit of collaboration that Council has shown throughout this process. Please pass on our thanks to all the members of your team who have assisted in achieving this significant milestone for Georges River Council. We look forward to continuing our work together creating a more liveable, productive and sustainable Greater Sydney.

With the benefit of this Letter of Support, it is now up to Council to determine whether it will make the draft LSPS (February 2020). Please note that no further amendments may be made to the LSPS prior to it being made (unless a further Letter of Support is obtained from the Commission).

Please be advised that once the LSPS is published on the NSW ePlanning Portal the LSPS Tracker on the Commission's website will be updated to include this Letter of Support. Should you have any questions on the making of your LSPS, please contact Amanda Harvey, A/Executive Director, Eastern Harbour City, Department of Planning, Industry and Environment on (02) 8275 1120 or Amanda.Harvey@planning.nsw.gov.au.

Yours sincerely,

Lucy Turnbull AO
Chief Commissioner
Chair of Assurance Panel
Commission Delegate

Peter Poulet
Central City District Commissioner
Assurance Panel Member

04 March 2020

cc. Jim Betts, Secretary, Department of Planning, Industry and Environment
Elizabeth Mildwater, Deputy Secretary, Transport for NSW
Anthony Manning, Chief Executive, School Infrastructure NSW
Nigel Lyons, Deputy Secretary, NSW Ministry of Health



Attachment A

Advisory Notes on implementation of draft Georges River LSPS:

These advisory notes highlight key considerations to support Council in the implementation of the first LSPS.

South District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
Infrastructure and Collaboration	
<p>1. State-led transport investigations</p> <p><i>Planning Priority S1, Action 3 Align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> • Continue to consult with TfNSW on planning for city-shaping transport initiatives in Future Transport 2056¹ including: <ul style="list-style-type: none"> ○ 0-10 years for investigation initiatives in progress: Parramatta to Bankstown to Hurstville / Kogarah rapid bus link. ○ 0-10 years for investigation initiatives not yet commenced: F6 Extension - Kogarah to Loftus. ○ 10-20 years for investigation initiatives: Parramatta to Kogarah mass transit / train link. ○ 20+ years visionary initiatives: Train/mass transit link Macquarie Park to Hurstville via Rhodes, extension of South East mass transit/train link to Miranda, a future strategic road corridor linking NorthConnex near the M2 with Greater Parramatta & the F6 in southern Sydney.
Liveability	
<p>2. Local Housing Strategy</p> <p><i>Planning Priority S5, Action 16 requires councils to prepare Local Housing Strategies.</i></p>	<ul style="list-style-type: none"> • Note: the NSW Government's Local Housing Strategy Guidelines require Council's Local Housing Strategy to be approved by the Department of Planning, Industry and Environment (DPIE).

¹ Source: <https://future.transport.nsw.gov.au/delivering-future-transport-2056>



South District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><i>Action 17 requires Councils to prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.</i></p>	<ul style="list-style-type: none"> • As set out in the Local Housing Strategy Guideline², the strategy is to include an analysis of changing demographics, housing density and housing market demand to confirm take-up rates and proposed staged approach. • Note: the Local Housing Strategy should be informed by NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme³.
<p>3. Local Housing Strategy - 6-10 Year Housing Target</p> <p><i>Planning Priority S5, Action 16(b) of the South District Plan requires Local Housing Strategies to address the delivery of 6-10 year (when agreed) housing supply targets for each local government area</i></p>	<ul style="list-style-type: none"> • As set out in Action 4 of the Greater Sydney Region Plan, Council's 6-10 year housing target is to inform the development of updated local environmental plans (LEPs) and housing strategies. The Commission notes: <ul style="list-style-type: none"> ○ Council's 0-5 year housing target for the period 2016/17 to 2020/21 is 4,800 dwellings. ○ Council's housing analysis⁴ indicates a 6-10 year target for the period 2021/22 to 2025/26 of 3,450 dwellings. ○ DPIE monitoring⁵ shows the current pipeline 2019/20 to 2023/24 of 3,150 dwellings. • In this context, Council is to show how they can meet an indicative draft range for 6-10 year housing target for the period 2021/22 to 2025/26 of 3,450 - 4,250 dwellings as part of its Local Housing Strategy. • Testing this indicative range is to include a preliminary assessment of any relevant State Government investment decisions in consultation with State agencies.

² Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

³ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guideline-sepp70-developing-affordable-housing-contribution-scheme-2019-02-28.pdf>

⁴ Source: Georges River Draft Local Strategic Planning Statement, p54

⁵ Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>



South District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
	<ul style="list-style-type: none"> Where relevant data is available, councils are to identify the contribution of non-standard dwellings⁶ (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range. Note: The NSW Government's strategic documents outline the direction for planning, land use, service and infrastructure delivery across NSW. Population projections are subject to review overtime and will be managed in the medium term through updates to Region and district plans⁷.
<p>4. Local Character</p> <p><i>Planning Priority S6, Action 18 requires recognition and celebration of the character of a place and its people throughout planning, design, development and management of the delivery of great places.</i></p>	<ul style="list-style-type: none"> Note: In identifying local character and/or desired future character, Council should have reference to the NSW Government Local Character and Place Guideline 2019 and Government Architect NSW 2017, Better Placed: An integrated design policy for the built environment of NSW South Wales. Consult with DPIE on the approach to implementing local character.
<p>5. Place based planning for local centres</p> <p><i>Planning Priority S6, Action 18, requires a place-based and collaborative approach throughout planning, design, development and management of the delivery of great places.</i></p> <p><i>Planning Priority S6, Action 21 requires place-based planning to support the role of centres as a focus for connected neighbourhoods.</i></p>	<ul style="list-style-type: none"> Consult with DPIE on place-based planning for local centres. Place-based planning should have regard to findings of the Local Housing Strategy and Commercial Centres Strategy and Kogarah Place Strategy.

⁶ Standard dwellings relate to those monitored via DPIE's housing monitor (ie. Sydney Water connections) and Non-standard dwellings are those delivered under housing SEPPs such as seniors, boarding houses and affordable rental (granny flats).

⁷ <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Georges-River.pdf> For more information refer to <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Other-forms-of-housing>



South District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p>6. Heritage</p> <p><i>Planning Priority S6, Action 20 requires Councils to identify, conserve and enhance environmental heritage.</i></p>	<ul style="list-style-type: none"> Continue to work with DPIE and Heritage NSW to ensure a strategic approach is taken to Aboriginal, cultural and natural heritage in implementing the LSPS and developing LSPS updates.
<p>Productivity</p>	
<p>7. Industrial and Employment Lands Strategy</p> <p><i>Planning Priority S10, Action 39 requires Georges River Council to retain and manage industrial and urban services land.</i></p>	<ul style="list-style-type: none"> Note: The South District Plan identifies industrial and urban services land in Georges River as Retain and Manage. Note: Council's Industrial Lands Review indicates Council aims to retain and manage all industrial and urban services land in Georges River. Confirm with DPIE if Council's Industrial Lands Review requires approval to inform LEP updates.
<p>8. Health and Education Precincts</p> <p><i>Planning Priority S8, Actions 25 and 26 require Council to facilitate health and education precincts and deliver and implement the Place Strategy for the Kogarah health and education precinct</i></p>	<ul style="list-style-type: none"> Continue to consult with the Greater Sydney Commission, Bayside Council, key stakeholders and other state agencies to implement priorities and actions of the Kogarah Place Strategy.
<p>9. Strategic Centres</p> <p><i>Planning Priority S9, requires Council to provide access to jobs, goods and services in centres, including attracting significant investment and business activity in strategic centres to provide jobs growth and diversifying the range of activities in all centres (Action 28), prioritise strategic land use and infrastructure plans for growing centres (Action 30) and to strengthen the role of Hurstville and Kogarah as centres (Action 35 and 36).</i></p>	<ul style="list-style-type: none"> Confirm with DPIE if Council's Commercial Centres Strategy requires approval to inform LEP updates. Confirm with DPIE if Council's Investment Attraction Strategy for Kogarah, Place Strategy for Hurstville require approval to inform LEP updates. Consult with Create NSW regarding initiatives to support Hurstville Strategic Centre as a cultural hub. Consider the Kogarah Place Strategy when undertaking Part 2 of the Commercial Centres Strategy, along with opportunities to support the South District Plan high jobs target for Kogarah.



South District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
Sustainability	
<p>10. Open Space Strategy</p> <p><i>Planning Priority S16, Action 71 requires Council to maximise the use of existing open space and protect, enhance and expand public open space.</i></p>	<ul style="list-style-type: none"> Consider Council’s contribution to the Premier’s Priority to ‘Increase the proportion of homes in urban areas within 10 minutes’ walk of quality green, open and public space by 10 per cent by 2023’. Confirm with DPIE if Council’s Open Space, Recreation and Community Facilities Strategy requires approval to inform LEP updates. As part of place-based planning for centres, have regard to access to open space as set out in the South District Plan.
<p>11. Flooding and bushfire</p> <p><i>Planning Priority S18, Action 78 requires Council to support initiatives that respond to the impacts of climate change.</i></p>	<ul style="list-style-type: none"> Continue to work with State agencies to manage flood and fire risk.
<p>12. Precinct based energy generation</p> <p><i>Planning Priority S17, Action 73 requires Council to support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts and Collaboration Areas and Urban Transformation projects.</i></p>	<ul style="list-style-type: none"> Consistent with Action 24 of the Kogarah Place Strategy investigate a net-zero emissions plan for the Kogarah Place Strategy in collaboration with Bayside Council.
<p>13. Resilience to natural and urban hazards</p> <p><i>Planning Priority S18 requires Council to adapt to the impacts of urban and natural hazards and climate change.</i></p>	<ul style="list-style-type: none"> Collaborate with the relevant State agencies and neighbouring councils to strengthen approaches to resilience as part of Council’s development of a Resilience Strategy, and any other relevant strategy or place-based plan. When investigating big house conversions have regard to hazards including bushfire and flooding⁸.

⁸ Georges River draft LSPS, pg.53



South District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
Implementation	
<p>14. Planning Framework <i>Section 6 Implementation , Figure 27</i></p>	<ul style="list-style-type: none"> Note: Notwithstanding the content of the LSPS, Ministerial Directions under Section 9.1 of the EP&A Act and State Environmental Planning Policies continue to apply to the LGA.
<p>15. Updates to LSPS <i>Planning Priority S19, requires Council to prepare local strategic planning statements informed by local strategic planning.</i></p>	<ul style="list-style-type: none"> As set out in the LSPS Guidelines, revisions to the LSPS may be required in response to significant changes in the LGA such as announcements on centres revitalisation, new infrastructure investment and employment opportunities, significant changes in projected population growth or changes to the relevant higher order strategic plan.
<p>16. Monitoring and Review <i>Planning Priority S19, Action 81 LEP Review and Section 3.8 (4a) EP&A Act LEP Updates.</i></p>	<ul style="list-style-type: none"> Progress on the implementation of the District Plan will be reviewed and monitored with a focus on actions that support LEP Updates.
<p>17. Monitoring and Review - Performance Indicators <i>Planning Priority S20, Action 82 requires the development of performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.</i></p>	<ul style="list-style-type: none"> Council is encouraged to use the performance indicators in the recently released <i>Pulse of Greater Sydney</i> which includes data available at Region, District and LGA level.⁹

⁹Source: <https://www.greater.sydney/pulse-of-greater-sydney>