



GREATER SYDNEY COMMISSION INFORMATION NOTE: 2020-1

The role of Local Strategic Planning Statements in Greater Sydney

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Grouping: A Metropolis of Three Cities and Greater Sydney District Plans

This information note is not to be construed as legal advice, does not form part of the plans and does not have statutory weight under the *Environmental Planning and Assessment Act 1979*. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this information note.

This information note is part of a series that provides supporting information for A Metropolis of Three Cities and the District Plans. For more information, and to access the other Information Notes, visit: www.greatersydney.gov.au

Emphasis on Strategic Planning in Greater Sydney

The making of Local Strategic Planning Statements (LSPS) by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on upfront strategic planning.

Each council's LSPS sets out the 20-year vision for land-use in the local area, demonstrating how change will be managed, including the areas to be protected and improved. The LSPS includes local priorities for implementing the [Greater Sydney Region Plan A Metropolis of Three Cities \(GSRP\)](#) and relevant District Plan.

Crucially, the LSPS gives councils an opportunity to engage their communities in the creation of a consolidated strategic land-use plan for their local areas.

The role of Local Strategic Planning Statements in Greater Sydney

Amendments to the *Environmental Planning and Assessment Act 1979* (the EP&A Act) made in March 2018 require all councils to prepare and make an LSPS.

The LSPS will shape how the development controls in the local environmental plan (LEP) evolve over time to meet the community's needs, with the LEP being the main tool to deliver the council and community's planning.

They will also implement each Council's own priorities in the community strategic plan it prepares under local government legislation.

Requirements for a Local Strategic Planning Statement

In accordance with Section 3.9(2) of the EP&A Act.

The LSPS must include or identify the following:

- 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.





Making of Local Strategic Planning Statements

The Commission undertook a consistency assessment of the 33 draft LSPSs with the Region and District Plan. This is required under Section 3.9 (3A) of the EP&A Act which says that:

The council for an area that is in the Greater Sydney Region must not make a local strategic planning statement unless the Greater Sydney Commission has advised the council in writing that the Commission supports the statements as being consistent with the applicable regional and district strategic plans.

The Commission established a new independent process to advise on consistency. Further information about the Commission's assurance process and 'Letter of Support' is available at [Frequently Asked Questions: Letters of Support for Local Strategic Planning Statements in Greater Sydney](#).

The Commission's assurance role assessing consistency of the LSPS with the Region and District Plans recognises the different context of each council. These 'first' LSPSs are foundational and are set to evolve and in many cases become more comprehensive into the future.

Council's consistency is therefore categorised according to their programs to support implementation or LEP updates, including:

- *Comprehensive*: a significant evidence-base underpins the LSPS
- *In Progress*: studies are being undertaken and work is ongoing
- *Intent to deliver*: a clear commitment to undertake work programs has been established.

The Region and District Plans continue to provide overarching guidance to councils, communities and industry as LSPSs evolve. To assist councils, each Letter of Support includes an Advisory Notes on key factors for implementation once LSPSs are made.

How can an LSPS be used when preparing or assessing a planning proposal?

Once an LSPS is made, it becomes a consideration when preparing new or amended LEPs.

This means, in addition to giving effect to the Region and relevant District Plan, a Planning Proposal to amend or replace an LEP must now justify whether the changes will give effect to the relevant LSPS (Section 3.33(2c)).

The LSPS may also inform council's detailed planning controls and design guidance. This may result in changes to a council's Development Control Plan.

For more information, see the Department of Planning, Industry and Environment's (DPIE) *A Guide to preparing Planning Proposals*¹.

Relationship of LSPSs, Local Housing Strategies and housing targets

The Region and District Plans also require councils to prepare Local Housing Strategies (LHSs). The [Local Housing Strategy Guideline](#) includes an LHS template for Greater Sydney councils. LHSs require approval by DPIE.

The Advisory Notes provided to each council with their Letter of Support also includes a draft indicative range for 6–10 year housing targets for councils to test and verify. Many councils have exhibited draft housing studies or strategies and, where available, this local evidence base has helped inform the draft indicative range.

¹ NSW Department of Planning, Industry and Environment – *A Guide to preparing planning proposals* – Section B – Relationship to strategic planning framework, December 2018. www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guide-to-preparing-planning-proposals-2019-02-05.pdf