



Ms Manjeet Grewal
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Sutherland Shire Council
Via email: mgrewal@ssc.nsw.gov.au

Letter of Support: Sutherland Shire Council Draft Local Strategic Planning Statement

Thank you for submitting Sutherland Shire Council's 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 of 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 Sutherland Shire Council's draft Local Strategic Planning Statement (August 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, Industrial Lands Review and Environment and Sustainability Strategy and Plans) 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 this 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 Sutherland Shire Council;
- updates to population projections during the preparation of the LSPS;
- city-shaping and city-serving transport infrastructure;
- interdependencies with State agency 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 strategies, 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 Sutherland Shire 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 (August 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 making your LSPS, please contact Malcolm McDonald, Executive Director, Eastern Harbour City, Department of Planning, Industry and Environment on (02) 9274 6267 or malcolm.mcdonald@planning.nsw.gov.au.

Yours sincerely,

Lucy Turnbull AO
Independent Advisor
Chair of Assurance Panel

Peter Poulet
South District Commissioner
Assurance Panel Member
Commission Delegate

10 September 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 Sutherland Shire Council's draft Local Strategic Planning Statement:

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 and projects</p> <p><i>Planning Priority S1, Action 3 seeks to 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 2056 including: <ul style="list-style-type: none"> ○ 20 years investigation initiatives: Miranda to Kogarah Mass Transit • Council to collaborate with TfNSW on future planning for the M6 including the provision of open space. |
| Liveability | |
| <p>2. Local Housing Strategy - Housing analysis</p> <p><i>Planning Priority S5, Action 16 requires councils to prepare Local Housing Strategies.</i></p> <p><i>Planning Priority S5, Action 17 requires councils to prepare Affordable Rental Housing Target Schemes following the development of implementation arrangements.</i></p> | <p>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).</p> <ul style="list-style-type: none"> • As set out in the Local Housing Strategy Guideline¹, 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 Scheme². • Council should prepare where relevant an affordable rental housing contributions scheme per SEPP 70. |
| <p>3. Place-based planning for local centres</p> <p><i>Planning Priority S6, Action 18 requires Councils to use a place-</i></p> | <ul style="list-style-type: none"> • Consult with DPIE during preparation of plans for the Sutherland/Kirrawee, Miranda, Caringbah, Engadine and Menai centres |

¹ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

² Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guideline-sepp70-developing-affordable-housing-contribution-scheme-2019-02-28.pdf>



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| <p><i>based and collaborative approach throughout planning, design, development and management to deliver 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> | |
| <p>4. Local Housing Strategy <i>6-10 year housing target</i></p> <p><i>Planning Priority S5, Action 16(b) 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 and housing strategies. The Commission notes: <ul style="list-style-type: none"> ○ DPIE monitoring shows the current pipeline for 2019/20 to 2023/24 is 4,500 dwellings. • In this context and recognising changing market demands an indicative draft range for 6-10 year housing target of 3,800 to 5,100 dwellings should be tested and verified through the Local Housing Strategy. • The Local Housing Strategy should confirm the capacity and take up rates to meet demand, particularly in the next five years. • Where relevant data is available, councils are to identify the role of standard and non-standard dwellings (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 over time and will be managed in the medium term through updates to region and district plans. |
| <p>5. 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 future LSPS updates. |
| <p>6. Local character</p> <p><i>Planning Priority S6, Action 18(e) requires recognising and celebrating</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 |



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| <i>of the character of a place and its people throughout planning, design, development and management to deliver great places.</i> | <p>Guideline (2019) and Government Architect NSW's Better Placed: An integrated design policy for the built environment of New South Wales (2017).</p> <ul style="list-style-type: none"> Consult with DPIE on the approach to implementing local character. |
| <p>7. Local contributions</p> <p><i>Planning Priority S3, Action 8 requires Council to deliver social infrastructure that reflects the needs of the community now and in the future</i></p> | <ul style="list-style-type: none"> Consult with DPIE regarding local contribution rates and the essential works list. |
| Productivity | |
| <p>8. ANSTO Collaboration Area</p> <p><i>Planning Priority S7, Action 23 and 24 require Council and State agencies to facilitate an innovation precinct and deliver and implement the ANSTO Place Strategy</i></p> | <ul style="list-style-type: none"> Continue to work with the Collaboration Area group to deliver outcomes outlined in the ANSTO Place Strategy. Continue to work with DPIE on planning for hazard risks at ANSTO. |
| <p>9. Strategic centres</p> <p><i>Planning Priority S9, Actions 28, 37 and 38 require DPIE and Councils to strengthen Sutherland/Kirrawee and Miranda Strategic Centres.</i></p> | <ul style="list-style-type: none"> Continue to work with DPIE to implement plans for Sutherland/Kirrawee and Miranda |
| Sustainability | |
| <p>10. Waterways and foreshore access</p> <p><i>Planning Priority S13, Action 60 Protect environmentally sensitive of waterways and the coastal environment area.</i></p> <p><i>Action 61. Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.</i></p> | <ul style="list-style-type: none"> Collaborate with neighbouring councils and State agencies, as required, to improve water quality and waterway health in Botany Bay catchment and Bate Bay. |
| <p>11. 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 by investigating opportunities to provide new open space so that all</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'. As part of the implementation of Council's Open Space and Recreation Strategy have regard to 200m |



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| <p><i>residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space and deliver, or complement the Greater Sydney Green Grid.</i></p> | <p>and 400m benchmarks for access to open space in the South District Plan.</p> |
| <p>12. BASIX & SEPP 65</p> <p><i>Planning Priority S17, Action 72 and 73 require Council to support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 and including precinct based initiatives.</i></p> | <ul style="list-style-type: none"> Consult with DPIE regarding changes sought to BASIX standards and SEPP 65 (Apartment Design Guide). |
| <p>13. Resilience, flooding and bushfire</p> <p><i>Planning Priority S18, Action 78 requires councils to support initiatives that respond to the impacts of climate change.</i></p> <p><i>Planning Priority S18, Action 79 requires Council to avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.</i></p> <p><i>Action 80 requires Council to mitigate the urban heat island effect and reduce vulnerability to extreme heat.</i></p> | <ul style="list-style-type: none"> Continue to work with State agencies to manage flood and bushfire risks and the urban heat island effect and continue to address these through Council's program of local strategic and place-based planning. Collaborate with the Greater Sydney Commission, other relevant State agencies and neighbouring councils to strengthen approaches to resilience, including work to review LEP and DCP controls and other initiatives that respond to the impacts of natural and urban hazards and climate change. |
| Implementation | |
| <p>14. Planning Framework</p> <p><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</p> <p><i>Planning Priority S19 requires councils 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. |



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| <p>16. Planning Proposals</p> <p><i>Section 3.33 2(c) of the EP&A Act requires a planning proposal to be able to demonstrate whether it will give effect to the LSPS of the council.</i></p> | <ul style="list-style-type: none"> • In matters relating to land use planning a Planning Proposal must be consistent with the LSPS and DPIE's Guidelines for Planning Proposals. |
| <p>17. Monitoring and review - Implementation</p> <p><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>18. Monitoring and review - Performance indicators</p> <p><i>Planning Priority S20, Action 82 requires the development of performance indicators in consultation with state agencies and councils that measure 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 apply the performance indicators in the <i>Pulse of Greater Sydney</i> at the LGA level³. |

³Source: <https://www.greater.sydney/pulse-of-greater-sydney>