

**ITEM LOCAL STRATEGIC PLANNING STATEMENT -
OUTCOME OF EXHIBITION**

Department Community and Environmental Planning

Author Initials: HW

EXECUTIVE SUMMARY

In March 2018, the *Environmental Planning and Assessment Act 1979* (the EP&A Act) was amended to require Councils to develop a Local Strategic Planning Statement (LSPS) and review their Local Environmental Plan (LEP).

A draft LSPS has been prepared for the City of Canada Bay that sets out land use planning priorities and describes how land use change will be managed into the future. Once endorsed, the LSPS will inform a review of the Canada Bay LEP.

On 21 May 2019, Council resolved to publicly exhibit the draft Canada Bay LSPS. The draft LSPS and supporting studies were exhibited from 25 June 2019 to 22 July 2019 and 81 submissions were received.

It is recommended that Council:

- endorse the draft LSPS and refer it to the Greater Sydney Commission (GSC), who will confirm that the document is consistent with the Eastern City District Plan;
- endorse the draft Local Housing Strategy (LHS) and submit it to the Department of Planning, Industry and Environment (DPIE) for endorsement; and
- adopt the following draft supporting technical studies:
 - Local Movement Strategy;
 - Employment and Productivity Strategy;
 - Social Infrastructure Strategy (Community Facilities);
 - Social Infrastructure Strategy (Open Space & Recreation);
 - Urban tree canopy Strategy; and
 - Biodiversity Strategy.

STRATEGIC CONNECTION

This report supports YOUR future 2030 Outcome area:

- EFF 4.2.1. Provide Strategic and Land Use Planning to ensure the built and natural environment is highly liveable with quality and sustainable development incorporating best practice design.

This report also relates to the Greater Sydney Commission's *Eastern City District Plan and the Greater Sydney Region Plan*.

REPORT

Background

In March 2018, the *Environmental Planning and Assessment Act 1979* (the EP&A Act) was amended to require local Councils to develop a Local Strategic Planning Statement (LSPS). Accordingly, the amended EP&A Act requires every NSW Council to review its Local Environmental Plan and prepare a LSPS.

The City of Canada Bay was one of 18 Councils in Sydney to receive up to \$2.5 million government funding to develop a LSPS and undertake a LEP review, conditional on Council adopting an accelerated 2 year program to complete the two documents.

The LSPS is to set out:

- The 20 year land use planning vision and priorities for the local area;
- How the local vision and priorities implement regional and district planning priorities;
- The special characteristics which contribute to local identity;
- Shared community values to be maintained and enhanced;
- How growth and change will be managed in the future.

The LEP Review and LSPS is to be informed by strategic and community planning work, including Council's Community Strategic Plan.

Preparing the LSPS

In late 2018, Council commissioned specialist consultants to prepare technical studies to inform the draft LSPS. The studies establish the contextual evidence for planning for future change. They investigate scenarios and make recommendations to address future needs. The studies are informed by stakeholder and targeted community consultation that was undertaken by each specialist consultant.

The draft supporting technical studies include:

- Local Housing Strategy;
- Local Movement Strategy;
- Employment and Productivity Strategy;
- Social Infrastructure Strategy (Community Facilities);
- Social Infrastructure Strategy (Open Space & Recreation);
- Urban tree canopy Strategy; and
- Biodiversity Strategy.

The draft LSPS collates the findings and recommendations from the draft supporting technical studies into planning priorities and an implementation plan of short, medium and long-term actions.

Whilst the background studies inform the strategic land use planning actions and Implementation Plan of the draft LSPS, they are also important strategy documents in their own right. They contain actions and recommendations that relate to other services and programs offered by Council.

Canada Bay draft LSPS

The draft LSPS will be the core strategic land use planning document for the City of Canada Bay. It brings together and builds on planning work found in council’s other plans, studies and strategies such as the Local Environmental Plan (LEP), Development Control Plans (DCP) and Development Contributions Plans.

The draft LSPS also gives effect to the Eastern City District Plan by implementing directions and actions at a local level. It is also informed by other state-wide and regional policies including Future Transport Plan 2056 and the State Infrastructure Strategy.

The draft LSPS sets out a vision for Canada Bay that prioritises key planning issues, such as protecting local character, housing affordability, aligning infrastructure delivery to growth in the renewal areas of Rhodes and the Parramatta Road Corridor, improving connectivity and enhancing the environment.



Figure 1: Land Use Vision from draft LSPS

The draft LSPS focuses new development in the Rhodes Strategic Centre and along the Parramatta Road Corridor, and seeks to conserve existing local character elsewhere in the LGA, whilst improving access to social and recreational infrastructure. The draft LSPS also recognises our unique harbour side setting and the importance of tree canopy and natural habitats. It also identifies potential to investigate opportunities to increase housing diversity and choices in the vicinity of some local centres through the introduction of terrace housing.

Four related themes frame the planning priorities and land use actions for the City of Canada Bay: *Infrastructure and Collaboration*, *Liveability*, *Productivity*, and *Sustainability*. These four themes will be implemented through the following 19 planning priorities.

<i>Infrastructure and Collaboration</i>	
1	Planning for a City that is supported by infrastructure.
2	Work towards best-practice planning and infrastructure provision for Rhodes Planned Precinct, creating a model for sustainable high quality development.
<i>Liveability</i>	
3	Provide community services and facilities to meet people’s changing needs.
4	Foster safe, healthy, creative, culturally rich and socially connected communities.
5	Provide housing supply, choice and affordability in key locations.
6	Provide high quality planning and urban design outcomes for key sites and precincts.
7	Create vibrant places that respect local heritage and character.
<i>Productivity</i>	
8	Grow investment, business opportunities and jobs in Rhodes strategic centre and Concord Hospital.
9	Enhance employment and economic opportunities in local centres.
10	Identify opportunities to support urban support services.
11	Identify land use opportunities and implications arising from Sydney Metro West.
12	Improve connectivity throughout Canada Bay to encourage a modal shift to active and public transport.
<i>Sustainability</i>	

13	Protect and improve the health and enjoyment of the Parramatta River Catchment and waterways.
14	Protect and enhance bushland and biodiversity.
15	Protect and enhance scenic and cultural landscapes.
16	Increase urban tree canopy and deliver Green Grid connections.
17	Deliver high quality open space and recreation facilities.
18	Reduce carbon emissions and manage energy, water and waste efficiently.
19	Adapt to the impacts of urban and natural hazards and climate change.

The planning priorities will be delivered through actions to guide land use decisions over the life of the plan. The planning priorities will also be monitored and regularly reviewed, with the draft LSPS updated as required.

Exhibition of the draft LSPS and draft supporting technical studies

The draft LSPS and supporting studies were publicly exhibited in accordance with the requirements under Schedule 1 Community participation of the *Environmental Planning and Assessment Act, 1979*.

The technical studies were the subject of targeted key stakeholder engagement undertaken by each focus area consultancy from November 2018 to January 2019. The draft LSPS considered the objectives and actions of the draft technical studies and also wider community engagement that was undertaken from February to March 2019, which included an online survey and notifications sent to all households and businesses in the LGA.

The LSPS was publicly exhibited on Council's website and community engagement platform *Collaborate* for 28 days, from 25 June 2019 to 22 July 2019. Two notifications were also placed in the local paper, the Inner West Courier, and seven notifications were placed on the following social media platforms:

- *July What's On E-News*
- *Sustainability E-News*
- *July Rhodes E-News*
- Facebook (4 notifications)

Public authorities and adjoining Councils were also notified.

A total of 81 submissions were received during the exhibition period. The primary issues raised relate to:

- Higher density and mixed use development, including in Planned Precincts
- Housing diversity, including social and affordable housing
- Economic development, urban services and the night time economy
- Local character

- Transport, including Sydney Metro West and active transport

A summary of substantive changes to the draft LSPS and draft supporting technical studies is below.

A full Report of Submissions is at *Attachment A*. The Report of Submissions includes an outline of the exhibition process, summaries of all submissions received during the exhibition period and responses to key matters raised.

Summary of substantive changes to the draft LSPS

- A new section to implement a competitive design excellence process for all new buildings of over 45 metres height, or where identified on a map.
- Confirms that Council will adopt a strategic approach when planning for change on and around proposed metro stations. This will involve working with the community to identify the desired future character of metro station locations and the preparation of a local planning study, which will ensure that land use change is not undertaken in a speculative or ad-hoc manner. This approach aims to deliver a vision for the area that is understood by all stakeholders and will provide certainty regarding precinct wide improvements to local infrastructure, the public domain and the built environment.
- Proposes to develop a Walking Strategy to support and encourage walking.
- Requires that any land use changes at Freshfoods site (Bushell's site) to adequately demonstrate that the land should be rezoned from IN1 General Industrial, given the requirements of the Eastern City District Plan in relation to the retention and management of industrial land.
- Identifies 1- 7 King Street, Concord West as a strategic site and recommends that any land use change be contingent on an updated Socio Economic Study by Council to respond to Government plans and strategies, including Eastern City District Plan, PRCUTS and Metro.
- Requires that additional retail floor space at Rhodes Waterside is subject to a comprehensive transport assessment that includes cumulative impacts from Rhodes Planned Precinct development.
- Clarifies that, where urban tree canopy targets are unable to be achieved on individual sites, a precinct-wide target is to be achieved.
- Clarifies that Council's aspiration is to develop a Resilience Strategy to assess community and built environmental risks and vulnerabilities. This will build on our current Climate change adaptation study and other work in this area, identifying opportunities and controls that respond to various shocks and stresses such as the impact of urban heat island effect in both the public and private domain.
- Three new maps added:
New Map 17 – Proximity to local open space

New Map 18 – Proximity to open space in high density areas

New Map 19 – Urban Heat Island 2016

- Three new Strategic Alignment tables added:

Table 2: Alignment with Eastern City District Plan

Table 3: Alignment with Canada Bay Community Strategic Plan

Table 4: Alignment with United Nations Global Sustainable Development Goals

Summary of substantive changes to the draft supporting technical studies

The table below outlines the substantive changes that have been made to each draft study to respond to matters raised during the exhibition and to finalise each strategy. It does not include any minor changes including inconsistencies, changes to references, images, formatting and amendments to improve clarity.

Note that the Local Housing Strategy is required to be referred to the Department of Planning and Environment for endorsement by the Minister. This is not required of the other strategies.

<i>Local Housing Strategy</i>	<ul style="list-style-type: none"> • Includes high level outline of any new infrastructure that is needed to support new housing. • Includes discussion about Boarding Houses, including the need that boarding houses be affordable housing.
<i>Employment and Productivity Strategy</i>	<ul style="list-style-type: none"> • Clarifies that jobs targets for Rhodes Strategic Centre are separated into areas, to be able to focus on the specific commercial role of Rhodes and Concord Hospital.
<i>Local Movement Strategy</i>	<ul style="list-style-type: none"> • New Action added to facilitate Travel Demand Management measures to create a modal shift to active and public transport and reduce reliance on private vehicles. • Section 6.1 updated to reflect results of 2nd modelling run and describe the basis of the data analysed.
<i>Social Infrastructure Strategy (Open Space & Recreation)</i>	<ul style="list-style-type: none"> • Social Infrastructure Principles and Strategies reviewed to provide refined framework. • Open space size for access from all dwellings set at 0.3ha, rather than 0.5ha as identified in the Government Architects draft Open Space Recreation Guide. This is to set an achievable size for local open space given our inner city location. The Eastern City District Plan does not set a size for the open space for access. 0.3ha is consistent with this plan. • New and refined actions are included to ensure robust and informed planning for future needs: <ul style="list-style-type: none"> ○ Action 2.14 Explore Opportunities to deliver youth

	<p>and skate facilities; and</p> <ul style="list-style-type: none"> ○ Action 2.21 Support increased access to swimming pools through public access to communal pools in private developments.
<p><i>Social Infrastructure Strategy (Community Facilities)</i></p>	<ul style="list-style-type: none"> ● Social Infrastructure Principles and Strategies reviewed to provide refined framework ● New actions and priorities are included for young people, seniors, women, people from culturally and linguistically diverse backgrounds and vulnerable communities. <ul style="list-style-type: none"> ○ Action 1.6 Creating accessible community facilities; ○ Action 2.10 Investigate opportunities to incorporate Aboriginal cultural heritage; ○ Action 3.6 Facilitate delivery of programs for culturally diverse seniors; ○ Action 3.8 and Action 3.10 support aging population to increase social activities, active aging and to age in place; and ○ Action 3.9 Support health and wellbeing of families with disadvantaged children and in high density areas. ● Refined actions include: <ul style="list-style-type: none"> ○ Action 1.5 Work with local schools to unlock community facilities. This action has been expanded to include all schools including non-government schools. ● New and amended actions are included to ensure robust and informed planning for future needs: <ul style="list-style-type: none"> ○ Action 2.3 Deliver feasibility study to assess options to address need for multipurpose community hub for Drummoyne Catchment; ○ Action 2.7 Review delivery of library services in Rhodes and address undersupply; ○ Action 2.9 Require developers to undertake community benefit analysis study to inform their planning proposals and identify contribution to infrastructure needs; and ○ Action 3.5 Prepare a Social Sustainability Strategy to inform future services and programs.
<p><i>Urban Tree Canopy Strategy</i></p>	<ul style="list-style-type: none"> ● Nil substantive changes
<p><i>Biodiversity Framework</i></p>	<ul style="list-style-type: none"> ● Includes recommended revisions to LEP and DCP clauses. ● Includes new maps showing recommended revised E2 Environmental Conservation zone, and revised Environmentally Sensitive Land Map.

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| | <ul style="list-style-type: none">• Includes statistics for decline of seagrass meadows. |
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Greater Sydney Commission - Technical Health Check

On 3 October 2019, a Technical Health Check meeting was held with the Greater Sydney Commission (GSC) on the draft final LSPS. The purpose of the meeting was to assess the readiness of the Canada Bay LSPS for submission to the GSC for final Assurance. Readiness is determined by whether the LSPS aligns with the Eastern City District Plan.

The GSC congratulated Council for the work on the LSPS and requested several minor changes prior to the document being submitted for final assurance. The requested changes are to:

1. Describe what the trigger will be to consider urban renewal in North Strathfield.
2. Recognise the potential for urban services land across the LGA, including in Rhodes Strategic Centre.
3. Highlight the metropolitan wide role of commercial office space in Rhodes Strategic Centre and strengthen the criteria to support a larger diversity of employment uses.
4. Highlight the need to consider the Rhodes Strategic Centre overall, including the hospital and commercial areas.
5. Highlight the approach of limiting driveway access along Parramatta Road and opportunities for rear lane access.
6. Provide further detail on economic context and key industry sectors and approach to support growth of these industry sectors.
7. Provide more detail on how the needs of diverse communities will be met, including range of dwelling types.
8. Amend Action 7.2 to seek DPIE endorsement of interim local character statements as part of the endorsement of local housing strategy
9. Spell out the 6-10 year housing target (2021-2026), recognising capacity and take up rate assumptions and variability, in particular in relation to timing of State led projects.
10. Highlight the shortage of space of recycling and waste management and reliance on waste management facilities outside the LGA.
11. Add new action in relation to avoiding 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.

12. Include strategic principles for managing growth and change as informed by relevant Actions contained within the LSPS.
13. Include reference to local strategies relied on by the LSPS.

It is recommended that the LSPS be updated to align with the above requirements. As the Technical Health Check meeting occurred after the preparation of the Exhibition Outcome Report and the draft final LSPS, the advice of the GSC is to prevail over the content of these documents where there is any inconsistency.

Next steps for the draft LSPS and Local Housing Strategy

Council is required to submit an endorsed draft LSPS to the Greater Sydney Commission by 20 November 2019 for the purpose of assurance.

In November 2019, the Greater Sydney Commission's LSPS Assurance Panel will convene to determine if the draft LSPS is consistent with relevant objectives and actions of the Eastern City District Plan.

Following the meeting of the LSPS Assurance Panel, a 'letter of support' is to be issued to Council. The letter may also include conditions or terms for support.

Once Council has received the letter of support, the LSPS can be 'made', subject to any conditions or terms, if any, that are included in the letter of support. It is also required to be published on the DPIE e-planning portal.

Council is also required to submit the draft Local Housing Strategy to the Department of Planning, Industry and Environment for endorsement by the Secretary. Note that the other draft supporting technical studies do not require Government endorsement.

RECOMMENDATION

1. THAT the draft Local Strategic Planning Statement be revised to ensure alignment with the Eastern City District Plan by addressing the thirteen (13) matters raised by the Greater Sydney Commission as outlined in the report.
2. THAT the draft Local Strategic Planning Statement be endorsed and referred to the Greater Sydney Commission for consideration and assurance.
3. THAT authority be delegated to the General Manager to:
 - a. 'make' the draft Local Strategic Planning Statement, subject to Council receiving a letter of support from the GSC LSPS Assurance

- Panel and any conditions or terms included in the letter of support;
and
- b. forward the LSPS to the Department of Planning Infrastructure and Environment for publication on the e-planning portal.
4. THAT the draft Local Housing Strategy be endorsed and submitted to the Department of Planning, Industry and Environment for consideration and endorsement by the Secretary.
 5. THAT the following draft supporting technical studies be adopted:
 - Local Movement Strategy;
 - Employment and Productivity Strategy;
 - Social Infrastructure Strategy (Community Facilities);
 - Social Infrastructure Strategy (Open Space & Recreation);
 - Urban tree canopy Strategy; and
 - Biodiversity Strategy.

Attachments:

1. Local Strategic Planning Statement
2. Submission Report Document Set ID 6584807
3. Local Housing Strategy
4. Local Movement Strategy
5. Employment and Productivity Strategy
6. Social Infrastructure Strategy (Community Facilities)
7. Social Infrastructure Strategy (Open Space & Recreation)
8. Urban tree canopy Strategy
9. Biodiversity Strategy
10. Submissions

All attachments are provided under separate cover and can be viewed on Council's website.

