



Assurance Phase 2:
**Draft Local Strategic
Planning Statements
for Greater Sydney
Region councils**

*Supporting the preparation
of the draft LSPS*

Introduction

Amendments to the *Environmental Planning & Assessment Act 1979* (EP&A Act) and the *Greater Sydney Commission Act 2015* (GSC Act) on 10 December 2018 mean that a council in the Greater Sydney Region must not make a local strategic planning statement (LSPS) unless the Greater Sydney Commission (the Commission) has advised the council in writing that the Commission supports the LSPS as being consistent with the applicable regional and district strategic plans.

Assurance Phase 1: Local Environmental Plan Review concludes with the Commission issuing a letter to councils confirming compliance with the requirements of the review and providing recommendations for inclusions into the draft LSPS. A key finding of Phase 1 of the LEP Review process is the need for clear guidance on the assurance process for the LSPS.

Adoption of *A Metropolis of Three Cities* by the NSW Government and the making of District Plans in March 2018 was a significant milestone in planning the future of the

Greater Sydney Region. For the first time, there is a statutory framework to align and coordinate strategic planning across regional, district and local levels. In this context, this Guide is tailored to the councils of Greater Sydney for the preparation of the draft LSPS and informed by the assurance of councils' LEP Reviews. It provides more detailed information on the new assurance process and has been designed to assist councils to achieve the Commission's support for their LSPS. The Guide includes:

- a description of the Phase 2 assurance process and program
- an indication of the Phase 3 assurance process
- a self-assessment guide to be used by councils to prepare the draft LSPS.

An updated Phase 2 timeline is included to guide all councils on the LSPS assurance process. Where council's housing strategy is on a different timeframe this is to be explained in the LSPS.

Assurance Phase 2: Draft LSPS

To facilitate finalisation of the LSPS within legislated timeframes, the Commission will provide opportunities for Council to obtain feedback on and refine their draft LSPS **while it is still a working document**. This will provide council time to finalise their draft LSPS for public exhibition. The opportunities include:

- Agency and Assurance Expo in February 2019
- Technical Health Check Working Groups in March and April 2019.

Agency and Assurance Expo

The Agency and Assurance Expo to be held from 13 to 14 February 2019 will provide councils with an opportunity to seek an understanding from the Commission on assurance requirements for the draft LSPS.

The Department of Planning and Environment (DPE) plus other State agencies will also be available to speak to issues or answer questions to help inform draft LSPS preparation.

Agencies invited to attend will include DPE, Transport for NSW, Roads and Maritime Services, Department of Health, Department of Education and Office of Sport.

Presentations will include:

- Overarching themes
 - structure plans – aligning infrastructure with growth
 - 30-minute city – transport planning
 - social infrastructure – health and education
 - integrating the LSPS with housing strategies
- Place-based themes
 - Metropolitan Rural Area
 - Low-carbon high performance precincts
 - Planning for jobs in centres and on industrial land
 - Movement and place – walkability.

A detailed program will be issued in late January 2019.

Technical Health Check Working Groups

The Commission will invite councils to attend individual Technical Health Check Working Groups with council Planning Directors and associated staff during March and April 2019. Councils will be required to submit an outline of their working draft LSPS, draft self-assessment and any supporting information one week in advance of their Working Group date. **The draft LSPS is not expected to be presented as a final document at these sessions, rather a work-in-progress presentation.**

Working Groups will be facilitated by the relevant District Commissioner. DPE and other State agencies and/or expert representatives will be available if necessary. The secretariat for the Working Groups is the Commission's City Strategy team.

The Working Groups will give councils the opportunity to present the vision and three to five key priorities of their

draft LSPS and outline how their LSPS will respond to each of the 10 Directions in the District Plan. Councils are also invited to seek clarification and/or expectations from the Commission to ensure that the draft LSPS is consistent with the relevant district plan.

Exhibition of Draft LSPS

The EP&A regulation requires that the draft LSPS and supporting material is to be placed on public exhibition by 1 July 2019 for a minimum of 28 days.

Due to the timelines, the Commission encourages councils to commence exhibition as early in June as possible.

Phase 2 Program Time Frame

Phase 1 Assurance Letter issued Assurance Phase 2: Draft LSPS for Greater Sydney Region councils including Self-Assessment Guide issued	December 2018
Agency and Assurance Expo for all Greater Sydney Region councils	13 & 14 February 2019
Draft LSPS Technical Health Check Working Groups <i>Note: An outline draft LSPS and any supporting information e.g. draft studies, briefs, to be submitted to Commission one week before workshop meeting date</i>	mid March/late April 2019
Draft LSPS public exhibition Draft Housing Strategy Exhibition	July 2019 To be confirmed

Assurance Phase 3: Final LSPS

Post exhibition, councils will need to consider submissions and make any required amendments to their statements. Where appropriate, the Commission and DPE will provide comments on the exhibited draft LSPS to councils after the exhibition period has ended.

Prior to finalising the LSPS councils are to submit the final draft to the Commission for assurance. The Commission's Assurance Panel will consider the consistency with the Region and applicable District Plan and issue a letter to councils.

Further details about Assurance Phase 3 will be provided in early 2019.

Finalisation of LSPS

Finalisation of LSPS must be made by councils by 1 December 2019.

Draft LSPS Self-Assessment Guide

The Draft LSPS Self-Assessment Guide is intended to provide councils with a common foundation to respond to the district plan where the focus is on each council's localised consideration of the District Plan. To enable the line-of-sight from the regional and district strategic plans, the Commission views the LSPS as a 'localised' strategic plan structured in a similar way, where appropriate, to the District Plan. This would enable easy reference by the whole community between the hierarchy of planning documents and facilitate more streamlined agency input to align infrastructure with growth.

For the purposes of this assessment, the 10 Directions divided into the four themes of infrastructure and collaboration, liveability, productivity and sustainability provide a starting point. These reflect the requirements of the EP&A Act in that local strategic planning statements, like regional and district plans, need to identify the basis for strategic planning in the area, having regard to economic, social and environmental matters.

Councils also need to identify which planning priorities from the relevant district plan translate directly for their local government area and where appropriate expand and/or add additional priorities specific to their local area. The last section of the assessment suggests a method by which councils can summarise this information for easy reference.

Self-assessment provides a pathway for ease of completion and consistency that comprises a series of questions to guide content in each section of the LSPS. These questions are not exhaustive, and reference should be made to the actions in the relevant district plan.

Related information

Strategic review of industrial and employment activities

As a component of the LSPS, councils are required to undertake the strategic review of their industrial and employment activities in accordance with the Region and District Plans using the industrial lands database which will be released in early January 2019. A template for this review is available on the LEP-Update portal, to assist councils and to enable compilation of the data across Greater Sydney.

Local housing strategy

As council's local housing strategy must be developed in accordance with District Plan Planning Priority No.5 *Providing housing supply, choice and affordability, with access to jobs, services and public transport*, the draft LSPS will need to address the alignment of the housing strategy with the LSPS. This should include confirmation on the timing of the housing strategy in particular where it is being developed concurrently to the LSPS.

It is noted that the alignment of housing strategy work with LSPS needs to:

- address the capacity for housing supply under the current planning controls and confirm the status of committed projects
- where relevant, also include the status of active planning proposals.

This will assist in discussions in relation to 6-10 year housing targets or in the case of accelerated Western City District councils their 20 year housing targets. Consideration of affordable housing needs and the pathway to identify affordable rental housing targets should be included in this body of work.

Format of draft LSPS

The draft LSPS is anticipated to be around 30 pages. Links and/or attachments to background information/studies/strategies should be provided where appropriate. Councils are encouraged to use images, maps and figures to convey information so that the LSPS can be easily understood by the community.

Draft LSPS Self-Assessment Guide

*Creating a line-of-sight from
the region plan through
district plans to local plans*



1. 20-year vision

- 1-page vision statement
- Structure Plan – highlight key productivity, liveability and sustainability features and place-based priorities
- Summary List of Planning Priorities and Actions – ‘Plan-on-a Page’ (refer to pp22-23 of the Greater Sydney Region Plan for example, and similar in District Plans)

A critical element of the LSPS is the articulation of council's response to the vision for *A Metropolis of Three Cities* and the 10 Directions. The Commission recommends the LSPS vision:

- outlines the local government area's contribution to the *Metropolis of Three Cities*
- acknowledges changes that lie ahead
- expresses a local response to the transformation of the wider District and relevant City
- complements the vision of other local government areas within the District
- focusses on the quality of housing, places and outcomes for local communities.

2. Strategic context

The strategic context needs to tell the story of the local government area as it stands at present, both a physical and social level. It should also reveal major trends or proposed projects that will impact on the future of the local area. This is consistent with the LSPS Guideline prepared by the Department of Planning and Environment. Councils are encouraged to leverage the District Plans, the Greater Sydney Region Environmental Social and Productivity Profiles as well as relevant background information published by the Greater Sydney Commission found at www.greater.sydney/background-material

1. Social

- Demographic profile/snapshot (following guidelines for local housing strategy and other relevant material)
- Key trends, e.g. ageing community, changes in housing mix, accelerated/declining growth

2. Economic

- Key assets, e.g. centres and locations at both a district and local level
- Major industries and employment profile by sector (refer industrial and employment activities template)

3. Environmental

- Environmental assets – landscape features (including waterways, open space, bushland, canopy cover which can be referenced from the Greater Sydney Sustainability Profile 2017 available on the Commission's website)
- Hazards including status of hazard information
- Local climate considerations

3. Infrastructure and Collaboration

By way of example this guide identifies the planning priorities for Western City District. Each council needs to identify their specific priorities that respond to the District Plan.

W1 Planning for a city supported by infrastructure

W2 Working through collaboration

A city supported by infrastructure

Providing adequate infrastructure to support population growth is essential to creating strong communities.

The LSPS is to be a vehicle to better align growth with infrastructure. Infrastructure strategies/plans should demonstrate the correlation between growth and infrastructure, such as public transport, schools and open space, to allow for timely integration and more effective expenditure on infrastructure by location. The sequencing, optimising and adaptability of infrastructure are also considered as part of managing infrastructure delivery with growth.

Does the LSPS:

Demonstrate an understanding of current and committed infrastructure capacity?	
Identify opportunities and gaps between forecast growth and infrastructure capacity and commitments?	
Identify Planned Precincts and potential infrastructure impacts relative to LGA (State and local)?	
Identify land mapped for acquisition for infrastructure?	
Outline anticipated growth and the status of options for growth and associated infrastructure?	

A collaborative city

Managing the competing needs of a city requires all levels of government, industry and the community to work together. This is particularly important as development pressures grow. Collaboration between government, industry and local communities will result in the best use of resources such as public spaces, school ovals and community facilities. Communities will be involved in planning for their local infrastructure and services.

Does the LSPS:

Acknowledge collaboration areas led by the Greater Sydney Commission and incorporate relevant priorities and actions?	
Identify opportunities for place-based collaboration with the State and neighbouring councils such as State-led Growth Areas and Planning, Catchment Management or the Western Sydney Planning Partnership?	

4. Liveability

W3 Providing services and social infrastructure to meet people's changing needs

W4 Fostering healthy, creative, culturally rich and socially connected communities

W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport

W6 Creating and renewing great places and local centres, and respecting the District's heritage

A city for people

A growing Greater Sydney presents an opportunity to build social and cultural networks and to enhance individual and community health outcomes. Strategic planning will capitalise on local identity, heritage and cultural values, together with easier access to services to foster a more active, resilient and connected society. The changing demographics of neighbourhoods across Greater Sydney will influence local demand for social infrastructure.

Does the LSPS:

Identify recent trends and provide an overview of capacity that responds to social and community infrastructure to provide for community needs?	
Identify opportunities for local infrastructure that can be adapted and/or shared for different uses eg community hubs or school facilities outside school hours?	
Identify approaches to deliver healthy, safe and inclusive places for all people?	
Identify approaches for creative and artistic expression and participation including where appropriate, approaches to reduce the regulatory burden?	
Outline anticipated growth and the status of options for growth and associated infrastructure?	

Housing the city

Sustained population growth over the coming decades will require a minimum of 36,250 new homes every year. Combined with changing demographics and housing affordability challenges, greater housing choice will be needed. This relates to a range of housing types, tenures and price points together with rental accommodation for lower income households and social housing for the most vulnerable. The provision of more housing will occur concurrently with the creation of liveable neighbourhoods close to employment opportunities, public transport, walking and cycling options for diverse, inclusive multi-generational and cohesive communities.

Does the LSPS (and for concurrent use in the Local Housing Strategy):

Housing Needs Analysis	
Use the latest available population growth, forecast makeup of household types (size and tenure) and analysis of recent development activity to establish the scope of housing demand for the LGA	
Assess the current gross housing stock, recent housing trends and expected supply of housing stock from existing zoned capacity to confirm existing capacity contribution to the 5-year and 20-year targets against expected demand?	
Assess the suitability of existing housing stock to the current and expected population by highlighting how small, medium and large households are housed in detached, medium density or apartment housing types?	
Provide a basis for establishing a 6-10-year target (or in the case of Western City District councils a 20-year target)?	
Housing Outputs	
Put forward a 20-year housing vision (as a component of the larger vision) whereby housing supply, diversity and choice respond to community needs and contribute to housing requirements at a district level?	
Consider where opportunities to create additional well-located housing capacity are available at a 'LGA structure plan' level – including localised consideration of housing in the right location?	
Provide an overview of key inputs that underpin a discussion of 6-10-year housing targets and indicate a 20-year housing target based on the strategic analysis above (and to be refined in the final Local Housing Strategy)?	

Affordable Housing Needs & Outputs	
Consider the number and type of households (income levels and household make-up) in rental stress (using the approach outlined in the Housing Strategy Guideline)?	
Conduct a stocktake on the number of affordable dwellings for rent in the LGA for very low, low and moderate household incomes?	
Set out the principles for a local LGA affordable housing strategy (as a subset of the wider Local Housing Strategy) addressing need, current supply and shortfalls in various housing types and tenures and if relevant in Council's housing strategy, preferred locations where new affordable housing initiatives will be investigated for Affordable Rental Housing Target viability?	

A city of great places

Great places recognise local characteristics and the qualities people value. As Greater Sydney grows and changes, its places will offer more than just new homes and jobs. They will enhance wellbeing and a sense of community identity by delivering safe, inclusive and walkable mixed-use areas that exhibit urban design excellence and are connected to social infrastructure and open spaces. These places will respect heritage and foster interaction and healthy lifestyles by encouraging exercise, creativity, enterprise and innovation.

Does the LSPS:

Include a program for preparing structure plans for strategic centres and a program for identifying and prioritising place-based planning for local centres?	
Identify opportunities to improve walkability within the LGA?	
Confirm status on environmental heritage (indigenous, non-indigenous, natural)	

5. Productivity

- W7 Establishing a land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City**
- W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis**
- W9 Growing and strengthening the metropolitan city cluster**
- W10 Maximising freight and logistics opportunities and planning and managing industrial and urban services land**
- W11 Growing investment, business opportunities and jobs in strategic centres**

A well-connected city

By 2036, the number of journeys across Greater Sydney is projected to increase to 15 million trips a day (up 36 per cent from 2016). To address this increase, Future Transport 2056 includes plans for quick, efficient and more localised connections to jobs, schools and services. A key outcome is for more people to have 30-minute public transport access to one of the three metropolitan centres/cluster and to services in their nearest strategic centre seven days a week. This requires the integration of land use, transport and infrastructure planning. Co-locating jobs and services, improving transport efficiency and creating more efficient freight networks will also improve productivity. Enhancing transport connections to adjacent cities and regional NSW will strengthen economic links and provide more opportunities for long-term growth management.

Does the LSPS (and for concurrent use in the Local Housing Strategy):

Respond to the land use and transport vision outlined in the District Plan and Future Transport 2056?	
Identify gaps and impediments in the Council's current local strategic plan to the delivery of the 30-minute city objective?	
Align with the Council's Housing Strategy and Green Grid principles and do they both support the 30-minute city objective?	
Identify a vision and objectives for improved active transport, including walkability in and around metropolitan, strategic and local centres?	
Reflect an understanding of future requirements for the freight and logistics task within a local, district and metropolitan context?	

Jobs and skills for the city

Enhancing Greater Sydney's productivity, export sectors and global competitiveness will be critical to increasing the region's economic activity to \$655 billion by 2036. This will require greater choice for where development can occur to enable the required employment growth of 817,000 jobs. Strategic planning will guide the locations of business growth and investment and provide better freight connections, economic agglomerations and skills development. Building on health and education strengths and growing the advanced manufacturing sector will be central to delivering an innovative and internationally competitive economy.

Does the LSPS:

Articulate a vision and priorities for the development of successful economic corridors and metropolitan centres (if relevant) and/or identify the mutual importance of the Greater Sydney's metropolitan centres and the LGA, particularly in relation to employment and housing?	
Reflect relevant priorities and actions in Place Strategies and Infrastructure Plan for health and education precincts or identify initiatives to support and grow education and health precincts?	
Incorporate Council's assessment of requirements for retail, office and commercial land use in strategic and local centres (referring to background documents to the Region and District Plan if the most recent information available)?	
Respond and expand on council strategies to contribute to actions for strategic centres outlined in the District Plan?	
Recognise and expand on the Principles for centres outlined in the Region and District Plan?	
Demonstrate Council's understanding of future requirements for industrial and urban services land at a local and district level?	
Include a strategic review of industrial and employment activities (refer to separate template on LEP-Update portal)?	

6. Sustainability

- W12 Protecting and improving the health and enjoyment of the District's waterways**
- W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element**
- W14 Protecting and enhancing bushland and biodiversity**
- W15 Increasing urban tree canopy cover and delivering Green Grid connections**
- W16 Protecting and enhancing scenic and cultural landscapes**
- W17 Better managing rural areas**
- W18 Delivering high quality open space**
- W19 Reducing carbon emissions and managing energy, water and waste efficiently**

A city in its landscape

Greater Sydney has evolved within outstanding natural and scenic landscapes. As it grows, strategic planning will manage the effects of urban development to protect, restore and enhance these landscapes, waterways, coastline, natural areas, tree canopy and open spaces. Delivering on these outcomes will require careful management of the environmental, social and economic values of the Metropolitan Rural Area and the Protected Natural Area. A healthy natural environment will be important to improve liveability, create healthy places, and mitigate the effects of climate change. New approaches to water management and urban design will be part of the response to climate change and will help to cool the region, particularly the Western Parkland City.

Does the LSPS:

Identify environmentally sensitive landscapes and waterways that require conservation / protection / consideration?	
Identify scenic landscapes and view corridors that require protection / consideration?	
Describe current urban tree canopy cover?	
Describe the current quality and quantity of open space, as well as access to open space, and any areas of deficiency?	
Identify priorities and locations for new and enhanced green infrastructure (i.e. waterways; urban bushland; urban tree canopy; open space) that are aligned with growth?	
Identify priorities and locations to orientate growth development towards green infrastructure such as open space?	

Consider and expand on the opportunities to deliver Green Grid connections or priorities for further detailed planning of green grid connections and where appropriate identify mechanisms to deliver or enhance green infrastructure?	
Establish place-based priorities for rural localities, based on each localities specific environmental, social and economic values (where applicable)?	

An efficient city

As Greater Sydney grows, innovative management of water, energy, resources and waste will be required in strategic land use, transport and infrastructure planning to reduce costs, carbon emissions and environmental impacts.

Does the LSPS:

Describe the current carbon emissions profile of the local government area by source (i.e. energy for buildings, energy for transport, emissions from waste)?	
Articulate opportunities to reduce emissions from within the local government area, in line with the pathways to net-zero emissions outlined in the District Plan?	
Identify opportunities for low-carbon high efficiency precincts, based on assessment of where growth and change will occur?	
Identify opportunities to encourage more local recycling and reuse of materials as part of a circular economy?	

A resilient city

Resilient cities are those where individuals, communities, institutions, businesses, and systems have the capacity to survive, adapt, and grow – notwithstanding chronic stresses and acute shocks. This means building capacity in social and ecological systems to adapt and respond to both known and unforeseen impacts, including changes in technology and climate. Optimising the use of new city-shaping technologies can support resilience to improve quality of life and productivity.

Does the LSPS:

Describe the currency / accuracy of hazard data (e.g. flood, bushfire, extreme heat, air pollution) and where additional data is required?	
Identify areas exposed to hazards where growth should be avoided?	
Set out approaches for mitigating hazards (e.g. evacuation routes from flood islands, or retaining water in the landscape for the urban heat island effect)?	
Set out approaches for making community facilities and infrastructure more resilient to hazards and climate change?	

7. Monitoring and Reporting

1. Indicators

In response to Action 11 of the Greater Sydney Region Plan the Commission is developing the Greater Sydney indicators framework, in consultation with councils and agencies. This will establish a common set of indicators that operate at a regional, district, and local level. Work establishing the first set of indicators framework will be completed in 2019. While council is required to establish monitoring and reporting for the LSPS, it is noted that the Commission intends to establish scalable indicators that can be used at a regional, district and local government area geography.

8. Alignment

Does the LSPS provide a checklist outlining the alignment of the 10 Directions to the priorities of the District Plan, and then to the LSPS. Councils may wish to add a fourth column to demonstrate alignment with the Community Strategic Plan (CSP).

INFRASTRUCTURE & COLLABORATION		
District Plan Priorities	District Plan Actions	LSPS Priorities

LIVEABILITY		
District Plan Priorities	District Plan Actions	LSPS Priorities

PRODUCTIVITY		
District Plan Priorities	District Plan Actions	LSPS Priorities

SUSTAINABILITY		
District Plan Priorities	District Plan Actions	LSPS Priorities

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