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Letter of Support: Lane Cove Council draft Local Strategic Planning Statement

Thank you for submitting the Lane Cove 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 Three Cities* (GSRP) and North District Plan. The making of LSPS 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 Lane Cove Council's draft Local Strategic Planning Statement (March 2020) as being consistent with the Greater Sydney Region Plan and North 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. It also reflects that work is still in progress (including Council's Local Housing Strategy, planning for St Leonard's South and strategic review of industrial and urban services land as well as finalisation of the draft St Leonards and Crows Nest 2036 Plan) which will further support the LSPS and inform future updates.

The Commission's support is based, in part, on Council's intent to deliver the North 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 the Local Housing Strategy for Lane Cove Council;
- updates to population projections during the preparation of LSPS;
- Future Transport 2056's 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 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 Lane Cove 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

Deborah Dearing
North District Commissioner
Assurance Panel Member

27 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 Lane Cove Council draft Local Strategic Planning Statement:

These Advisory Notes highlight key considerations to support Council in the implementation of the first LSPS.

North 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 N1, Action 3 seeks alignment of forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> • Continue to consult with TfNSW on transport initiatives in Future Transport 2056¹ including: <ul style="list-style-type: none"> ○ 0-10 years committed initiatives in progress²: Sydney Metro City and South West, Western Harbour Tunnel and Beaches Link; and ○ 20+years visionary initiative: address long term capacity constraints on the Pacific Highway.
<p>2. St Leonards (and Crows Nest) Precinct</p> <p><i>Planning Priority N1, Action 2 seeks to sequence growth across the three cities to promote north-south and east-west connections.</i></p> <p><i>Planning Priority N1, Action 3 seeks to align forecast growth with infrastructure.</i></p> <p><i>Planning Priority N1, Action 4 seeks to sequence infrastructure provision using a place-based approach.</i></p>	<ul style="list-style-type: none"> • Note: The DPIE has published a new approach to precincts³ and confirms the St Leonards (and Crows Nest) Precinct as an area identified for strategic planning, with early work by the Department, councils, State agencies and communities in the development of places and the planning frameworks that support them. • In this context Council is to continue to collaborate with DPIE on the planning for the St Leonards - Crows Nest precinct having regard to the exhibited Draft St Leonards and Crows Nest 2036 Plan⁴. • Work with DPIE on the planning to strengthen the precinct through approaches that: <ul style="list-style-type: none"> ○ leverage the new Sydney Metro Station at Crows Nest to deliver additional employment capacity;

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

² Source: <https://future.transport.nsw.gov.ausdelivering-future-transport-2056>

³ Source: <https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts>

⁴ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/st-leonards-and-crows-nest/st-leonards-and-crows-nest-2036-draft-plan-2018-11-06.pdf>



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	<ul style="list-style-type: none"> ○ reduce the impact of vehicle movements on pedestrian and cyclist accessibility; ○ deliver new high-quality open space, upgrade public areas, and establish collaborative place-making initiatives; and, ○ promote synergies between the Royal North Shore Hospital and other health and education-related activities, in partnership with NSW Health. <ul style="list-style-type: none"> ● Work with DPIE on the place-based approach to infrastructure planning that aligns infrastructure with growth.
Liveability	
<p>3. Local Contributions</p> <p><i>Planning Priority N3, Action 9 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.
<p>4. Shared use agreements</p> <p><i>Planning Priority N3, Action 10 seeks to optimise the use of available public land for social infrastructure.</i></p>	<ul style="list-style-type: none"> ● Work with Department of Education on potential shared and joint use arrangements for open space and recreation facilities.
<p>5. Local Housing Strategy</p> <p><i>Housing analysis</i></p> <p><i>Planning Priority N5, Action 17 requires councils to prepare Local Housing Strategies.</i></p> <p><i>Planning Priority N5, Action 18 requires councils to prepare Affordable Rental Housing Target Schemes following the development of implementation arrangements.</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). ● As set out in the Local Housing Strategy Guideline⁵, 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 the NSW Government’s Guideline for

⁵ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>



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	Developing an Affordable Housing Contribution Scheme ⁶ .
<p>6. Local Housing Strategy – 6-10 Year Housing Target</p> <p><i>Planning Priority N5, Action 17(b) of the North 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 and housing strategies. • The Commission notes: <ul style="list-style-type: none"> ○ Council’s analysis⁷ identifies that Lane Cove is on track to exceed its 0-5 year target for the period 2016/17 – 2020/21 of 1,900 dwellings. ○ Council’s LSPS⁸ acknowledges that Council’s St Leonards South plans are a key consideration in identifying a 6-10 year (medium term) housing target. ○ DPIE monitoring⁹ shows the current housing supply forecast for the period 2019/20 to 2023/24 is 3,250 dwellings. • In this context, Council is to show how it can meet an indicative draft range 6-10 year housing target for the period 2021/22 to 2025/26 of 3,000 to 3,500 dwellings as part of its Local Housing Strategy and relevant LEP updates. • Testing of this indicative range is to include a preliminary assessment of any relevant NSW Government investment decisions in consultation with State agencies. • Where relevant data is available, councils are to identify the contribution of non-standard dwellings¹⁰ (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range.

⁶ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guideline-sepp70-developing-affordable-housing-contribution-scheme-2019-02-28.pdf>

⁷ Source: Lane Cove Draft Local Strategic Planning Statement, p28.

⁸ Source: Lane Cove Draft Local Strategic Planning Statement, p29

⁹ Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>

¹⁰ Standard dwellings relate to those monitored via DPIE’s housing monitor (ie. Sydney Water connections) and Non-standard dwellings are those delivered under housing related SEPPs such as seniors, boarding houses and affordable rental housing (secondary dwellings).



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	<ul style="list-style-type: none"> Note: The NSW Government’s strategic documents outline the direction for planning, land use, service and infrastructure delivery across NSW. Population projections¹¹ are subject to review over time and will be managed in the medium term through updates to Region and district plans¹².
<p>7. Place-based planning for centres</p> <p><i>Planning Priority N6, Action 19 requires a place-based and collaborative approach throughout planning, design, development and management to deliver great places.</i></p> <p><i>Planning Priority N6, Action 22 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 and neighbourhood centres. Place-based planning should have regard to findings of the Local Housing Strategy.
Productivity	
<p>8. St Leonards strategic centre and health and education precinct</p> <p><i>Planning Priority N9, Action 31 requires councils and State agencies to deliver and implement a Place Strategy and Infrastructure Plan for the St Leonards health and education precinct.</i></p> <p><i>Planning Priority N9, Action 34 seeks to strengthen St Leonards Strategic Centre through approaches that (a) leverage the new Sydney Metro station to delivery additional employment capacity and (d) protect and enhance Willoughby Road’s village character and retail/restaurant strip.</i></p>	<ul style="list-style-type: none"> Work with DPIE, North Sydney and Willoughby councils to finalise and implement the draft St Leonards and Crows Nest 2036 Plan, including: <ul style="list-style-type: none"> a cohesive approach to ensuring capacity to meet the District Plan jobs target for the Strategic Centre; and implementation including staging and delivery.

¹¹ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Lane-Cove.pdf>

¹² Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Lane-Cove.pdf>

For more information refer to <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Other-forms-of-housing>



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<p>9. Industrial and urban services land</p> <p><i>Planning Priority N11, Action 46 requires councils to retain and manage industrial and urban services land, in line with principles for managing industrial and urban services land in the North District Plan.</i></p>	<ul style="list-style-type: none"> Note: The North District Plan identifies industrial and urban services land in Lane Cove as <i>Retain and Manage</i>. Confirm with DPIE if Council's strategic review of industrial and urban services land requires approval to inform LEP updates.
Sustainability	
<p>10. Greater Sydney Green Grid</p> <p><i>Planning Priority N19, Action 72 requires Councils to progressively refine the detailed design and delivery of Greater Sydney Green Grid priority corridors and projects important to the District.</i></p>	<ul style="list-style-type: none"> Collaborate with the Greater Sydney Commission and other relevant State agencies and statutory authorities to deliver Green Grid connections and corridors.
<p>11. Open space strategy</p> <p><i>Planning Priority N20, Action 73 requires councils to maximise the use of existing open space and protect, enhance and expand open space.</i></p>	<ul style="list-style-type: none"> Consider Council's contribution to the Premiers Priority to '<i>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</i>'. Consult on with DPIE and TfNSW on Council's proposed St Leonards Plaza.
<p>12. Precinct based energy generation</p> <p><i>Planning Priority N21, Action 75 requires councils to support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts.</i></p>	<ul style="list-style-type: none"> Support opportunities for precinct-based energy and water initiatives in the St Leonards and Crows Nest Planned Precinct.
<p>13. BASIX</p> <p><i>Planning Priority N21, Action 74 and 75 require councils 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.
<p>14. Resilience to natural and urban hazards</p> <p><i>Planning Priority N22, Actions 80 and 81 require councils to support initiatives</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:



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<p><i>that respond to the impacts of climate change and to limit the intensification of development in existing urban areas most exposed to hazards.</i></p>	<ul style="list-style-type: none"> ○ analysis of climate risk; ○ monitor and review of planning controls for climate resilience; ○ place-based planning; and ○ as well as other initiatives to address hazards.
<p>15. Flooding and bushfire</p> <p><i>Planning Priority N22, Action 80 requires Council to support initiatives that respond to the impacts of climate change.</i></p> <p><i>Action 81 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>	<ul style="list-style-type: none"> ● Continue to work with State agencies to manage flood and fire risk and the urban heat island effect and continue to address these through Council's program of local strategic and place-based planning.
Implementation	
<p>16. Planning framework</p> <p><i>Section 6 Implementation, Figure 26.</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>17. Updates to LSPS</p> <p><i>Planning Priority N23 requires councils to prepare local strategic planning statements informed by local strategic planning.</i></p>	<ul style="list-style-type: none"> ● Note: the LSPS indicates that future amendments to the LSPS will be made in conjunction with review of the Integrated Planning and Reporting Framework documents (including the Community Strategic Plan) due in 2025. ● 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>18. Monitoring and review</p> <p><i>Implementation</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.



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<p><i>Planning Priority N23, Action 83 LEP Review and Section 3.8 (4a) EP&A Act LEP Updates.</i></p>	
<p>19. Monitoring and review – Performance Indicators</p> <p><i>Planning Priority N23, Action 84 requires the development of performance indicators in consultation with State agencies and councils that measure the 10 Directions to inform inter-agency, NSW Government 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> which are available at the LGA level¹³.

¹³Source: <https://www.greater.sydney/pulse-of-greater-sydney>