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Letter of Support: Burwood Council draft Local Strategic Planning Statement

Thank you for submitting Burwood Council's draft Local Strategic Planning Statement (LSPS) seeking support from the Greater Sydney Commission (the Commission) for consistency with the Greater Sydney Region Plan – *A Metropolis of Three Cities* (GSRP) and Eastern City 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 in 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 Burwood Council's draft Local Strategic Planning Statement (February 2020) as being consistent with the Greater Sydney Region Plan and Eastern City 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 the Local Housing Strategy, Local Employment and Investment Strategy and Community Facilities and Open Space Strategy) 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 Eastern City 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 Burwood Council;
- updates to population projections during the preparation of the 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 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 Burwood 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 making 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
Eastern City District Commissioner
Assurance Panel Member

12 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 Burwood Council draft Local Strategic Planning Statement:

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

Eastern City 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 E1, Action 3 seeks to align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> • Continue to consult with Transport for NSW (TfNSW) on planning for city-shaping and city serving transport initiatives in Future Transport 2056¹ including: <ul style="list-style-type: none"> ○ 0-10 year committed initiatives in progress²: WestConnex, Parramatta Road public transport improvements and Sydney Metro West; ○ 0-10 year initiative for investigation: More Trains, More Services program - T1, T2; and ○ 20+ years visionary initiative: Train/mass transit link Macquarie Park to Hurstville via Rhodes.
<p>2. Council-led transport initiatives</p> <p><i>Planning Priority E1.</i></p>	<ul style="list-style-type: none"> • Continue to consult with TfNSW regarding the Council-led initiative for a north-south transport corridor between Campsie strategic centre to Parramatta Road.
<p>3. Shared use agreements</p> <p><i>Planning Priority E3, Action 9 seeks to optimise the use of available public land for social infrastructure.</i></p>	<ul style="list-style-type: none"> • Work with the Department of Education on potential shared use agreements for school grounds and facilities to provide additional open space and community spaces.
Liveability	
<p>4. Local Housing Strategy - Housing analysis</p>	<ul style="list-style-type: none"> • Note: The NSW Government's Local Housing Strategy Guidelines require Council's Local Housing

¹ Source: <https://future.transport.nsw.gov.au/plans/greater-sydney-services-and-infrastructure-plan/service-and-infrastructure-initiatives>

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



Eastern City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><i>Planning Priority E5, Action 16 requires councils to prepare Local Housing Strategies.</i></p> <p><i>Planning Priority E5, Action 17 requires councils to prepare Affordable Rental Housing Target Schemes following the development of implementation arrangements.</i></p>	<p>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 Guidelines³ 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 Guidelines for Developing an Affordable Housing Contribution Scheme⁴.
<p>5. Local Housing Strategy – 6-10 Year housing target</p> <p><i>Planning Priority E5, 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 (LEPs) and housing strategies. The Commission notes: <ul style="list-style-type: none"> Council’s 0-5 year housing target for the period 2016/17 – 2021/22 is 2,600 additional dwellings⁵. Council’s housing strategy⁶ indicates an implied dwelling requirement based on population projections of 1,432 dwellings between 2021/22 to 2025/26. DPIE monitoring⁷ shows the current pipeline 2019/20 to 2023/24 of 2,900 dwellings. In this context, Council is to show how they can meet an indicative draft range for 6-10 year housing targets for the period 2021/22 to 2025/26 of 2,200 – 2,500 dwellings as part of its Local Housing Strategy.

³ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

⁴ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guideline-sepp70-developing-affordable-housing-contribution-scheme-2019-02-28.pdf>

⁵ Eastern City District Plan (2018) p.42

⁶ Source: Burwood Housing Strategy (SGS Economics and Planning), February 2020, pg.ix

⁷ Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>



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	<ul style="list-style-type: none"> • Testing 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 dwellings⁸ (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 projections⁹ are subject to review over time and will be managed through updates to the Region and district plans.
<p>6. Local character</p> <p><i>Planning Priority E6, Action 18 requires recognising and celebrating the character of a place and its people throughout planning, design, development and management to deliver great places.</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’s Local Character and Place Guideline (2019) and Government Architect NSW’s Better Placed: An integrated design policy for the built environment of New South Wales (2017). • Consult with DPIE on the approach to implementing local character.
<p>7. Heritage</p> <p><i>Planning Priority E6, 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 LSPS updates.
<p>8. Local contributions</p> <p><i>Planning Priority E3, Action 9 requires councils to deliver social infrastructure that reflects the needs of the community.</i></p>	<ul style="list-style-type: none"> • Consult with DPIE regarding local contribution rates and the essential works list with reference to the outcomes of Council’s Action 2.6 to: ‘<i>Review Councils local infrastructure contributions to ensure that local infrastructure is provided to support the</i>

⁸ 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 housing, boarding houses and affordable rental housing (secondary dwellings). For more information refer to: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Other-forms-of-housing>

⁹ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Burwood.pdf>



Eastern City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
	<p><i>needs of the community and to fund actions that contribute to public benefits.</i>¹⁰</p>
<p>Productivity</p>	
<p>9. Industrial and employment lands strategy</p> <p><i>Planning Priority E12, Action 51 requires Burwood Council to retain and manage industrial and urban service land in line with the Principles for managing industrial land in the Eastern City District Plan.</i></p>	<ul style="list-style-type: none"> • Note: The Eastern City District Plan identifies industrial and urban services land in Burwood as <i>Retain and manage</i>. • Confirm with DPIE if Council's Local Employment and Investment Strategy require approval to inform LEP updates.
<p>10. Strategic centres</p> <p><i>Planning Priority E11 requires Burwood Council to prioritise strategic land use and infrastructure plans for growing centres (Action 44), provide access to jobs, goods and services in centres (Action 38) and create new centres in accordance with the Principles for Greater Sydney's Centres (Action 42).</i></p>	<ul style="list-style-type: none"> • Confirm with DPIE if Council's Urban Design and Masterplan for Burwood requires approval to inform LEP updates.
<p>Sustainability</p>	
<p>11. Resilience to natural and urban hazards</p> <p><i>Planning Priority E20 requires councils to respond to the impacts of climate change (Action 74) and limit the intensification of development in existing urban areas most exposed to hazards (Action 75).</i></p>	<ul style="list-style-type: none"> • Collaborate with the Greater Sydney Commission, other relevant state agencies and neighbouring councils to strengthen approaches to resilience in Council's Resilience Strategy and other strategies and plans, including the: <ul style="list-style-type: none"> ○ Community Facilities and Open Space Strategy; ○ Smart Cities Strategy; ○ Urban Design and Masterplan for the Burwood LGA; and ○ other place-based plans.
<p>12. Open space strategy</p> <p><i>Planning Priority E18, Action 67 requires councils to maximise the use</i></p>	<ul style="list-style-type: none"> • It is noted that Council's contribution to the Premier's 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</i>

¹⁰ Source: Burwood draft Local Strategic Planning Statement (2020), p.31



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<p><i>of existing open space and protect, enhance and expand open space.</i></p>	<p><i>by 2023'</i> includes participation in upcoming initiatives with DPIE involving demonstration projects and Night Walks.</p> <ul style="list-style-type: none"> • Confirm with DPIE if Council's Community Facilities and Open Space Strategy requires approval to inform LEP updates.
<p>Implementation</p>	
<p>13. Planning framework <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>14. Updates to LSPS <i>Planning Priority E21 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.
<p>15. Monitoring and review - Implementation <i>Planning Priority E21, Action 77 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>16. Monitoring and Review – Performance indicators <i>Planning Priority E22, Action 78 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 use the performance indicators in <i>The Pulse of Greater Sydney</i>, which are available at Region, district and LGA levels¹¹.

¹¹ Source: <https://www.greater.sydney/pulse-of-greater-sydney>