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## Letter of Support: City of Ryde Council draft Local Strategic Planning Statement

Thank you for submitting the City of Ryde 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 City of Ryde 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 the Local Housing Strategy, Centres and Places Strategy, Economic Development Plan and Macquarie Park Employment Lands Study) 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 City of Ryde 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 City of Ryde 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 (March 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](mailto: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**

**31 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 City of Ryde 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
<b>Infrastructure and Collaboration</b>	
<p><b>1. State led transport investigations</b></p> <p><i>Planning Priority N1, Action 3 seeks alignment of forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> <li>• Continue to consult with Transport for NSW (TfNSW) on planning for city-shaping &amp; city-serving transport initiatives in Future Transport 2056<sup>1</sup> including:               <ul style="list-style-type: none"> <li>○ 0-10 years committed initiatives in progress<sup>2</sup>: Victoria Road public transport improvements, Ferry Fleet Replacement Program, including upgraded services on Parramatta River ferries, Macquarie Park Interchange and precinct improvements.</li> <li>○ 0-10 year initiatives for investigation in progress: East-west public transport connection from Mona Vale to Macquarie Park, Northern Sydney Freight Corridor Stage 2, More Trains, More Services program – T1.</li> <li>○ 20+ year visionary initiatives: Train/mass transit link Macquarie Park to Hurstville via Rhodes.</li> </ul> </li> </ul>
<p><b>2. Council-led transport investigations</b></p> <p><i>Planning Priority N1 seeks to plan for a city supported by infrastructure.</i></p>	<ul style="list-style-type: none"> <li>• Note: The LSPS includes Council-led transport infrastructure initiatives related to city shaping and city serving transport. These initiatives require further investigation to determine alignment with TfNSW's strategic planning priorities.</li> </ul>
<p><b>3. Social infrastructure in Meadowbank</b></p> <p><i>Priority N3, Action 9 seeks to deliver social infrastructure that reflects the needs of the community, now and in the future</i></p>	<ul style="list-style-type: none"> <li>• Collaboration with NSW Department of Education and TAFE NSW in planning and coordinating the provision of adequate and timely infrastructure in the Meadowbank Education Precinct.</li> </ul>

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

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



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	<ul style="list-style-type: none"> <li>Consult with DPIE regarding local contribution rates and the essential works list.</li> </ul>
<b>Liveability</b>	
<p><b>4. Shared use agreements</b></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"> <li>Work with the Department of Education on potential shared use agreements for school grounds and facilities to provide additional open space and community spaces.</li> </ul>
<p><b>5. Local Housing Strategy</b></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"> <li>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).</li> <li>As set out in the Local Housing Strategy Guideline<sup>3</sup>, 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.</li> <li>Note: Council’s description on the impact of Low Rise Medium Density Housing Code includes a theoretical capacity analysis which is evidence-base but preliminary as it is general and does not test the site by site design considerations. Council to work with DPIE so that it is considered as part of it’s assessment of the Local Housing Strategy or Planning Proposal that Council is seeking to progress to address the implementation of the Low Rise Medium Density Housing Code.</li> <li>Note: The Local Housing Strategy should be informed by the NSW Government’s Guideline for Developing an Affordable Housing Contribution Scheme<sup>4</sup>.</li> </ul>

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

<sup>4</sup> 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><b>6. Local Housing Strategy – 6-10 Year Housing Target</b></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"> <li>• 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.</li> <li>• The Commission notes: <ul style="list-style-type: none"> <li>○ Council’s LSPS quotes the Ryde Community Strategic Plan as having identified the need for 17,000 additional dwellings in the period 2018 – 2031.<sup>5</sup></li> <li>○ DPIE monitoring shows the current housing supply forecast for the period 2019/20 to 2024/24 is 8,550 dwellings.</li> </ul> </li> <li>• 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 8,400 to 8,900 dwellings as part of its Local Housing Strategy.</li> <li>• Testing of this indicative range is to include a preliminary assessment of any relevant NSW Government investment decisions in consultation with State agencies.</li> <li>• Where relevant data is available, councils are to identify the contribution of non-standard dwellings<sup>6</sup> (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range.</li> <li>• 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 overtime and will be managed in the medium term through updates to Region and district plans<sup>7</sup>.</li> </ul>

<sup>5</sup> Source: City of Ryde Draft Local Strategic Planning Statement (Planning Ryde), Pg 10

<sup>6</sup> 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).

<sup>7</sup> Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Ryde.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><b>7. Shared used agreements</b></p> <p><i>Priority N1, Action 5 requires Councils to consider potential for shared use of infrastructure.</i></p>	<ul style="list-style-type: none"> <li>• Work with Department of Education on potential shared used arrangements for open space and recreation facilities.</li> </ul>
<p><b>8. Local Character</b></p> <p><i>Planning Priority N6, Action 19(e) requires recognising and celebrating of 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"> <li>• 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).</li> <li>• Consult with DPIE on the approach to implementing local character.</li> </ul>
<b>Productivity</b>	
<p><b>9. Planning priorities for Macquarie Park</b></p> <p><i>Priority N9, Action 33 seeks to strengthen Macquarie Park through approaches that include, but are not limited to, enabling additional capacity for commercial floor space and maintaining a commercial core.</i></p>	<ul style="list-style-type: none"> <li>• Continue to work with DPIE in the finalisation of DPIE's Macquarie Park Strategic Investigation alignment with Structure Plan and intended outcomes as detailed in the draft LSPS. Specifically, the testing and verification of Council's target for 1,250,000 sqm of commercial office space in Macquarie Park by 2036 as part of the Strategic Investigation.</li> <li>• Work with DPIE and other agencies to finalise and implement the draft Macquarie Park Structure Plan including: <ul style="list-style-type: none"> <li>○ a cohesive approach to ensuring capacity to meet the District Plan jobs target for the Strategic Centre; and</li> <li>○ implementation including staging and delivery.</li> </ul> </li> <li>• Collaboration with TfNSW to promote a more walkable environment for Macquarie Park.</li> </ul>
<b>Sustainability</b>	
<p><b>10. Health and enjoyment of waterways</b></p> <p><i>Planning Priority N15, Action 63 requires councils to enhance sustainability and liveability by improving and managing access to</i></p>	<ul style="list-style-type: none"> <li>• Continue to collaborate with State agencies and neighbouring councils, through the Parramatta River Catchment Group, to implement the Parramatta River Masterplan.</li> </ul>



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<p><i>waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport and Action 64 requires councils to Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.</i></p>	
<p><b>11. Open space strategy</b></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"> <li>• 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'.</li> <li>• Confirm with DPIE if Council's proposed Acquisition and Consolidation Policy or Recreational Corridor Network Plan requires approval to inform LEP updates.</li> </ul>
<p><b>12. Resilience to natural and urban hazards</b></p> <p><i>Planning Priority N22, Actions 80 and 81 require councils to support initiatives 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"> <li>• Collaborate with the relevant State agencies and neighbouring councils to strengthen approaches to resilience as part of development and implementation of the City of Ryde Local Resilience Plan, and through the: <ul style="list-style-type: none"> <li>○ Climate Change Risk Assessment Plan;</li> <li>○ review of the Ryde Infrastructure Strategy; and</li> <li>○ other place-based plans.</li> </ul> </li> </ul>
<p><b>13. Flooding and bushfire</b></p> <p><i>Planning Priority N22, Action 80 requires councils to support initiatives that respond to the impacts of climate change.</i></p>	<ul style="list-style-type: none"> <li>• Continue to work with State agencies to manage flood and fire risk.</li> </ul>
<b>Implementation</b>	
<p><b>14. Planning framework</b></p> <p><i>Section 6 Implementation, Figure 26.</i></p>	<ul style="list-style-type: none"> <li>• Note: Notwithstanding the content of the LSPS, Ministerial Directions under Section 9.1 of the EP&amp;A Act and State Environmental Planning Policies continue to apply to the LGA.</li> </ul>
<p><b>15. Updates to LSPS</b></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"> <li>• The LSPS includes a commitment for Council to review its LSPS in the first 5 years of finalising the LSPS.</li> <li>• As set out in the LSPS Guidelines, revisions to the LSPS may be required in response to significant</li> </ul>



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	<p>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>
<p><b>16. Monitoring and review</b> <i>Implementation</i> <i>Planning Priority N23, Action 83 LEP Review and Section 3.8 (4a) EP&amp;A Act LEP Updates.</i></p>	<ul style="list-style-type: none"> <li>• Progress on the implementation of the District Plan will be reviewed and monitored with a focus on actions that support LEP Updates.</li> </ul>
<p><b>17. Monitoring and review –</b> <i>Performance Indicators</i> <i>Planning Priority N23, Action 84 requires the development of performance indicators in consultation with State agencies and councils that ensure the 10 Directions to inform inter-agency, NSW Government and local government decision-making.</i></p>	<ul style="list-style-type: none"> <li>• Council is encouraged to apply the performance indicators in the <i>Pulse of Greater Sydney</i> which are available at the LGA level<sup>8</sup>.</li> </ul>

<sup>8</sup>Source: <https://www.greater.sydney/pulse-of-greater-sydney>