

# **APPENDIX 2 – Consistency with the *Greater Sydney Region Plan, South District Plan* and Council’s *Local Strategic Planning Statement 2040***

## **Amended Planning Proposal**

Georges River Local Environmental Plan

(PP2019/0004)

**June 2020 – For Finalisation**

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South District Plan Planning Priority	South District Plan Action	Greater Sydney Region Plan Objective	LSPS Priority	LSPS Action	Comment
S1. Planning for a city supported by infrastructure	<p>2. Sequence growth across the three cities to promote north-south and east-west connections.</p> <p>3. Align forecast growth with infrastructure</p>	<p>O1. Infrastructure supports the three cities</p> <p>O2. Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3. Infrastructure adapts to meet future needs</p> <p>O4. Infrastructure use is optimised</p>	<p>P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities</p> <p>P4. Collaboration supports innovation and delivers infrastructure, services and facilities</p> <p>P6. Everyone has access to efficient digital connectivity</p> <p>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces</p>	<p>A17. Adopt a policy statement that zoning changes will be contingent on the existing or suitable infrastructure provision and services</p> <p>A18. Investigate appropriate infrastructure funding options where there is an uplift in density</p> <p>A43. Investigate the provision of additional housing and jobs along new transport links as new infrastructure is committed/funded by the State Government</p>	<p>The intent of this Planning Proposal is to harmonise the existing Hurstville and Kogarah LEPs into a principal Georges River LEP so that a consistent approach is applied to planning and development across the LGA, whilst introducing new controls and providing flexibility to development, consistent with the objectives of the District Plan.</p> <p>The proposed uplifts are limited to rezoning 5 areas of the LGA (<u>known as the Housing Investigation Areas</u>) to accommodate new housing and encourage housing diversity. The areas proposed to be up-zoned are located within walking distance to transport infrastructure, such as train stations and frequent bus services, and existing commercial centres (consistent with LSPS Action A43).</p> <p>The LEP is supported by a range of specialist reports including the <i>Infrastructure Integration Gap Analysis and Roadmap</i>, which assists Council in identifying infrastructure required to support housing and employment to achieve Council's vision in the LSPS. The outcomes of this analysis will be implemented in the staged approach of the Georges River Principal LEP.</p> <p>In accordance with LSPS Actions A17 and A18, a local provision, Clause 6.10, "Essential services", is proposed in the <i>GRLEP 2020</i> to ensure any future development applications demonstrate that there is sufficient essential services and infrastructure in place to service new development. When and as required, infrastructure may need to be augmented and upgraded by individual developers.</p> <p>This Planning Proposal <u>was placed on public exhibition in accordance with the conditions of the Gateway Determination and a number of State Government agencies were invited to review and provide comment. Transport for NSW provided the following comments in relation to infrastructure:</u></p> <ul style="list-style-type: none"> <li><u>Support has been indicated for the introduction of a minimum non-residential floor space control within the LGA's business zones as this will provide more employment around existing transport nodes, thereby assisting in achieving a 30 minute city.</u></li> <li><u>Support has also been indicated for the upzoning of the 5 Housing Investigation Areas to provide more housing choice and contribute towards the LGA's housing targets.</u></li> </ul>
S3. Providing services and social infrastructure to meet people's changing needs	<p>8. Deliver social infrastructure that reflects the needs of the community now and in the future</p> <p>9. Optimise the use of available public land for social infrastructure</p>	<p>O6. Services and infrastructure meet communities' changing needs</p>	<p>P4. Collaboration supports innovation and delivers infrastructure, services and facilities</p> <p>P6. Everyone has access to efficient digital connectivity</p> <p>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces</p>	<p>A17. Adopt a policy statement that zoning changes will be contingent on the existing or suitable infrastructure provision and services</p> <p>A28. As part of major redevelopments explore mechanisms and precincts to deliver additional infrastructure including education, cultural sporting and aquatic facilities, public</p>	<p>This Planning Proposal is consistent with LSPS Actions A17 and A28, as it zones hospitals and educational establishments SP2 Infrastructure to retain land for these important infrastructure.</p> <p>This Planning Proposal also proposes 'entertainment facility' at Jubilee Stadium as an additional permitted use through Schedule 1 of the <i>GRLEP 2020</i>. Jubilee Stadium is recognised in the LSPS as one of Council's key infrastructure and permitting entertainment facilities at Jubilee will enable the Stadium to be consolidated as a regional sporting and entertainment hub with a range of recreation and entertainment options for local residents and visitors.</p>

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				spaces, multi-purpose community hubs	
S4. Fostering healthy, creative, culturally rich and socially connected communities	10. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities	<p>O7. Communities are healthy, resilient and socially connected</p> <p>O8. Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>O9. Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities</p> <p>P2. Everyone can navigate and experience the LGA in safety</p> <p>P3. Roads, footpaths and cycleways are safe, accessible and free of congestion</p> <p>P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation</p> <p>P19. Everyone has access to quality, clean, useable, passive and active, open and green spaces and recreation places</p>	<p>A17. Adopt a policy statement that zoning changes will be contingent on the existing or suitable infrastructure provision and services</p> <p>A60. Introduce a broader range of land uses in the IN2 Industrial Zone in Council's LEP 2020</p>	<p>This Planning Proposal is consistent with LSPS Action A17, as it provides additional housing through the up-zoning of existing low density residential areas in highly accessible areas which are serviced by shops, schools, open space and community facilities. The 5 areas proposed to be up-zoned are located within walking distance to transport infrastructure, such as train stations and frequent bus services, encouraging alternate modes of transportation, such as the use of public transport, walking and cycling.</p> <p>The Planning Proposal will also directly support Action A60 of the LSPS, by providing appropriate controls to foster a diverse range of industries within the IN2 Zone. Through Clause 6.17 "Creative industries in Zone IN2", it is proposed to permit a range of uses, which do not compete with industrial or commercial land uses within the IN2 Zone, including creative and innovative industries, such as media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural and heritage institutions.</p>
S5. Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>16. Prepare local or district housing strategies</p> <p>17. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements</p>	<p>O10. Greater housing supply</p> <p>O11. Housing is more diverse and affordable</p>	<p>P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation</p> <p>P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes</p> <p>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces</p> <p>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation spaces</p>	<p>A43. Investigate the provision of additional housing and jobs along new transport links as new infrastructure is committed/funded by the State Government</p> <p>A44. Provide zones and development controls that confine higher density development to centres along public transport corridors in Council's LEPs</p> <p>A47. Complete a Local Housing Strategy that includes planning for District Plan housing targets, a hierarchy of residential zones, providing targets for inclusive housing and addressing housing diversity</p>	<p>Through the supporting <i>Evidence Base</i> for the <i>Local Housing Strategy</i>, it is identified that the five-year housing supply target can already be met under existing LEP controls. However, there is a deficiency in the supply of medium density development to support the varying needs of the LGA's population profile. This Planning Proposal seeks to create additional housing supply across the LGA in accordance with LSPS Actions A43 and A44 through the harmonisation of existing LEP controls and the up-zoning of 5 existing low density residential areas to medium density and high density to create opportunities for additional housing (approx. <del>650</del> dwellings) in locations close to transport and centres.</p> <p>The Planning Proposal also incorporates a new local provision – Clause 6.14 "Development for the purposes of dual key dwellings in Zones R2 and R3". The purpose of this clause is to assist in providing housing choice through the provision of rental housing. As dual key dwellings would be wholly contained with the existing building envelope, they would have no impact on the streetscape character of low and medium density neighbourhoods.</p> <p>Stage 2 of the staged LEP approach will focus on providing additional housing choice, supply and diversity through providing inclusive and affordable housing and also investigating the possibility of big house conversions and build to rent options (LSPS Action A47).</p>

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S6. Creating and renewing great places and local centres, and respecting the District's heritage	<p>21. Use place-based planning to support the role of centres as a focus for connected neighbourhoods</p> <p>22. Use flexible and innovative approaches to revitalise high streets in decline</p>	<p>O12. Great places that bring people together</p> <p>O13. Environmental heritage is identified, conserved and enhanced</p>	<p>P2. Everyone can navigate and experience the LGA in safety</p> <p>P3. Roads, footpaths and cycleways are safe, accessible and free of congestion</p> <p>P4. Collaboration supports innovation and delivers infrastructure, services and facilities</p> <p>P8. Place-based development, quality building design and public art deliver liveable places</p> <p>P11. Aboriginal and other heritage is protected and promoted</p> <p>P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres</p> <p>P15. All local centres are supported to evolve for long-term viability</p>	<p>A58. Complete the Heritage Review for the Hurstville LEP and implement recommendations in Council's Comprehensive LEP 2020</p> <p>A59. Introduce controls in Council's LEP 2020 to ensure the provision of non-residential floor space in the LGA's commercial centres</p> <p>A64. Ensure ongoing review of the zoning and development controls of all centres with the aim of providing sufficient employment floor space to meet future population and employment projections</p> <p>A67. Investigate broader employment uses in all business zones in Council's LEP 2020</p>	<p>A commercial centres strategy is currently being prepared to support the staged approach to preparing the new LEP. Part 1 of the <i>Commercial Centres Strategy</i> develops a centres hierarchy and looks at the inconsistencies and deficiencies of the existing LEPs that need to be overcome in Stage 1 of the LEP (this Planning Proposal). As a result, this Planning Proposal seeks to harmonise the permissible land uses and encourage other key uses such as enabling markets and artisan food and drink industries in business zones, consistent with LSPS Action A67.</p> <p>Part 1 of the Strategy also identifies an appropriate mix of commercial and residential floor space in mixed use developments. In response, this Planning Proposal introduces a minimum non-residential FSR requirement for shop top housing developments to minimise the net loss of employment floor space across all centres through redevelopment. The Planning Proposal also includes Clause 6.15 "Development in certain business zones" to maintain existing and encourage additional commercial uses at street level, consistent with LSPS Action A59.</p> <p>Part 2 of the <i>Commercial Centres Strategy</i> will examine centres and place making in Stage 3 of the LEP process where specific objectives and built form guidelines will be tailored to each of the 48 centres so that these become active places for the community and visitors, consistent with LSPS Action A64.</p> <p>In accordance with LSPS Action A58, Council has undertaken a review of the heritage items under the <i>Hurstville LEP</i>. The <i>Heritage Review</i> recommends three heritage items be removed as they no longer have any heritage significance either due to redevelopment or demolition. The <i>Review</i> also seeks administrative amendments to the descriptions of 19 items to clarify that both the built and setting elements are part of the heritage item's significance. All existing heritage items listed within the former Kogarah LGA are to be retained.</p> <p>The Planning Proposal incorporates the amendments recommended in the <i>Heritage Review</i> in Schedule 5 (Environmental Heritage) of the <i>GRLEP 2020</i>.</p>
S8. Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District	25. Facilitate health and education precincts	O21. Internationally competitive health, education, research and innovation precincts	<p>P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities</p> <p>P3. Roads, footpaths and cycleways are safe, accessible and free of congestion</p> <p>P4. Collaboration supports innovation and delivers infrastructure, services and facilities</p> <p>P9. A mix of well-designed housing for all life stages</p>	<p>A47. Complete a Local Housing Strategy that includes planning for District Plan housing targets, a hierarchy of residential zones, providing targets for inclusive housing and addressing housing diversity</p> <p>A59. Introduce controls in Council's LEP 2020 to ensure the provision of non-residential floor space in the LGA's commercial centres</p> <p>A65. Introduce zoning and controls in Council's LEP 2020 that enable tourist and visitor accommodation,</p>	<p>This Planning Proposal seeks to formalise the significance of existing health and education uses by zoning all land owned by major health service providers and school organisations SP2 Hospital and SP2 Educational Establishment. This will ensure these landholdings are retained for health and education uses. The land use planning framework enables and encourages the future expansion of these services, whilst protecting the land from competing pressures of residential and commercial development within the LGA, including in the Kogarah and Hurstville Strategic Centres, consistent with LSPS Action A73.</p> <p>The Planning Proposal also seeks to include a non-residential FSR in the LGA's centres, in accordance with LSPS Action 59, to ensure that employment floor space, which could be used for health and educational purposes, is retained and enhanced within the LGA to support local jobs for local people.</p> <p>The <i>Inclusive Housing Strategy</i>, which was prepared to support this Planning Proposal, consistent with LSPS Action A47, identifies and assesses the existing housing issues within the LGA. The Strategy identifies a need for additional housing around Kogarah to support low and medium income households, seniors, people with a disability, students and key workers. This Planning Proposal is</p>

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			<p>caters for a range of lifestyle needs and incomes</p> <p>P12. Land is appropriately zoned for ongoing employment growth</p> <p>P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres</p>	<p>medi-hotels and carer accommodation in and adjacent to medical precincts</p> <p>A69. Encourage new housing for professional and key workers in the Kogarah Health and Education Precinct and the Riverwood Planned Precinct</p> <p>A73. Develop an Investment Attraction Strategy for Kogarah Centre creating a desirable place for the growth of the education and health economies, facilitating innovation and looking for opportunities beyond, particularly in the professional services sector</p>	<p>consistent with the Strategy and LSPS Action A69, given it provides opportunities for additional dwellings and increases housing choice in central locations, supporting the function of the Kogarah Health and Education Precinct.</p> <p>LSPS Action 65 identifies a vision to provide quality “medi-hotels” outside of hospitals for people receiving treatment and their families, where doctors and nurses are able to drop by for check-ups where required. However, “medi-hotels” is not a Standard Instrument LEP definition. The current market is providing such accommodation in Kogarah through the permissibility of “serviced apartments” (under the group term “tourist and visitor accommodation”). It is proposed to retain “tourist and visitor accommodation” as a permissible land use in the B4 Zone to ensure the planning framework continues to support the provision of these types of accommodation.</p>
S9. Growing investment, business opportunities and jobs in strategic centres	<p>31. Use flexible and innovative approaches to revitalise high streets in decline</p> <p>32. Review the current planning controls and create capacity to achieve the job targets for each of the District’s strategic centres</p> <p>35. Strengthen Hurstville as a strategic centre</p> <p>36. Strengthen Kogarah as a strategic centre</p>	O22. Investment and business activity in centres	<p>P8. Place-based development, quality building design and public art deliver liveable places</p> <p>P12. Land is appropriately zoned for ongoing employment growth</p> <p>P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres</p> <p>P14. Hurstville, Beverly Hills and Kogarah are supported to grow safe night-time entertainment, dining and other recreational opportunities</p> <p>P15. All local centres are supported to evolve for long-term viability</p>	<p>A59. Introduce controls in Council’s Comprehensive LEP 2020 to ensure the provision of non-residential floor space in the LGA’s commercial centres</p>	<p>The Planning Proposal is consistent with Action 59 of the LSPS, as it proposes a new local provision – Clause 6.15 “Development in certain business zones”. This clause prohibits residential and tourism and visitor accommodation at the ground floor of any new development within the B1, B2, B4 and B6 zones. This clause will encourage non-residential land uses such as retail on the ground floor, providing opportunities for greater activation. The proposed controls promote and encourage job creation within both the Hurstville and Kogarah strategic centres.</p> <p>In accordance with LSPS Action A59, the Planning Proposal proposes minimum non-residential floor space ratio controls for the LEP’s various business zones, including the B4 zoned land of the Hurstville and Kogarah Strategic Centres. These new provisions will ensure that any new development will include a minimum amount of non-residential floor space, mostly in the form of either commercial or retail development. This will encourage and promote job creation which may attract new businesses to the centres or support existing health and education infrastructure within the Kogarah centre. Additional retail will transform these centres, providing increased activation opportunities, which could also enhance the night-time economy.</p> <p>Furthermore, it is proposed to retain the B3 zone in the Hurstville Strategic Centre to ensure there is sufficient land zoned for ongoing employment growth and to assist in realising the vision for Hurstville. This approach will support local employment growth and provide additional jobs and services close to existing and future residential development.</p> <p>The translation of Deferred Matter sites under the <i>HLEP 1994</i> into the <i>GRLEP 2020</i> will also facilitate further growth in investment, business opportunities and jobs in the Hurstville strategic centre.</p>

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S10. Retaining and managing industrial and urban services land	<p>39. Retain and manage industrial and urban services land, in line with the Principles for managing industrial and urban services land, in the South District by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed-use zones. In updating local environmental plans, councils are to conduct a strategic review of industrial lands</p> <p>40. Consider office development in industrial zones where it does not compromise industrial or urban services activities</p> <p>42. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights</p>	O23 Industrial and urban services land is planned, retained and managed	P12. Land is appropriately zoned for ongoing employment growth	A60. Introduce a broader range of land uses in the IN2 Industrial Zone in Council's LEP 2020	<p>The Planning Proposal seeks to increase the maximum building height for the IN2 Light Industrial zone to improve development viability and encourage industrial development. The proposed controls provide for a flexibility of uses, attracting investment and redevelopment of industrial lands. In addition, the increase in height controls will promote increased industrial floor space as the current FSR of 1:1 cannot be achieved within the existing height limit of 10m.</p> <p>The Planning Proposal also seeks to increase minimum subdivision lot sizes to prevent the fragmentation of industrial land and retain large lot sizes to provide employment opportunities and allow the operation of a diverse range of industrial uses, such as warehousing which requires large floor plates.</p> <p>Pursuant to LSPS Action A60, it is also proposed to permit creative and innovative industries, food and drink premises, and restaurants and cafes within the IN2 zone to provide flexibility in land uses within the zone, promote job creation and meet the needs of those who work within or visit the industrial precincts.</p>
S11 Supporting growth of targeted industry sectors	<p>46. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions</p> <p>47. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation</p> <p>48. Create capacity for tourist accommodation in appropriate locations through local environmental plans</p>	O24 Economic sectors are targeted for success	<p>P8. Place-based development, quality building design and public art deliver liveable places</p> <p>P15. All local centres are supported to evolve for long-term viability</p>	<p>A26. Consolidate Netstrata Jubilee Stadium as a regional sporting and entertainment hub, a premier sporting precinct with a range of recreation and entertainment options</p> <p>A54. Encourage temporary events through Council's LEP 2020</p>	<p>The <i>GRLEP 2020</i> provides opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions. The <i>GRLEP 2020</i> enhances the tourist and visitor economy in the District by permitting "tourist and visitor accommodation" in the B3 zoned area within the Hurstville Strategic Centre to support the significant presence of international students and visitors. The Planning Proposal, consistent with LSPS Action A54, also proposes a coordinated approach to tourism activities, events and accommodation, including a 52 day maximum period for a temporary use in any zone. This will encourage temporary events and diverse facilities.</p> <p>It is also proposed to add a new additional permitted use in Schedule 1 of the LEP to permit "entertainment facilities" at Jubilee Stadium, which is a major piece of Council infrastructure. This is consistent with LSPS Action A26, which states that Jubilee Stadium is a regional sporting and entertainment hub, with a range of recreation and entertainment options.</p>
S12. Delivering integrated land	51. Integrate land use and transport plans to deliver the	O14. <i>A Metropolis of Three Cities</i> – integrated land use	P1. We have a range of frequent, efficient transport	A43. Investigate the provision of additional housing and	In response to LSPS Action A43, the Planning Proposal seeks to up-zone 5 areas for additional residential development. These areas are within the vicinity of

**Deleted:** introduce "office premises" as a permissible land use in the IN2 Light Industrial zone. To manage the amount of office floor space provided within the IN2 zone to ensure sufficient industrial floor space is retained for industrial uses and industrial and urban services activities are not compromised by office development, restrictions are placed on the amount of office floor space permitted through Clause 6.15 "Office premises in Zone IN2". ¶  
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It is also proposed to

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use and transport planning and a 30-minute city	<p>30-minute city</p> <p>52. Investigate, plan and protect future transport and infrastructure corridors</p> <p>54. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network</p> <p>58. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro and other city-shaping projects</p> <p>59. Protect transport corridors as appropriate, including the F6 extension</p>	<p>and transport creates walkable and 30-minute cities</p> <p>O16. Freight and logistics network is competitive and efficient</p> <p>O17. Regional connectivity is enhanced</p>	<p>options to connect people, goods, services, businesses and educational facilities</p> <p>P2. Everyone can navigate and experience the LGA in safety</p> <p>P3. Roads, footpaths and cycleways are safe, accessible and free of Congestion</p> <p>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places</p>	<p>jobs along new transport links as new infrastructure is committed/funded by the State Government</p>	<p>existing infrastructure corridors to promote the efficient utilisation of transport infrastructure that reinforces the objective of creating walkable 30-minute cities. At this stage, there are no up-zonings proposed around uncommitted/unfunded transport links, such as the Kogarah to Parramatta, or Hurstville mass transit infrastructure.</p> <p>The Planning Proposal also supports innovative approaches to the operation of education establishments as it seeks to enable the permissibility of early education and care facilities in highly accessible locations, such as within town centres, in close proximity to employment. This is in response to the strong growth in the number of residents in the young workforce age group choosing to reside in the LGA's strategic and local centres. It also reduces the dependency on private vehicle ownership by co-locating services in central locations.</p>
<p>S13. Protecting and improving the health and enjoyment of the District's waterways</p> <p>S14. Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas</p> <p>S15. Increasing urban tree canopy cover and delivering Green Grid connections</p>	<p>60. Protect environmentally sensitive areas of waterways and the coastal environment area</p> <p>61. Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport</p> <p>62. Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes</p> <p>63. Work towards reinstating more natural conditions in</p>	<p>O25. The coast and waterways are protected and healthier</p> <p>O27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>O28. Scenic and cultural landscapes are protected</p> <p>O29. Environmental, social and economic values in rural areas are protected and enhanced</p> <p>O30. Urban tree canopy cover is increased</p> <p>O32. The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces</p> <p>P16. Our waterways are healthy and publicly accessible</p> <p>P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted</p> <p>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places</p>	<p>A88. Develop and implement the Tree Management Policy to increase urban tree canopy and biodiversity across the LGA</p> <p>A89. Develop and implement a Significant Tree Register of public and private land to protect significant Trees</p> <p>A90. Develop a biodiversity strategy informed by the LGA-wide biodiversity study</p>	<p>In response to LSPS Actions 88-90, this Planning Proposal <del>proposes</del> the following local provisions to improve the health of natural waterways, protect environmentally sensitive areas, increase the tree canopy and enhance <del>the landscaped setting</del> within the LGA:</p> <p>- Clause 6.4: "Stormwater management": - the objective of this clause is to minimise the impacts of urban stormwater on urban land, native bushland and receiving waters.</p> <p>- Clause 6.5: "Foreshore area and coastal hazards and risks": - the objective of this clause is to protect people and property from coastal hazards like sea level rise, ensure development will not impact on natural foreshore processes <del>and encourage opportunities for public access to and along the foreshore.</del></p> <p>- Clause 6.6: "<del>Riparian lands and waterways</del>": - <del>the objective of this clause is to protect and maintain the LGA's riparian lands and waterways including considerations of water quality, ecological processes and Aboriginal cultural heritage values.</del></p> <p>- Clause 6.7: "Foreshore scenic protection area" – the objective of this clause is to protect, maintain and improve the scenic amenity, significant views, diversity and condition of native vegetation and habitats, and environmental, social and character values of the Georges River foreshore in line with the overarching principles of this LEP.</p>

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	<p>highly modified urban waterways</p> <p>64. Protect and enhance biodiversity</p> <p>65. Identify and protect scenic and cultural landscapes</p> <p>66. Enhance and protect views of scenic and cultural landscapes from the public realm</p> <p>68. Limit urban development to within the Urban Area</p> <p>69. Expand urban tree canopy in the public realm</p> <p>70. Progressively refine the detailed design and delivery of the Greater Sydney Green Grid, opportunities for connections and walking and cycling links for transport</p>				<p>- Clause 6.11: "Design excellence" – the objective of this clause is to deliver a high standard of sustainable architecture and urban design. In particular, the application of this clause includes development in the FSPA to ensure development respects the significant environmental, social and character values of the Georges River foreshore.</p> <p>- Clause 6.12: "Environmental sustainability in certain business, industrial and residential zones" – the objective of this clause is to ensure that development in industrial, business and high density residential zones is consistent with principles of best practice environmentally sensitive design.</p> <p>- Clause 6.13: "Landscaped areas in residential and environmental protection zones" – the objective of this clause is to ensure that the landscaped character of residential suburbs is preserved, minimise urban run-off by maximising permeable areas, minimise the visual impact of development, and ensure that vegetation which contributes to biodiversity and tree canopy is retained. This clause aims to reduce the urban heat island effect by increasing urban vegetation and permeable surfaces.</p> <p>- Clause 6.19: "Tree protection and landscaping in Zones R2 and R3" – the objective of this clause is to ensure any development undertaken on land in the R2 Low Density Residential and the R3 Medium Density Residential zones maintains and enhances the landscaped character of the neighbourhood and contributes to the tree canopy of the LGA.</p>
S16. Delivering high quality open space	71. Maximise the use of existing open space and protect, enhance and expand public open space	O31. Public open space is accessible, protected and enhanced	<p>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces</p> <p>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places</p>	A103. When increasing residential density through rezoning, innovative solutions will be required for public open space to be provided in accordance with the Greater Sydney's Commission <i>South District Plan's</i> standard and consideration will be given to opportunities to purchase land for open space	<p>This Planning Proposal seeks to create additional housing supply across the LGA located in proximity to social infrastructure such as open space, consistent with LSPS Action 103.</p> <p>This Planning Proposal also identifies additional properties to be acquired for local open space to expand and improve access to existing open space, supporting existing and future residents of the LGA. New properties identified in the <i>GRLEP 2020</i> to be acquired for open space include:</p> <ul style="list-style-type: none"> <li>26 – 30 Culwulla Street, South Hurstville which is situated in a housing investigation area will enable the creation of a larger park to facilitate improved access and amenity.</li> <li>7 Hedley Street, Riverwood and 13 – 15 Keith Street, Peakhurst (Peakhurst Park) to enable expansion of the park in an area identified for housing growth and facilitate improved access to the park.</li> </ul> <p>Map excerpts of these properties identified for local open space acquisition are provided in <b>Appendix 7</b>.</p> <p><u>It should be noted that in response to the submissions received during public exhibition, the proposed open space acquisition located at 11-21 Monaro Avenue, Kingsgrove has been removed from this amended Planning Proposal. In</u></p>

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					<a href="#">accordance with the resolution of the Georges River Local Planning Panel at its meeting dated 25 and 26 June 2020. Council will continue to pursue and investigate all opportunities to provide open space including the provision of additional land in the vicinity of Peter Low Reserve in recognition of the existing need for additional open space in the northern portion of the LGA as part of the preparation of the future 2021/2022 stages of the Georges River LEP.</a>
S17. Reducing carbon emissions and managing energy, water and waste efficiency	72. Support initiatives that contribute to the aspirational objective of achieving net zero emissions by 2050, especially through the establishment of low-carbon precincts in Planned Precincts, Collaboration Areas and Urban Transformation projects  74. Protect existing and identify new locations for waste recycling and management	O33. A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change  O34. Energy and water flows are captured, used and re-used  O35. More waste is re-used and recycled to support the development of a circular economy	P18. An environmentally friendly approach is applied to all new development	A91. Provide provisions in Council's LEP 2020 to ensure development in business, industrial and high density residential zones is consistent with principles of sustainable practice and environmentally sensitive design	In accordance with LSPS Action A91, this Planning Proposal includes a new local provision, Clause 6.12 "Environmental sustainability in certain business, industrial and residential zones", to promote urban design and best practice environmentally sustainable development principles.  Council's initiative to promote waste efficiency is also addressed by the inclusion of design considerations for waste management facilities in Clause 6.11 "Design excellence".
S18. Adapting to the impacts of urban and natural hazards and climate change	78. Support initiatives that respond to the impacts of climate change  79. 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  80. Mitigate the urban heat island effect and reduce vulnerability to extreme heat	O36. People and places adapt to climate change and future shocks and stresses  O37. Exposure to natural and urban hazards is reduced  O38. Heatwaves and extreme heat are managed	P18. An environmentally friendly approach is applied to all new development  P20. Development is managed to appropriately respond to hazards and risks	A84. Expand the Foreshore Scenic Protection Area across the LGA through Council's LEP 2020  A88. Develop and implement the Tree Management Policy to increase urban tree canopy and biodiversity across the LGA	The proposed controls under the <i>GRLEP 2020</i> which include the provisions associated with the foreshore scenic protection area (LSPS Action A84), minimum lot sizes and the proposed landscaped controls in residential and environmental protection zones, focus on the protection of the natural landscape including the tree canopy (LSPS Action A88), which will as a result mitigate the urban heat island effect and reduce vulnerability to extreme heat.  The proposed Clause 6.11: "Design excellence" contains a requirement for developments to incorporate water sensitive urban design elements.  The <i>GRLEP 2020</i> also includes provisions relating to the foreshore area and coastal hazards that seek to mitigate the impacts of sea level rise and tidal inundation as a result of climate change.  The proposed up-zonings that will result in residential intensification under this Planning Proposal are located in existing urban areas and are not located in areas known to be prone to natural or urban hazards such as bushfire or sea level rise.  <a href="#">To mitigate the urban heat island effect, the proposed Clause 6.19: "Tree protection and landscaping in Zones R2 and R3" is introduced to mandate the provision of at least one tree on every site and the provision of two replacement trees for every tree that is approved to be removed. This clause will also enable Council to to enforce the removal of exotic tree species and the provision of locally endemic species as replacements.</a>
S19. Preparing local strategic planning	81. The Greater Sydney Commission will require a local environmental plan	O39. A collaborative approach to city planning	Not applicable – the preparation of the LSPS responds to this District Plan	Not applicable – the preparation of the LSPS responds to this District Plan	This Planning Proposal has been directly informed by the <i>Greater Sydney Region Plan</i> , the <i>South District Plan</i> and Council's draft <i>LSPS 2040</i> , which was on public exhibition between 26 June 2019 and 7 August 2019.

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statements informed by local strategic planning	review		Priority.	Priority.	<p>This Planning Proposal has been informed by an extensive evidence base comprising of specialist reports that have been prepared in response to the knowledge gaps identified through Council's LEP review process. These strategies and studies respond to the four themes of infrastructure and collaboration, liveability, productivity, and sustainability that underpin the <i>Greater Sydney Region Plan</i> and <i>South District Plan</i>. The full suite of relevant strategies and studies are listed in the LSPS.</p> <p>The LSPS proposes a staged approach to preparing the comprehensive Georges River LEP due to the detailed investigations required to support the full suite of changes proposed in the LSPS. The staged approach to preparing the Georges River LEP is outlined as follows:</p> <ul style="list-style-type: none"> <li>• Stage 1 – Housing and Harmonisation (this Planning Proposal) <ul style="list-style-type: none"> <li>○ Harmonise the existing LEPs</li> <li>○ Seek to achieve housing targets through up-zoning certain areas</li> </ul> </li> <li>• Stage 2 – Housing Choice (scheduled for 2021) <ul style="list-style-type: none"> <li>○ Seek to promote inclusive and affordable housing</li> <li>○ Investigate big house conversions and build to rent</li> </ul> </li> <li>• Stage 3 – Jobs and Activation (scheduled for 2022) <ul style="list-style-type: none"> <li>○ Review development standards in centres</li> <li>○ Infrastructure delivery mechanisms</li> <li>○ Hurstville City Centre and Beverly Hills Local Centre masterplanning</li> </ul> </li> <li>• Stage 4 – Housing and Future Growth (scheduled for 2025 and beyond) <ul style="list-style-type: none"> <li>○ Undertake a new housing strategy as required</li> </ul> </li> </ul>
S20. Monitoring and reporting on the delivery of the Plan	82. Development performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.	O40. Plans are refined by monitoring and reporting	P5. The community is involved in planning our future	A34. Engage the community on land use, development and infrastructure provision and consider the feedback in decision-making	<p>As outlined above, Council has taken a staged approach in preparing the Georges River LEP to provide the opportunity for additional investigations and studies to be conducted which may subsequently result in other land use changes and/or future actions.</p> <p>Each stage of the LEP will be subject to a public exhibition process, enabling the community to make submissions and be involved in the planning process.</p>