

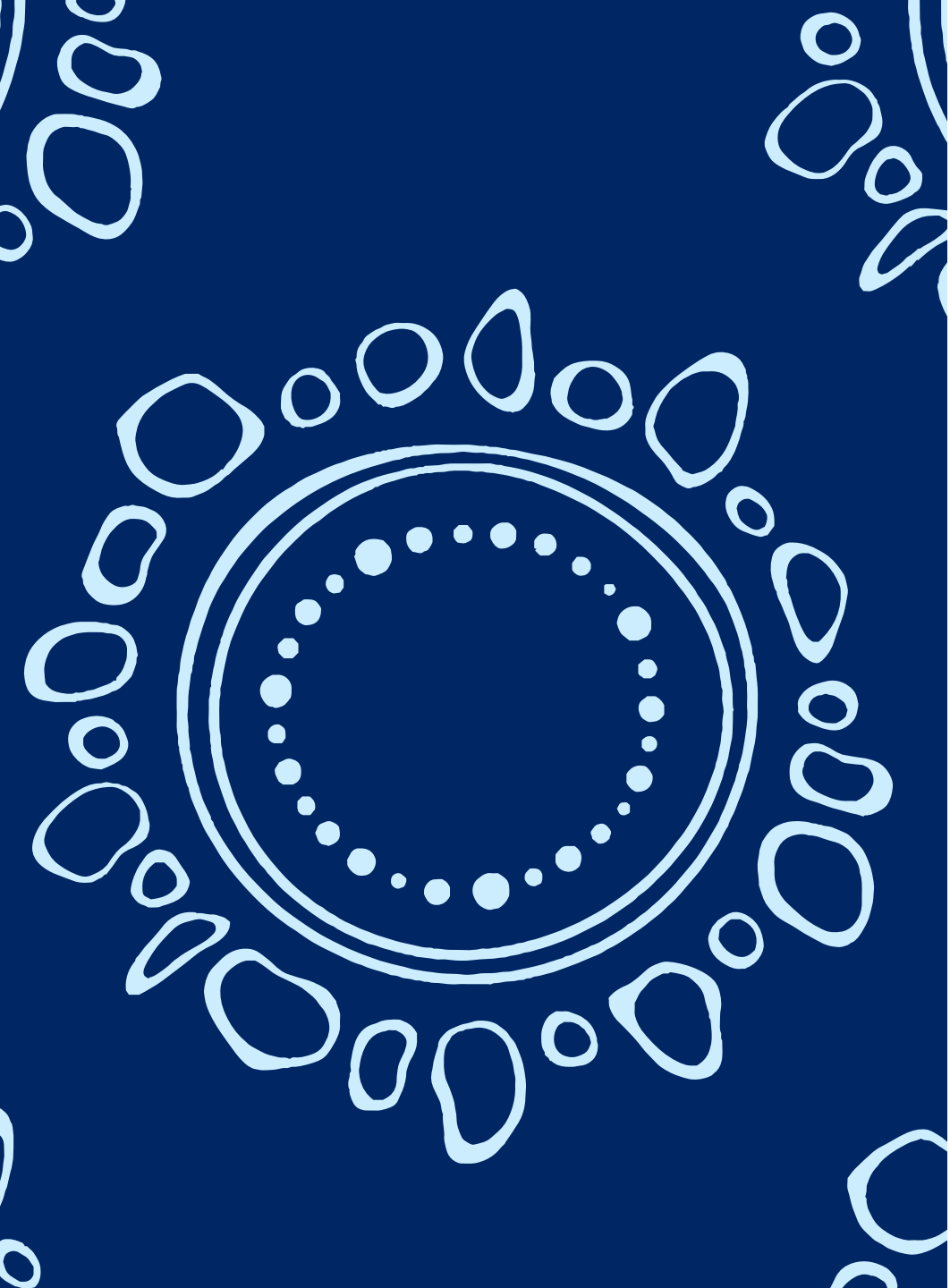


Councillor Webinar – Strategic Planning



Amanda Harvey
Executive Director, Metro East and South

March 2022

A vertical strip of Indigenous artwork on the left side of the slide. It features a central circular motif with a ring of dots inside, surrounded by a ring of larger, irregular shapes. The background is dark blue with white outlines, and the overall style is traditional Indigenous dot painting.

We acknowledge the traditional owners of the land which we meet and pay our respects to Elders past, present and emerging.

Session objectives



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1

Department of Planning and Environment

Department of Planning and Environment - Structure

Secretary Michael Cassel	Corporate Services	Shaun Smith Deputy Secretary
	People, Performance and Culture	Sally Friedlander Deputy Secretary
	Governance and Legal	James Hebron General Counsel
	Crown Lands	Melanie Hawyes Crown Lands and Local Government Deputy Secretary
	Water	Jim Bentley NSW Water Sector CEO
	Planning	Marcus Ray Planning Deputy Secretary
	Homes	A/Deb Brill Homes Deputy Secretary
	Property and Place	Michael Wright Deputy Secretary
	Environment, Energy and Science	A/Atticus Fleming Co-ordinator General

The new department structure:

- ✓ Pivots resources where needed most
- ✓ Reflects new ministries
- ✓ Brings together similar workstreams
- ✓ Provides clear lines of accountability, decentralised decision-making and ensures a focus on delivering outcomes

Commenced
31 January
2022

Department of Planning and Environment - Structure



Deputy Secretary NSW Planning: Marcus Ray

Planning Policy

Deputy Secretary:
Brett Whitworth

- Economic Policy
- State Policy and Strategic Advice
- Green and Resilient Places
- Planning System Policy

Planning and Land Use Strategy

Deputy Secretary:
Tim Raimond

- Metro East & South
- Metro West
- Metro Central & North
- Local and Regional Planning
- Infra Partnerships & Agreement
- Office of Strategic Lands

Development Assessment

Deputy Secretary:
David Gainsford

- Energy and Resource Assessment
- Infrastructure Assessment
- Key Sites and Regional Assessments
- Government Architect
- Chief Engineer

Digital Transformation

Executive Director: Gino Cavallaro

Portfolio Management and Strategic Projects

Executive Director: Grant Knoetze

Strategic Projects

Executive Director: Amanda Fairley

Stakeholder Engagement and Economic Recovery

Executive Director: William Power

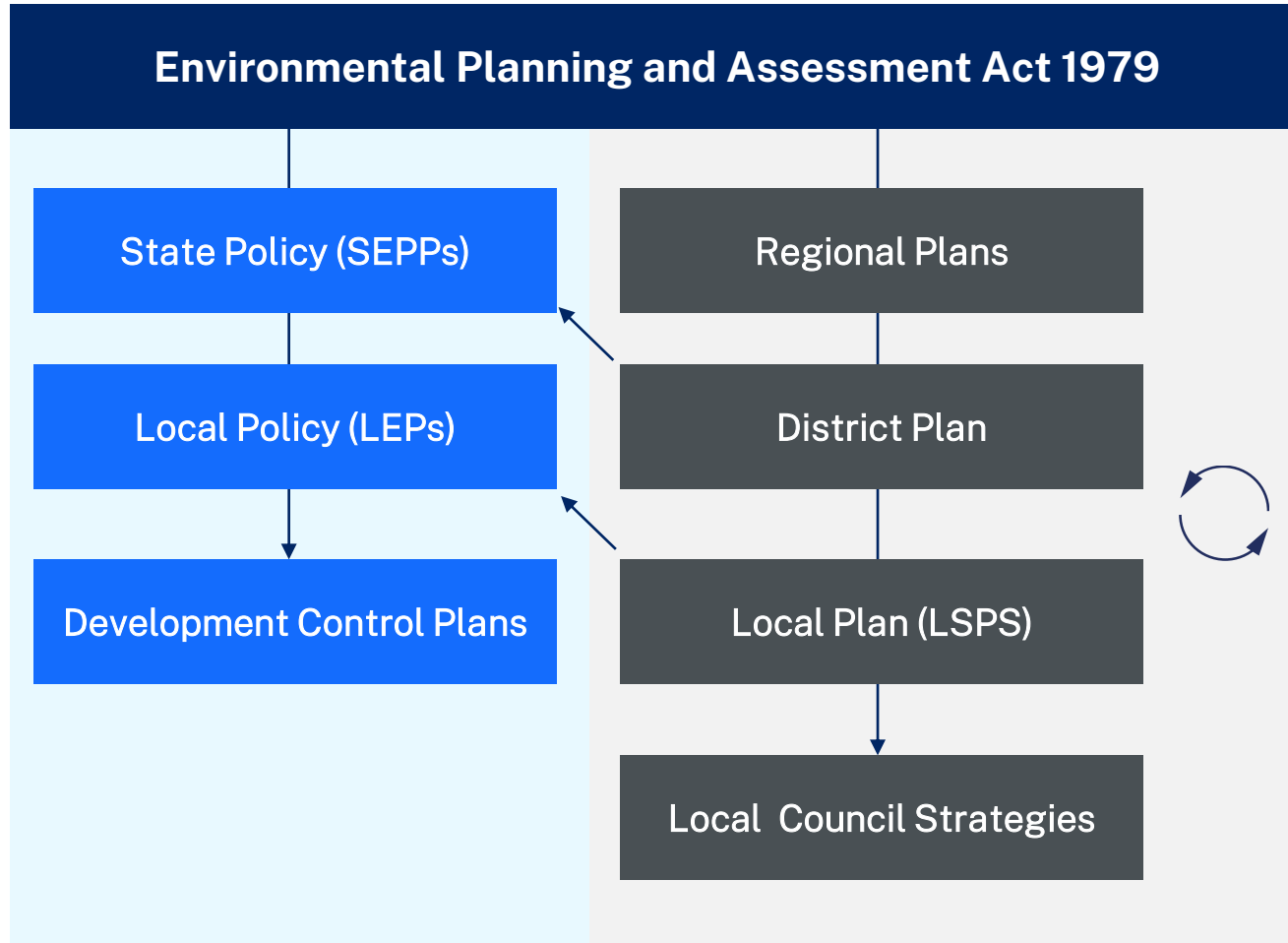
Housing Planning Program

Executive Director: Monica Gibson

2

NSW Planning Framework

NSW Planning Framework - Hierarchy



NSW Planning System is based on a strategic-led planning framework

- Establishes vision for NSW
- Alignment between planning priorities at state, regional and district level
- Finer grained place-based planning at a local level
- Vision translated to planning controls through statutory instruments
- Aim to create a liveable, productive, and sustainable state

3

Strategic Planning

What is strategic planning?



Where do we want to be in a timeframe?

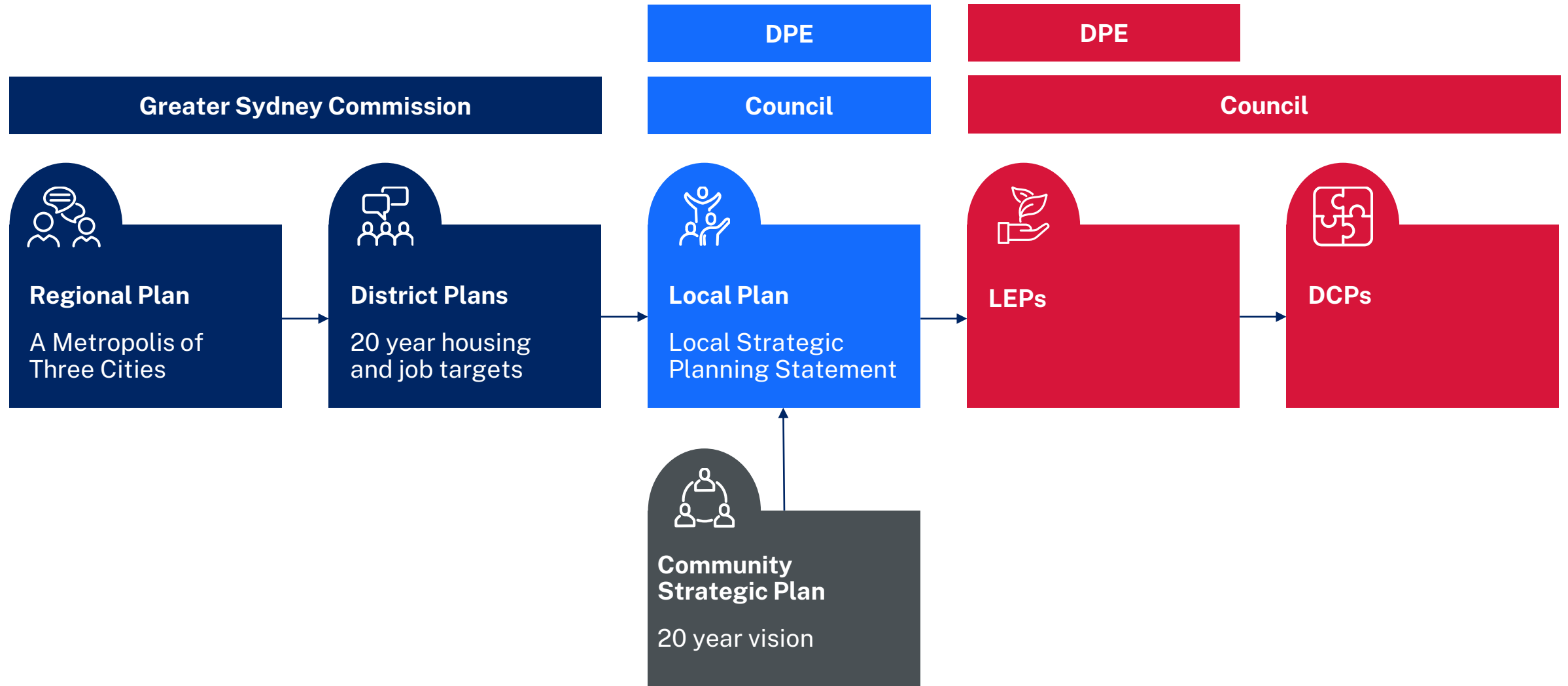
- Set goals and objectives to guide growth
- High level / collaborative approach
- Targets – housing and jobs



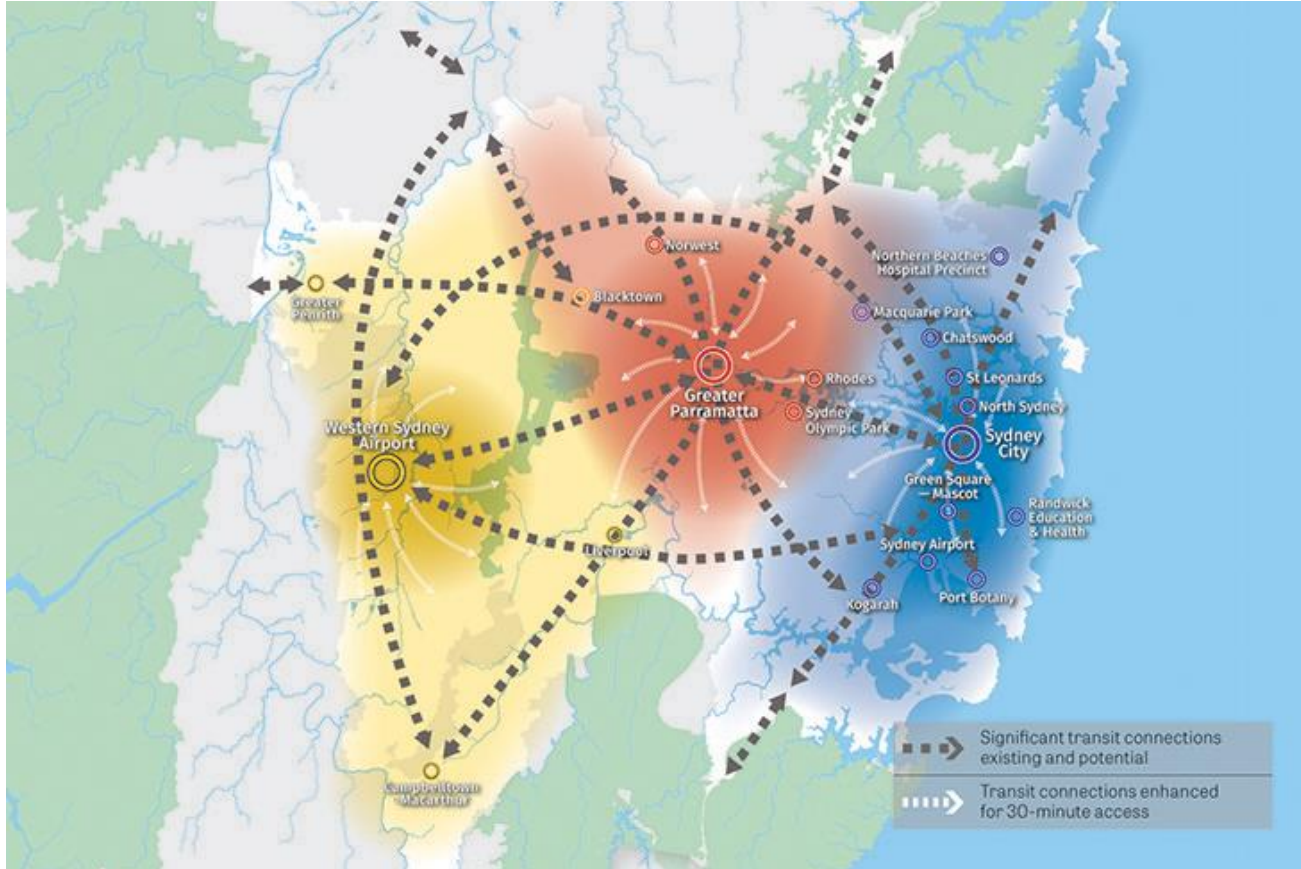
A formal process:

- Requirement under EP&A Act
- Levels of strategic plans:
 - Regional
 - District
 - Local

Strategic Planning Framework

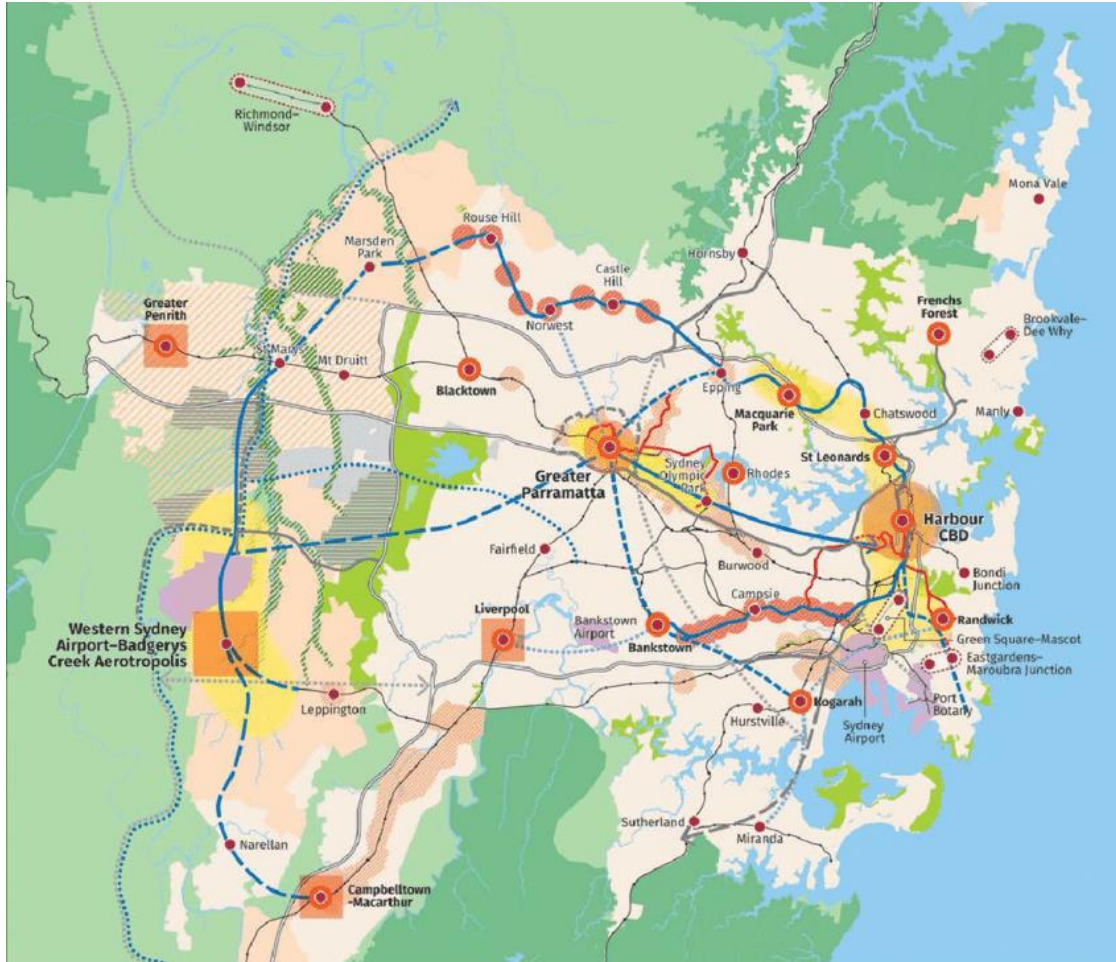


A Metropolis of Three Cities



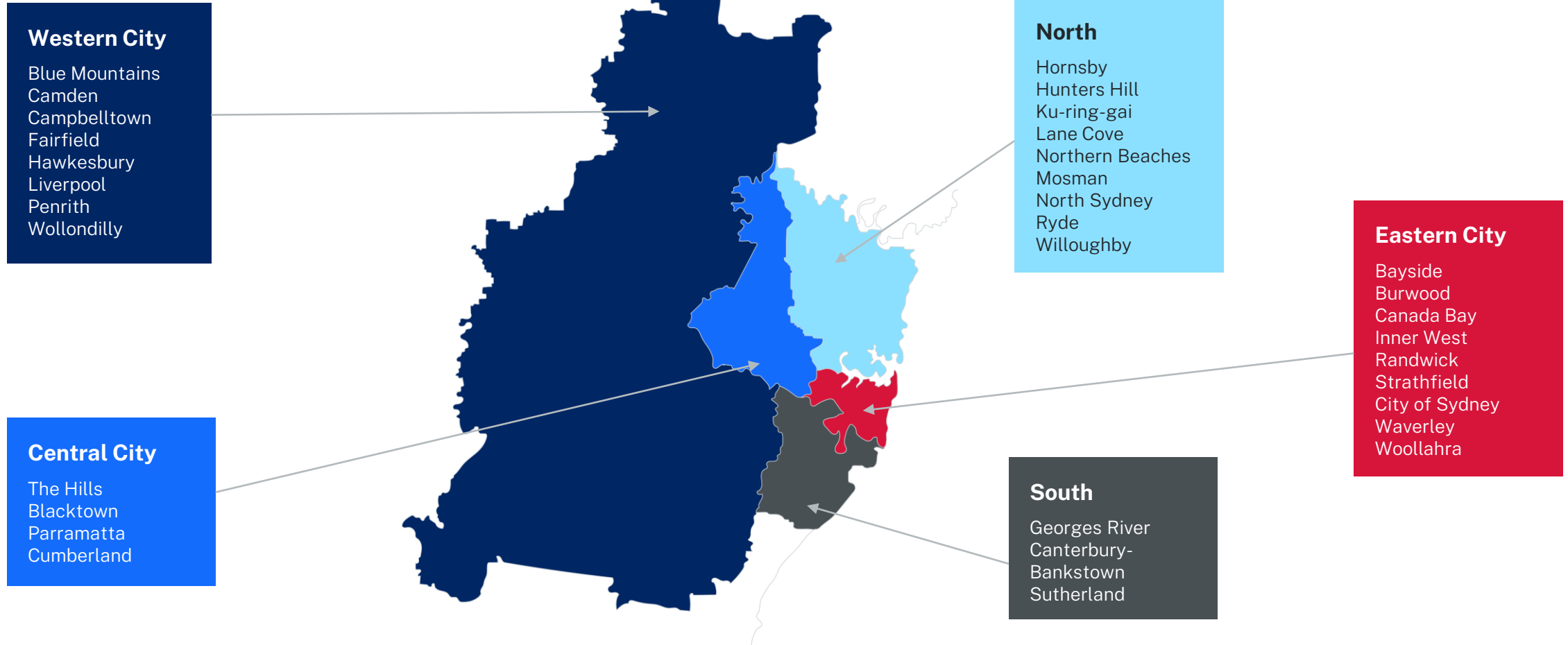
- ✓ Shape growth for three unique but connected cities
- ✓ Establishes vision under themes of infrastructure, liveability, productivity and sustainability
- ✓ Integrates land use, transport and infrastructure between three tiers of government

Sydney Region Structure Plan

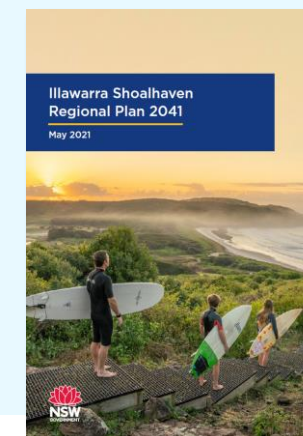
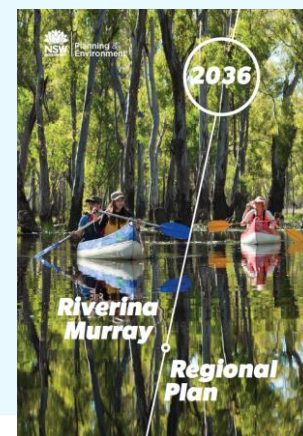
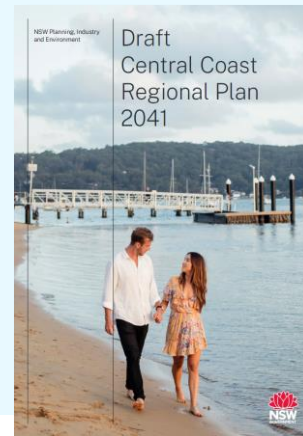
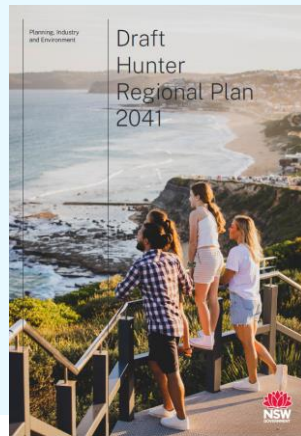
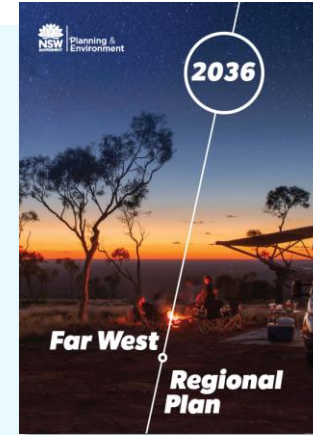
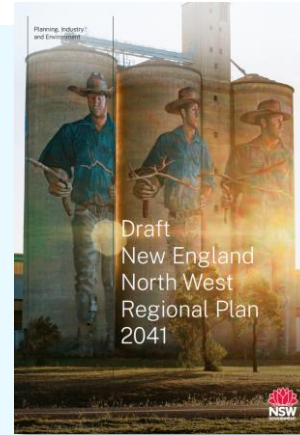
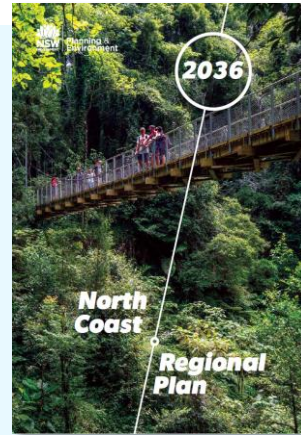


- ✓ Identifies key strategic and metropolitan centres for future development and growth
- ✓ Highlights directions for future planning

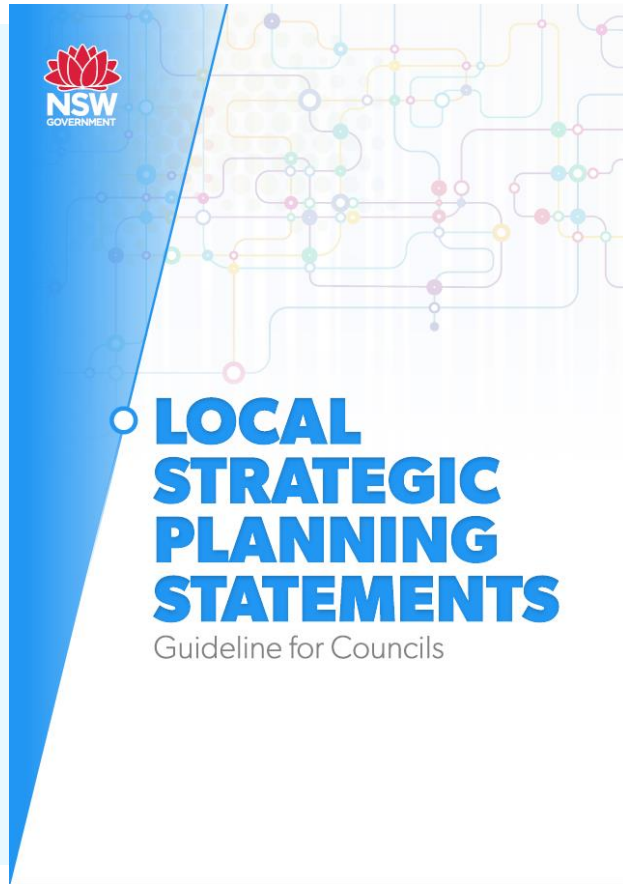
Greater Sydney Districts



Regional Planning



Local Strategic Planning Statements



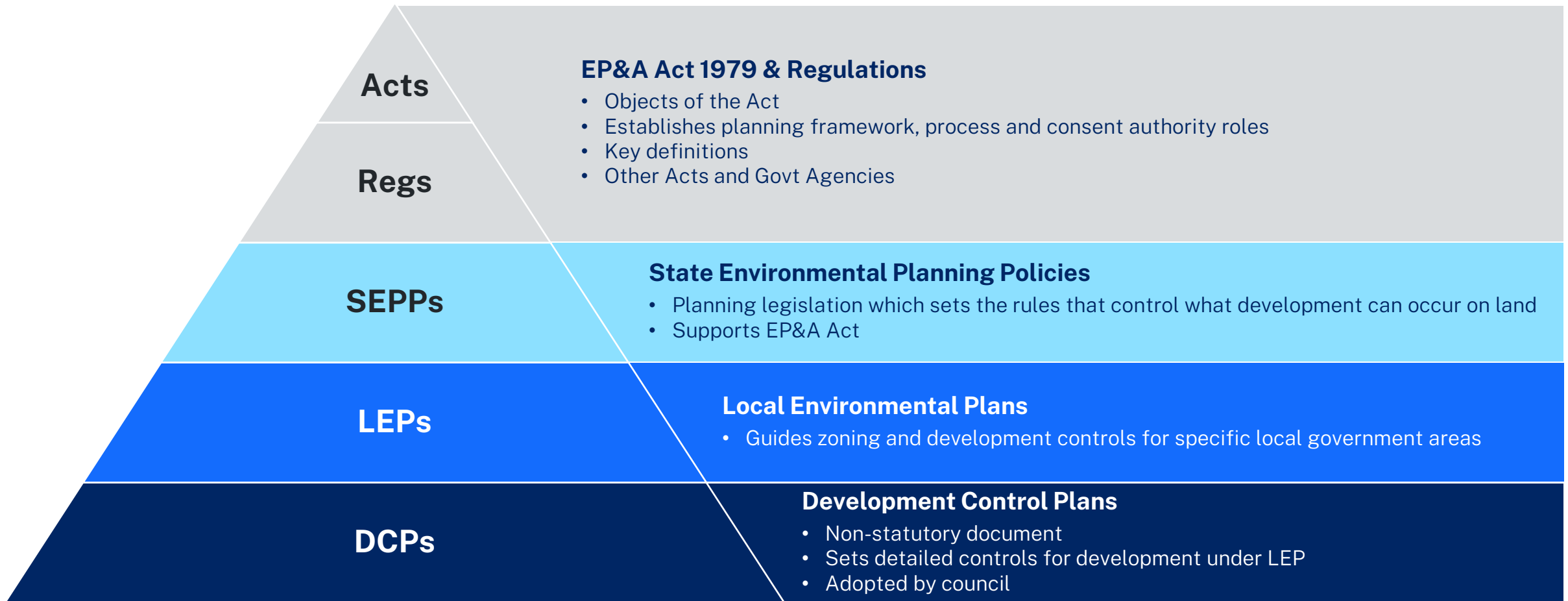
Other Local Strategies



4

Statutory Planning

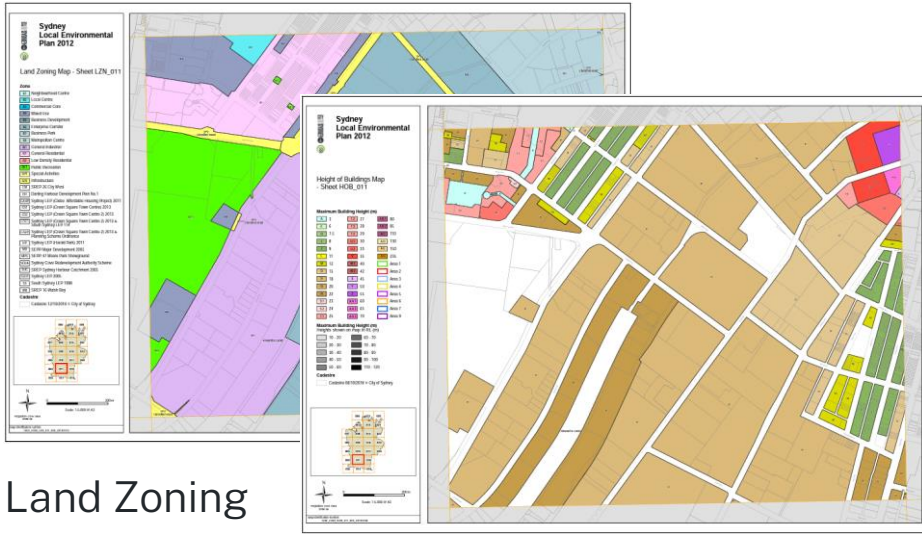
Statutory Framework



Land Use Table

<p>Zone B8 Metropolitan Centre</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy. To provide opportunities for an intensity of land uses commensurate with Sydney's global status. To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community. To encourage the use of alternatives to private motor vehicles, such as public transport, walking or cycling. To promote uses with active street frontages within podiums that contribute to the character of the street. To promote the efficient and orderly development of land in a compact urban centre. To promote a diversity of commercial opportunities varying in size, type and function, including new cultural, social and community facilities. To recognise the important role that Central Sydney's public spaces, streets and their amenity play in a global city. To promote the primary role of the zone as a centre for employment and permit residential and serviced apartment accommodation where they complement employment generating uses. <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Pond-based aquaculture</p>
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Zoning and Maps

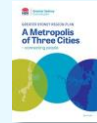


Land Zoning

Height of Buildings

How it all works together?

North Sydney Strategic Planning Framework



Greater Sydney Region Plan: A Metropolis of Three Cities

- Vision and planning objectives for the Greater Sydney Region



North District Plan

- Vision and planning objectives for the North District
- Aligns with Region Plan



North Sydney Local Strategic Planning Statement

- Vision, principles and priorities for next 20 years
- Aligns with Region Plan and District Plan



St Leonards and Crows Nest 2036 Plan

- Land use and planning principles for St Leonards and Crows Nest Strategic Centre
- Aligns with Region Plan and District Plan



St Leonards and Crows Nest Planning Study

- Council study to inform land use planning in St Leonards and Crows Nest



North Sydney LEP 2013

- Guides zoning and development controls
- Planning instrument under EP&A Act



North Sydney DCP 2013

- Outlines detailed provisions on all aspects of development
- Supports implementation of the LEP

Q&A

Break – 5 min

5

Roles and Responsibilities

Key stakeholders



Department of
Planning and
Environment



Greater Sydney
Commission



Other Govt Agencies



Independent
Planning Commission



Sydney & Regional
Planning Panels



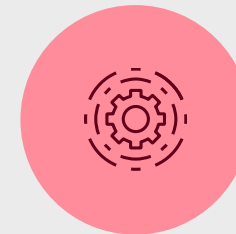
Council



Community



Local Planning
Panels



Proponents
/developers



Department of Planning and Environment

- Lead agency in Planning and Environment Cluster
- Responsible for administering EP&A Act including delivery of strategic planning
- Assesses and guides planning proposals through the LEP making process
- Reviews and makes LEPs under delegation from the Minister for Planning
- Undertakes State-led rezoning for State significant projects and precinct scale development
- Endorsement role for council's Local Housing Strategies



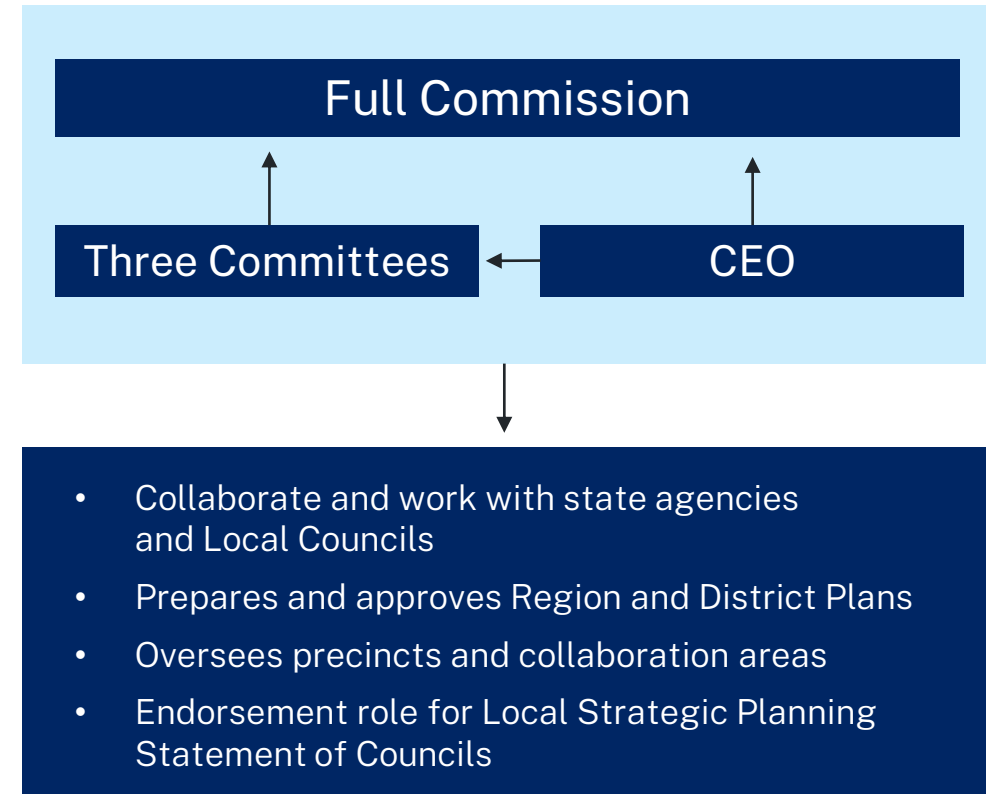


Greater Sydney Commission - Overview

Greater Sydney Commission Act 2015

The principal objectives of the Commission in exercising its functions are as follows:

- a) to lead metropolitan planning for the Greater Sydney Region,
- b) to promote orderly development in the Greater Sydney Region, integrating social, economic and environmental considerations with regard to the principles of ecologically sustainable development contained in section 6 (2) of the [Protection of the Environment Administration Act 1991](#),
- c) to promote the alignment of Government infrastructure decision-making with land use planning,
- d) to promote the supply of housing, including affordable housing,
- e) to encourage development that is resilient and takes into account natural hazards,
- f) to support ongoing improvement in productivity, liveability and environmental quality,
- g) to provide increased opportunity for public involvement and participation in environmental planning and assessment in the Greater Sydney Region.





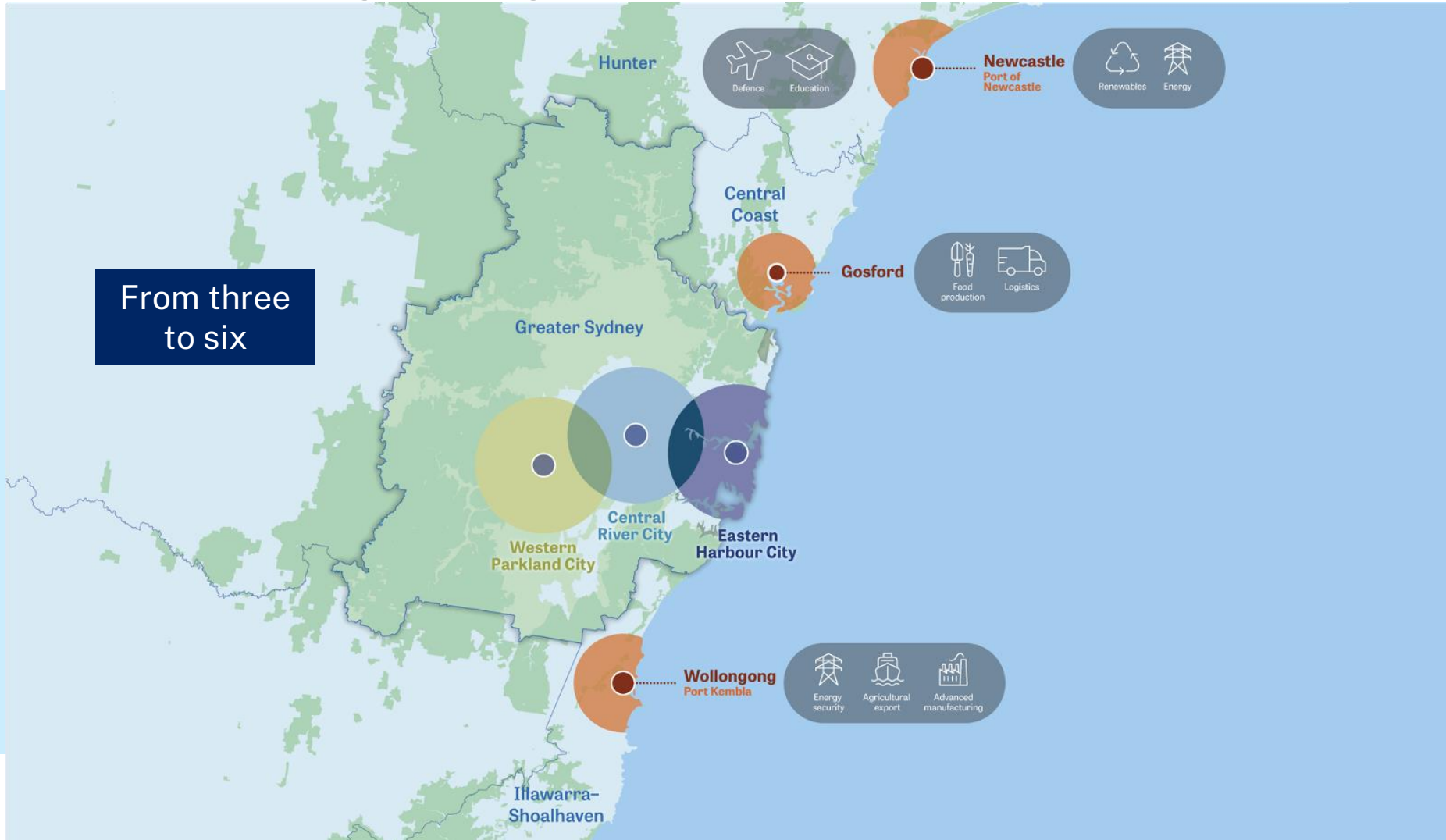
Greater Sydney Commission





Greater Sydney Commission

From three
to six





Other State Agencies

- Provides input into strategic planning through a specified lens
- Government authorities and agencies provide targeted advice and requirements for strategic planning based on:
 - Where the land is located
 - What the proposal is for
 - What infrastructure is required or proposed
 - If the proposal has potential impact for authorities or agencies





Independent Planning Panels

- Independent bodies set up to strengthen decision making on regionally significant development applications and planning proposals
- Five Sydney Planning Panels and four Regional Planning Panels
- Not subject to the direction of the Minister for Planning
- Councillors may sit on these panels





Land and Environment Court

- Court process to hear environmental, development, building and planning disputes
- Deals with multiple classes of appeal – primarily development appeals
- Appeals can be made by applicant or objector
- Cost and time factor to appeal process





Local Council

- Brings plans and strategies together to deliver on local priorities
- Engage and support community vision for the future to feed into key elements of the strategic planning framework
- Undertake regulatory functions of development assessment and delivery
- Undertake role of planning proposal authority and local plan-making authority for planning proposals





Local Planning Panels

- In place for all councils in Sydney, Wollongong City Council, Wingecarribee and the Central Coast
- Planning proposal must be referred to the relevant LPP based on referral criteria set out in the LPP Ministerial direction
- LPP undertakes an assessment of the proposal and provides advice to the council
- LPP also undertakes assessment and makes determination on development applications on behalf of council



Q&A

Break – 5 min

6

Councillors in Strategic Planning

Councillor Roles and Responsibilities



Councillors are enabled to:

- ✔ Work directly with their community to identify long-term goals for local identity, growth and living
 - ✔ Understand the range of services the community wants, the service standards needed and the infrastructure required to deliver them
 - ✔ Monitor council's progress against strategic priorities
 - ✔ Meet statutory and strategic planning requirements
 - ✔ Review and make decisions on planning matters
 - ✔ Report back to the community on success in achieving goals
-

LEP Amendments and Rezoning



What is a planning proposal?

- if an LEP is to be amended or a new one created, the change is made via a planning proposal
- Formal process under EP&A Act



Why amend an LEP?

- Align with strategic planning framework
- Comprehensive changes by council to implement new strategies
- Amendments to zoning, controls or land uses
- Local heritage listings

Proponent-initiated

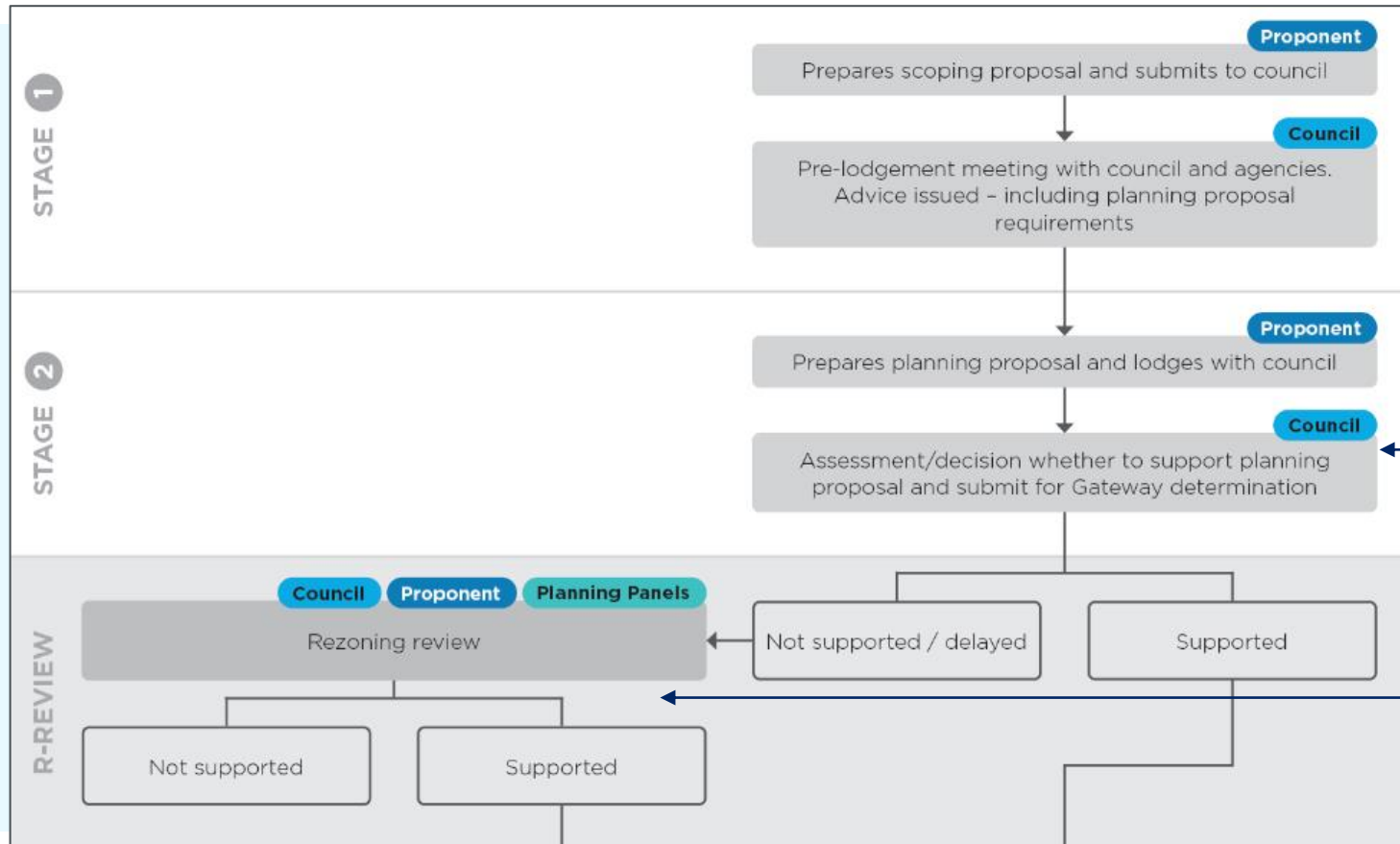


Council-initiated



Process dependent on who initiates and carries forward a planning proposal

LEP Amendments and Rezoning



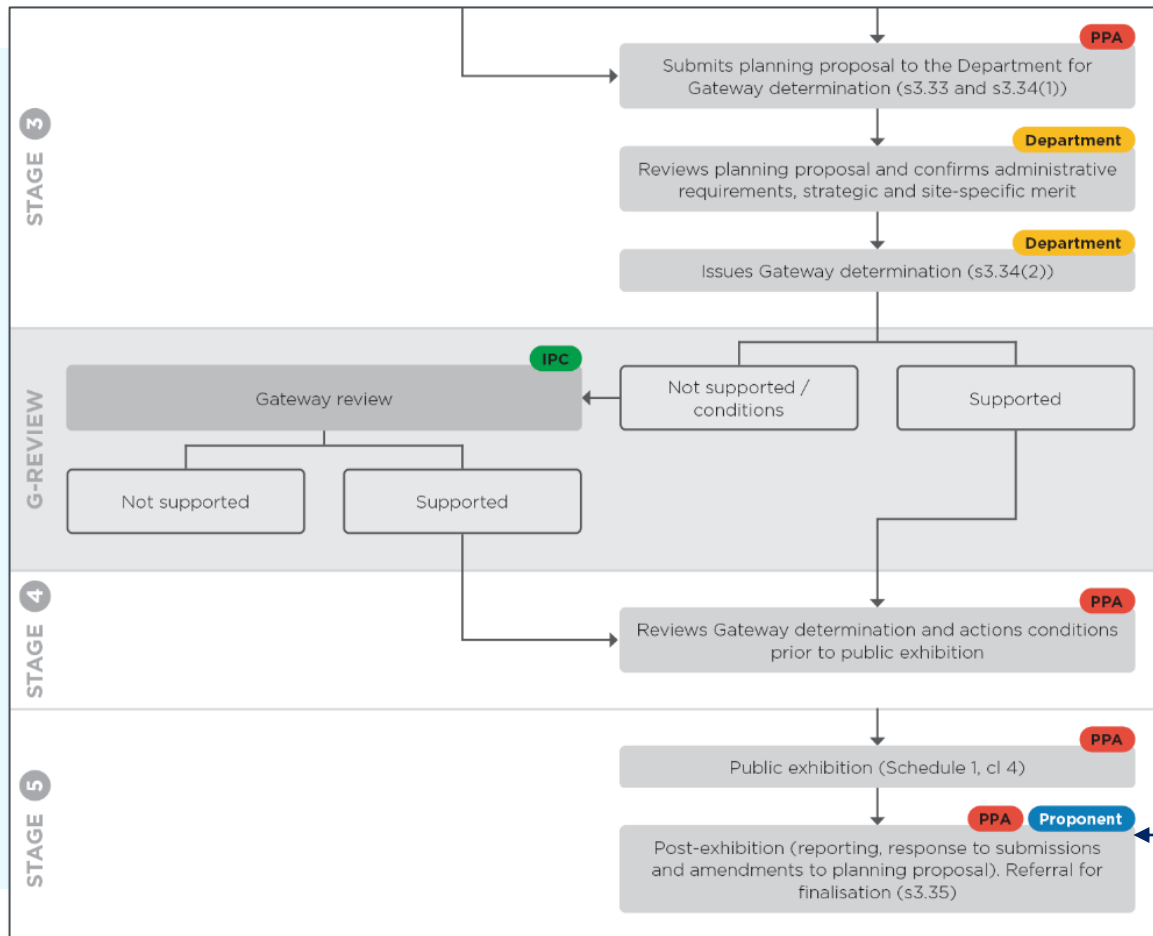
Councillor role:

- Review council planning staff recommendation, report and documentation on planning proposal
- Make decision on whether planning proposal should be submitted for Gateway determination

Councillor role:

- Councillors may sit on Regional Planning Panel and make decisions for rezoning reviews – if not voted on the matterw previously

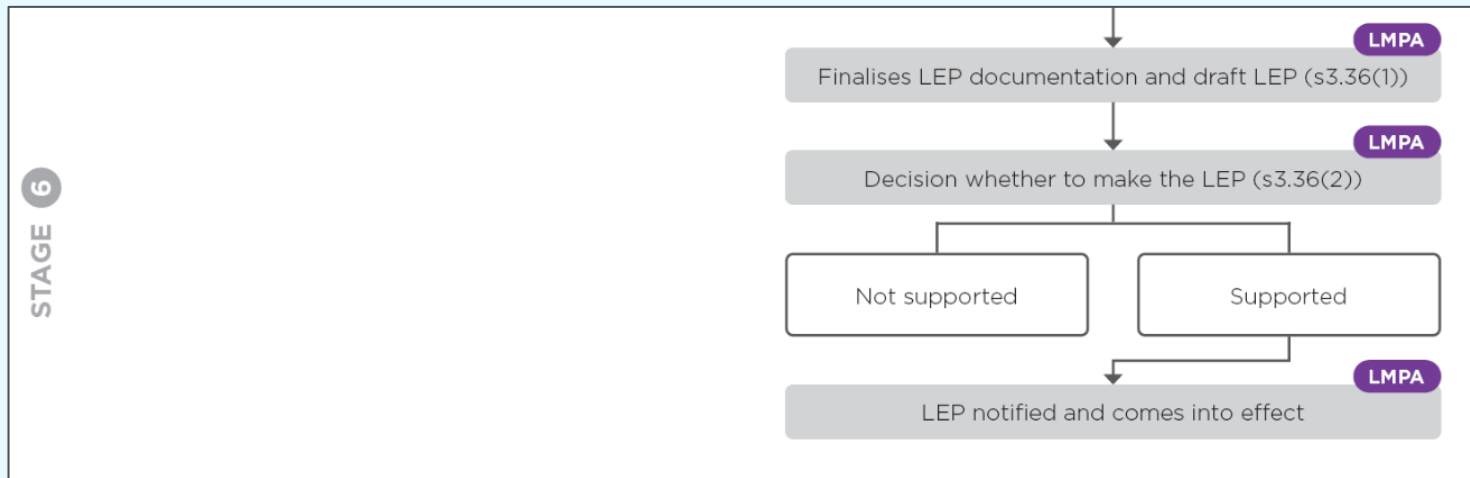
LEP Amendments and Rezoning



Councillor role:

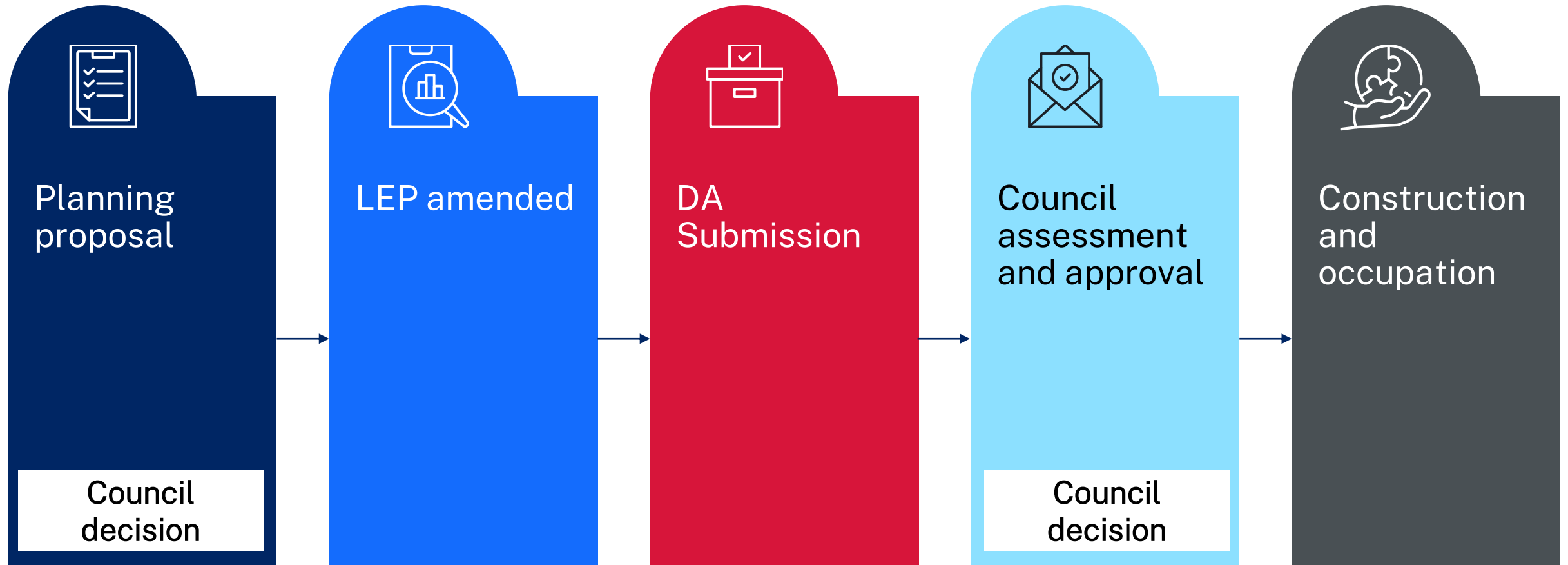
- Council staff put recommendation and report to council
- Review and make final determination for referral to DPE for finalisation (if council not LPMA) or determine to make the LEP (if council is LPMA)

LEP Amendments and Rezoning



No action at Stage 6 - Finalisation

Line of Sight for Development





Q&A

7

DPE Priorities

Current priorities



Planning System Improvements



Housing



NSW Planning Reform

July 2020 to date

Modernising the planning system - the need for planning reform



COVID-19

- Temporary COVID-19 response measures
- Economic recovery



Simplicity, transparency and efficiencies

- Removing red-tape
- Making it easier for everyone to use
- A fully accessible and world class system



Greater cross-sector collaboration

- Proponents, councils, industry and the department
- Productivity improvements

A reduction in assessment timeframes for planning proposals, major projects and regionally significant developments



Our aim



To improve assessment time frames, remove red-tape, eliminate double handling and support new and emerging sectors.

Assessment reduction targets by 30 June 2023



Planning proposals

From 571 days to 380 days
33% reduction



Regionally significant
developments

From 366 days to 275 days
25% reduction



Major projects

From 120 days to 100 days
17% reduction



Year one assessment timeframe reduction



Planning proposals

Target 542 days
Achieved 445 days



Regionally significant
developments

Target 348 days
Achieved 350 days*



Major projects

Target 116 days
Achieved 113 days



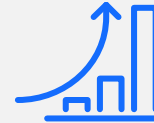
* Includes LEC matters. Excluding matters, time reduction achievement was 315 days

Benefit to the economy in FY2021



1,071 Projects were approved

- 422 major projects
- 355 regionally significant development
- 310 planning proposals
- 4 other projects*



Which resulted in

- 176,532 jobs
- 67,958 dwellings
- \$65.1 billion capital value investment

* Includes Planning System Acceleration Program SEPPs and rezoning proposals

And benefit to the economy from the beginning of the reform

Jobs, housing supply and investment 1 July 2020 to 31 January 2022

1,615

Projects Approved

- **630** State Significant Projects
- **507** Regionally Significant Developments
- **474** Planning Proposals



290,441

Jobs

Expected number of major project determinations **exceeded**



83,675

Dwellings

Assessment reduction timeframe targets **exceeded**



\$91.0B

Capital Investment Value

Economic benefit targets **exceeded**

Housing

Housing challenges

- 1 Housing supply must meet demand
- 2 There is increasing demand for social and affordable housing
- 3 It is more difficult to access the housing market
- 4 Regional housing rents and property prices have risen
- 5 Critical infrastructure must be aligned to development of new homes
- 6 Local Government faces capacity challenges



The Department must work with the local government sector to address some of these challenges

Re-zoning to create more homes



Lead strategic planning for key precincts across greater Sydney and empowering councils to strategically plan and deliver more homes.



In 2021, seven re-zonings were completed, two were finalised, and 14 re-zonings / strategic plans were exhibited.

These re-zonings will support over 24,200 new homes and over 9,700 jobs.

Rezoning	Finalisations	Exhibitions
<ul style="list-style-type: none"> Rhodes Precinct Place Strategy Central Western Gateway (Block C) Glenfield Place Strategy Leppington Precinct Plan Stages 2 & 5 Lowes Creek Maryland Precinct Plan Wilton Town Centre Precinct Frenchs Forest Place Strategy 	<ul style="list-style-type: none"> Bays West Place Strategy Mamre Road Development Control Plan 	<ul style="list-style-type: none"> Macquarie Park Place Strategy Ingleside Place Strategy Frenchs Forest Place Strategy Blackwattle Bay State Significant Precinct Bays West Place Strategy Directions for Camelia-Rosehill Place Strategy Paper Camellia-Rosehill Place Strategy Mamre Road Development Control Plan Draft Wilton Growth Area Housing Complying Development Code Glenfield Place Strategy Westmead Place Strategy Sydney Olympic Park Master Plan Review Pymont Peninsula sub-precinct masterplans Central Western Gateway (Block C)

A strategic approach to Local Housing Strategies

All councils in Greater Sydney have committed, through their local strategic planning statements, to preparing local housing strategies.

[Local housing strategies explained](#)



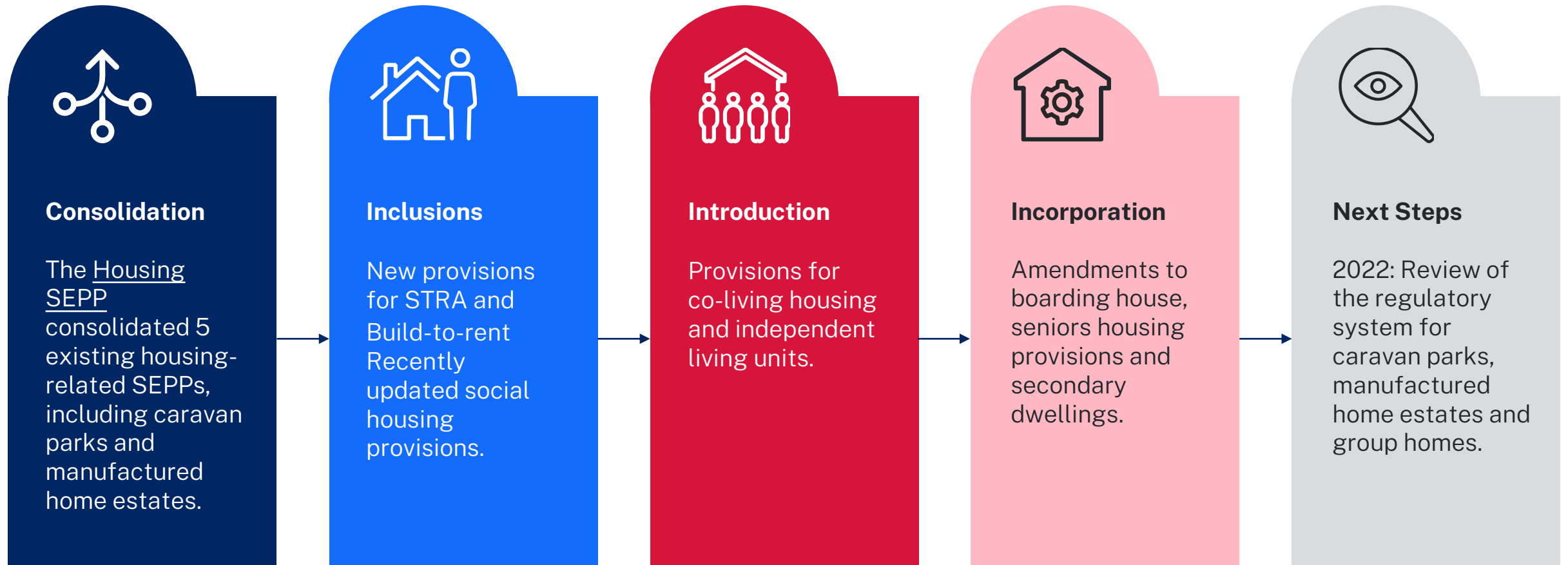
[Local housing strategy guideline and template](#)



[Local housing strategy tracker](#)

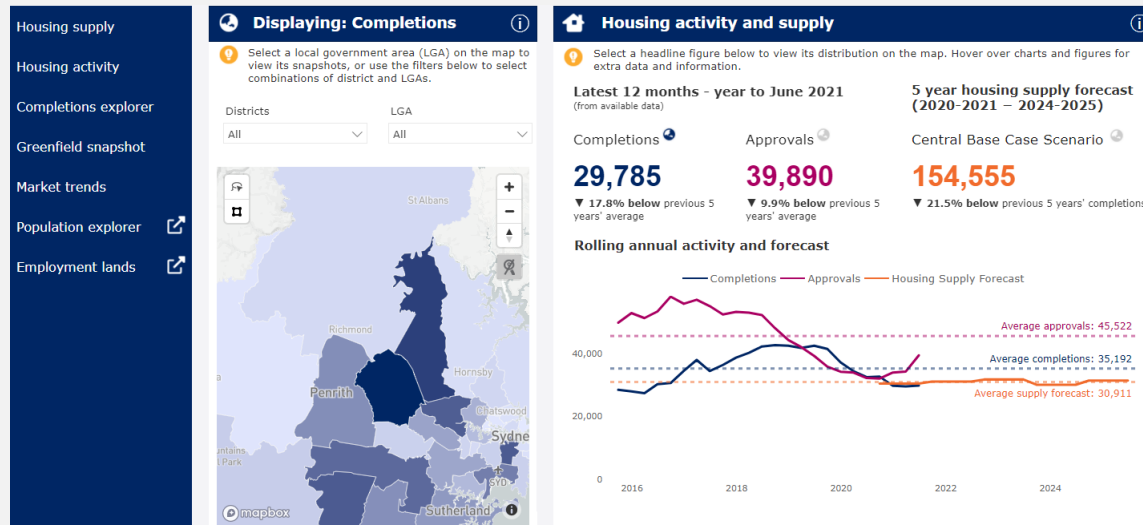


A housing SEPP to meet the changing needs of the state



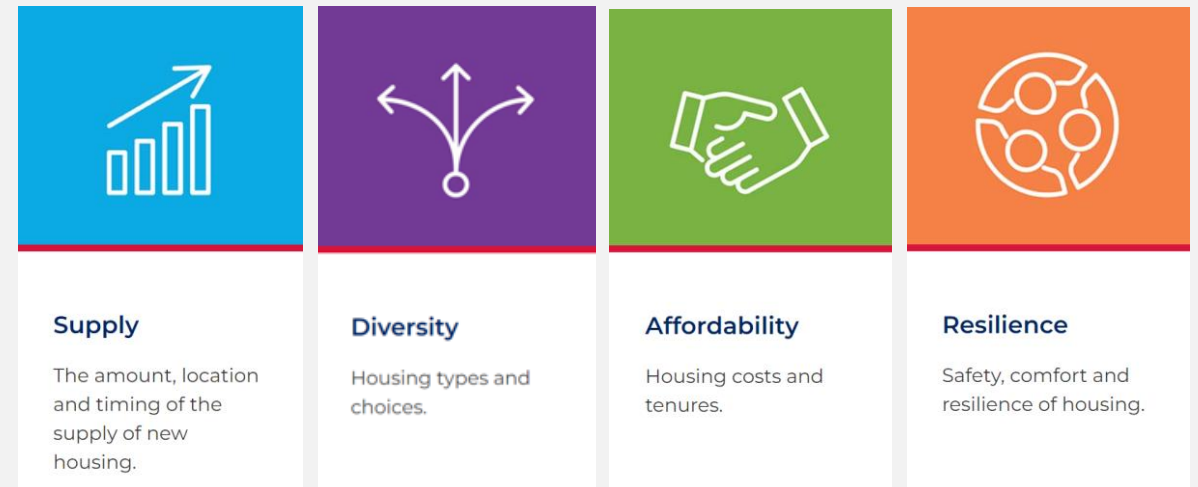
Greater access to online housing and employment data

Greater Sydney Urban Development Program



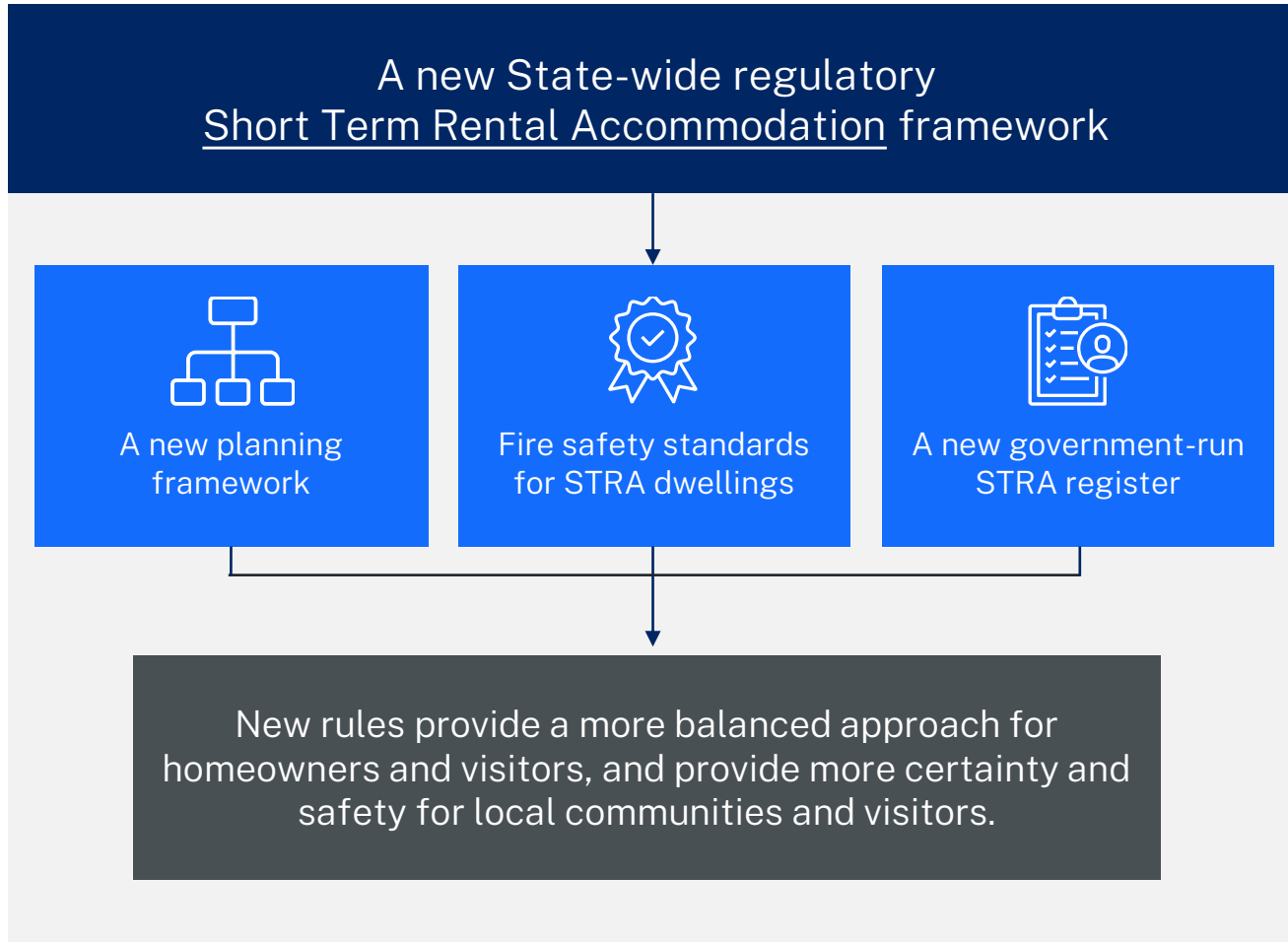
The [Greater Sydney Urban Development Program](#) is an [online dashboard](#) which provides more transparent, detailed and accessible data to assist decision making on future housing needs.

Housing Evidence Centre



The [Housing Evidence Centre](#) provides data across NSW, it streamlines the delivery of the NSW Housing Strategy 2041 and addresses four key areas to combat housing stress in NSW.

A balanced approach to short term rental accommodation (STRA)








Addressing barriers to regional housing

The Regional Housing Taskforce

Established in 2021 to tackle increasing pressures on housing supply and affordability in regional NSW, the primary focus of the [Regional Housing Taskforce](#) was to identify barriers in the planning system to people buying, renting or building a place to live in the regions, and to seek solutions within planning and other government levers to help speed up the delivery of homes.

Over **500 stakeholders** were engaged via 11 workshop sessions, 1:1 meetings and events

Recommendations

-  More development ready land
-  More affordable and diverse housing
-  More certainty about types of homes to be built
-  Planning levers to deliver housing for short-term needs
-  Better monitoring of housing/policy outcomes and demand indicators

Funding regional housing

The Regional Housing Taskforce Fund

A \$30 million grant program, the [Regional Housing Taskforce Fund](#) will provide funding to eligible large regional councils to deliver new infrastructure upgrades and public and open space projects that directly support the delivery of new housing supply.



- ✓ \$30m grant program
- ✓ Available to 21 regional councils
- ✓ Up to \$4.1m each
- ✓ Unblock/accelerate new housing capacity
- ✓ Drive construction and job opportunities
- ✓ Investment in infrastructure and public/open spaces

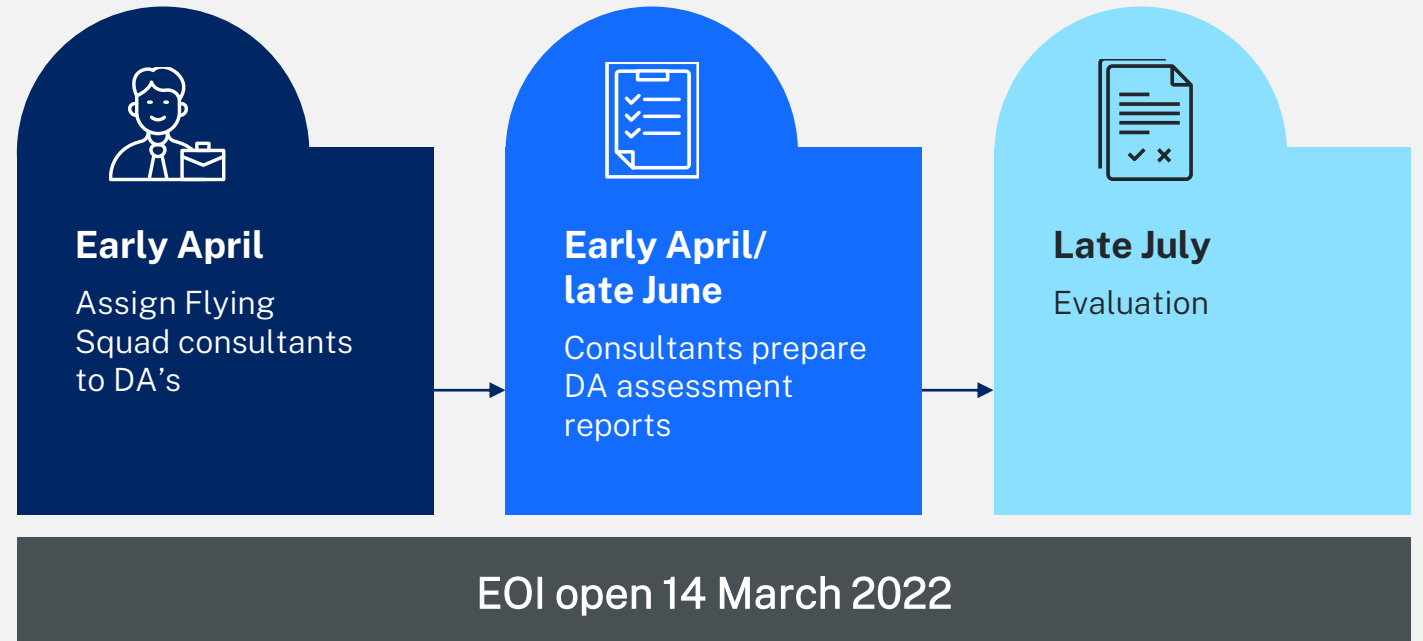
Launched
3 February
2022

Speeding up delivery of regional housing

Regional Housing Flying Squad delivered by the PDU help speed up the delivery of regional housing

To address the planner shortage in regional NSW, which is reducing the capacity for DA assessment, and delaying housing delivery, the [Regional Housing Flying Squad](#) will engage a panel of planning consultants to assess DAs on behalf of councils. On reporting, council or regional planning panels will determine DAs.

Next steps



Investing in the community

Over \$500m investment in the community in 2021

Investing in the community to drive economic recovery and growth, for more & improved public spaces, and building community resilience

Alfresco Restart Package	Public Spaces Legacy Program
Streets as Shared Spaces	Everyone Can Play
Your High Street program	Open Spaces Program
Places to Love	Parks for people
Accelerated Infrastructure Funding	Valuing green infrastructure and public spaces
Building community resilience to flooding with a flood prone land package	Increasing tree canopy cover across Greater Sydney





Q&A

Contact us

Please reach out for any queries or comments.

