

**ATTACHMENTS FOR: AGENDA NO. 17/19
COUNCIL MEETING**

Meeting Date: Thursday 12 December 2019
Location: Civic Hall, 1 Devlin Street, Ryde
Time: 7.00pm

ATTACHMENTS FOR COUNCIL MEETING

Item

**4 PLANNING RYDE: LOCAL STRATEGIC PLANNING STATEMENT
2020**

Attachment 8 Greater Sydney Commission Meeting Notes for 26
September 2019

Attachment 9 Greater Sydney Commission Meeting Notes for 7
November 2019

Attachment 10 Amendments to the Ryde LSPS in Response to GSC
Comments made 7 November 2019

ATTACHMENT 8



Ryde Council

Preliminary Review Meeting – GSC Meeting Notes 26 September 2019

NAME	ORGANISATION
Therese Hoy	Greater Sydney Commission
Kim Stokeld	Greater Sydney Commission
Andrew Jordan	Greater Sydney Commission
Tim Lisle-Williams	Greater Sydney Commission
Elizabeth Rush	Transport for NSW
Amanda Harvey	DPIE
Janice Bagot	DPIE – Energy, Environment and Science
Liz Coad	Ryde Council
Lexie MacDonald	Ryde Council
Wayne Rylands	Ryde Council
Noami L’Oster-Brown	Ryde Council
Mehra Jafari	Senior Advisor to the Greater Sydney Commission

General Discussion

- There are many good elements in the Draft Ryde LSPS.
- There are several areas where matters could be clarified and made more readable – some of these relate to the vision, spatial detail and timing/staging of actions.
- On mapping – the LSPS could show areas experiencing housing growth and the areas subject of future housing growth.
- The difference between “actions” and “making it happen” could be clarified. At present there is some duplication, and inconsistency, and these could be rationalised.

Infrastructure and Collaboration

- The LSPS recognises existing transport infrastructure connections.
- The LSPS refers clearly to Ryde’s links to Greater Parramatta, and provides detail on local centres.
- District Plan Action 1: The Macquarie Park approach aligns with work with DPIE – however, the LSPS could explain the infrastructure deficit in Macquarie Park in more detail, with an evidence base, and options to address this where available.
- District Plan Action 2: LSPS could outline the key steps needed in improving the coordination of councils work with State agencies, and highlight critical timeframes.
- District Plan Action 3: LSPS could describe in more detail the opportunities for and challenges to aligning growth with infrastructure, and where this will require working with State agencies on infrastructure requirements and delivery.
- District Plan Action 4: LSPS could discuss capacity of infrastructure, and limitations of funding mechanisms.

These meeting notes represent a summary of preliminary feedback and meeting discussion on the draft LSPS. They do not represent formal advice or assurance



- District Plan Action 5: LSPS could describe in more detail opportunities for shared use of infrastructure, such as school sites.

Liveability

- The LSPS contains place-based planning and pathways to investment in social infrastructure.
- District Plan Action 14: LSPS could specifically mention the relevant LALC and the steps council is taking to support engagement and economic self-determination.

Housing

- The GSC acknowledges the significant role Ryde is playing in delivering housing, and the significant work undertaken by council including for example, data collection.
- There are significant challenges in Ryde for aligning growth and infrastructure, stemming from the significant growth that is occurring, and strong community and political views.
- District Plan Action 17:
 - The LSPS is missing is a vision of the role housing in Ryde plays for the North District and the Greater Sydney Region – this could include discussion of how housing in Ryde plays a role in providing relation to access to major employment locations, and the drivers of housing growth that are impacting Ryde.
 - The social context of the LSPS could discuss why housing diversity is needed for the community generally – and what types of housing diversity is needed to changing community needs. (Suggested reference: Burwood LSPS provides a good example of discussion and explanatory text on housing diversity)
 - The LSPS could highlight how the housing types support housing needs.
- District Plan Action 18:
 - LSPS could be clear on the distinction between affordable housing and housing affordability.
 - The approach to affordable housing needs to be resolved – SEPP 70 guidelines call for a precinct-based approach, where feasible, rather than a flat-rate approach.
 - Opportunity for follow up discussions with the DPIE Affordable Housing Policy Team and Ryde. **Action:** DPIE to follow up on this.
- The Local Housing Strategy will be completed as a draft around December, with a final version in 2020.
- There is likely to be an LEP amendment to deliver capacity for housing next year.
- LSPS could highlight opportunities for council to work in collaboration with State agencies to better align growth and infrastructure – Ryde Coordination Committee could be highlighted as a forum for working together to develop evidence and address challenges. The terms of reference are yet to be issued. **Action:** DPIE will follow up on the terms of reference for the Ryde Coordination Committee.
- LSPS could provide more detail on how some of the targets could be measured, and have timeframes associated with them.

Productivity

- District Plan Action 26 it is critical that: LSPS should be clear which transport projects are visionary and advocated by council and would require collaboration and investigation and which ones are committed. Refer to Future Transport 2056 and use consistent terminology on transport projects.



- District Plan Action 27: The LSPS could provide greater context to understanding transport by describing the capacity of existing transport network.
- District Plan Action 46: The significance of employment land precincts could be explained in more detail, and include the outcomes sought in these precincts.
- District Plan Action 49: The LSPS could confirm that protect and manage is in the policy setting and where there is no need for adaptation.
- District Plan Action 51: The LSPS could mention Epping Road and Lane Cove Road having a role in connecting to regional centres.
- District Plan Action 52: The LSPS could note benefits of flexible business hours – refer to Transport for NSW for advice.
- District Plan Action 55 and 59: The LSPS could mention the key destinations for visitors and the role of the night time economy and visitor economy, for example note the Lane Cove National Park and the University – which attracts visitors for conferences.
- District Plan Action 57: LSPS should mention the role changing technologies and how it might support productivity in Ryde.
- Council has received a submission from Transport for NSW. Council may wish to follow up directly with Elizabeth Rush (TfNSW).

Sustainability

- District Plan Action 62: Could confirm and describe any environmentally sensitive waterways to strengthen the ‘environmental context’ of the LSPS.
- District Plan Actions 63 and 64: For further environmental context, the LSPS could mention the catchments that council covers
- District Plan Action 64: The LSPS could highlight if there any opportunities to reinstate more natural conditions for modified waterways
- District Plan Action 65: The LSPS could highlight the urban bushland assets in Ryde and opportunities for protecting and enhancing
- District Plan Actions 67 and 68: The LSPS could include more detail on scenic and cultural landscapes and protecting views and view corridors or outline how council typically addresses these. LSPS can highlight existing DCP examples. (Suggested reference: City of Canada Bay approach to addressing scenic foreshores.
- District Plan Action 71: DPIE data on canopy cover is available. LSPS could quantify current levels of tree canopy cover, and outline steps council is taking to increase tree canopy cover
- District Plan Action 72: The LSPS could provide more detail on how council will deliver green grid connections and show the District level priority Green Grid corridors more clearly
- District Plan Action 73: The LSPS could highlight areas of Ryde where there are gaps in access to the quality of open space and access to open space, based on the 400m and 200m benchmarks in the District Plan. At a minimum the LSPS could highlight the steps council is taking to identify and address this.
- District Plan Action 74, 75 and 78: The LSPS could note the current emissions profile and outline steps where reductions in emissions can be made, as well as any potential low-carbon high performance precincts. (Suggested reference: Waverley LSPS provides a good example.)
- District Plan Action 80: The LSPS could highlight in more detail the likely impacts of climate change on the LGA
- District Plan Action 81: The LSPS could explain in more detail the range of hazards impacting the LGA, including flooding, acid sulfate soils, bushfire. LSPS could highlight how



communities and infrastructure might be impacted and the steps council will take to address these. LSPS could also note that urban intensification could be avoided in locations most exposed to hazards

- District Plan Action 82: The LSPS could note areas more exposed or vulnerable to the urban heat island effect. DPIE mapping / data is available.

Implementation

- Reference to SEPPs and Local Planning Directions (s.9.1) having role in local planning and line of sight back to the District Plan.

Program

- Council will have the councillor workshop on 8th October and then advise GSC on program and dates for health check. **Action:** Council to contact Kim Stokeld at GSC after the workshop, to confirm dates for health check and assurance panel
- Council is keen to maintain the current program for finalising their LSPS. Council is working towards a Council meeting on 10th December.

ATTACHMENT 9



15 November 2019
Ref: DOC19/886502

Ms Liz Coad
Director City Planning and Environment
City of Ryde Council
1 Pope Street Ryde NSW 2112
l.coad@ryde.nsw.gov.au

Dear Ms Coad

Thank you for attending City of Ryde Council Health Check with District Commissioner Deborah Dearing on 7th November 2019.

As outlined in our correspondence to Council dated 15 August 2019, the Health Check phase is to provide support to Council in relation to matters of consistency with the District Plans as well as addressing any related alignment and program matters.

In this context please find attached Health Check meeting notes and comments. Please provide any clarifications to the attached by 21 November 2019 as the final meeting notes and comments will form part of the assurance documentation.

If you require any further information, please contact me on (02) 8289 6207 or by email: stephanie.barker@gsc.nsw.gov.au.

Yours sincerely

Stephanie Barker
A/Executive Director, City Strategy



Ryde LSPS Technical Health Check Draft Meeting Notes

Please note: this overview and draft meeting notes represent a summary of health check discussion and agreed actions. They document discussion and are considered an input into the assurance program. However, it is recognised that these discussions are high level, may not address all matters and are subject to further review by the Assurance Panel.

Consultation program update by Council

Confirm exhibition dates: 1 July 2019 – 12 August 2019

Number of written submissions: 183 submission

Other feedback received: Council conducted a number of pop-up consultation events and a phone survey.

Date of Council meeting to consider feedback on exhibition: 10 December 2019

Scheduled assurance date: 19 December 2019, with documents to be submitted to the GSC by 12 December.

Local Housing Strategy update by Council

Status of LHS: Currently being developed, not yet exhibited

LSH exhibition: LHS programmed for workshop with Councillors in February - exhibition will follow this.

6-10 year housing target: It is noted that there is significant capacity in Ryde LGA due to recent rezonings and further capacity ie being established through precincts currently being planned. Based on an analysis of DPIE's forecast supply of housing an indicative draft target range of around 6,000 – 7,500 is emerging. However further local considerations may impact this which are being investigated as part of the LHS.

Implementation

Proposed implementation of LSPS Update by Council

Brief description of proposed LEP changes: Priority LEPs include heritage amendments, removing barriers to events, removing flood mapping, changes to land use table for light industrial zones

Future LEPs to implement the LSPS: TBA

Future LEPs or other mechanisms to deliver precincts: Macquarie Park, Meadowbank

Other Signalled | Imminent Planning Proposals

TBA



Consistency Matters Discussed at Health Check

Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions (<i>action, responsible</i>)	Stakeholder Dependencies
Vision		<ul style="list-style-type: none"> Consider image quality and opportunity to include some of Ryde's scenic areas. Vision from CSP is quite generic. Suggest consider vision for LSPS to be more Ryde-specific and place-based. For example: highlight that it has the third largest commercial centre in the Greater Sydney Region that has access to river and harbour foreshores and great opportunities for walking and cycling. Vision could refer to the aspiration for an emphasis on public transport which then provides context for Council's target for 60:40 mode split. Vision text can be clearer that it is about the current and the future residents of Ryde. <p>Action: Council to consider amendments Responsible: Council</p>	
Strategic Planning Framework		Consider text amendments at Page 8, should also note that SEPPs and Ministerial Directions (9.1) have a role in local planning.	
Mapping	<p>DP Action: 17</p> <p>LSPS Structure Plan Maps: 7</p>	Consider including clearer spatial information of areas of urban renewal such as Herring Road, and North Ryde as the focus of housing supply.	
Structure Plan	<p>LSPS Structure Plan Maps: 7</p>	Suggest Map on page 7 could include more layers, particularly centres, and to be more aligned with the North District Structure Plan.	



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
Green Grid Priority Corridors	DP Action: 72 LSPS Structure Plan Maps: 8	Suggest Figure 8 should also show the Green Grid Priority Corridor – aligned to the North District Plan map.	
Transport infrastructure map	LSPS Structure Plan Maps: 10	Figure 10 is a significant map which includes transport initiatives that are aligned with State Government Plans – Future Transport 2056 and which are council-led. For assurance purposes it is important that these can be clearly differentiated. For example; these could be mapped separately or council led initiatives just be described in text, rather than mapped. If council do want to include initiatives on a map suggest indicating where they will link to. Action: Consider map amendments Responsible: Council (working with TfNSW)	
Community Infrastructure Map	LSPS Structure Plan Maps: 11	Suggest Figure 11 could show more detail of the different types of social and community infrastructure. LSPS could also provide a high level overview of infrastructure demand and any existing gaps. Action: Consider map amendments Responsible: Council	
Housing delivery	DP Action: 17 LSPS sections 2.1.2 and 3.1.5	Suggest LSPS could include more narrative on capacity for housing within current planning controls in recently rezoned urban renewal precincts and how this is leading to delivery of new housing.	



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
Housing delivery	DP Action: 17 LSPS sections 2.1.2	Suggest Table 2 on Page 30 could be re-worked so that it is about capacity in locations, as well as what current planning controls can deliver. References to Urban Activation Precincts should be updated.	
Housing delivery	DP Action: 17 LSPS sections 2.1.3	Suggest highlighted quote in red box in Page 31 be reconsidered for example it could be more positive about meeting the housing diversity challenge Consider key challenge on Page 32 could be more specific about how housing capacity might be converted to housing delivery. Alignment between numbers on Page 32 and Page 58 require a consistency check	
Infrastructure delivery	DP Action: N/A LSPS section 2.2.1	Wording on infrastructure being delivered at “no-extra cost” to the community – could be reconsidered to reflect the fact that local infrastructure is funded through a range of ways including rates from local and future community and as part of development contributions. Consider reviewing the structure of this section. There seems to be an overlap between Sections 2.1 and 3.1. Suggest Section 2.1 should be focused on the infrastructure implications associated with growth.	
Targets	DP Action: N/A LSPS Section 2.2.4	LSPS could clarify that targets set out in the LSPS are “guiding targets” and aspirational. They are not benchmarks that might be used to refuse development consent. Suggest LSPS reconsider wording for target for access to hospitals and schools – as currently they can be misread to be	



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions (action, responsible)	Stakeholder Dependencies
		about hospital and school planning rather than access.	
Macquarie Park Strategic Investigation	DP Action: N/A LSPS Action: IN2.3	LSPS action to identify any infrastructure deficit as part of the Macquarie Park Strategic Investigation may need to be reconsidered, and reframed to be an action towards the scope of the masterplan work being led by DPIE.	DPIE
Macquarie Park strategic centre	DP Action: 33 LSPS Section: 4.1.4	A commercial office space target of 1,250,000 sqm is considered too specific for the LSPS at this time as it pre-empt's the findings of the Macquarie Park Strategic Investigation. Action: DPIE to confirm Responsible: DPIE	DPIE
Macquarie Park strategic centre	DP Action: 33 LSPS Section: 4.2.5	Suggest LSPS could emphasise the importance of the health and education assets in growing productivity and knowledge-intensive jobs. For example; Action M1.2 could be extended to include specific ways Council could encourage further investment in health and education jobs leveraging the existing assets.	DPIE
Planning Proposals	DP Action: N/A LSPS Action: IN6.2	Suggest Page 39 could be revised to reference advice from NSW Government following correspondence from GSC	GSC
Transport	DP Action: Various	Transport narrative on page 42 and 43 – key challenges could be clearer - to include reducing car dependency Targets on page 44 – should be clarified as principles that guide planning (refer earlier comments on targets). Comment on managing roads to improve efficiency could be expanded to be about	TfNSW



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
		<p>managing transport routes as it includes the road based public transport.</p> <p>Page 43 – suggest clarify the challenge re: commuters coming into the LGA.</p> <p>LSPS could highlight need to work with TfNSW on managing freight and highlight that a Macquarie Park freight hub may be a future innovation.</p> <p>LSPS could also describe the strategic role of council-led transport connections, and where they will link to.</p>	
Housing	<p>DP Action: 17</p> <p>LSPS sections: 3.1.2 and 3.1.3 and 3.1.5:</p>	<p>Housing discussion does not capture that Ryde is delivering significant growth in a few significant renewal precincts and the transformative nature of this growth. For example, it is one of the highest rates of growth in Greater Sydney relative to the existing population.</p> <p>Suggest LSPS could include new material on Meadowbank.</p> <p>Suggest LSPS could characterise potential impacts on Low Rise Medium Density Housing Code in more detail.</p> <p>Suggest Table 8 be reconsidered. It is more important to discuss housing diversity in relation to demographics of Ryde and demand.</p> <p>Comments on theoretical capacity under current planning controls should be considered alongside discussion of likely take up rates and market demand.</p> <p>LSPS may not need to include detailed numbers in some areas until the LHS is resolved.</p> <p>Council to clarify timing for the delivery of the LHS. Action H1.1 states delivery date by 2021 while page 54 includes a target to complete the LHS by 2020.</p>	GSC



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
Housing Affordability	DP Action: 18 LSPS: page 59	LSPS could reconsider wording on increased housing supply and impacts on affordability and <ul style="list-style-type: none"> • LSPS could specifically mention that council will work with DPIE on a SEPP 70 scheme and Affordable Rental Housing. • LSPS Action H6.2 could be clarified – it currently reads more like a goal than an action. 	
Centres	DP Action: LSPS section: 3.2.7 Page 19	LSPS to check consistency with terminology of centres in the District Plan. Principles for centres Page 79 – clarification needed whether this is about implementing current controls or developing new controls. Discussion of jobs in Macquarie Park is strong but the LSPS could include some discussion on supporting function of other local centres as places for employment. C3 – suggest add – encourage walking, cycling and public transport.	
Liveability	LSPS C7 Table 18	Suggest LSPS includes community building initiatives in addition to actions related to building stock. LSPS C6.1 suggest adding reference to creating public spaces with high amenity.	
Placemaking	DP Action: 19, 23 LSPS Action: Placemaking	Suggest LSPS could include wording such as: providing visual interest and community expression, people focussed infrastructure and encouraging social interactions.	



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
Infrastructure	DP Action: N/A LSPS Action: N/A	Cultural infrastructure items could be characterised by their regional, district or local roles.	
Heritage	DP Action: B21 LSPS Sections: 3.3.3 3.3.4 3.3.1	LSPS to clarify why heritage is considered a challenge. The target for heritage could be reconsidered to be about types of outcomes. Continuing an existing grant program is more about maintenance. Suggest vision refers to the community's pride in it's history rather than sense of place.	
Local character	DP Action: 17 LSPS sections 1.2.3, 3.15 & H4.1-H4.3	LSPS describes preparing local character statements to guide future development and proposes actions to implement. Consider describing working with DPIE on local character in these sections/action as this is an evolving area of DPIE policy.	DPIE
Industrial lands	DP Action: 46, 48, 49 LSPS Action: Nil	Suggest LSPS could describe the significance and role of employment lands in more detail and include outcomes sought in these precincts.	
Waterways and catchments	DP Action: 64 LSPS Action:	Suggest LSPS specifically note that the LGA sits within both the Lane Cove River and Parramatta River catchments, either in text or on a map.	
Waterways and catchments	DP Action: 65 LSPS Action:	Council could consider describing any opportunities to reinstate more natural conditions in highly modified waterways and clarify if this is the intent of LSPS action E1.3.	



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
Scenic and cultural landscapes	DP Action: 67 and 68 LSPS Action:	Suggest LSPS could include more detail on scenic and cultural landscapes and how these will be protected and enhanced - particularly Ryde's scenic foreshores.	
Tree canopy targets	DP Action: 71 LSPS Action: E2.3	Suggest the LSPS could set out current level of tree canopy cover (using DPIE 2016 data), and describe priority areas for increasing tree canopy. Suggest clarify the target for tree canopy cover, so that it is clear that there is a 40% target for all of Ryde.	DPIE – Tree canopy data set
Open space	DP Action: 73 LSPS Action:	Suggest the LSPS highlight areas of Ryde with poor access to open space, based on the District Plan's access benchmarks and where council has identified steps to address this	
Reducing carbon emissions	DP Action: 74, 75 and 78 LSPS Action:	LSPS could note Ryde LGAs current emissions profile by source given Resilient Sydney data is available to all councils. LSPS could outline where reductions in carbon emissions could be made across the LGA, for example aspiration for greater mode split to public transport and any potential low carbon-high performance precincts.	
Adapting to climate change	DP Action: 80 and 82 LSPS Action:	Consider describing in more detail, the likely impacts of climate change in Ryde. This could draw on Adapt NSW material such as impacts on existing hazards like bushfire, or more frequent or more severe storms and heatwaves or impacts on community infrastructure.	Adapt NSW NARCIIM data DPIE data on heat exposure and vulnerability
Hazards and resilience	DP Action: 81 LSPS Action:	LSPS could describe in more detail the range of natural and urban hazards impacting the LGA. This could include	



Issue	District Plan Action (LSPS Action)	Discussion points, Agreed Actions <i>(action, responsible)</i>	Stakeholder Dependencies
		<p>flooding, bushfire, acid sulfate soils, air pollution, noise pollution, coastal erosion.</p> <p>Where information is available LSPS could highlight potential impacts to local communities and infrastructure and the steps Council may be taking to address these. This could also include noting that urban intensification should be avoided in locations most exposed to hazards.</p>	
	<p>DP Action: 81 LSPS Action: R1.2</p>	<p>Suggest LSPS could clarify intent of target to make 10,000 residents “resilience ready”, what is meant by “resilience ready” and how this might relate to residents or workers in areas most exposed to hazards.</p>	
Monitoring in reporting	<p>DP Action: N/A LSPS section 6.1</p>	<p>Consider cross-reference to indicators used by the GSC in the <i>Pulse of Greater Sydney</i> as they are available at LGA level</p> <p>Action: Consider LSPS amendments Responsible: Council</p>	GSC



Additional Matters:

TBC

Next Steps

Council confirmed that it intends to submit the endorsed proposed LSPS to the GSC by 12 December 2019 for assurance pending endorsement of the draft LSPS at the Council meeting of 10 December 2019.

On 19 December 2019 the GSC's LSPS Assurance Panel is scheduled to convene to determine if the draft LSPS is consistent with relevant objectives and actions of the District Plan.

Following the meeting of the LSPS Assurance Panel it is intended a 'letter of support' is to be issued to Council. The letter may also include conditions or terms for support.

Once Council has received the letter of support, the LSPS can be 'made'. Council will need to provide the final LSPS to DPIE for publishing on the e-Planning portal.

ATTACHMENT 10

Local Strategic Planning Statement Report

Attachment 10 – Amendments to the Ryde LSPS in response to GSC comments made 7 November 2019

Issue	District Plan (DP) Actions and LSPS Sections	Discussion points	Council response
Vision		<ul style="list-style-type: none"> Consider image quality and opportunity to include some of Ryde's scenic areas. Vision from CSP is quite generic. Suggest consider vision for LSPS to be more Ryde-specific and place-based. For example: highlight that it has the third largest commercial centre in the Greater Sydney Region that has access to river and harbour foreshores and great opportunities for walking and cycling. Vision could refer to the aspiration for an emphasis on public transport which then provides context for Council's target for 60:40 mode split. Vision text can be clearer that it is about the current and the future residents of Ryde. 	<p>Time constraints have not allowed.</p> <p>Vision in CSP and draft LSPS has been tested with the community and it is not considered appropriate to finalise the draft LSPS with a revised vision.</p> <p>See above comment</p> <p>Not considered necessary as the vision applies to all residents.</p>
Strategic Planning Framework		Consider text amendments at Page 8, should also note that SEPPs and Ministerial Directions (9.1) have a role in local planning.	This has been included.
Mapping	DP Action: 17 LSPS Structure Plan Maps: 7	Consider including clearer spatial information of areas of urban renewal such as Herring Road, and North Ryde as the focus of housing supply.	This has been added to Figure 12 as it is considered more appropriate.
Structure Plan	LSPS Structure Plan Maps: 7	Suggest Map on page 7 could include more layers, particularly centres, and to be more aligned with the North District Structure Plan.	This change has been included to Figure 7.
Green Grid Priority Corridors	DP Action: 72 LSPS Structure Plan Maps: 8	Suggest Figure 8 should also show the Green Grid Priority Corridor – aligned to the North District Plan map.	Added to Figure 8 and text updated.
Transport infrastructure map	LSPS Structure Plan Maps: 10	Figure 10 is a significant map which includes transport initiatives that are aligned with State Government Plans – Future Transport 2056 and which are council-led. For assurance purposes it is important that these can be	Additional figure inserted to differentiate and text updated.

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Issue	District Plan (DP) Actions and LSPS Sections	Discussion points	Council response
		clearly differentiated. For example; these could be mapped separately or council led initiatives just be described in text, rather than mapped. If council do want to include initiatives on a map suggest indicating where they will link to.	
Community Infrastructure Map	LSPS Structure Plan Maps: 11	Suggest Figure 11 could show more detail of the different types of social and community infrastructure. LSPS could also provide a high level overview of infrastructure demand and any existing gaps.	Based on map from our community services. Update to improve legibility.
Housing delivery	DP Action: 17 LSPS sections 2.1.2 and 3.1.5	Suggest LSPS could include more narrative on capacity for housing within current planning controls in recently rezoned urban renewal precincts and how this is leading to delivery of new housing.	Will be part of Housing Strategy.
Housing delivery	DP Action: 17 LSPS sections 2.1.2	Suggest Table 2 on Page 30 could be re-worked so that it is about capacity in locations, as well as what current planning controls can deliver. References to Urban Activation Precincts should be updated.	To be update post housing strategy.
Housing delivery	DP Action: 17 LSPS sections 2.1.3	Suggest highlighted quote in red box in Page 31 be reconsidered for example it could be more positive about meeting the housing diversity challenge. Consider key challenge on Page 32 could be more specific about how housing capacity might be converted to housing delivery. Alignment between numbers on Page 32 and Page 58 require a consistency check.	Adopted policy and these matters will be considered as part of housing strategy.
Infrastructure delivery	DP Action: N/A LSPS section 2.2.1	Wording on infrastructure being delivered at “no-extra cost” to the community – could be reconsidered to reflect the fact that local infrastructure is funded through a range of ways including rates from local and future community and as part of development contributions. Consider reviewing the structure of this section. There seems to be an	Deleted words at ‘no extra cost to them’ to remove issue. Review post completion of housing

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		overlap between Sections 2.1 and 3.1. Suggest Section 2.1 should be focused on the infrastructure implications associated with growth.	strategy.
Targets	DP Action: N/A LSPS Section: 2.2.4	<p>LSPS could clarify that targets set out in the LSPS are “guiding targets” and aspirational. They are not benchmarks that might be used to refuse development consent.</p> <p>Suggest LSPS reconsider wording for target for access to hospitals and schools – as currently they can be misread to be about hospital and school planning rather than access.</p>	<p>Target sections of LSPS amended.</p> <p>Target amended to include access.</p>
Macquarie Park Strategic Investigation	DP Action: N/A LSPS Action: IN2.3	LSPS action to identify any infrastructure deficit as part of the Macquarie Park Strategic Investigation may need to be reconsidered, and reframed to be an action towards the scope of the masterplan work being led by DPIE.	Needs to be part of investigation.
Macquarie Park strategic centre	DP Action: 33 LSPS Section: 4.1.4	A commercial office space target of 1,250,000 sqm is considered too specific for the LSPS at this time as it pre-emptes the findings of the Macquarie Park Strategic Investigation.	Based on 20m2 per job/employee x 19,000 new jobs plus existing floor space. Therefore, correct.
Macquarie Park strategic centre	DP Action: 33 LSPS Section: 4.2.5	<p>Suggest LSPS could emphasise the importance of the health and education assets in growing productivity and knowledge-intensive jobs.</p> <p>For example; Action M1.2 could be extended to include specific ways Council could encourage further investment in health and education jobs leveraging the existing assets.</p>	Action updated.
Planning Proposals	DP Action: N/A LSPS Action: IN6.2	Suggest Page 39 could be revised to reference advice from NSW Government following correspondence from GSC	New paragraph added to advise.
Transport	DP Action: Various	<p>Transport narrative on page 42 and 43 – key challenges could be clearer - to include reducing car dependency</p> <p>Targets on page 44 – should be clarified as principles that guide planning</p>	<p>Additional text added to be clearer.</p> <p>See above comment re targets in</p>

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Issue	District Plan (DP) Actions and LSPS Sections	Discussion points	Council response
		<p>(refer earlier comments on targets).</p> <p>Comment on managing roads to improve efficiency could be expanded to be about managing transport routes as it includes the road based public transport.</p> <p>Page 43 – suggest clarify the challenge re: commuters coming into the LGA. LSPS could highlight need to work with TfNSW on managing freight and highlight that a Macquarie Park freight hub may be a future innovation.</p> <p>LSPS could highlight need to work with TfNSW on managing freight and highlight that a Macquarie Park freight hub may be a future innovation.</p> <p>LSPS could also describe the strategic role of council-led transport connections, and where they will link to.</p>	<p>document.</p> <p>Added to context on page 42.</p> <p>See context added to page 42.</p> <p>Not necessary given freight priority and action in LSPS (T3 and T3.1).</p>
Housing	<p>DP Action: 17 LSPS sections: 3.1.2 and 3.1.3 and 3.1.5:</p>	<p>Housing discussion does not capture that Ryde is delivering significant growth in a few significant renewal precincts and the transformative nature of this growth. For example, it is one of the highest rates of growth in Greater Sydney relative to the existing population.</p> <p>Suggest LSPS could include new material on Meadowbank.</p> <p>Suggest LSPS could characterise potential impacts on Low Rise Medium Density Housing Code in more detail.</p> <p>Suggest Table 8 be reconsidered. It is more important to discuss housing diversity in relation to demographics of Ryde and demand.</p> <p>Comments on theoretical capacity under current planning controls should</p>	<p>A new box quote was created to highlight the highest rates of growth in context (3.1.2) and reference made to context previously in 2.1.2.</p> <p>Figure from Meadowbank Educational Precinct included in LSPS (See page 89 of LSPS).</p> <p>To be reviewed as part of housing strategy.</p> <p>Provides context.</p> <p>To be considered as part of housing</p>

Local Strategic Planning Statement Report

Attachment 10 – Amendments to the Ryde LSPS in response to GSC comments made 7 November 2019

Issue	District Plan (DP) Actions and LSPS Sections	Discussion points	Council response
		<p>be considered alongside discussion of likely take up rates and market demand.</p> <p>LSPS may not need to include detailed numbers in some areas until the LHS is resolved.</p> <p>Council to clarify timing for the delivery of the LHS. Action H1.1 states delivery date by 2021 while page 54 includes a target to complete the LHS by 2020.</p>	<p>strategy.</p> <p>Not necessary.</p> <p>To be completed by 2020 and Action H1.1 corrected.</p>
Housing Affordability	<p>DP Action: 18 LSPS: page 59</p>	<p>LSPS could reconsider wording on increased housing supply and impacts on affordability and</p> <ul style="list-style-type: none"> • LSPS could specifically mention that council will work with DPIE on a SEPP 70 scheme and Affordable Rental Housing. • LSPS Action H6.2 could be clarified – it currently reads more like a goal than an action. 	<p>Will be a consideration for the housing strategy.</p> <p>Agreed. Amended.</p>
Centres	<p>DP Action: LSPS section:3.2.7 Page 19</p>	<p>LSPS to check consistency with terminology of centres in the District Plan.</p> <p>Principles for centres Page 79 – clarification needed whether this is about implementing current controls or developing new controls.</p> <p>Discussion of jobs in Macquarie Park is strong but the LSPS could include some discussion on supporting function of other local centres as places for employment.</p> <p>C3 – suggest add – encourage walking, cycling and public transport.</p>	<p>Changed to ‘local centre’ on map.</p> <p>Changed headings on all centre structure plans to state ‘Opportunities for improvements’.</p> <p>Another page with graph and content added to 4.1.2 to address. (economy.id)</p> <p>Agreed. Added to C3.</p>
Liveability	<p>LSPS C7 Table 18</p>	<p>Suggest LSPS includes community building initiatives in addition to actions related to building stock.</p>	<p>See table 17.</p>

Local Strategic Planning Statement Report

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		LSPS C6.1 suggest adding reference to creating public spaces with high amenity.	Agreed. Added to table 17.
Placemaking	DP Action: 19, 23 LSPS Action: Placemaking	Suggest LSPS could include wording such as: providing visual interest and community expression, people focussed infrastructure and encouraging social interactions.	Noted.
Infrastructure	DP Action: N/A LSPS Action: N/A	Cultural infrastructure items could be characterised by their regional, district or local roles.	Noted.
Heritage	DP Action: B21 LSPS Sections: 3.3.3 3.3.4 3.3.1	LSPS to clarify why heritage is considered a challenge. The target for heritage could be reconsidered to be about types of outcomes. Continuing an existing grant program is more about maintenance. Suggest vision refers to the community's pride in it's history rather than sense of place.	Noted. Noted. Noted.
Local character	DP Action: 17 LSPS sections 1.2.3, 3.15 & H4.1-H4.3	LSPS describes preparing local character statements to guide future development and proposes actions to implement. Consider describing working with DPIE on local character in these sections/action as this is an evolving area of DPIE policy.	Noted. Section 1.2.3 updated to reflect this.
Industrial lands	DP Action: 46, 48, 49 LSPS Action: Nil	Suggest LSPS could describe the significance and role of employment lands in more detail and include outcomes sought in these precincts.	This will be undertaken as part of the employment lands strategy.
Waterways and catchments	DP Action: 64 LSPS Action:	Suggest LSPS specifically note that the LGA sits within both the Lane Cove River and Parramatta River catchments, either in text or on a map.	Added to page 5 of LSPS as text.
Waterways	DP Action: 65	Council could consider describing any opportunities to reinstate more	Added to Action E1.3.

Local Strategic Planning Statement Report

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and catchments	LSPS Action:	natural conditions in highly modified waterways and clarify if this is the intent of LSPS action E1.3.	
Scenic and cultural landscapes	DP Action: 67 and 68 LSPS Action:	Suggest LSPS could include more detail on scenic and cultural landscapes and how these will be protected and enhanced - particularly Ryde's scenic foreshores.	Part of work to be undertaken with character statements (see section 1.2.3).
Tree canopy targets	DP Action: 71 LSPS Action: E2.3	Suggest the LSPS could set out current level of tree canopy cover (using DPIE 2016 data), and describe priority areas for increasing tree canopy. Suggest clarify the target for tree canopy cover, so that it is clear that there is a 40% target for all of Ryde.	Not considered necessary to ensure target is reached.
Open space	DP Action: 73 LSPS Action:	Suggest the LSPS highlight areas of Ryde with poor access to open space, based on the District Plan's access benchmarks and where council has identified steps to address this	Part of Council's Open Space Provision Plan.
Reducing carbon emissions	DP Action: 74, 75 and 78 LSPS Action:	LSPS could note Ryde LGAs current emissions profile by source given Resilient Sydney data is available to all councils. LSPS could outline where reductions in carbon emissions could be made across the LGA, for example aspiration for greater mode split to public transport and any potential low carbon-high performance precincts.	Being reviewed and considered as part of the preparation of Council's Resilience Plan. Being reviewed and considered as part of the preparation of Council's Resilience Plan.
Adapting to climate change	DP Action: 80 and 82 LSPS Action:	Consider describing in more detail, the likely impacts of climate change in Ryde. This could draw on Adapt NSW material such as impacts on existing hazards like bushfire, or more frequent or more severe storms and heatwaves or impacts on community infrastructure.	Being reviewed and considered as part of the preparation of Council's Resilience Plan.
Hazards and resilience	DP Action: 81 LSPS Action:	LSPS could describe in more detail the range of natural and urban hazards impacting the LGA. This could include flooding, bushfire, acid sulfate soils, air pollution, noise pollution, coastal erosion.	Descriptions will be prepared as part of the resilience plan.

Local Strategic Planning Statement Report

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		Where information is available LSPS could highlight potential impacts to local communities and infrastructure and the steps Council may be taking to address these. This could also include noting that urban intensification should be avoided in locations most exposed to hazards.	Being reviewed and considered as part of the preparation of Council's Resilience Plan. Additional case study was considered but no time for resilience officer to prepare.
	DP Action: 81 LSPS Action: R1.2	Suggest LSPS could clarify intent of target to make 10,000 residents "resilience ready", what is meant by "resilience ready" and how this might relate to residents or workers in areas most exposed to hazards.	Two additional definitions to be added for 'resilience ready' and 'resilience organisation'.
Monitoring in reporting	DP Action: N/A LSPS section 6.1	Consider cross-reference to indicators used by the GSC in the <i>Pulse of Greater Sydney</i> as they are available at LGA level.	Not considered necessary.