

GEORGES RIVER LSPS 2040

LOCAL STRATEGIC PLANNING STATEMENT
FEBRUARY 2020





Georges River Council acknowledges the Biddegan/Bidjigal/Bedegal people of the Eora Nation as the traditional inhabitants and custodians of all land and water in which the Georges River region is situated.



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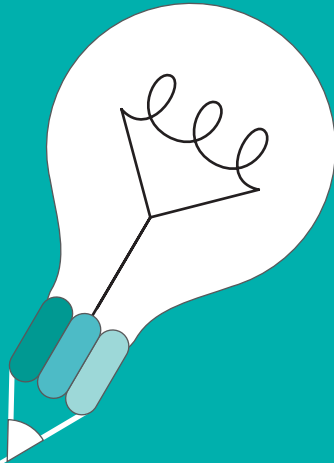
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ABBREVIATIONS

BASIX.....	Building and Sustainability Index
CBD.....	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSP	Community Strategic Plan
DA.....	Development Assessment
DCP	Development Control Plan
GS	Greater Sydney
GSC.....	Greater Sydney Commission
LEP.....	Local Environmental Plan
LGA.....	Local Government Area
LSPS	Local Strategic Planning Statement (This plan)
MOU	Memorandum of Understanding
NSW	New South Wales
PAMP.....	Pedestrian Access and Mobility Plan
RMS.....	Roads and Maritime Services
TAFE.....	Technical and Further Education
TfNSW	Transport for NSW
WSUD.....	Water Sensitive Urban Design



“The best way to predict the future is to create it.”

Peter Drucker

1

INTRODUCTION

This Local Strategic Planning Statement (LSPS) guides land use planning and the delivery of significant infrastructure for the Georges River Local Government Area (LGA) until 2040.

The LSPS creates a land use vision for the future of our LGA that recognises the character of our suburbs and builds on the Georges River community's social, environmental and economic values and strengths. It demonstrates an understanding of the changes that will shape Georges River's future so that we can create a future that is desirable to our community, visitors and businesses. This plan builds on the community's aspirations expressed in the *Community Strategic Plan 2018-2028*. It also delivers on the *NSW Government's Regional Plan – A Metropolis of Three Cities* – and the *Greater Sydney's South District Plan*, other Council and NSW Government planning priorities and housing and job targets for the Georges River LGA set by the NSW Government.

The success of this LSPS rests on a collaborative approach to local issues by all levels of government, private partners and the community.

The LSPS is informed by a comprehensive engagement process with our community, Councillors and potential collaboration partners. The result of these conversations is a plan we believe has both our community and partners behind it.

The LSPS identifies actions we will take that will contribute to our longer-term land use vision for our LGA, by informing local environmental plans and policy directions. Other actions will result in future studies and investigations that may result in further actions and/or future land use changes.

2

ABOUT THIS PLAN

2.1 Context

Council plays a pivotal policy setting, regulatory and advocacy role that influences how land is used in the LGA. Council also adopts strategic land use plans that define what is permissible in certain areas across the LGA. This can be complex as our decisions often need to balance competing priorities of government and community.

Once we make these policies, in consultation with the community and other partners, we develop planning controls to provide the framework for the regulatory assessment of the use of land across the LGA.

This plan brings together significant research, policies and local discussions to understand how our LGA could transform, and to set the parameters to shape this transformation.

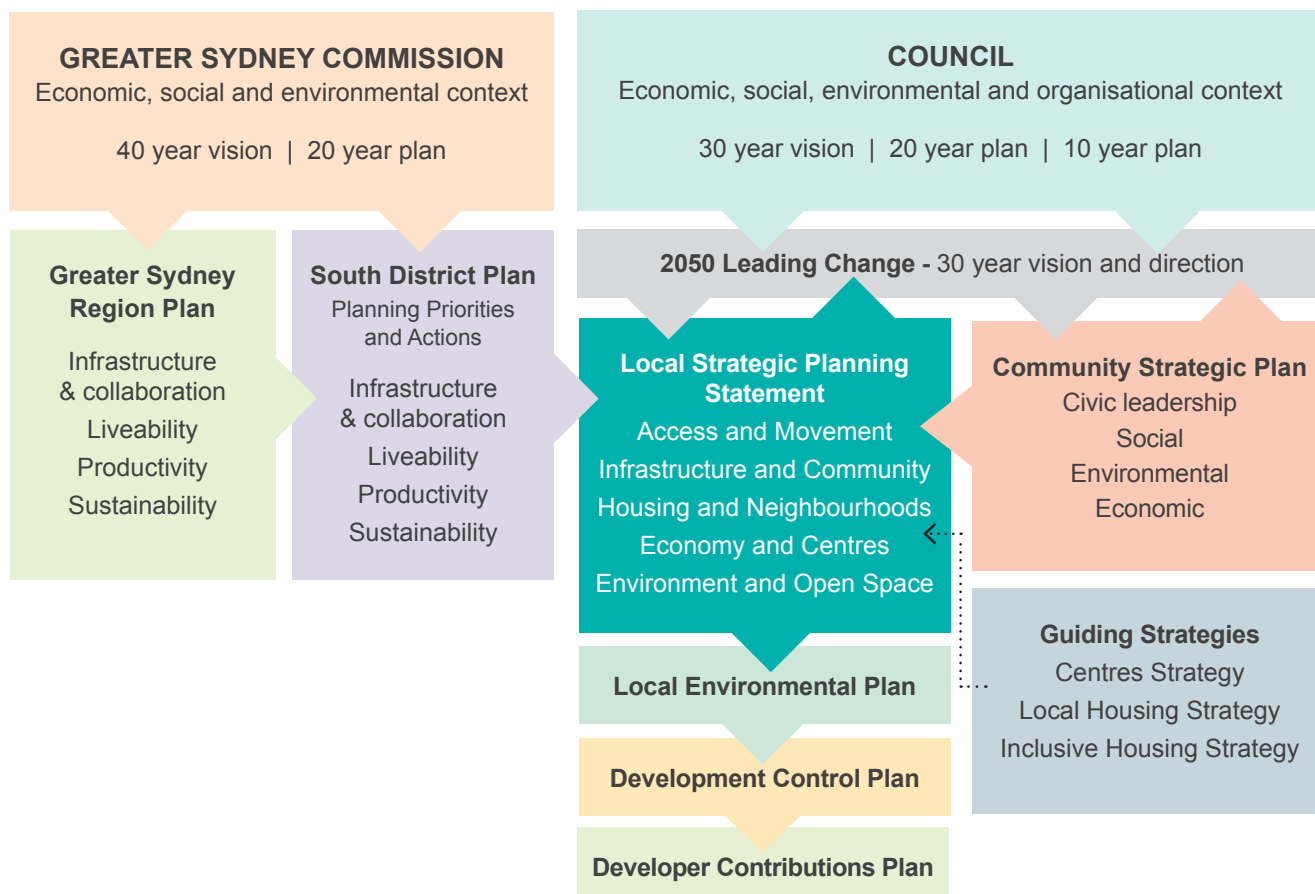
It represents an appropriate response for Council to deliver the best future for our community by identifying

the challenges we will face over the next 20 years and the strengths we can leverage. It provides an ideal future character for Georges River LGA and a road map that sets out how we can deliver our vision for the future. This LSPS has a 2040 horizon and will inform other Council plans and policies, particularly our LEPs and Development Control Plans (DCPs).

Council is taking a staged approach in preparing a new Georges River Comprehensive LEP. Our initial LEP, LEP 2020 – Harmonisation and Housing, will be based on the current and emerging evidence base and community engagement informing initial land use changes proposed in the draft LSPS. The focus of this LEP will be on delivering housing targets and harmonising the 2 former LGAs planning instruments.

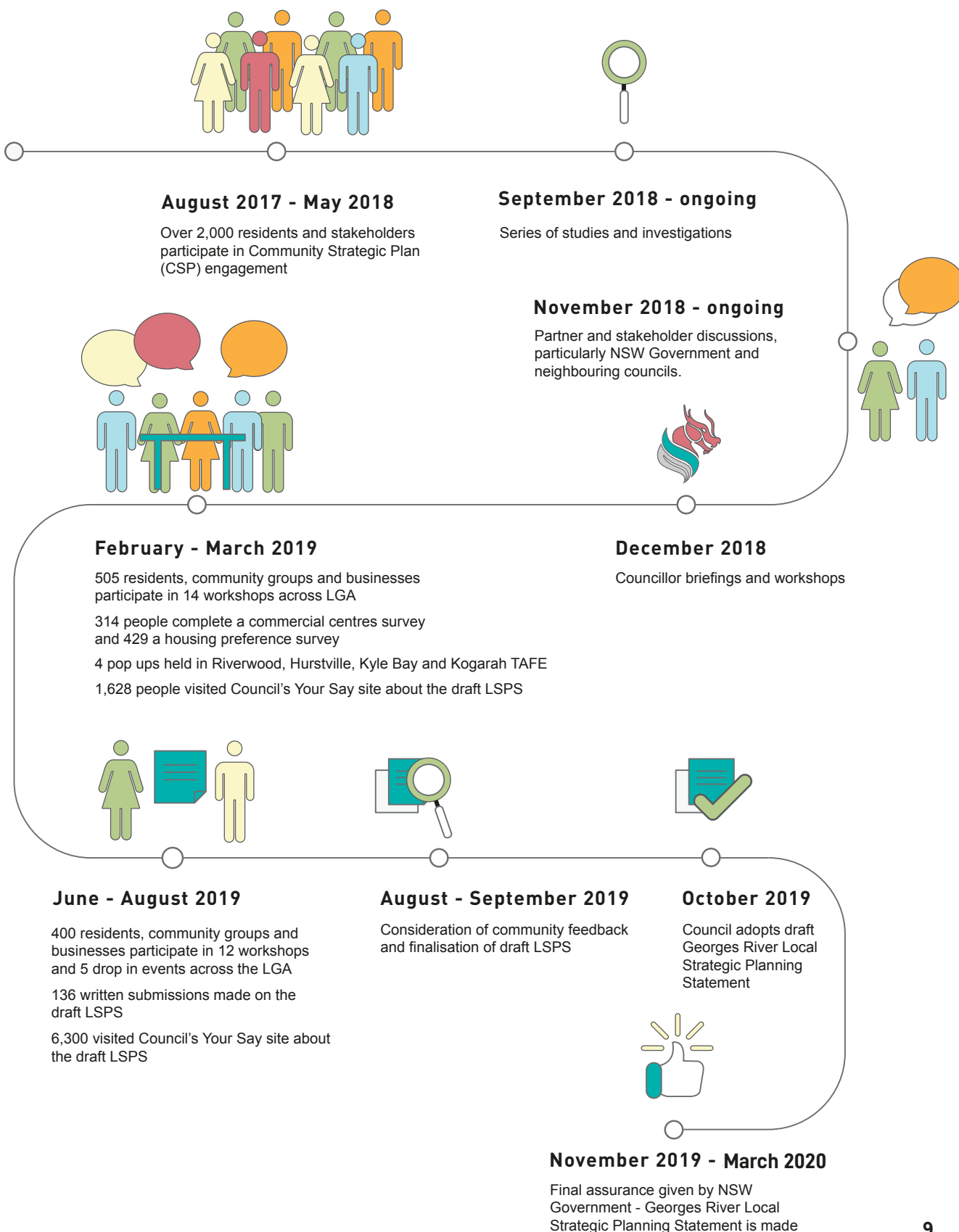
Future LEPs will address housing choice, including inclusive housing, job creation, centres and activation.

This incremental approach to preparing the future LEPs will ensure that our land use planning has a rich evidence base and is responsive to emerging trends, projections, constraints, threats and community values.



2.2 Our process

This plan is informed by a significant community and stakeholder engagement process as well as a solid base of knowledge and data.



2.3 Community engagement

An extensive two stage community engagement process informed the development of this LSPS. Overall 905 people participated in a series of general and targeted workshops, pop-up and drop in events. In addition, 743 people completed surveys specifically about housing and centres within the LGA. Council also received 136 written submissions during the public exhibition period.

The first stage commenced in late 2018 when our Councillors and staff started work on a framework for the LSPS to take to our community for discussion. We began with a framework that included a draft vision, proposed planning priorities and criteria to guide long-term growth.

From this foundation, in February 2019 we then invited our community to have their say on the LSPS framework and to identify the characteristics of the Georges River LGA which have special meaning to them. Their feedback was used to finalise our framework and contributed to the key considerations and actions which make up this plan.

The second stage was in June/August 2019 when our community and stakeholders were consulted on the draft LSPS during its public exhibition. The focus of this engagement was to seek feedback on the content of the LSPS and in particular the priority action areas. The results have helped to shape the plan's finalisation.

Throughout the engagement we consistently heard the following key messages:

- Our community, workforce and visitors need to be better connected by public transport options. Increased train services and a reduction in the existing congestion on the T4 and T8 rail lines were considered critical. Improving connectivity between the T4 and T8 rail lines was also called for and there was significant support for a train link to Parramatta. Connected and separated active transport options across the LGA with linkages to neighbour council areas were identified as very important.

- Infrastructure needs to be delivered ahead of growth especially transport, commercial, service and social infrastructure such as schools and health services.
- Our community values our trees and open spaces. They have asked that further greening across the LGA take place particularly in centres, areas with higher density living and in our neighbourhoods.
- Our centres need to deliver a greater variety of services, businesses and retail. They also need to provide seating, shelter, social public spaces, car parking and active transport links.
- Maintaining the existing character of neighbourhoods was important, particularly with respect to streetscape, trees, open space and walkability.

The results are available in the following reports:

- LSPS Community Workshops: Summary of Input Report (Stage 1)
- LSPS Community Engagement Stage 2 Report
- Georges River Housing Survey Summary Report
- Georges River Commercial Centres Summary Report.

2.4 Implementation

A detailed LSPS 2040 Implementation Plan supports the LSPS and will ensure all the actions contained in this plan are completed at the right time. Ultimately, they will be incorporated into Council's operational plans during the life of the plan.

Our progress will be reviewed and reported publicly during each Council term against the measures nominated in the LSPS's five themes.

Together these measures will tell us how successful our actions have been towards achieving the 2040 vision for our LGA and the Government's vision for our District and Region.

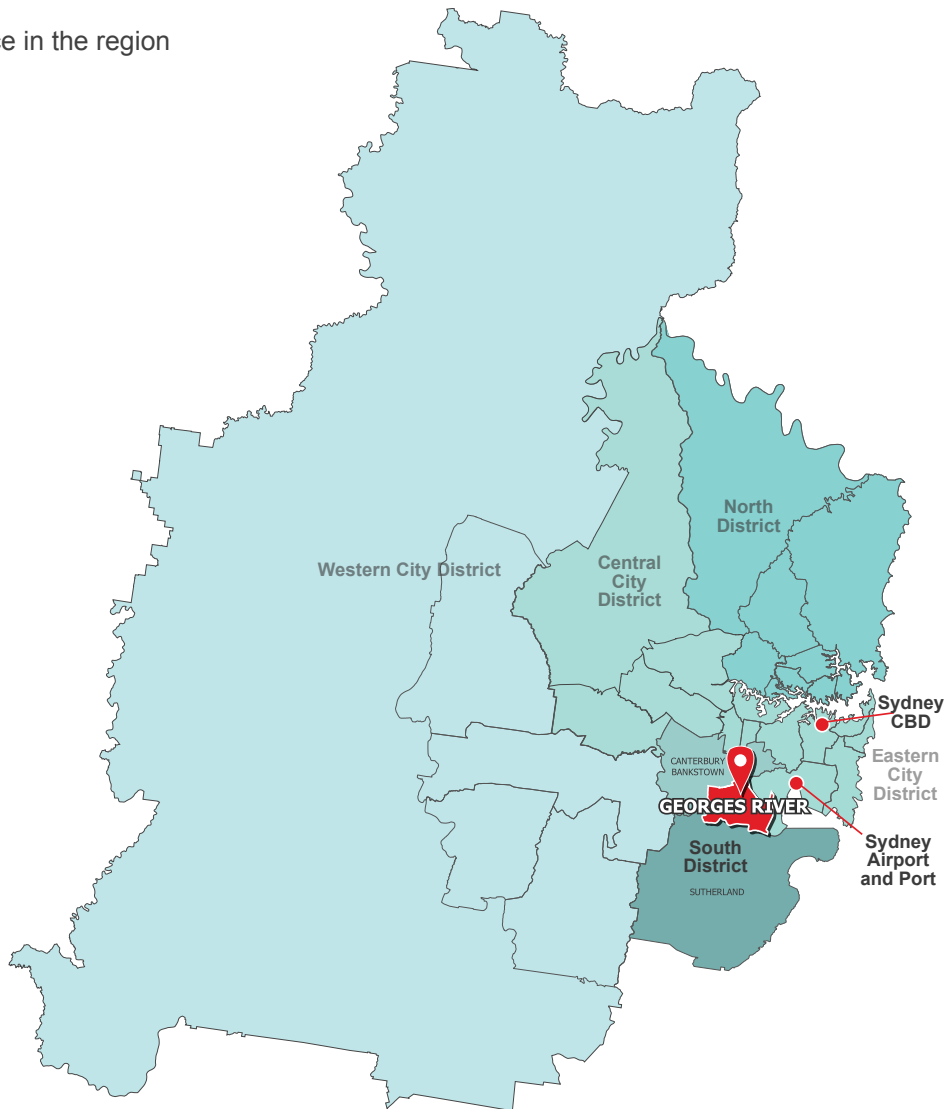


3

LOCAL CONTEXT

3.1 Our place in the region

Figure 1 - Our place in the region



Georges River LGA is 17 kilometres from Sydney CBD and is part of the Greater Sydney's South District. Its 38 square kilometres cover an undulating landform with a distinct ridgeline close to the foreshore edge.

It is predominantly residential, complemented by industrial, commercial and recreational areas. It boasts the Georges River as a predominant waterway and significant bushland areas. People and businesses in the Georges River LGA can

access two train lines and several arterial roads, providing efficient access to Sydney CBD, Sydney Airport and Port Botany.

Over the next 20 years Council will need to make provision for approximately 14,000 new homes and 13,000 additional jobs to support growth and sustain our unique way of life in Georges River.

3.2 Community snapshot

POPULATION¹



2016: **153,450**

Increase: **8.3% (2011-2016)**

2018 ERP: **159,000**

Grown at a rate of **1.6%** over the last 10 years compared to **1.7%** growth in Greater Sydney.

Majority of the growth has been in our major centres of Hurstville and Kogarah.

Projected 2036: **185,346**



AGE STRUCTURE²

Median Age: **37 years**

Under 20 years: **35,161**
and projected to grow
by 2036 to **41,491**

Over 65 2016: **22,802**
and projected to grow
by 2036 to **33,234**



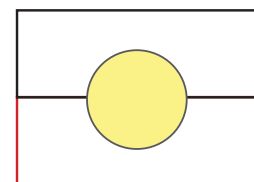
**POPULATION BORN
OVERSEAS: 44.8%**

MIGRATION

From elsewhere
in Australia: **27.6%**

From overseas: **11.5%**

Increase of people born
overseas between 2011 - 2016: **19.4%**



INDIGENOUS COMMUNITY

0.5% of population



BIRTHPLACE OTHER THAN AUSTRALIA (TOP 5)

China
Nepal
Hong Kong
United Kingdom
Greece

LANGUAGE OTHER THAN ENGLISH SPOKEN AT HOME (TOP 5)

Mandarin
Cantonese
Greek
Arabic
Nepali



RELIGION (TOP 5)

Roman Catholic
Anglican
Greek orthodox
Buddhism
Hinduism



EMERGING COMMUNITIES:

Nepalese, Filipino, Indian

¹The preparation of this LSPS has been informed by the population projections and household forecasts undertaken for Council by .id and using ABS Census data to 2016.

² Ibid

3.3 Special characteristics

Together with our community, we have identified the following features of our LGA that we value and wish to retain and enhance.



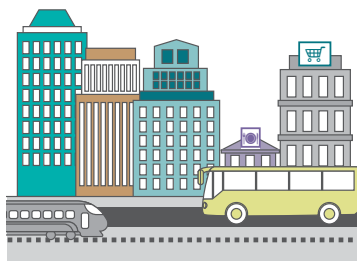
Our proximity to Sydney CBD, Sydney Airport and Port Botany



T4 and T8 train lines



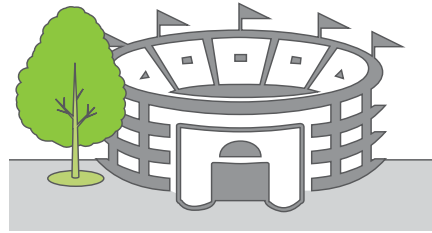
Village feel of our neighbourhood centres and low density living



Apartments close to services and transport



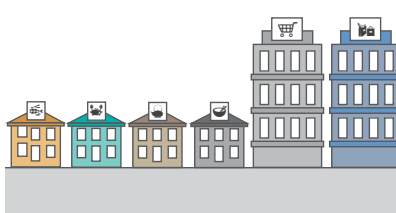
Green leafy character, green open spaces and bushland



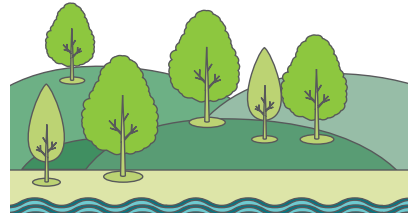
Key infrastructure such as Netstrata Jubilee Stadium and Hurstville Entertainment Centre



Strong health and education sectors in Kogarah Centre



Retail, entertainment and cultural offerings of Hurstville Centre



The Georges River and our waterways including foreshore views and vistas



Friendly, diverse and vibrant community, respecting our strong Chinese influence and welcoming everyone including emerging communities

3.4 Criteria to guide growth

The following set of criteria were defined in consultation with the community and have informed the plan's development. This criteria will continue to influence ongoing decisions around managing growth within the LGA.

1. The LGA's special characteristics are retained
2. Growth is supported by green open space, social and physical infrastructure
3. Growth areas are linked to transport corridors and frequent services
4. Kogarah and Hurstville are enhanced as strategic centres
5. All centres have a role in jobs and housing growth
6. A hierarchy of residential zones is developed
7. Evidence and community consultation provide the framework for strategic planning and decision-making.

4

GEORGES RIVER IN 2040: OUR DESIRED FUTURE

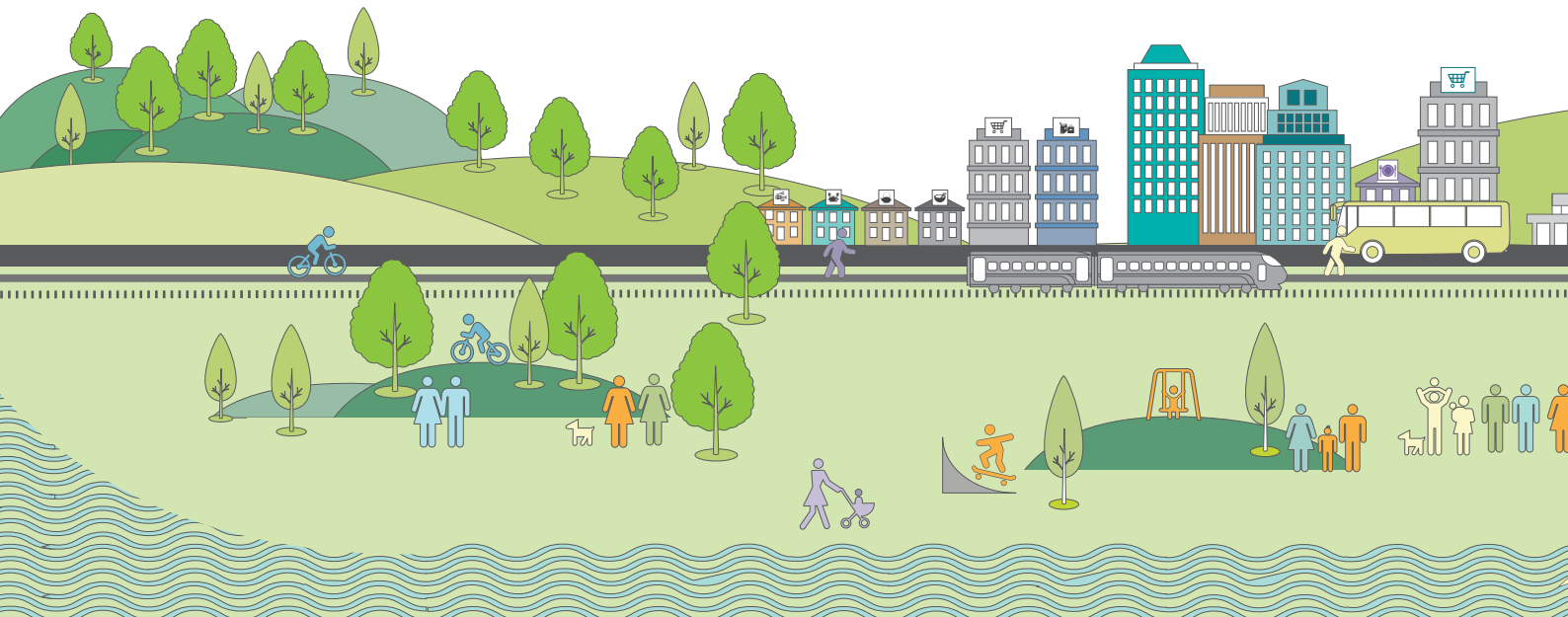
This LSPS presents a 2040 vision for land use in the Georges River LGA. We express and explore this vision through five interrelated themes:

- Access and movement
- Infrastructure and community
- Housing and neighbourhoods
- Economy and centres
- Environment and open space.

Under each theme we look at our aspirational future, the knowledge base that has framed our response and known strengths and challenges. We then provide the key actions by planning priority to deliver the desired future.

OUR VISION

*A productive place to live, work and enjoy -
with diverse, active, green, well designed and
connected places*



ACCESS AND MOVEMENT

- Less cars
- Walk and cycle to work, school, centres and transport options
- 30 minutes to and from Kogarah to Parramatta via Kingsgrove
- More and faster services on T4 and T8 rail lines
- T4 and T8 rail lines linked by limited-stop buses between Riverwood and Hurstville
- Walkable centres

ECONOMY AND CENTRES

- 'Arty' centres and public spaces
- More local jobs
- Hurstville - a Southern Sydney cultural hub
- Kogarah - a health, knowledge and innovation precinct
- Local centres with good shops and great services
- Larger centres thrive night and day

INFRASTRUCTURE AND COMMUNITY

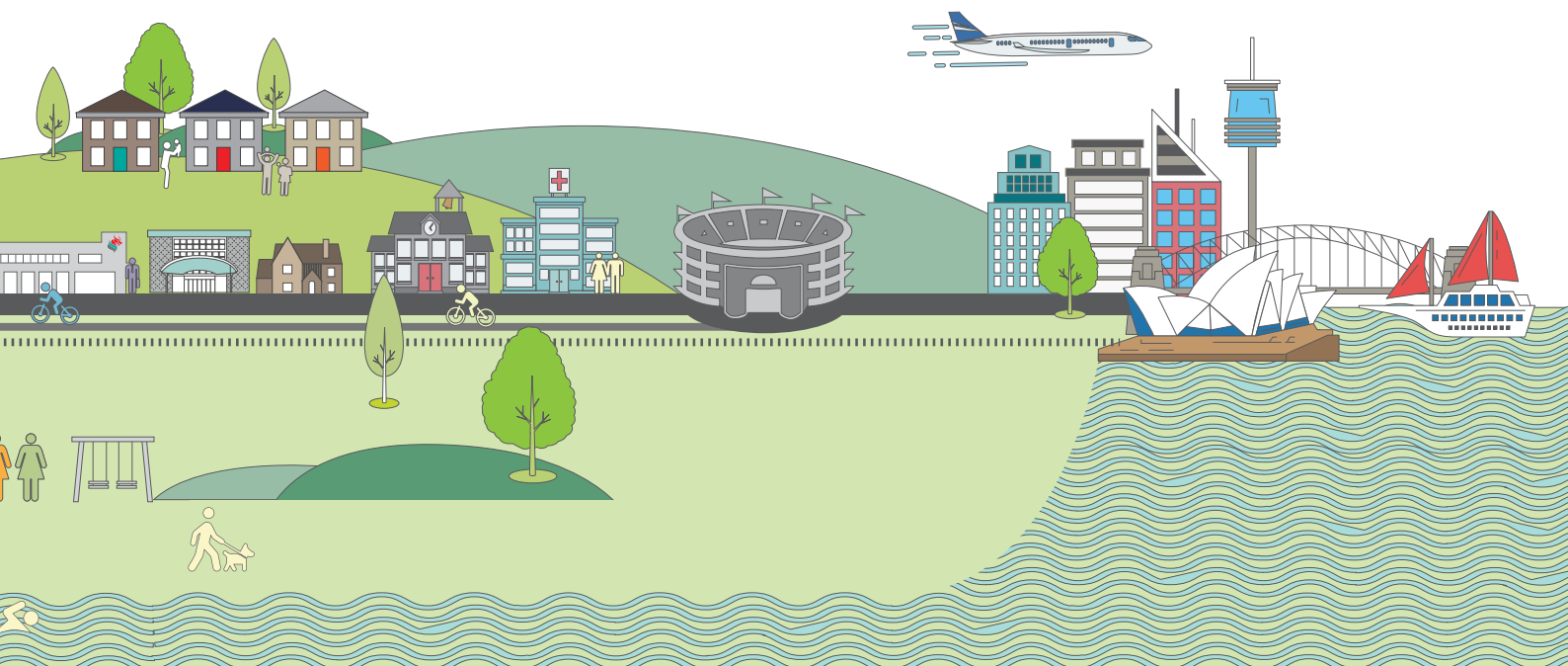
- Expansion of health and educational services in Kogarah
- A strong university in Kogarah
- Speedy, reliable internet
- Involved community

ENVIRONMENT AND OPEN SPACE

- Homes close to open space
- Corridors of blue (waterways) and green (vegetation)
- Environmentally friendly development
- Able to respond to hazards and risks

HOUSING AND NEIGHBOURHOODS

- Low-density areas retain their character
- New housing choices near transport
- Lots of trees and landscaping
- Affordable and well-designed homes



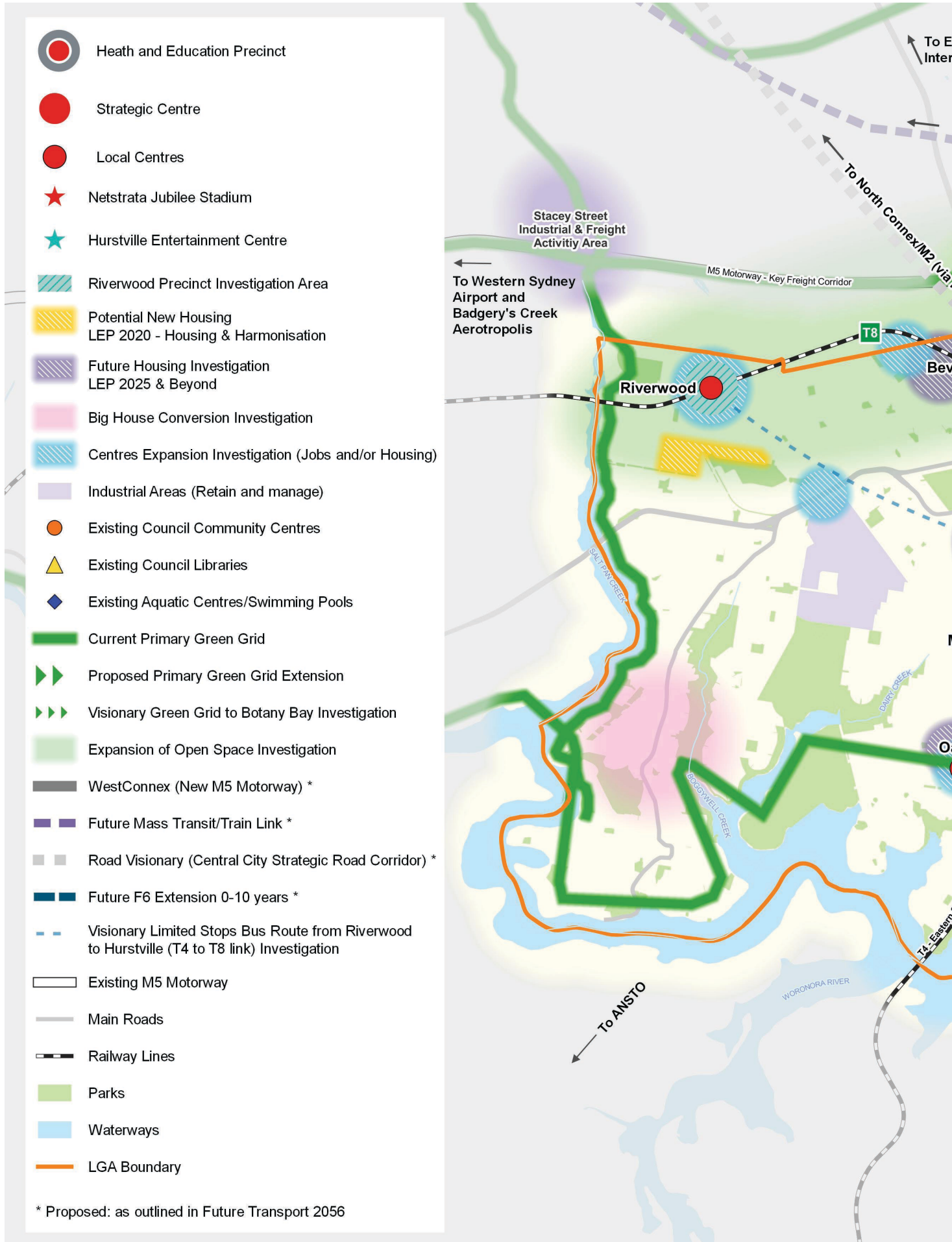


Figure 2 - Structure plan - overall

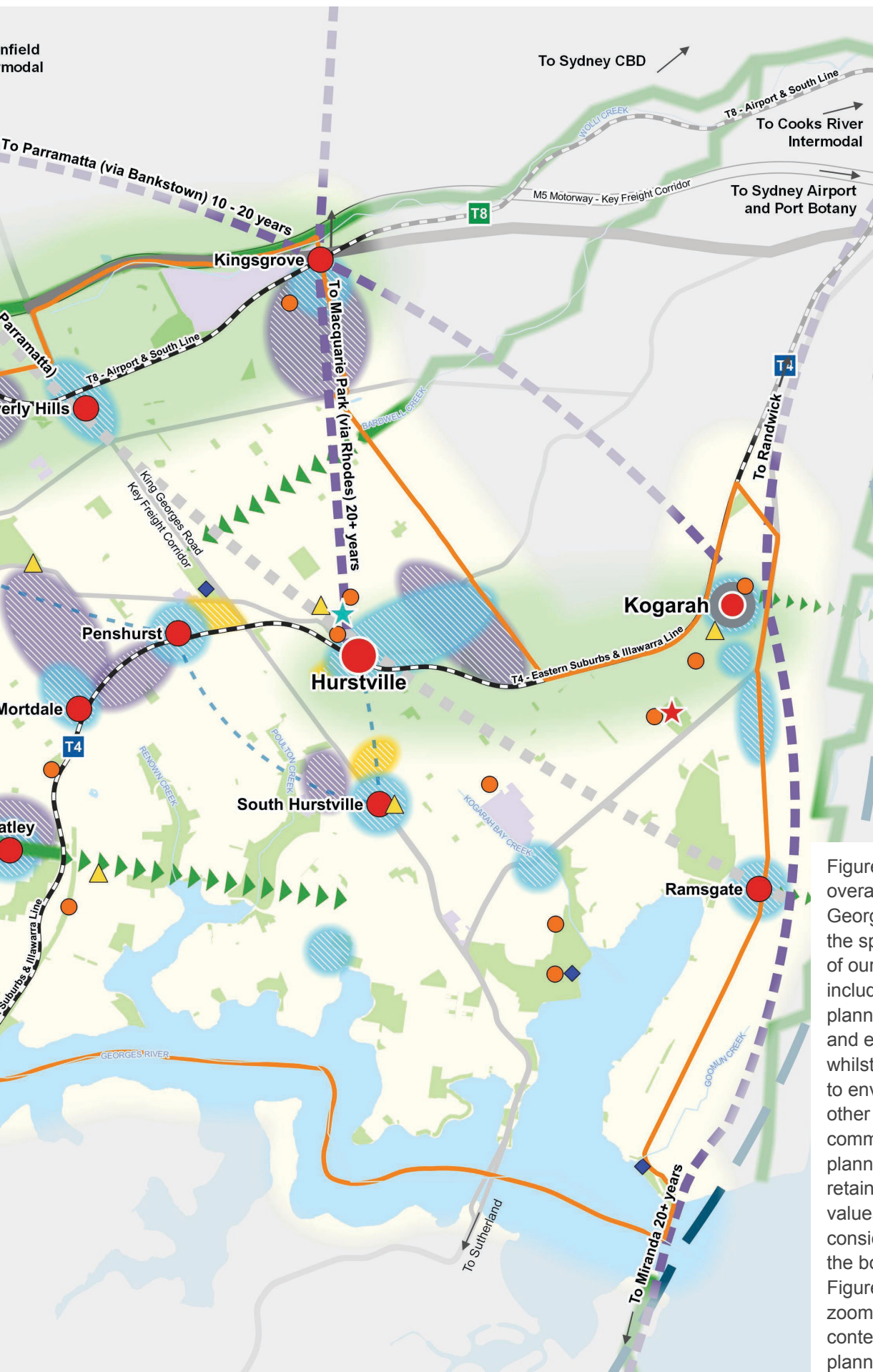


Figure 2 contains the overall Structure Plan for Georges River 2040 – it is the spatial representation of our desired future including how we are planning for population and employment growth whilst being responsive to environmental and other constraints and community values. In planning for growth whilst retaining community values, it is important to consider factors outside the boundaries of the LGA. Figure 3 represents our zoom out – the strategic context which we are planning within.

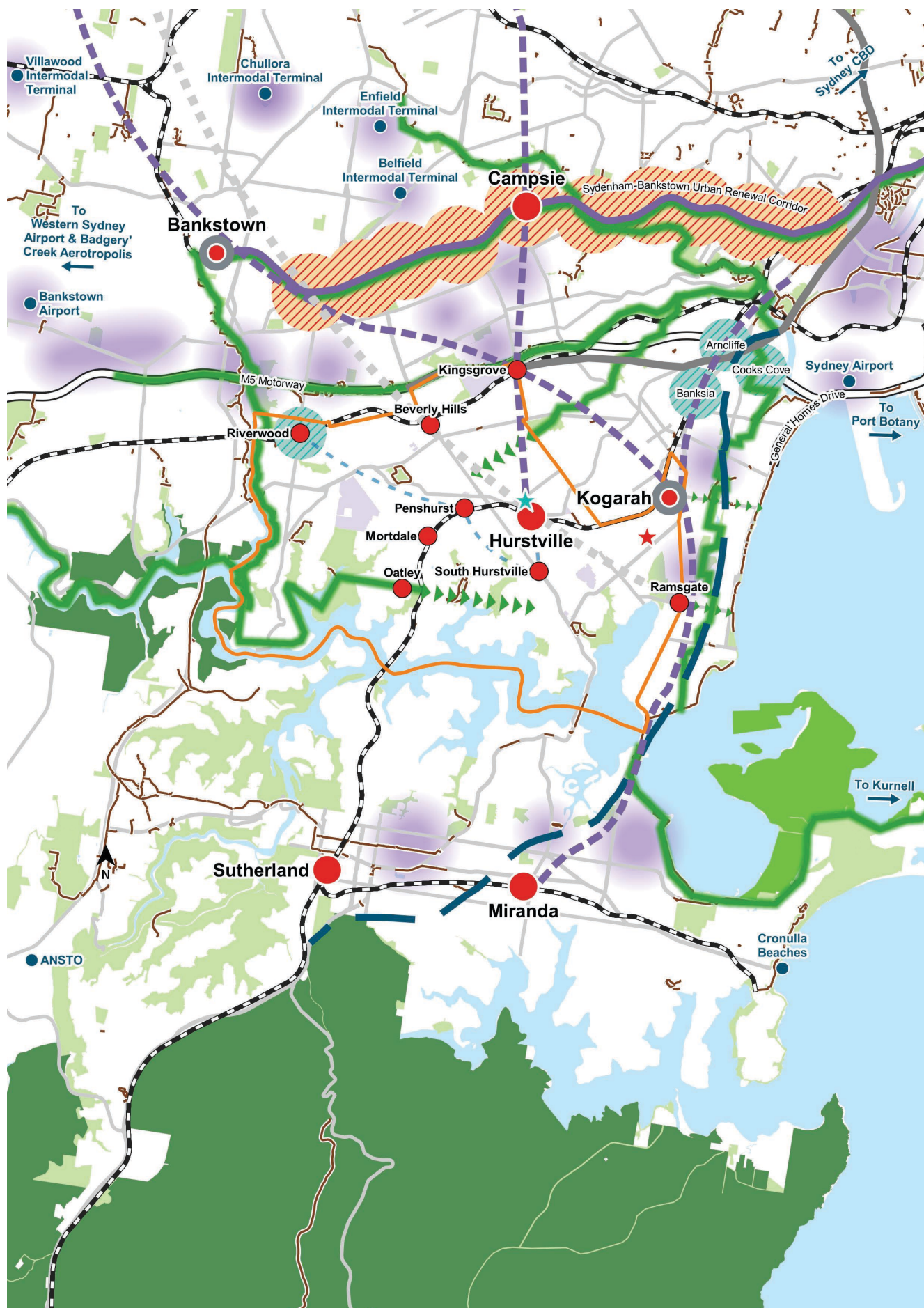





























Figure 3 - Strategic context - 'Zooming Out'

	Heath and Education Precinct		Nearby Industrial Areas		Visionary Green Grid to Botany Bay Investigation
	Strategic Centre		WestConnex (New M5 Motorway) *		Cycleways
	Local Centres		Future Mass Transit/Train Link *		Existing M5 Motorway
	State Significance Precincts		Road Visionary (Central City Strategic Road Corridor) *		Main Roads
	Urban Renewal Corridor		Future F6 Extension *		Railway Lines
	Netstrata Jubilee Stadium		South West Metro *		National Parks
	Hurstville Entertainment Centre		Visionary Limited Stops Bus Route from Riverwood to Hurstville (T4 to T8 link) Investigation		Regional Park
	Industrial Areas (within Georges River LGA)		Current Primary Green Grid		Major Local Parks
			Proposed Primary Green Grid Extension		Waterways
					LGA Boundary

* Proposed: as outlined in Future Transport 2056

5

THEMES AND PLANNING PRIORITIES

Strategic Links key:

S1-20 = alignment to South District Plan Planning Priority

Icon = alignment to Regional Plan Directions



A city supported by infrastructure



A collaborative city



A city for people



Housing the city



A city of great places



A well connected city



Jobs and skills for the city



A city in its landscape



An efficient city



A resilient city

Access and Movement



Planning priorities:

P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities

S1, S4, S8, S9, S11, S12

P2. Everyone can navigate and experience the LGA in safety

S4, S6, S11, S12

P3. Roads, footpaths and cycleways are safe, accessible and free of congestion

S4, S6, S8, S9, S11, S12

Infrastructure and Community



Planning priorities:

P4. Collaboration supports innovation and delivers infrastructure, services and facilities

S1, S2, S3, S6, S8, S9

P5. The community is involved in planning our future

S2, S4, S20

P6. Everyone has access to efficient digital connectivity

S1, S3

Housing and Neighbourhoods



Planning priorities:

P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation
S5, S6

P8. Place-based development, quality building design and public art deliver liveable places
S6, S9, S11

P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes
S5, S8, S9

P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces
S1, S3, S5, S9, S15, S16

P11. Aboriginal and other heritage is protected and promoted
S6, S11

Economy and Centres



Planning priorities:

P12. Land is appropriately zoned for ongoing employment growth
S1, S8, S9, S10

P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres
S2, S6, S8, S9

P14. Hurstville, Beverly Hills and Kogarah are supported to grow safe night-time entertainment, dining and other recreational opportunities
S4, S9

P15. All local centres are supported to evolve for long-term viability
S5, S6, S9, S11

Environment and Open Space



Planning priorities:

P16. Our waterways are healthy and publicly accessible
S13, S14

P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted
S11, S13, S14, S15

P18. An environmentally friendly approach is applied to all development
S17, S18

P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places
S4, S5, S12, S15, S16

P20. Development is managed to appropriately respond to hazards and risks
S18

THEME 1

ACCESS AND
MOVEMENT

Our future vision

New mass transit, mobility on demand, train and cycle links provide options for people to move within and outside the LGA and allow visitors to access jobs and our many scenic areas. Our active community and visitors walk and cycle safely for fun or to get around. It is the norm for children to walk, cycle or scooter to school, as there are improved crossings, shelter and links throughout the City. Our commercial centres are walkable and have strong pedestrian links for nearby residents. Bicycle parking facilities and other active transport infrastructure is provided in key locations.

Private car use and pollution is reduced with an active share economy, driverless vehicles, car and ride share facilities and electric car charging stations. Kiss and ride drop off/pick up zones are provided at mass transit stations and interchanges, education and medical facilities.

Our residents have 30 minute access to the Eastern Harbour City with more frequent 'turn up and go' rail services, as well as efficient access to the Central River City and Western Parkland City.

Kogarah is a transport hub with new mass transit and train links to Bankstown through Kingsgrove and then on to the City of Parramatta. A new link is being constructed from Miranda through Kogarah to Randwick which will connect the hubs to each other and Sydney Airport. In the near future there will also be a new mass transit/train link from Hurstville to Macquarie Park via Rhodes. Improved connectivity between the T8 and T4 lines has accompanied revitalisation and growth in Riverwood and other growth precincts in the LGA.

The new on/off ramp to the M5 Motorway at Kingsgrove links the established industrial and urban services precinct to the Central River City and Western Parkland City, including the now-established Nancy-Bird Walton Airport. The F6 Motorway brings improved connectivity between the southern and western districts of Sydney with Kogarah directly benefitting from its travellers and the passing trades. With better access to Sydney Airport and Port Botany, particularly from Kingsgrove and Kogarah, people and freight move more easily on State roads to get to their destination without compromising local traffic.



Strengths

- Central location and close to Sydney Airport, Port Botany and other key freight transport terminals
- Well positioned to access the Eastern Harbour City, Central River City and Western Parkland City
- Most residents can already access many areas of the Eastern Harbour City in 30 minutes
- Gateway to Sutherland Shire and beyond to the Illawarra Region.

Opportunities

- Proposed transport links from Kogarah to Parramatta via Bankstown, Miranda to Randwick via Kogarah and the Central City Strategic road corridor (North Connex to Southern Sydney) from Ramsgate to Hornsby
- Committed F6 Extension Stage 1 and proposed Stage 2 provides Kogarah with the opportunity to capture additional passing trade
- A revitalised Riverwood to provide an opportunity for a transport interchange to link the T4 and T8 rail lines, along with other growth precincts in the LGA
- The development of a Principal Cycling Network with connections well beyond the LGA
- On demand and/or limited-stop transport connecting more isolated areas of the LGA could deliver a 10 minute LGA.

Challenges

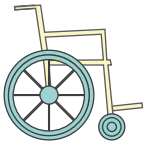
- Additional public transport is needed with existing rail services at or above capacity
- Limited connected cycleways
- Traffic and congestion on State roads (King Georges Road and Princes Highway) and in the strategic centre of Hurstville
- Balancing the need to accommodate population growth and much needed transport infrastructure corridors, including freight
- Limited public transport in the LGA's western and foreshore areas
- No direct rail access to Parramatta
- No express rail linking Kogarah and Sydney's CBD
- Continued reliance on private vehicles causing increased road congestion and poor environmental outcomes.

Figure 4 - Structure plan - access and movement



* Proposed: as outlined in Future Transport 2056

6.1 Strategic context



Approx. **4.4%** of our community needs help in areas such as self-care, physical movement or communications due to disability – many of these people are 80 or over



Nearly a third of residents use public transport to travel to work – a greater share than the Greater Sydney average (**22.6%**). Just over half (**52.1%**) use a private vehicle, compared to **57.6%** in Greater Sydney

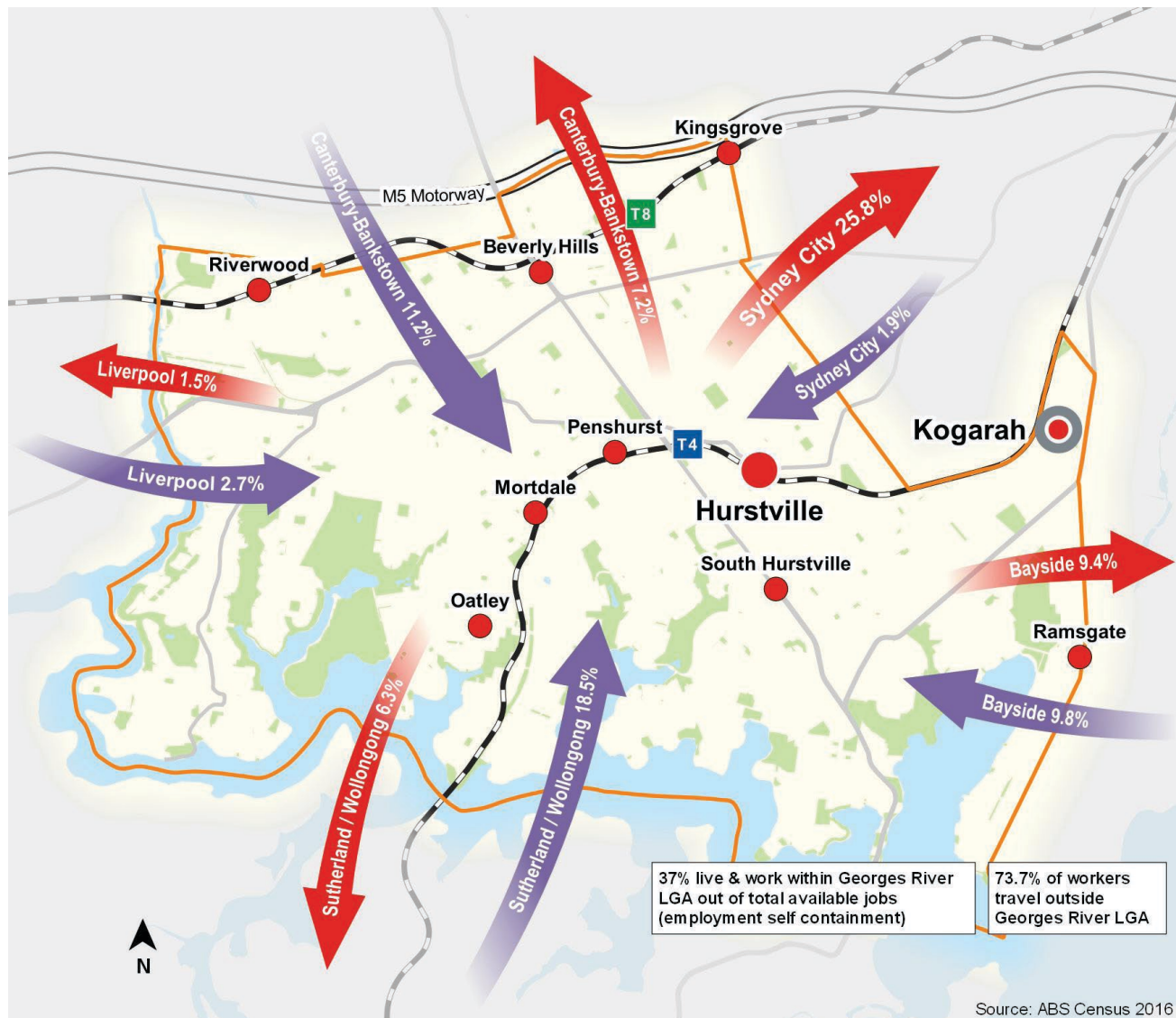


Each day **125k** patrons use our **11** rail stations
56% of train commuters use Hurstville and Kogarah stations and only **7%** use Riverwood



On an average day in 2018, around **58,000** vehicles travelled northbound from Sylvania, via the Princes Highway into our LGA, while around **26,000** travelled from Taren Point via Rocky Point Road

Figure 5 - Journey to work patterns



Access

Good access to the Sydney and Western Sydney Airports, the M5 Motorway and the future F6 Motorway – and the rest of the orbital motorway system is supported by the important north-south links of King Georges Road and Princes Highway, which connect the LGA to the Sydney CBD and the rest of Greater Sydney.

The LGA is serviced by two rail lines, the T4 Illawarra Line to the south and the T8 East Hills Line to the north, with 11 stations within or immediately adjacent to the LGA. As the number of people and jobs in the LGA increase, this growth can be better aligned with infrastructure through place-based infrastructure priorities to enable greater transport efficiency.

30-minute city

Many of our residents are already enjoying the convenience and efficiency of the 30-minute city due to the concentration of homes and jobs around train stations across Georges River – refer to Figure 5 for journey to work patterns.

Limited public transport in the LGA's western and foreshore areas requires us to look at innovative public and private transport measures to address these shortfalls.

As we grow, place-based planning for transport networks is required to make it easier for people to walk or cycle for short trips and for people to get to facilities and services, and between our employment centres.

Transport infrastructure and services

Better connections and services between Georges River's centres and other metropolitan and strategic centres around Greater Sydney will improve quality of life and productivity for the people who live and work in the LGA – refer to Figure 4.

The T4 and T8 rail lines are generally close to or above capacity during peak hour commutes. The State Government's 'More Trains, More Services' Program focusses on these lines. However, given that capacity on the T8 line is likely to be improved as a consequence of the Sydney Metro City and South West rail upgrades, passenger access between both lines, and to the T4 line generally should be improved. The planned urban renewal of

the Riverwood Precinct will provide an opportunity to collaborate with state agencies to potentially deliver a new transport interchange to facilitate better rail linkages and access.

Currently there is no direct rail access to Parramatta which makes it difficult for our residents to access employment and other opportunities based in the Central River City. Also, access to the M5 Motorway at Kingsgrove is currently limited to eastbound vehicles. As we explore the future potential of Kingsgrove and any synergies with the Western Parkland City, we will need to advocate for a westbound vehicular access on the M5.

The *Future Transport Strategy 2056* proposes NSW Government investments in transport infrastructure such as new mass transport links, improved services and road corridors.

The following NSW Government major transport proposals will have significant implications across the LGA and the South District:

- 0-10 years for investigation initiatives: F6 Extension - Kogarah to Loftus, Parramatta to Bankstown to Hurstville/Kogarah rapid bus link
- 10-20 years for investigation initiatives: Parramatta to Kogarah mass transit/train link, completion of Maldon to Dombarton railway line (to allow T4 frequency improvements)
- 20+ years visionary initiatives: Train/mass transit link Macquarie Park to Hurstville via Rhodes, extension of the South East mass transit/train link to Miranda, a future strategic road corridor linking NorthConnex near the M2 with Greater Parramatta and the F6 in Southern Sydney.

As these proposals are progressed, Council will need to review and revise its LSPS and relevant structure plans to influence the alignment of these major transport initiatives and ensure that opportunities for accommodating additional homes and jobs in the context of a 30 minute city are maximised.

In the meantime, Council will continue to advocate for increased bus and rail service frequencies. We will also look for local solutions to ease congestion on rail links and provide infrastructure to support non-vehicle travel to our train stations.

Freight

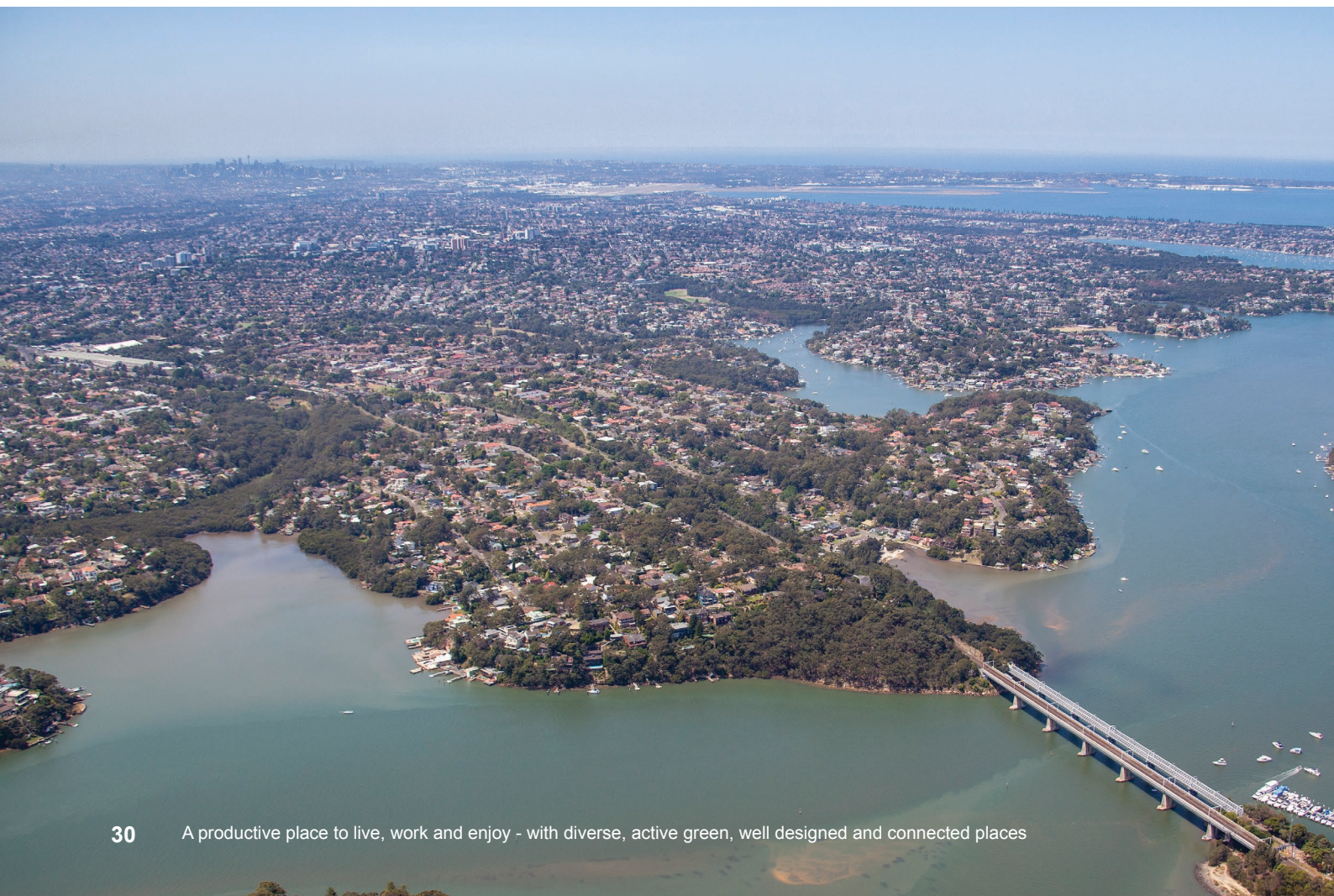
While there are no notable heavy freight activity precincts in the LGA, the M5 and King Georges Road are classified as National Land Transport Network roads for heavy vehicles. These roads need to be protected and buffered from residential encroachment where necessary to allow for the on-going efficacy of the broader freight network.

The T4 Illawarra Line is also part of the Greater Sydney Freight Rail Network. The nearest freight intermodals are Enfield and Cooks River. To the north east of the LGA is the regionally significant Stacey Street Industrial Precinct that plays an important role in the movement and storage of freight flowing through from the Enfield and Yennora intermodals.

With estimates that e-commerce sales will double every five years the number of deliveries via 'light' freight vehicle movements will continue to grow. These new urban freight movements comprise not only deliveries to wholesale and retail distributors but also increasingly to and between residential areas. Planning will need to respond to the growing

number of deliveries made by light vehicles in terms of access and egress to larger scale developments, as well as provision for appropriately located urban freight distribution centres.

About 80% of all freight is moved by road in Greater Sydney, and this can bring additional traffic, noise and air pollution. Larger freight and passenger movements should be separated where possible, particularly on public transport corridors. We need to support efficient freight movements and protect key freight corridors whilst considering the implications of these near the places where people live and the LGA's local centres. Council is committed to its ongoing proactive mitigation of noise and air pollution.



6.2 Delivering the 2040 vision

Local Planning Priorities	Key Actions	Timeframe
P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities	A1. Advocate to the NSW Government to: <ul style="list-style-type: none"> Alleviate the current and future congestion on the T4 and T8 train lines Provide express train services at Kogarah during peak hours Investigate feasibility of 24 hour rail services between metropolitan and strategic centres to accommodate shift workers Investigate a new on/off ramp to the M5 Motorway to improve access to Western Sydney at Kingsgrove Prioritise the Parramatta to Kogarah mass transit/train link as a rail link between the T4 and T8 lines (10-20 years) Extend the South East mass transit train link between Randwick and Miranda (20 years+) Deliver a new train/mass transit link from Macquarie Park to Hurstville via Rhodes (20 years+) 	Short to long term
	A2. Collaborate with the NSW Government to: <ul style="list-style-type: none"> Work with other councils in the South District to identify and agree on the most strategic and beneficial Stage 2 F6 extension corridor for the District Regularly monitor and improve the transport corridors from Kingsgrove and Kogarah to Sydney CBD, Sydney Airport and Port Botany Protect the efficacy of current and future freight corridors Regularly monitor and explore options to alleviate current and future congestion on the Princes Highway and King Georges Road As part of the Riverwood Planned Precinct: <ul style="list-style-type: none"> Prioritise and identify a preferred corridor for a public and active transport linkage between the T4 and T8 train lines as part of the Riverwood Planned Precinct process and/or as part of the Parramatta to Bankstown to Hurstville/Kogarah rapid bus link investigation Consider cumulative impacts on the local road network surrounding Riverwood and incorporate observed and potential increased parking rates as part of the Riverwood Planned Precinct TMAP Explore options for additional express train services at Riverwood during peak hours as part of the Planned Precinct process Consider the LGA's planned growth precincts in determining the southern alignment of the Central City Strategic Road Corridor, North Connex to Southern Sydney (20 years+) Once committed and funded, identify land to be reserved in future LEPs to deliver longer-term train/mass transit and/or road corridors Explore options for 24 hour bus lanes and/or T3 transit lanes along key corridors 	Short to long term

Local Planning Priorities	Key Actions	Timeframe
P2. Everyone can navigate and experience the LGA in safety	A3. Prepare a LGA-wide Transport Strategy for all modes of transport, including active transport with a focus on: <ul style="list-style-type: none"> Connecting neighbourhoods and centres Improving external connections Access to proposed growth precincts Managing local, district and regional freight routes 	Short to medium term
	A4. Prepare a TMAP for the Kogarah Collaboration Area	Short to medium term
	A5. Collaborate with the NSW Government to deliver a cycleway along the T4 and T8 lines	Short to medium term
	A6. Collaborate with the NSW Government for safe crossings over King Georges Road, especially at Beverly Hills	Short to medium term
	A7. Collaborate with the State Government in future investigations regarding the routes for the potential mass transit links to Parramatta and Macquarie Park	Medium to long term
P3. Roads, footpaths and cycleways are safe, accessible and free of congestion	A8. Prepare a PAMP for key centres that incorporates safe pedestrian movements	Short to medium term
	A9. Advocate to the NSW Government for additional bus stops and routes across the LGA, particularly where growth is proposed	Short to medium term
	A10. Advocate to the NSW Government to investigate on-demand bus services in the south east and south west of the LGA	Short to medium term
	A11. Provide for kiss and ride drop off/pick up zones at stations, major bus interchanges, hospitals and schools as they are renewed	Short to medium term
	A12. Provide controls for the provision of facilities to support the operation of car and ride sharing in high density residential and commercial centres in Council's Development Control Plan (DCP) 2020	Short term
	A13. Provide provisions that encourage people to walk or cycle around local neighbourhoods in Council's DCP 2020	Short term
	A14. Collaborate with the NSW Government to deliver additional multi-use commuter car parking at train stations to encourage public transport use, such as Beverly Hills	Short to medium term
	A15. Require travel plans for all major new development and businesses in Council's DCP 2020	Short term
	A16. Develop design standards in DCP 2020 to accommodate emergency and service vehicles access to medium and high density development	Short to medium term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Measures and targets

Increased resident satisfaction with NSW Government public transport (Baseline of 61% in 2018)

Increased resident satisfaction with the condition of local roads, footpaths and cycleways
(Baseline of 78% in 2019)

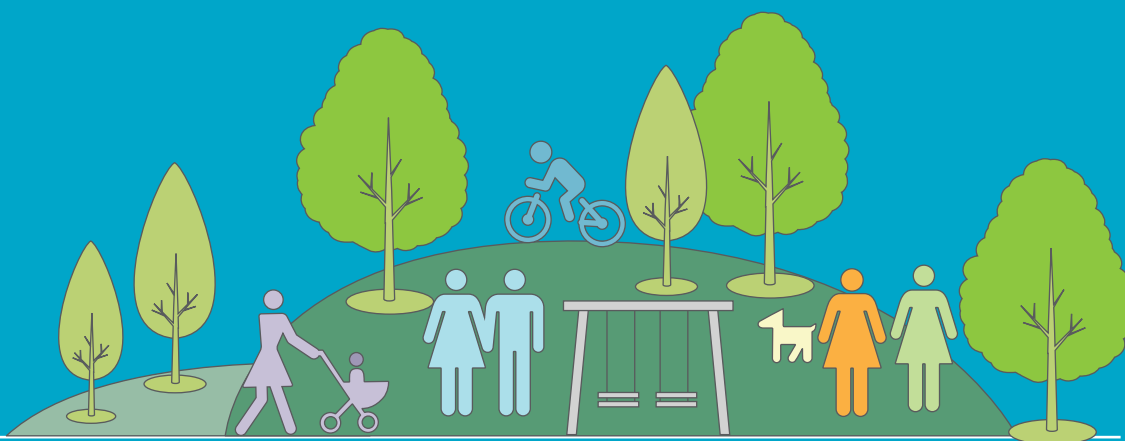
Reduced demand for on street car parking
(Baseline occupancy rate is >85% in 2017, which is above practical capacity)

Increased peak hour services to and from Hurstville, Kogarah and Riverwood to the Sydney CBD
(Baseline average number of limited-stop services per peak hours – Hurstville 17, Kogarah 6 and Riverwood 6)





“We need to build cycleways now before the density increases otherwise it will be really hard to do in the future” - Local resident



THEME 2

INFRASTRUCTURE AND COMMUNITY



Our future vision

Our lifestyle is supported by high quality digital, grey and enabling public, infrastructure and services. The City is a safe place to live, work and enjoy life.

Our hospitals and health services have been expanded, especially around the Kogarah Health and Education Precinct. They provide links to universities and world class health care and trauma services across NSW. Outpatient services are supported by quality medi-hotels and accommodation for people receiving treatment and their families. We have outstanding education clusters providing higher education choices such as TAFE and universities which attract local and international students.

There are many opportunities where people can meet each other and connect. The co-location and

sharing of family, economic, creative and cultural interests bring richness and harmony to the lives of people in our City. Community hubs or clusters of facilities are focal points for these activities. Each hub provides a range of opportunities for people to participate in community life. Our public spaces and facilities respond to the cultural characteristics of our diverse community with many opportunities for festivals and events. We have a number of unique art and culture trails that attract residents and visitors. Public art is a feature of many of our centres. There are also a range of spaces to cultivate local, home-grown artists, scientists, dancers, inventors, makers, writers, musicians and athletes. Community engagement is valued and embraced.



Strengths

- Digital infrastructure such as smart bins in public spaces is already offering improved maintenance scheduling
- Proximity to community and recreational facilities in neighbouring LGAs
- A significant capital works program to upgrade our parks and centres
- Existing premium facilities – Netstrata Jubilee Stadium and Hurstville Entertainment Centre
- Hurstville Oval - No. 1 ground in NSW Premier Grade Cricket
- Penshurst Park - Regional Sporting Hub

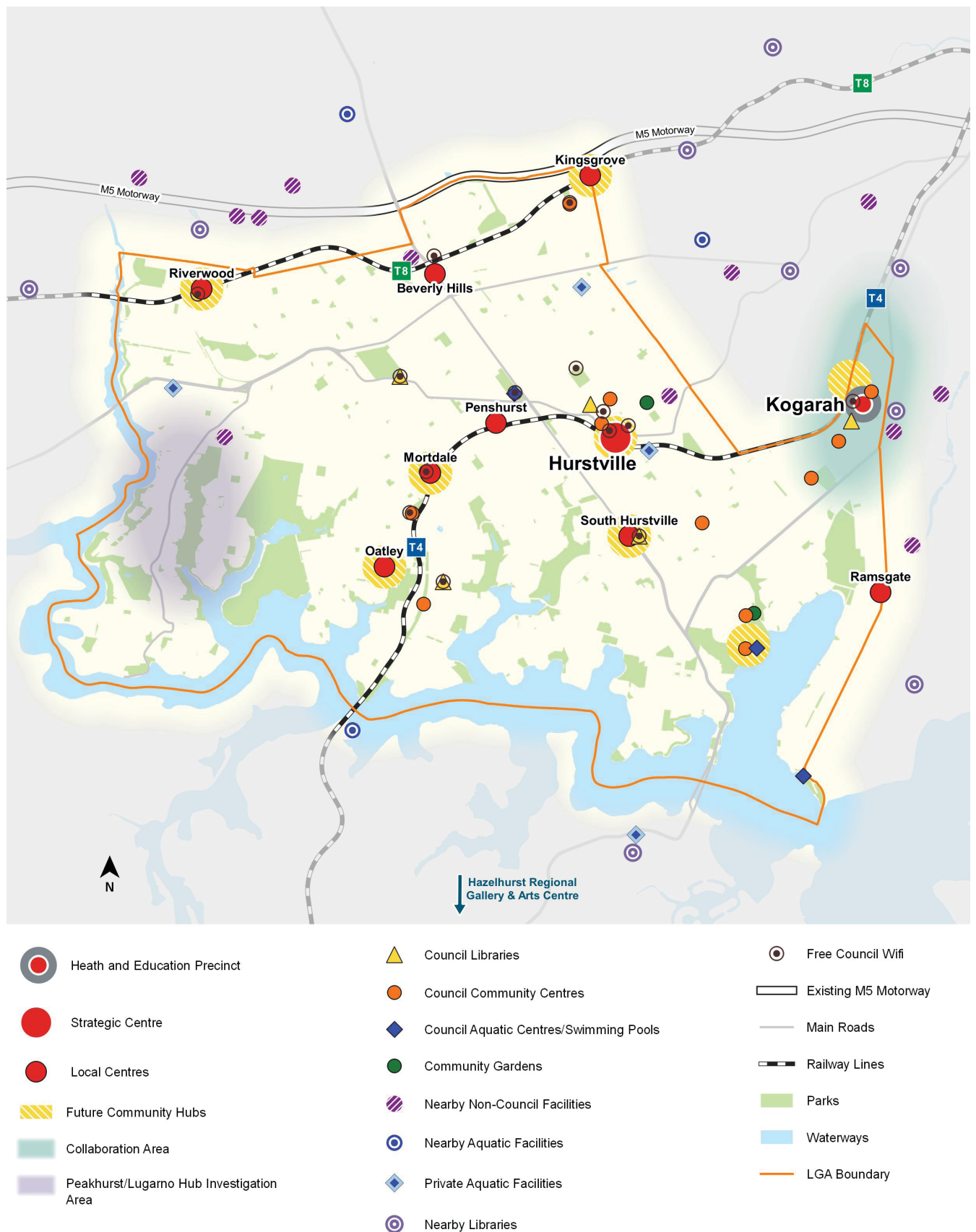
Opportunities

- Collaboration across government for improved local and regional outcomes
- New development enables renewed or additional enabling infrastructure
- Autonomous vehicles, robotics, drones, artificial intelligence, battery storage, automation, computing speed and device connectivity to support a low-carbon, connected economy
- Enhancement of Strategic Centres will provide more opportunities for social meeting spaces through improved infrastructure
- More appropriate provisions for shade in new and upgraded outdoor Council community and recreation facilities to support the prevention of skin cancer

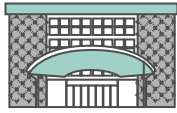
Challenges

- Providing library and community facilities in the right locations
- Approved or commenced development impacts existing infrastructure
- Older Council assets are near the end of their lifecycle
- Sporting facilities at capacity and limited land for new facilities
- Existing infrastructure will need to be upgraded to match demand
- Having the right cultural facilities in the right locations to meet diversity of needs.

Figure 6 - Structure plan - infrastructure and community



7.1 Strategic context



34 Council community facilities

9 Council community facilities with hireable space

Many community facilities < than 500sqm



5 Council libraries Hurstville, Kogarah, Oatley, Penshurst and South Hurstville

Existing library shortfall of **1,800sqm** in 2016. By 2040, shortfall of **2,399sqm**

86% of total library floor space in Hurstville and Kogarah



Currently **two pilot projects** trialling clusters of smart furniture in six locations: Hurstville CBD, two at Olds Park in Peakhurst, Mortdale Town Centre, Timothy Reserve, Hurstville and Kogarah Town Centre



6 Council child care centres **57** private child care centres

48 public and private schools

TAFE NSW St George and Sutherland Clinical School – University of NSW

2 major public hospitals, **1** major private hospital and **3** smaller private hospitals



1 Entertainment Centre

1 Stadium



3 Council owned aquatic facilities (1 currently closed)

Community facilities

Most of Council's hireable community space is in and around Hurstville and Kogarah. Additional community space varies in other parts and is particularly limited in the LGA's west.

As the population has increased, this has not been matched by a noticeable increase in the gross floor area of community facilities. Social infrastructure should be available in different sizes and for different uses as the population grows and diversifies.

Creating opportunities to increase shared use and more flexible use of new and existing facilities (both private and Council owned) can promote greater connectivity between our residents. Multipurpose and flexible community spaces will require investigations of land use needs.

Libraries

Our five libraries are concentrated towards the centre of the LGA with Hurstville and Kogarah libraries making up 86% of the LGA's library floor space. Twelve libraries outside the LGA may be utilised by Georges River residents as can be seen in Figure 6. However, we still have a significant undersupply of library space - an additional 1,800sqm of library space is required to adequately serve our current population today - without additional space, we expect this shortfall to increase to more than 2,399sqm by 2040.

Recreation infrastructure

The supply of sports fields and multipurpose aquatic facilities has not kept pace with population increases. While there has been investment in synthetic fields and additional opportunities are afforded by our proximity to the recreation facilities in neighbouring LGAs, additional capacity will need to be provided within Georges River.

Digital infrastructure

The nature of jobs and education will transform with technological change; as this occurs, Council, with other levels of government, will set policies to deliver the right local infrastructure to support digital connectivity for all residents. This is already important for residents and families on lower incomes who have growing technological needs.

Council provides free Wifi at 5 libraries and 7 public places within four of our centres. While we have started to install smart technology in the centres of Hurstville, Penshurst, Kogarah and Mortdale we must ensure digital infrastructure can respond to structural shifts in the economy and to the increased demand for online social and economic connectivity.

Utilities

As we grow, the provision of enabling infrastructure to meet increased energy, gas and water demands will become even more important for our residents and businesses. This infrastructure will support our centres, industry and community and will need to be flexible, adaptive and locally sustainable. Securing the provision of these utilities will need to be explored in partnership with providers, State Government and other South District councils.

Schools

The NSW Department of Education estimates that an extra 31,600 students will need to be accommodated in both government and non-government schools in the South District by 2036. Georges River LGA currently has 48 public and private schools. By 2036 the LGA would experience a growth of approximately 2,300 primary school children and 2,000 high school children. A projected increase in school aged children of 30 per cent necessitates planning for new and more innovative use of existing schools.

Transport Infrastructure

Transport infrastructure is covered in Section 6 – Access and Movement.

7.2 Delivering the 2040 vision

Local Planning Priorities	Key Actions	Timeframe
P4. Collaboration supports innovation and delivers infrastructure, services and facilities	A17. Adopt a policy statement that zoning changes will be contingent on the existing or suitable infrastructure provision and services	Short to long term
	A18. Investigate appropriate infrastructure funding options where there is an uplift in density	Short to long term
	A19. Review plans and policies relating to the following sections of the Environmental Planning and Assessment Act 1979 (EP&A Act): <ul style="list-style-type: none"> Section 7.4 Planning agreements Section 7.11 Contribution towards provision or improvement of amenities or services and Section 7.12 Fixed development consent levies 	Short term
	A20. Implement a MOU between Council and the NSW Government for shared community and recreation facilities	Long term
	A21. Advocate to the NSW Government to provide expanded and new education facilities to meet demand, particularly in new housing investigation areas	Short to medium term
	A22. Explore a District-wide and holistic approach to funding delivery and maintenance of social, asset and recreational infrastructure	Short to medium term
	A23. Provide shade in new and upgraded outdoor Council community and recreation facilities	Short to long term
	A24. Collaborate with adjoining councils on potential infrastructure upgrades in places like Riverwood Planned Precinct, Kogarah Health and Education Precinct, Ramsgate, Narwee and Kingsgrove	Short to long term
	A25. Develop the Hurstville Civic Precinct as the regional cultural hub with premier library, community, performance, museum and gallery facilities	Medium to long term
	A26. Consolidate Netstrata Jubilee Stadium as a regional sporting and entertainment hub, a premier sporting precinct with a range of recreation and entertainment options	Short to medium term
	A27. Create the new Penshurst Park regional sporting hub including the LGA's premier aquatic and indoor recreation facility	Short term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Local Planning Priorities	Key Actions	Timeframe
P4. Collaboration supports innovation and delivers infrastructure, services and facilities (cont.)	A28. As part of major redevelopments explore mechanisms and precincts to deliver additional infrastructure including education, cultural sporting and aquatic facilities, public spaces, multi-purpose community hubs	Short to long term
	A29. Investigate the needs of emerging communities around infrastructure and public places	Short to long term
	A30. Collaborate with the NSW Government and State owned corporations to deliver adaptive and flexible enabling infrastructure (energy, gas and water), especially in areas of housing and employment growth	Short to long term
	A31. Investigate Council and partner opportunities for additional sports grounds, playing fields and aquatic facilities	Short to long term
	A32. Investigate the use of recyclables in the provision of essential infrastructure such as roads, cycleways and public street furniture	Short to medium term
	A33. Develop a smart streets strategy as part of delivering the vision for vibrant streets (Transport 2056) across the LGA	Medium term
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	Short to long term
	A35. Report to the community on progress of this LSPS during each Council term	Short to long term
	A36. Engage the community in the review of this LSPS during each Council term	Short to long term

Local Planning Priorities	Key Actions	Timeframe
P6. Everyone has access to efficient digital connectivity	A37. Implement Smart Cities pilot in three sites to improve access to digital technology for residents, businesses and visitors	Short term
	A38. Investigate additional free Wi-Fi and technology solutions in new and upgraded Council facilities and in public places through place-making	Short term
	A39. Prepare a Digital Data Policy for safe data capture, analysis and use to guide Council decisions around its Smart Technology Program and infrastructure provision	Short term
	A40. Advocate to the Australian Government for priority access to the NBN	Short term
	A41. Collaborate with the Federal Government and private sector service providers to investigate the demand, opportunities and constraints of telecommunications infrastructure provision across the LGA	Short to long term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Measures and targets

Increased resident satisfaction with the quality of life in the local government area (Baseline of 83% in 2018)

Increased resident sense of living in a community (Baseline of 61% in 2018)

Improved perceptions of safety (Baseline of 85% in 2018)

Increased availability of smart social spaces within the LGA (Baseline to be developed for 2019)



"I value the consultative processes that are occurring and I encourage you to keep it up. An open, transparent democratic process helps us all" - Local resident



8

THEME 3

HOUSING AND NEIGHBOURHOODS



Our future vision

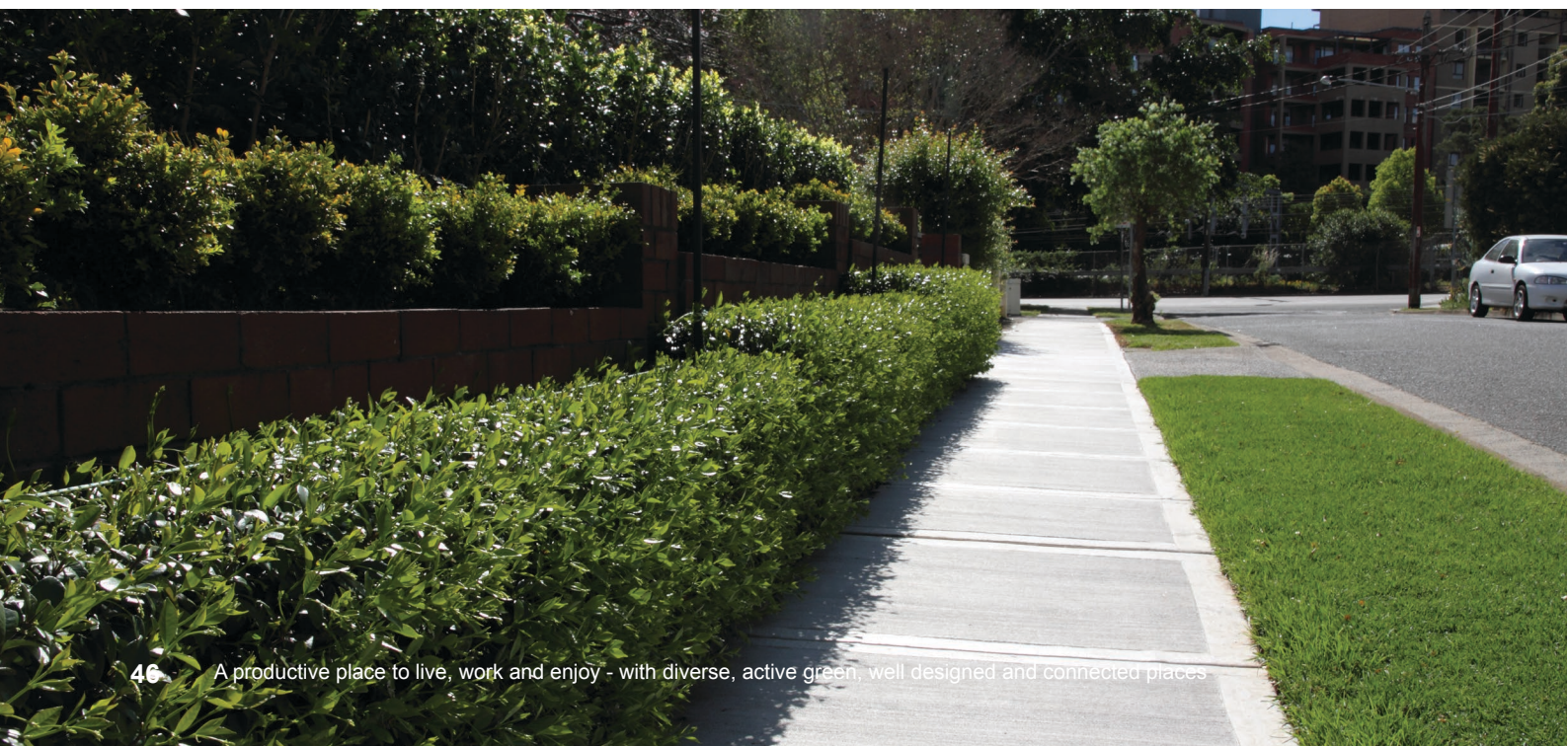
Residents and visitors enjoy the distinctive mix of the urban and suburban feel of our City. People can explore what the area offers from the green, vibrant, busy cultural heart of Hurstville to the bustling health and knowledge hub of Kogarah or the boutique feel of our suburbs. People connect in great places enjoying the range of gathering options on offer. The heritage fabric of our City is retained and enhanced to be enjoyed by current and future generations.

Our community has access to a choice of high quality housing across the LGA. The mix of housing types and sizes are located appropriately to meet the needs of people at different life stages, with differing incomes and lifestyles. People enjoy the urbane lifestyle that high density living provides, particularly around urban transport interchanges and centres. These buildings are complemented by vibrant streets and green spaces.

Our suburban areas provide various options for different sized families and households - from free standing homes to terraces, while still incorporating the character of the past.

Good design that produces functional, user friendly, enjoyable and attractive places and spaces is the benchmark for all developments. Great places are purposefully planned and designed to be healthy, safe and inclusive for people of all ages and abilities. Neighbourhoods are easy to get around due to the well-connected urban areas. People enjoy private, safe spaces with adequate sun and minimal wind.

Landscaping and trees around safe public spaces soften buildings, shade paved areas, reduce heat, minimise wind and bring life and greenery to local areas.



Strengths

- Public spaces and parks are being upgraded through Council's Capital Works Program in centres and other key localities
- Ongoing supply of units in and around the Hurstville City Centre and Kogarah Town Centre
- People value the character of their suburban areas

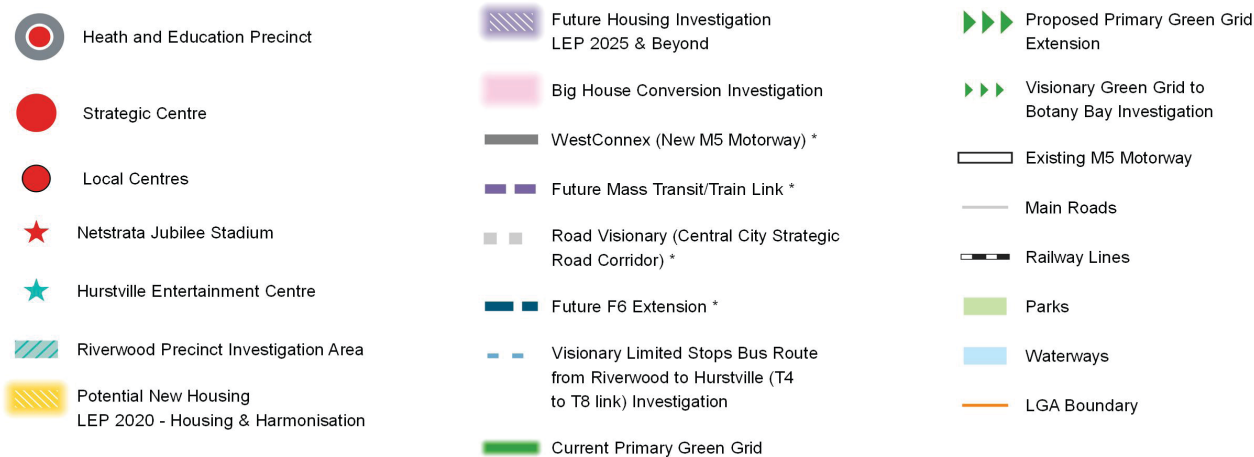
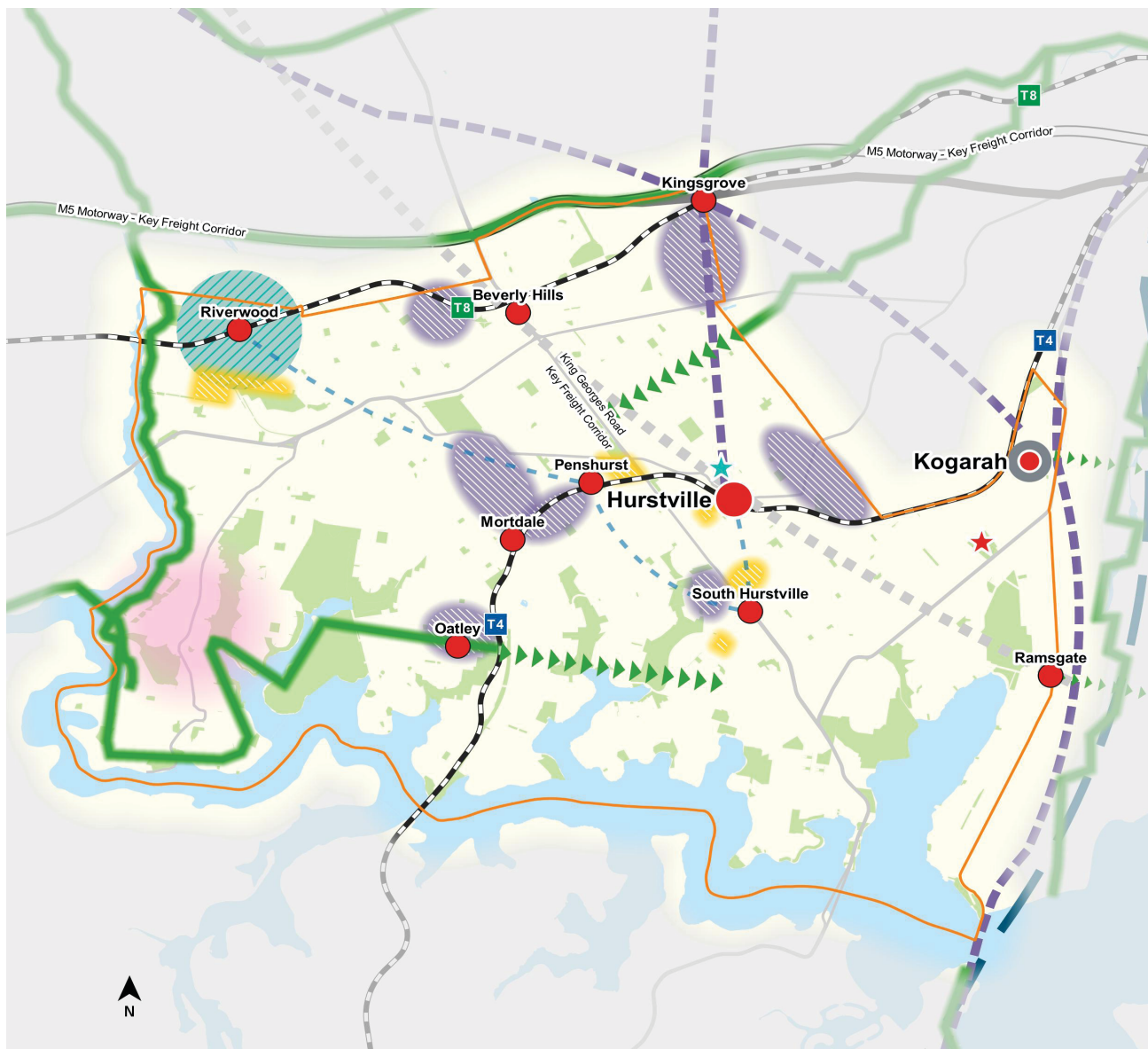
Opportunities

- Medium to high density housing around transport nodes will provide convenience and accessibility
- Opportunities to increase access to housing and jobs along future new transport links
- New open, social spaces can be created in our Strategic Centres
- Place-making initiatives in our neighbourhoods such as pop-up events can be facilitated through local guidelines and controls and supported by an Activation Plan

Challenges

- Development is limited on land classified as foreshore, flood prone or bushfire affected
- Infrastructure is generally provided after housing is delivered
- New housing must be delivered without losing what people value
- Existing mismatch in household composition and supply of dwellings
- Facilitating a supply of a diversity of housing
- Increasing the supply of inclusive / affordable housing stock for very low to medium income households (including key workers)

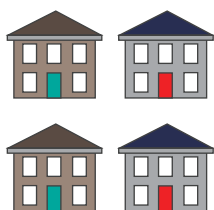
Figure 7 - Structure plan – housing and neighbourhoods



* Proposed: as outlined in Future Transport 2056

8.1 Strategic context^{3.}

2016	2036 Forecast
Population growth at around 1.6% a year for the last 10 years	Expected average annual growth rate of 0.9% will mean a population of 185,000 people
Slightly higher proportion of young adults (20-29 years) and older adults (75 years+)	A larger proportion of older people and fewer young adults
54,491 homes, with another 4,800 added to the stock between 2016 and 2021	Target of approximately 14,000 additional dwellings from 2016
41.2% of households are small, only 34% of dwellings are small	45.6% of households will be small and expected supply of smaller dwellings is 35.7%



Of the LGA's housing:

53.2% low density (separate dwellings)

16.3% medium density (town houses/villas)

29.5% high density (apartments above three storeys)

In 2017, **512** dwellings were approved, with residential flat buildings and mixed use comprising **69%** of these.

Dwelling completions 2011-2016: **2,765**



Density

20.3% of the LGA's population lives in Hurstville, of which most live in the Hurstville City Centre.

Additional high density development is occurring in Kogarah

Small concentrations of medium density housing in Peakhurst and Mortdale



Affordability (compared with Greater Sydney - GS)

Median house purchase price: **\$1.25M (GS \$825,000)**

Median strata purchase price: **\$690,000 (GS \$705,000)**

Mortgage Stress: **13.3% (GS 11%)**

Rental Stress: **29.6% (Hurstville 39%) (GS 27%)**

^{3.} Population projections and household forecasts undertaken for Council by .id using ABS Census data to 2016.

Population growth and trends

The LGA's population has grown at a rate of 1.6% per annum over the last ten years (comparable to the 1.7% across Greater Sydney). This rate of growth is projected to slow over the next 20 years to 0.9% per annum.

The age structure of the population is also generally comparable to that of Greater Sydney, with the exception of a smaller proportion of primary schoolers and larger proportions of independents and young workforce (18-34 year olds) and pre and post retirees (50+ year olds).

Recent population growth in higher density areas around train stations, particularly in Hurstville and Kogarah, has predominately attracted young singles and couples. This age cohort will ultimately lead to an increase in young children.

Adults included in the pre and post retirement and older groups, tend to reside in the lower density suburbs in the southern portion of the LGA.

Housing capacity to meet population growth

Based on current land use zonings and assumed take up rates of development, together with major development sites, the LGA could provide more than 12,000 extra dwellings. We anticipate that 6,602 new dwellings will come from our existing zonings and 5,532 from major development applications and planning proposals. Opportunities to increase capacity for housing in the LGA have been identified in the Kogarah Housing Strategy 2031, Kogarah's New City Plan, Kogarah North Urban Design Strategy and Hurstville City Centre Urban Design Strategy.

Population and household size forecasts indicate that we need approximately an additional 14,000 dwellings to 2036. This Plan acknowledges this 2,000 dwelling shortfall. Our LEPs, guided by a Local Housing Strategy, will facilitate additional dwellings by harmonising our residential controls, implementing a hierarchy of residential zones and identifying new areas for medium density housing.

Opportunities for additional housing and jobs will also be created as part of the future investigation into centres growth and further explored once future visionary new transport links by the State Government are committed to/funded.

Irrespective of when additional housing capacity is provided it must be in the right places and coordinated with local infrastructure. Liveable, walkable and cycle-friendly neighbourhoods are those with direct, safe and universally designed pedestrian and cycling connections to shops, services, open space and public transport. This means some areas may not be appropriate for the provision of additional housing. This may be due to lack of access to infrastructure, services and public transport or due to some of the environmental constraints shown in Section 10.

Housing choice and diversity

The supply of residential property and its synergies with the size of households varies across the LGA. Most dwellings have at least three bedrooms and there is a high proportion of separate houses. While there is evidence some older singles or couples are downsizing, generally they live in separate houses with four or more bedrooms. These homes are under occupied and may not be meeting the needs of residents and could have a detrimental impact on broader housing affordability. With no intervention, the gap between dwelling supply and household composition will grow.

Council has commenced the investigation of appropriate locations for medium density development which will contribute to offering people more choice in terms of dwelling type. These areas were selected following an assessment against the criteria to guide growth in Section 3.4 and are identified in Figure 7 as potential new housing as part of Council's LEP 2020.

Local Housing Strategy

As part of Council's Local Housing Strategy, we will develop and implement a hierarchy of residential zones which will clearly articulate appropriate zoning and controls to guide the right scale of housing being delivered in the right locations across the LGA. This will:

- Better align residential zoning with the existing building style and scale
- Address any zoning anomalies and inconsistencies across the LGA
- Protect the character of low density residential neighbourhoods
- Confine higher density development to centres along public transport corridors and
- Identify new areas for medium density housing.

In developing a Local Housing Strategy, housing affordability has arisen as an important consideration. Housing stress is higher in our LGA than the Greater Sydney average, with 13.3% of households experiencing mortgage stress and 29.6% rental stress.

Over a third of people working in the local area work in the health and education sectors – these can be essential workers like teachers and emergency services workers that are included in a category known as 'key workers' (See Glossary).

We expect key worker households to increase – meaning we need inclusive housing targets so that key workers, very low, low and moderate income households can afford to remain in the LGA.

Council's Inclusive Housing Strategy aims to facilitate the provision of housing options and provide mechanisms for delivery to meet the needs of the very low, low and moderate income households as well as the wide range of users, including households in housing stress, seniors, people with disabilities, students, key workers and the broader residential market; to promote diversity, equity, liveability and sustainability within the Georges River LGA.

Council will also investigate 'build to rent' developments, incentives for the delivery of key worker housing and 'big house conversions' as options to encourage a broader range of housing to cater for existing and changing community needs.

Heritage and Culture

The identification, celebration and protection of local Aboriginal culture and heritage enhances the economic self determination of the local Aboriginal community through their landholdings. Aboriginal and introduced heritage and culture is highly valued by the broader community and Council. Council is committed to its ongoing protection and promotion.



8.2 Delivering the 2040 vision

Local Planning Priorities	Key Actions	Timeframe
P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation	A42. Identify the key characteristics of each suburb to be protected and/or retained and incorporate into Council's DCP 2020	Short term
	A43. Investigate the provision of additional housing and jobs along new transport links as new infrastructure is committed/funded by the State Government	Medium to long term
	A44. Provide zones and development controls that confine higher density development to centres along public transport corridors in Council's LEPs	Short term
P8. Place-based development, quality building design and public art deliver liveable places	A45. Incorporate design excellence provisions in Council's LEP 2020 and DCP 2020	Short term
	A46. Include local provisions that facilitate place-making through urban design, urban art and connectivity between social infrastructure and people in Council's DCPs	Short term
P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes	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	Short term
	A48. Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in Council's LEP and DCP 2020	Short term
	A49. Investigate the adaptive re-use of large houses (big house conversion) in Council's LEP 2021	Short term
	A50. Establish a planning framework to provide housing for people from very low to moderate income households including key workers	Short term
	A51. Utilise the provisions in the EP&A Act for affordable housing, drawing from the outcomes of the Inclusive Housing Strategy	Medium to long term
	A52. Provide controls to deliver universal design as part of new residential developments through Council's DCP 2020	Short term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Local Planning Priorities	Key Actions	Timeframe
P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces	A53. Include controls in Council's DCP 2020 to ensure accessible green spaces and gradual and appropriate height transitions, landscaping, vista protection and the integration of Crime Prevention through Environmental Design (CPTED) principles	Short term
	A54. Encourage temporary events through Council's LEP 2020	Short term
P11. Aboriginal and other heritage is protected and promoted	A55. Prepare an Aboriginal Commitment Statement and Action Plan in consultation with the local Aboriginal community and Land Council	Short to medium term
	A56. Encourage adaptive reuse of heritage	Medium term
	A57. Implement the Historical Markers Policy	Short to long term
	A58. Complete the Heritage Review for the Hurstville LEP and implement recommendations in Council's LEP 2020	Short term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Measures and targets

Delivery of Council nominated housing targets⁴ as follows:

- Now to 2021: +4,800 dwellings
- 2021 to 2026: +3,450 dwellings
- 2026 to 2036: +5,750 dwellings

Increased resident satisfaction with well-planned and well managed development (Baseline of 34% in 2018)

Increased proportion of affordable housing provision in all new development (Measure to be informed by the draft Inclusive Housing Strategy)

Increased resident satisfaction with heritage conservation (Baseline of 50% in 2018)

Increased proportion of medium density housing (Baseline of 16.3% in 2019)

⁴. As set out in Council's Local Housing Strategy and yet to be agreed to by the Greater Sydney Commission.

“It would be more conducive for the area to thrive and remain a stable and desirable place to live if medium density housing, as well as the creation of adequate infrastructure, additional recreational places and especially social venues for teenagers, were given priority” - Local resident



THEME 4

ECONOMY AND CENTRES



Our future vision

Our productive economy provides many local jobs. Hurstville's mix of retail, food services and entertainment make it a leading destination for both residents and visitors. The Health and Education Precinct in Kogarah is thriving and has many links to universities and leading clinical and preventative health services. Accommodation is available nearby for people receiving treatment and their families as well as medical professionals. International visitors are accommodated at new hotels, serviced apartments and specialist accommodation, mainly around our strategic centres. Conference facilities across the City attract a range of national and international visitors.

We have planned space for on-going employment growth, particularly in knowledge intensive industries and new innovative technologies. We attract world-wide investment and human talent to these employment areas. Our community and businesses are supported by strong, local urban services. Our industrial areas are maintained yet innovative in their evolution.

Retail is both on-line and local, with sufficient distribution and delivery hubs at our employment centres to ensure that our residents have speedy delivery of on-line purchases. Quality, affordable office spaces and new shared workspaces where people come together are sought after by creative and emerging industries.

Our larger centres are safe and lively throughout the day and evening. They have an abundance of restaurants, cafes and entertainment attracting people from within and outside our LGA. Critical industry skills are developing in these areas to cater for the growing visitor economy. Our local centres have an urbane, vibrant atmosphere and are diversified, offering both experience and convenience including artistic and cultural activities and healthy fresh food options. Many provide metro style supermarkets, specialty food stores, cafes, restaurants and local services. Deliveries and the servicing of businesses are efficiently and seamlessly integrated into the everyday uses of our centres.



Strengths

- Many people are employed locally with a growing base of home businesses
- Numerous local centres have exceptional access to transport infrastructure
- LGA is attractive to the overseas student population
- Current workforce specialises in the knowledge intensive job sector
- A strong health and education workforce presence
- St George Public Hospital is one of six major trauma centres in NSW
- Centres offer a mix of cultural, retail, entertainment and community facilities
- Higher quality public spaces, particularly in Hurstville and Kogarah Strategic Centres

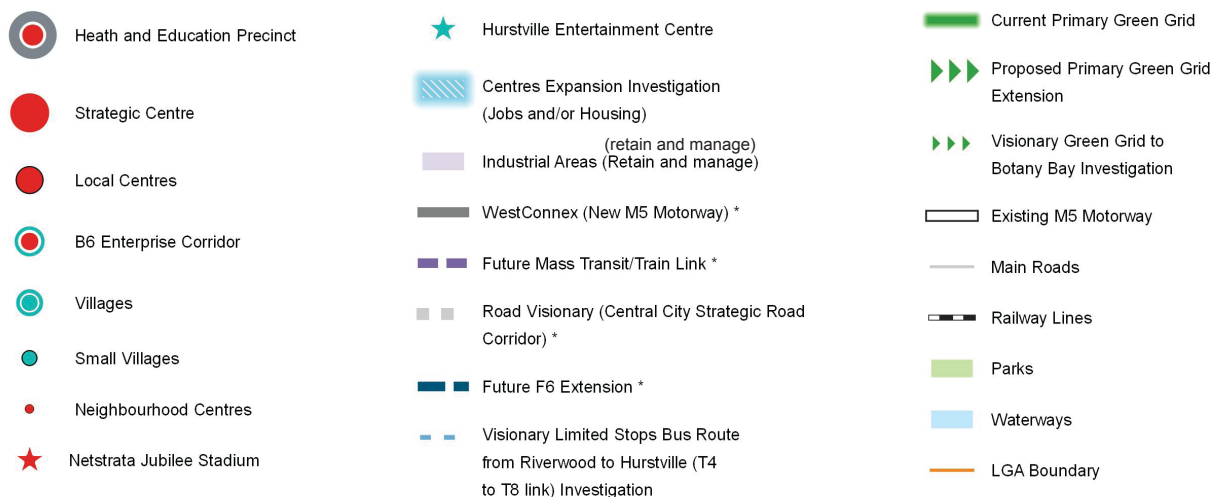
Opportunities

- Many localities, neighbourhoods and public places in centres and open spaces are being revitalised
- The Commercial Centres Strategy, Part 1 will provide a framework to deliver short term economic investment and improve productivity
- The redevelopment of the Civic Precinct in Hurstville will create greater opportunities for social spaces and activity
- The Kogarah Investment Attraction Strategy has identified key market opportunities to create a Health, Education and Innovation Precinct
- The Hurstville and Kogarah Place Strategies will include key projects to provide improved public domain, amenity and deliver social spaces
- The 2050 Leading Change will deliver a strong economy across our centres

Challenges

- Protecting limited employment and industrial lands when residential development offers greater financial returns
- Managing the provision of sufficient employment floor space to accommodate more jobs in the redevelopment of centres
- Managing the impact of traffic congestion in strategic centres, in particular the impact on intersections within local street networks
- Managing the long term viability of the LGA's centres due to age and type of building stock
- Planning controls not being conducive to reflecting economic change

Figure 8 - Structure plan - economy and centres



* Proposed: as outlined in Future Transport 2056

9.1 Strategic context



Gross Regional Product of **\$7.79B** as of June 2018

2.7m international visitor nights per year

16,471 registered local businesses



Since 2011 **18%** increase in the young workforce (25-34 years)

Georges River provides **21.5%** of the South District's total employment

Canterbury-Bankstown **45.5%**

Sutherland Shire provides **33%** (2017/2018 data)



Top-six employment industries in Georges River cater for almost **70%** of jobs (2017-18)

Health care and social assistance **27%**

Retail trade **10.7%**

Education and training **9.2%**

Accommodation and food services **8.1%**

Professional, Scientific and Technical Services **6.8%**

Financial and insurance services **6.5%**



Lower unemployment rate (**3.4%**) than Greater Sydney (**4.5%**) (2018)

The number of local workers increased by **10,029** between 2012 and 2018

37% of the jobs in the LGA are taken up by our own residents

38% of people working in Georges River LGA live in surrounding LGAs



Education rate (for higher order education) is higher than neighbouring LGAs

Georges River **52.4%**

Bayside **49.8%**

Sutherland **43.8%**

Canterbury-Bankstown **41.7%**



Baseline **2036** job targets:

Hurstville: **+3,400** jobs

Kogarah: **+4,200** jobs



40+ local and neighbourhood centres

The LGA contains **50ha** of business zoned land, providing around

738,000sqm of employment floor space, providing **21,000** jobs (37.5% of jobs)

99 Ha of industrial land providing **4,800** jobs (10% of jobs)





Industrial

The South District overall suffers an undersupply of industrial lands and this will be exacerbated by the increasing population and demand for urban services and local jobs. With limited opportunities to rezone land for industrial purposes, all existing industrial land will be retained and safeguarded from conversion to residential development, including conversion to mixed-use zones. Local population-serving industrial precincts are also essential to a growing population. Nonetheless, evolving business practices and changes in needs over time will be considered.

Commercial

As part of Greater Sydney's Eastern Harbour City, Georges River LGA is home to almost 56,000 jobs. Community surveys indicated that the number one reason for locating a business in Georges River was 'proximity to home'. Our well educated community works in knowledge-intensive job sectors with an emerging presence in the health and education job sectors.

The growth, innovation and evolution of commercial centres are central to the economy of the South District and critical to achieving a well connected 30 minute Greater Sydney. Facilitating the growth of our centres is a priority in growing the number of jobs available in Georges River.

It's forecast that between 2016-2036 employment generated within the LGA's centres is to increase by around 13,000 jobs. It is important that our centres accommodate this growth by remaining economically viable and by providing an additional 25% of employment floor space. Council will seek to facilitate this additional floor space not only through development controls, but also through the growth of the following commercial centres:

- Allawah
- Beverly Hills
- Carlton
- Hurstville
- Kingsgrove
- Kogarah
- Mortdale
- Narwee
- Oatley
- Peakhurst
- Penshurst
- Ramsgate
- Riverwood and
- South Hurstville

An evidence based assessment is required to determine the demand for housing, employment, retail, commercial, services and community infrastructure before any centres growth is progressed. In the meantime, Council will look at a greater variety of land uses including night-time entertainment, dining and other recreational opportunities in some centres.

Strategic centres - Hurstville and Kogarah

The Hurstville City Centre is an important retail destination at the heart of the LGA, offering a mix of retail and food offerings within Westfield and on the main street of Forest Road. It is also a commercial precinct attracting a professional workforce and a growing allied health services sector. These roles will be enhanced as will its cultural focus with its development as the cultural hub of the south, which will provide a strong sense of place and social offerings for our community and increasing visitor population.

Council is working with Bayside Council and State agencies to plan for Kogarah's future through a Collaboration Area process. Kogarah will be a world-class, innovative health and education precinct, and the collaborative approach will also consider the centre's concentration of commercial activities focussed on expanding the knowledge intensive workforce. Opportunities for health and wellness around the Kogarah Strategic Centre are enhanced by its proximity to Netstrata Jubilee Stadium, one of the premier sporting destinations of the South District.

Kogarah is the LGA's health and knowledge hub and provides both services and employment across the District. To build on this role Council is developing an Investment Attraction Strategy to retain and expand Kogarah's anchor institutions and sectors, attract business and investment, incentivise innovation and build strategic partnerships to support the area's existing and future jobs. Increased investment in Kogarah will translate into more business activity, more scope for employment and more opportunities to meet the goals set out in the Greater Sydney Commission's South District Plan.

Local Centres

Georges River has 46 local and neighbourhood centres of different sizes, character and function. Some such as Kingsgrove, Narwee and Ramsgate share boundaries with neighbouring councils, requiring place based collaboration processes to plan for their growth.

Tourism

Despite almost 3 million international visitor nights a year, Council does not currently have an understanding of the infrastructure requirements to support or enhance tourism locally.

We need a clearer picture of why people visit the LGA and what their expectations are. In order to capitalise on the objectives and investment opportunities for tourism infrastructure, boost the local economy and celebrate local heritage, the environment and culture Council will develop a Local Tourism Infrastructure Strategy.

Local Aboriginal heritage and culture will be supported and celebrated in the enhancement of the local tourism industry. The environmental assets that our community value will also be promoted and enhanced.



9.2 Delivering the 2040 vision

Local Planning Priorities	Key Actions	Timeframe
P12. Land is appropriately zoned for ongoing employment growth	A59. Introduce controls in Council's LEP 2020 to ensure the provision of non-residential floor space in the LGA's commercial centres	Short term
	A60. Introduce a broader range of land uses in the IN2 Industrial Zone in Council's LEP 2020	Short term
	A61. Retain and manage industrial and urban services land by safeguarding industrial zoned land from residential development and/or mixed-use zones	Short term
	A62. Include a character statement for commercial centres drawn from the Commercial Centres Strategy in Council's DCP 2022	Short term
	A63. Include a character statement for industrial precincts drawn from the Industrial Lands Review in Council's DCP 2020	Short term
	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	Short to long term
	A65. Introduce zoning and controls in Council's LEP 2020 that enable tourist and visitor accommodation, medi-hotels and carer accommodation in and adjacent to medical precincts	Short term
	A66. Investigate the role of the Kingsgrove Industrial Precinct as a major industrial precinct that is attractive to regionally significant industries and businesses	Short term
	A67. Investigate broader employment uses in all business zones in Council's LEP 2020	Short term
P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres	A68. Participate in the Collaboration Area process for the Kogarah Health and Education Precinct in partnership with Bayside Council and relevant State agencies	Short term
	A69. Encourage new housing for professional and key workers in the Kogarah Health and Education Precinct and the Riverwood Planned Precinct	Short term
	A70. Commence a prioritised program of public domain improvements and place-making activities that improve liveability and enhance connectivity and vibrancy of centres	Short term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Local Planning Priorities	Key Actions	Timeframe
P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres (cont.)	A71. Develop a Local Tourism Infrastructure Strategy that aligns with the State Tourism Infrastructure Strategy	Medium term
	A72. Develop a Place Strategy for Hurstville Centre with a focus on enhancing the Centre as a Southern Sydney cultural hub	Short term
	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	Short term
	A74. Develop and implement a public art policy and program for strategic and local centres to facilitate art/ culture trails across the LGA	Medium term
	A75. Partner with adjoining councils and the NSW Government to upgrade infrastructure and undertake place-based planning within the Riverwood Planned Precinct	Medium term
	A76. Collaborate with the NSW Government to provide new employment opportunities alongside new housing in the Riverwood Planned Precinct	Medium term
	A77. Prepare a Master plan and Implementation Plan for the Beverly Hills Town Centre to revitalise the commercial centre and improve the amenity and quality of the built environment	Short term
P14. Hurstville, Beverly Hills and Kogarah are supported to grow night-time entertainment, dining and other recreational opportunities	A78. Undertake a night-time economy study to identify and measure night-time activities in appropriate centres for greater activation	Short to medium term
P15. All local centres are supported to evolve for long-term viability	A79. Collaborate with neighbouring councils to ensure effective and consistent land use controls and public space amenity, infrastructure and maintenance across boundaries	Medium term
	A80. Promote activation and ongoing viability by conducting place-based analysis of key centres including the investigation of development standards and centre expansion as part of Council's LEP 2022	Short term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Measures and Targets

Increased proportion of local jobs for local residents (Baseline of 37% in 2016)

A target of a minimum total of 15,000 jobs in Hurstville centre by 2036 (Baseline of 11,600 in 2016)

A target of a total minimum of 16,000 jobs in Kogarah strategic centre by 2036
(Baseline of 11,800 in 2016)

No net decrease in commercial, retail and industrial zoned employment land capacity
(Baseline of 115.56h employment lands including retail & industrial in 2017)

Increase in employment floor space across all commercial centres with a target of a total 25%
(187,000sqm) increase by 2036 (Baseline of 730,000sqm in 2018)



“Promote Hurstville as a hub for business to setup so as to decrease the need for people to commute to the City, North Sydney etc”

- Local resident



10

THEME 5

ENVIRONMENT AND OPEN SPACE



Our future vision

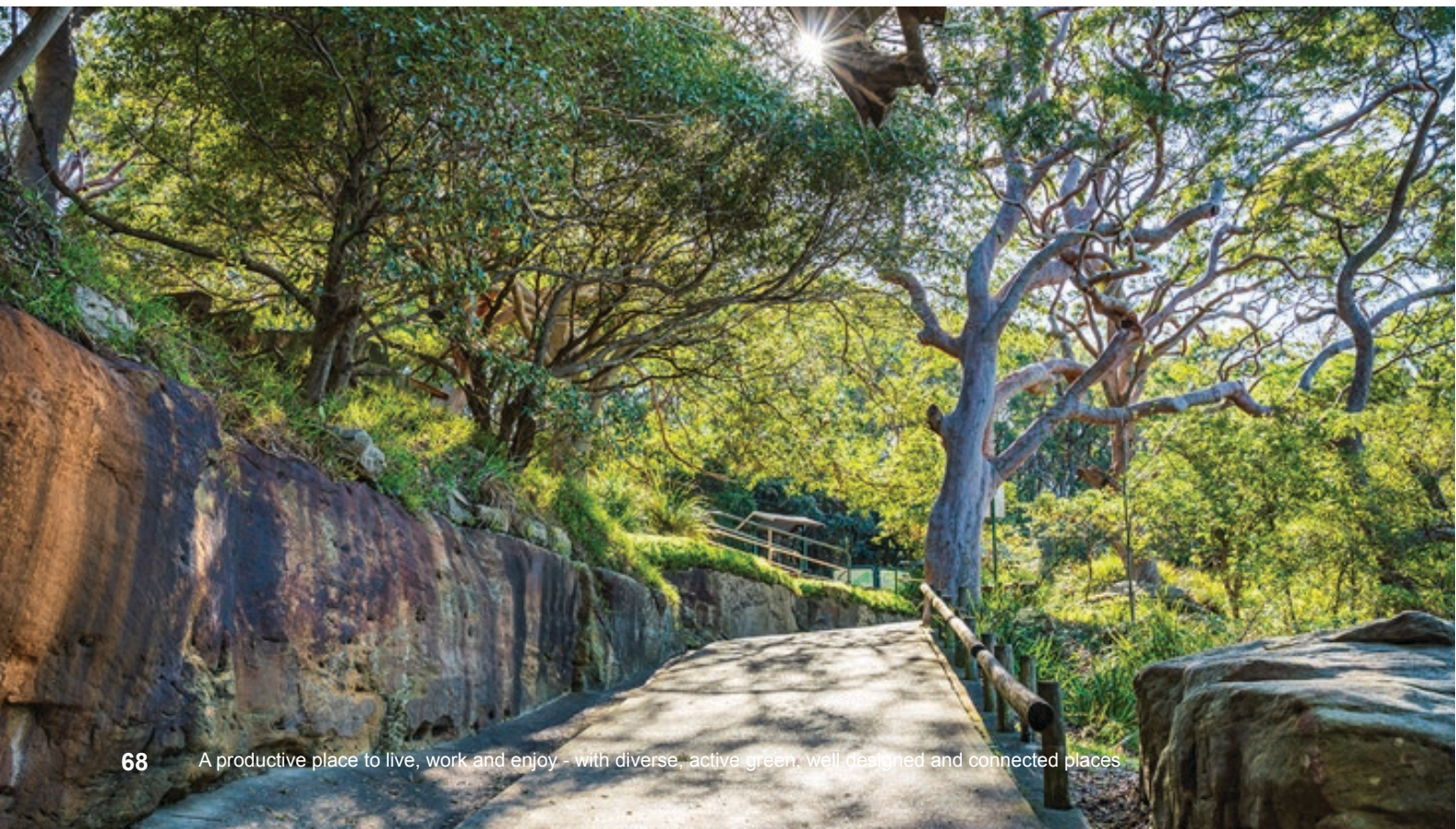
Georges River is valued by its local community for being green and leafy. Development is sustainable and does not take priority over the natural environment. All residents and visitors can access and enjoy the environmentally rich foreshore. Our riparian lands are unique and help support continuous corridors of green (trees) and blue (waterways). Our biodiversity corridors are well connected and our bushland and biodiversity is diverse and healthy.

Our foreshore parks are gathering places, as they were for the Bidjegal people, the traditional owners

of land and water. Our land and its natural assets are respected and nurtured for future generations to enjoy.

All our residents have access to open space within an easy walk from their home. Green spaces surround our major centres and additional sports grounds accommodate our active community.

With excellent air quality and river health, water reuse, minimal waste and local production of sustainable energy, our City's green credentials are unrivalled. We are well underway towards meeting the net zero emission target by 2050.



Strengths

- Continuing improvements to water quality, including in the bays where people swim
- Currently meeting South District Plan target of dwellings in low density areas being within 400m of open space
- An existing focus in sustainable development of seawalls allowing natural coastal processes
- Council is already using smart technology to monitor heat island effect and create places of coolness and comfort in our centres

Opportunities

- A community supportive of the natural environment
- Improved access to the Georges River can provide increased recreational opportunities
- A growing Green Grid via plantings on private land and within our streets – with an existing tree canopy coverage of 38%
- Green infrastructure can be provided through new development
- Upgrading of ageing/failing infrastructure for stormwater management through development
- Continuation of the Green Grid and its potential alignment with neighbour council areas
- Renewal of stormwater infrastructure and introduction of more natural conditions through re-naturalisation

Challenges

- Protecting the foreshore area and tree canopy on private land
- Increasing passive green open space around centres and train lines where land is expensive
- Limiting the impact of sea level rise
- Improving ageing drainage infrastructure as development produces hard surfaces and more flooding
- Protecting land and homes from bushfires, especially with the increase in heat waves
- Balancing passive and active recreation needs
- Providing for the 7.6ha shortage in active open space
- Providing additional open space in the north of the LGA and in the vicinity of the Strategic Centres of Hurstville and Kogarah

Figure 9 - Structure plan - open space and waterways





10.1 Strategic context



Nearly all Georges River residents live within **400 m** of an open space
Those in higher density development along railway lines do not have access to open space within **200 m**



266 Council parks and reserves totalling **477ha**
2 Council owned community gardens
23 Council active open spaces including **35** full sized rectangular fields; **15** midi/mini sized rectangular fields; **7** full sized ovals; **2** golf courses
3 aquatic facilities
Council playing fields are already **20%** over booked
Just over **one fifth** of the open spaces in the LGA are bushland



Estimated tree canopy cover of **38%** (including mangroves)
2040 target - **40%** minimum canopy across Greater Sydney (target set by the Greater Sydney Commission for 2038)
Approximately **20,000** street trees identified in separate street tree master plans in 2009 and 2015
Less than **10%** of pre-1750 remnant vegetation remains in the LGA



8 different threatened or endangered ecological vegetation communities covering **18.4 ha**
6% of remnant vegetation is classified as endangered ecological communities



304.4 ha of bushfire prone land plus buffers
617.6 ha affected by permanent tidal inundation, **41.6** additional ha affected by permanent tidal inundation by 2021
Council owns and manages **254 km** of stormwater pipes and over **7,950** pits and other water quality devices with an estimated replacement value of **\$143 m**. Maintenance has tended to be reactive, Council is moving to a planned approach



The Georges River has a **'Fair' water** quality rating



Approx. **11%** of dwellings have PV (photovoltaic) installed
Three Council facilities with PV installed (Kogarah Depot, Kogarah Civic Centre, South Hurstville Library). Electricity consumption is one of the highest source of greenhouse emissions in Council operations



Increased temperatures and hot days are the **two highest identified climate change impacts**, particularly in and around higher density areas

Open space

The natural environment is a key feature of the Georges River LGA's character and is much loved. The overall amount of open space is comparable to nearby council areas, split across bushland, passive and active open space. Most open space in our LGA is of good quality and for the most part accessible to the community. However, access to open space is not consistent – people living in some pockets of high density development do not have easy access to open space.

Council is looking at innovative solutions to acquire land to deliver an additional 7.6 ha of open space to connect and support our existing and future population -refer to Figure 9.

Tree canopy

Expanding the tree canopy in urban areas supports happy and healthy neighbourhoods. Preserving and replenishing trees on private land is and will remain a mechanism to achieve our tree canopy target.

This will be enhanced by planting additional trees in streets, centres, public spaces and bushland areas – refer to Figure 10.

Biodiversity

The variety and amount of flora and fauna differs throughout our LGA – refer to Figure 11. The general trend is for greater biodiversity in the greener, south-western suburbs and less observable native species in the more urbanised, northern suburbs. We will enhance biodiversity across our LGA and safeguard the bio-diverse, green areas that link reserves and nearby national parks by strengthening biodiversity protection in land use planning controls. We also do this by enhancing bio-diverse links between natural areas through targeted public tree planting in identified Green Grid corridors.

Green Grid

The Greater Sydney Green Grid links tree-lined streets, waterways, bushland corridors, parks and open spaces with town centres, public transport and public places. We will:

- Prioritise active transport links to connect the three bridges crossing the Georges River
- Improve the southern end of the connection between Bankstown and the Georges River via

Salt Pan Creek open space corridors and green corridors through Riverwood

- Improve access to the Salt Pan Creek Corridor from Riverwood
- Improve access to parklands on the headlands and bays of the Georges River
- Continue laneway revitalisation within the strategic and district centres of Kogarah and Hurstville
- Improve biodiversity resilience through the effective provision of ecosystem services in the Green Grid and
- Investigate secondary Green Grid.

Links between parks, open spaces and reserves should feature tree-lined streets and harmonise with Green Grid opportunities identified in the South District Plan, including the Illawarra Rail Line Corridor.

Waterways

The Georges River and its bays are a special part of our LGA for both residents and visitors. We have enclosed tidal swimming baths located at Carss Park, Oatley Park and Jew Fish Bay which are regularly monitored by Beach Watch.

As host Council and active member of the Georges Riverkeeper, Council monitors the quality of waste in the Georges River and its tributaries.

The River Health Monitoring Program, continues to monitor the health of the catchment, including water quality, riparian and estuary vegetation, and macroinvertebrates. We are exploring improved water quality through stormwater infrastructure improvements and conditions on developments.

Urbanisation has impacted the Georges River with development occurring in the foreshore areas and the loss of trees. Despite this it maintains significant environmental value. Council is working with the Georges Riverkeeper and member councils to develop a Georges River Coastal Management Plan which will better accommodate sustainable population growth, protect important coastal habitats, features, heritage items and rehabilitate degraded areas.

Foreshore

There is limited foreshore public access to waterways and foreshores along the Georges River and Salt Pan Creek. As the population grows our waterways will need to be carefully managed so they continue to support a wide range of activities. Council currently has inconsistent planning controls for foreshore. We need to consolidate our planning instruments to adopt a consistent LGA wide approach to foreshore planning and policy.

We will also explore opportunities for better linkages to the Botany Bay foreshore via the Green Grid.

Hazards

The LGA's climate, vegetation, topography and pattern of development means there are pockets of land at risk of bushfire and flooding – refer to Figure 13. Development should be avoided in hazardous areas and higher densities avoided in areas with limited evacuation options. Our bushfire prone land is mainly around Oatley, Peakhurst Heights, Lugarno, Blakehurst and Hurstville Grove.

Our flood studies show the potential for significant flooding in parts of Mortdale, Peakhurst, Hurstville, Beverley Hills and Allawah. This includes areas that may be susceptible to high hazard flooding. Although these areas are generally confined to parklands and reserves, some locations include residential, commercial or industrial land that may be affected by high hazard flows in large storm events.

While flood risk management studies and plans help us to mitigate flood risks, factors including climate, development densification and people's behaviour make it impossible to eliminate all flood risks.

A resilient local climate

Improvements in precinct and building design and the way water and energy infrastructure is delivered can support more efficient use of resources and lower carbon emissions. Waste management is both an environmental challenge and an economic opportunity, with new approaches to reusing material and resources in a circular economy.

Council is an active member of the Cities Power Partnership Program which will deliver emission reductions and clean energy successors, enabling a sustainable future for our LGA and District. In addition, Council will use its development of a Resilience Strategy to ensure continuous improvement towards zero net carbon.

Climate change is causing more extreme weather events with the effects of heatwaves increasingly exerting adverse effects on human health – refer to Figure 12. The design and delivery of integrated green infrastructure and shade within the built environment can help to reduce heat island effect particularly for people in and around higher density areas.

Having access to high quality green spaces within walking distance to homes and workplaces encourages healthy activity and connectivity. Council has already commenced work in this area through the ChillOUT project. The project will deliver healthy, green and smart built environment ChillOUT hubs as part of our Cool Places Urban Oasis Program. These open-air community spaces include environmental sensors to measure urban heat microclimates, mobile charging stations that integrate with furniture, Wi-Fi access points, and flexible work & rest spaces.

Sea level rise

We have approximately 40 kilometres of shoreline along the Georges River. Modelling has shown a significant level of sea level rise towards 2100. Around 65% of the land area of affected lots is zoned for public recreation, which represents a significant management issue for Council. Private land affected by sea level rise requires a risk-based planning approach to ensure that land use planning and development outcomes are both responsive to and appropriate to the level of coastal hazard risk.

Figure 10 - Tree canopy



Figure 11 - Biodiversity and sustainability



Figure 12 - Urban heat map

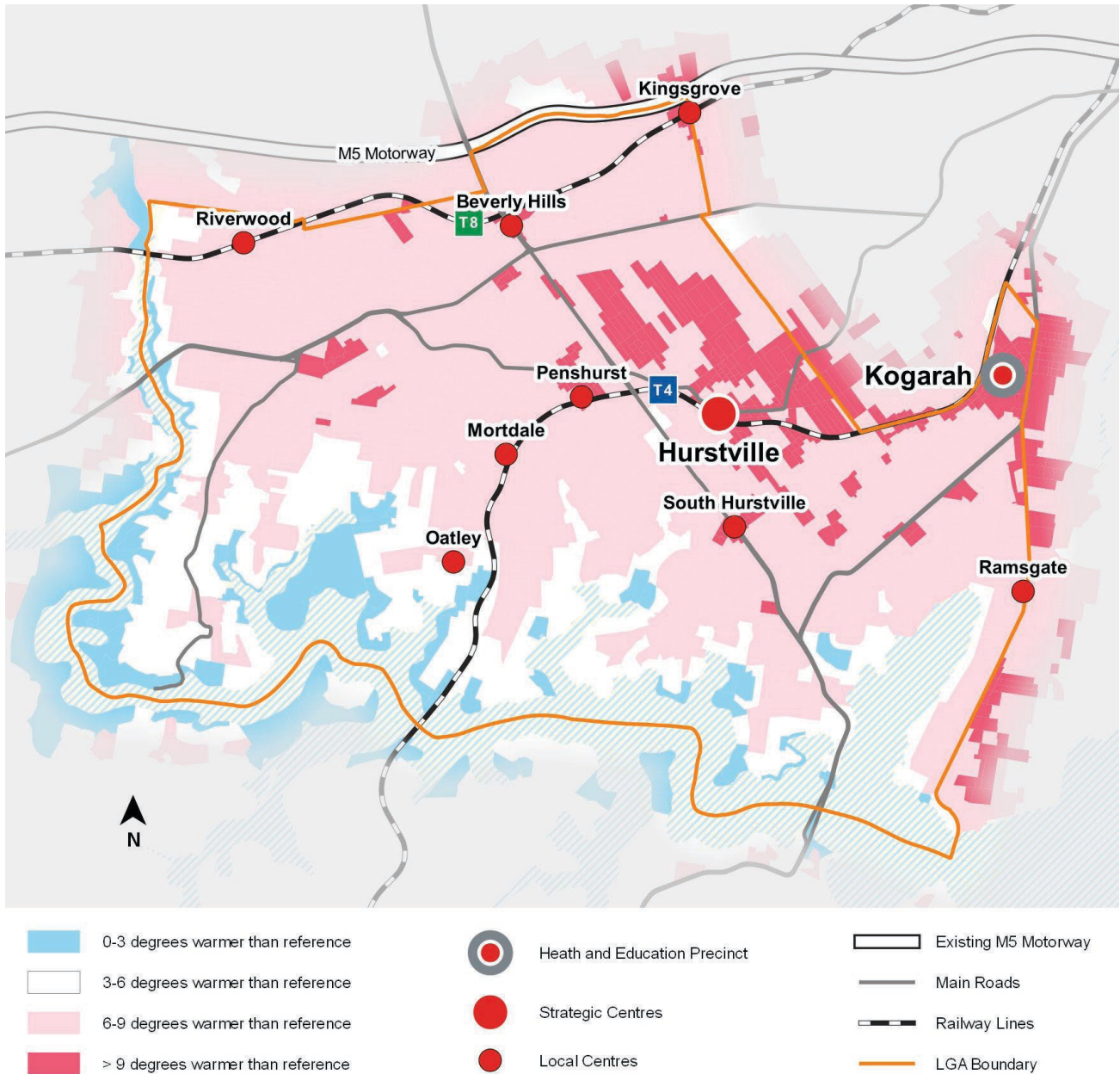
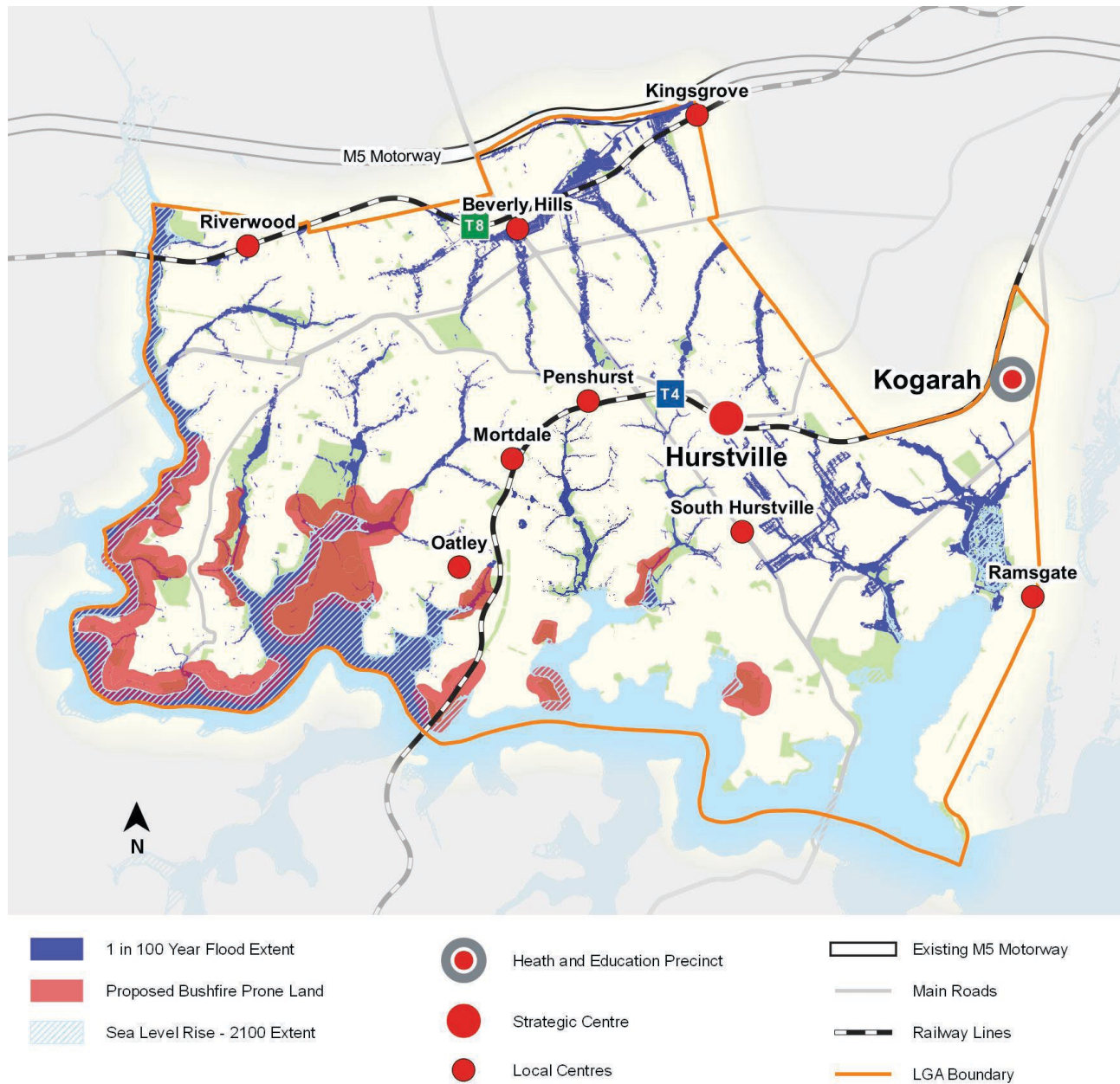


Figure 13 - Environmental hazards





10.2 Delivering the 2040 vision

Local Planning Priorities	Key Actions	Timeframe
P16. Our waterways are healthy and publicly accessible	A81. Complete and implement the Georges River Coastal Management Program in conjunction with the Georges Riverkeeper	Short to medium term
	A82. Complete the Marine Estate Management Strategy 2018-2028	Short to medium term
	A83. Review development controls in the foreshore area to protect the Georges River from inappropriate development in Council's LEP 2020 and DCP 2020	Short term
	A84. Expand the Foreshore Scenic Protection Area across the LGA through Council's LEP 2020	Short term
	A85. Develop and implement the Foreshore Access and Improvement Plan to provide infrastructure to improve access to the waterfront of the Georges River	Short to medium term
	A86. Collaborate with National Parks and Wildlife Service to develop a vision for the Georges River National Park and advocate for improved potential amenity in Lugarno	Short to long term
	A87. Appropriately plan for, fund and maintain stormwater infrastructure including opportunities for re-naturalisation	Short to long term
P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted	A88. Implement the Tree Management Policy to increase urban tree canopy and biodiversity across the LGA	Short term
	A89. Develop and implement a significant tree register of public and private land to protect significant trees	Short term
	A90. Develop a biodiversity strategy informed by the LGA-wide biodiversity study	Medium term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Local Planning Priorities	Key Actions	Timeframe
P18. An environmentally friendly approach is applied to all 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	Short term
	A92. Investigate environmentally sustainable design certification of developments in the Kogarah Collaboration Area, strategic centres and hub precincts	Short to medium term
	A93. Include provisions to reduce stormwater run-off in Council's DCP 2020	Short term
	A94. Deliver a green infrastructure policy which encompasses green and blue infrastructure in line with Greener Places 2018 objectives and addresses flood risk requirements for feasibility studies	Short term
	A95. Include waste and sustainability controls in Council's DCP 2020	Short term
	A96. Develop a Georges River Coastal Management Program in conjunction with the Georges Riverkeeper	Short to medium term
	A97. Promote the use of renewable energy storage through Council's DCP 2020	Short term
	A98. Develop the Resilience Strategy for Council functions, incorporating targets to reduce emissions towards net zero carbon and deliver adaptation and mitigation projects identified in the climate change risk analysis for the LGA	Short to medium term
	A99. Investigate appropriate locations for and construct a community recycling centre	Short to medium term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Local Planning Priorities	Key Actions	Timeframe
P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places	A100. Investigate options to deliver Green Grid connections across the LGA	Short to medium term
	A101. As part of the Metropolitan Greenspace Program, prepare a detailed master plan for the Green Grid corridor	Short term
	A102. Prepare required new plans of management for Council-managed parks and reserves that guide the development and embellishment of open space to support a variety of uses and changing needs	Short term
	A103. When increasing residential density through rezoning, innovative solutions will be required for public open space to be provided in accordance with the South District Plan's standard	Short term
	A104. Include provisions for green infrastructure (such as plantings, green walls, green roofs and other permeable surfaces) in the private domain through Council's DCP 2020	Short term
	A105. Investigate options to improve existing infrastructure to support local community gardens	Short term
	A106. Develop an open space expansion plan and funding program that includes exploring acquisition of land to create public open space using both government owned land and innovative solutions	Short term
	A107. Investigate the extension of the Green Grid adjacent to the Georges River foreshore and collaborate with Bayside Council to extend this on to Botany Bay	Short to medium term
	A108. Provide for additional open space in existing high density areas through the DA process	Short to long term
P20. Development is managed to appropriately respond to hazards and risks	A109. Advocate to the NSW Rural Fire Service to certify the new Georges River Council Bush Fire Prone Lands Map so that bushfire risk can be appropriately managed	Ongoing
	A110. Develop an LGA wide flood risk management study that holistically looks at water cycle management within the LGA including estuary or riparian assessments for water quality	Short to medium term
	A111. Implement an inspections and repair/rehabilitation program of Council's piped drainage assets	Medium term

Timeframes - Short term 0-5 years Medium term 6-10 years Long term 11+ years

Measures and targets

Increased use of renewable energy by Council (Baseline of 20% in 2017/18)

Decrease in Council's carbon footprint (Baseline to be developed)

Increase in Council buildings with PV installed (Baseline to be developed)

Increase in tree canopy cover (including mangroves) to 40% by 2038 (Baseline of 38% in 2018)

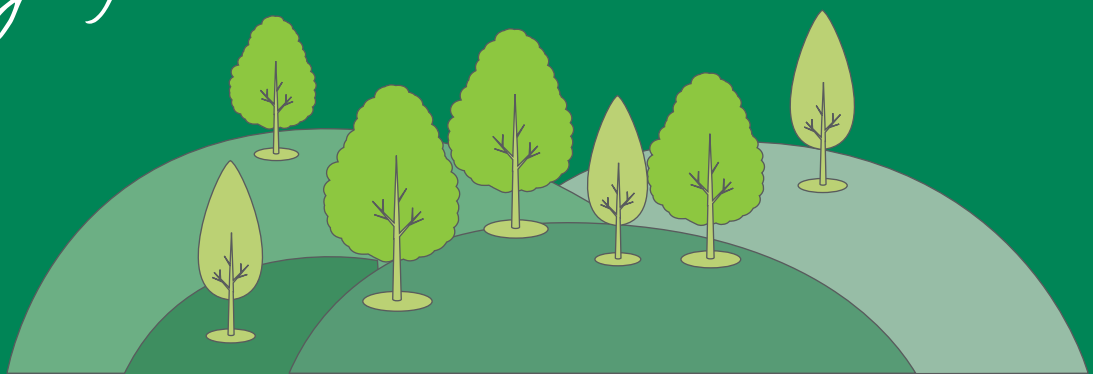
Maintain health rating of the Georges River (Baseline of 'Fair' rating in 2018)

Increased resident satisfaction with the quality and quantity of open spaces (Baseline of 52% in 2018)

Increased proportion of all waste diverted from landfill to 70% by 2040 (Baseline of 52% in 2018).



"There is a correlation between increased building density and increased demand for safe and well maintained parks, green spaces and leash free areas so that all manner and generations of residents can remain or become fit and active outdoors as well as continue to enjoy what's left of the amenity of our local area" - Local resident



11

APPENDICES

11.1 Overview - Community Strategic Plan 2018 - 2028



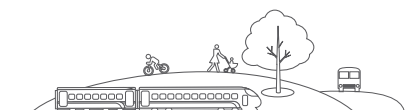
A protected environment and green open spaces

- 1.1** Council's environmentally sustainable practices inspire everyone to protect and nurture the natural environment
- 1.2** The LGA's waterways are healthy and accessible
- 1.3** Everyone has access to beautiful parks and open spaces
- 1.4** Local heritage is protected and promoted.



Quality, well planned development

- 2.1** Sustainable development delivers better amenity and liveability for the community and the environment
- 2.2** The community helps to plan the LGA's future
- 2.3** Council-led development and assets provide quality, longterm benefits to everyone.



Active and accessible places and spaces

- 3.1** The LGA has a range of transport options to connect people, goods and businesses
- 3.2** Roads, footpaths and cycleways are safe, accessible and free of congestion
- 3.3** Everyone, including people with disability, navigates the LGA in safety
- 3.4** Everyone has access to a range of active and passive recreation facilities.



A diverse and productive economy

- 4.1** Local businesses are supported to help protect jobs and create employment opportunities
- 4.2** Outcomes from an Employment Lands Study ensure sufficient land is available for future employment growth
- 4.3** The ambitions for Hurstville and Kogarah as strategic centres are realised.



A harmonious and proud community with strong social services and infrastructure

- 5.1** We create and support events that celebrate community and cultural identity and benefit the economy
- 5.2** Affordable and quality housing options are available
- 5.3** The community is socially and culturally connected
- 5.4** Diverse, vibrant community facilities and spaces are connected, well maintained and accessible
- 5.5** The community is safe and healthy.



Leadership and transparency

- 6.1** The community is involved and listened to
- 6.2** Open, informed and transparent decision-making supports the interests of the community
- 6.3** Leadership focuses on innovation and improving the customer experience
- 6.4** Council's assets and resources are managed responsibly and with accountability
- 6.5** The workforce is capable, resilient and diverse
- 6.6** Council has a regional-approach to service delivery and facilities.

VISION:

A progressive, environmentally and culturally rich community enjoying a unique lifestyle.

11.2 Related Strategies and Studies

COUNCIL	
Study	Completed
Addendum to the Strategic Traffic and Transport Assessment Report	2019
Beverly Hills Master plan	2019/2020
Beverley Park Overland Flow Risk Management Study and Plan	2009
Commercial Centres Strategy Part 1 Centres Analysis	2019
Community Strategic Plan	2018
Cultural Strategy	2020
Disability Inclusion Action Plan 2017-2021	2017
Economic Development Strategy 2018-2022	2018
Evidence Base for Local Housing Strategy	2019
Georges River Car Parking Strategy	2019
Georges River Foreshore Access and Improvement Plan	2020
Hurstville City Centre Transport Management & Accessibility Plan (TMAP)	2019
Hurstville City Centre Urban Design Strategy	2018
Inclusive Housing Strategy - Stage 1 - Assessment of Housing Needs	2019
Industrial Lands Review 2018	2018
Infrastructure Integration Advice	2019
Kogarah Bay Creek Risk Management Study and Plan	2011
Kogarah North Urban Design Strategy	2018
LEP Review – Strategic Review of Industrial and Employment Activities	2019
Moore Reserve Catchment Overland Flow Study	2007
Open Space and Recreation Plan	2019
Overland Flow Flood Study for Hurstville, Mortdale and Peakhurst Wards	2016
Poultton Park Overland Flow Risk Management Study and Plan	2011
Review of planning controls for foreshore development in the Georges River LGA	2019
Tree Management Policy	2019
Vegetation Mapping Report	2018

State and Federal Governments

- Greater Sydney Region Plan
- A Metropolis of Three Cities
- Better Placed
- Future Transport Strategy 2056
- Greener Places
- More Trains, More Services June 2018
- NSW Freight and Ports Plan 2018-2023
- NSW Skin Cancer Prevention Strategy 2017
- Priority Infrastructure List, Infrastructure Australia
- Road Safety Plan 2021
- South District Plan
- State Infrastructure Strategy 2018-2038
- Strategic Framework for Integrating Care, NSW Health
- Sydney Green Grid

11.3 Strategic Links

District Plan Priorities	District Plan Actions	LSPS Planning Priorities	Community Strategic Plan Pillars
Planning Priority S1 – Planning for a city supported by infrastructure	Actions 1 to 6	<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>P12. Land is appropriately zoned for ongoing employment growth</p>	<p>Pillar 2 Quality, well planned development</p> <p>Pillar 5 A harmonious and proud community with strong social services and infrastructure</p>
Planning Priority S2 – Working through collaboration	Action 7	<p>P4. Collaboration supports innovation and delivers infrastructure, services and facilities</p> <p>P5. The community is involved in planning our future</p> <p>P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres</p>	Pillar 6 Leadership and transparency
Planning Priority S3 – Providing services and social infrastructure to meet people's changing needs	Actions 8 to 9	<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>	Pillar 5 A harmonious and proud community with strong social services and infrastructure

District Plan Priorities	District Plan Actions	LSPS Planning Priorities	Community Strategic Plan Pillars
Planning Priority S4 – Fostering healthy, creative, culturally rich and socially connected communities	Actions 10 to 15	<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>P5. The community is involved in planning our future</p> <p>P14. Hurstville, Beverly Hills and Kogarah are supported to grow safe night-time entertainment, dining and other recreational opportunities</p> <p>P19. Everyone has access to quality, clean, useable, passive and active, open and green spaces and recreation places</p>	<p>Pillar 1 A protected environment and green open spaces</p> <p>Pillar 3 Active and accessible places and spaces</p> <p>Pillar 4 A diverse and productive economy</p> <p>Pillar 5 A harmonious and proud community with strong social services and infrastructure</p> <p>Pillar 6 Leadership and transparency</p>
Planning Priority S5 – Providing housing supply, choice and affordability, with access to jobs and services	Actions 16 to 17	<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>P15. All local centres are supported to evolve for long-term viability</p> <p>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places</p>	<p>Pillar 2 Quality, well planned development</p> <p>Pillar 5 A harmonious and proud community with strong social services and infrastructure</p>

District Plan Priorities	District Plan Actions	LSPS Planning Priorities	Community Strategic Plan Pillars
Planning Priority S6 – Creating and renewing great places and local centres, and respecting the District's heritage	Actions 18 to 22	P2. Everyone can navigate and experience the LGA in safety P3. Roads, footpaths and cycleways are safe, accessible and free of congestion P4. Collaboration supports innovation and delivers infrastructure, services and facilities P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation P8. Place-based development, quality building design and public art deliver liveable places P11. Aboriginal and other heritage is protected and promoted P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres P15. All local centres are supported to evolve for long-term viability	Pillar 1 A protected environment and green open spaces Pillar 2 Quality, well planned development Pillar 4 A diverse and productive economy
Planning Priority S7 – Growing and investing in the ANSTO research and innovation precinct	Actions 23 to 24	Not applicable to GRC	N/A
Planning Priority S8 – Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District	Actions 25 to 26 Action 27 is not applicable to GRC	P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities P3. Roads, footpaths and cycleways are safe, accessible and free of congestion P4. Collaboration supports innovation and delivers infrastructure, services and facilities P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes P12. Land is appropriately zoned for ongoing employment growth P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres	Pillar 3 Active and accessible places and spaces Pillar 4 A diverse and productive economy Pillar 6 Leadership and transparency

District Plan Priorities	District Plan Actions	LSPS Planning Priorities	Community Strategic Plan Pillars
Planning Priority S9 – Growing investment, business opportunities and jobs in strategic centres	Actions 28 to 32, and 35 to 36 Actions 33, 34, 37 and 38 are not applicable to GRC	P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities P3. Roads, footpaths and cycleways are safe, accessible and free of congestion P4. Collaboration supports innovation and delivers infrastructure, services and facilities P8. Place-based development, quality building design and public art deliver liveable places P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces P12. Land is appropriately zoned for ongoing employment growth P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres P14. Hurstville, Beverly Hills and Kogarah are supported to grow safe night-time entertainment, dining and other recreational opportunities P15. All local centres are supported to evolve for long-term viability	Pillar 3 Active and accessible places and spaces Pillar 4 A diverse and productive economy Pillar 6 Leadership and transparency
Planning Priority S10 – Retaining and managing industrial and urban services land	Actions 39 to 42 Action 41 is not applicable to GRC	P12. Land is appropriately zoned for ongoing employment growth	Pillar 4 A diverse and productive economy

District Plan Priorities	District Plan Actions	LSPS Planning Priorities	Community Strategic Plan Pillars
Planning Priority S11 – Supporting growth of targeted industry sectors	Actions 43 to 48 Action 49 is not applicable to GRC	<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>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>P15. All local centres are supported to evolve for long-term viability</p> <p>P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted</p>	<p>Pillar 3 Active and accessible places and spaces</p> <p>Pillar 4 A diverse and productive economy</p> <p>Pillar 6 Leadership and transparency</p>
Planning Priority S12 – Delivering integrated land use and transport planning and a 30-minute city	Actions 50 to 59	<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>P19. Everyone has access to quality, clean, useable, passive and active, open and green spaces and recreation places</p>	<p>Pillar 3 Active and accessible places and spaces</p> <p>Pillar 5 A harmonious and proud community with strong social services and infrastructure</p>
Planning Priority S13 – Protecting and improving the health and enjoyment of the District's waterways	Actions 60 to 63	<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>	Pillar 1 A protected environment and green open spaces

District Plan Priorities	District Plan Actions	LSPS Planning Priorities	Community Strategic Plan Pillars
Planning Priority S14 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas	Actions 64 to 68	P16. Our waterways are healthy and publicly accessible P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted	Pillar 1 A protected environment and green open spaces
Planning Priority S15 – Increasing urban tree canopy cover and delivering Green Grid connections	Actions 69 to 70	P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places	Pillar 1 A protected environment and green open spaces
Planning Priority S16 – Delivering high quality open space	Action 71	P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places	Pillar 1 A protected environment and green open spaces
Planning Priority S17 – Reducing carbon emissions and managing energy, water and waste efficiently	Actions 72 to 77	P18. An environmentally friendly approach is applied to all development	Pillar 2 Quality, well planned development
Planning Priority S18 – Adapting to the impacts of urban and natural hazards and climate change	Actions 78 to 80	P18. An environmentally friendly approach is applied to all development P20. Development is managed to appropriately respond to hazards and risks	Pillar 1 A protected environment and green open spaces Pillar 2 Quality, well planned development
Planning Priority S19 – Preparing local strategic planning statements informed by local strategic planning	Action 81	Not applicable – the preparation of the LSPS responds to this District Plan Priority	Pillar 6 Leadership and transparency
Planning Priority S20 – Monitoring and reporting on the delivery of the plan	Action 82	P5. The community is involved in planning our future	Pillar 6 Leadership and transparency

11.4 Glossary of Terms

Active transport

Modes of transit that include walking, cycling, skateboarding and scootering which promote increased sustainability, personal wellbeing and healthy, active lifestyles.

Affordable housing

Affordable housing is housing for very low, low or moderate income households. These households are those whose gross incomes fall within the following ranges of percentages of the median household income:

Household Income	% age of median Sydney Income
Very low income household	< 50%
Low income household	50 - 80%
Moderate income household	80 - 120%

Biodiversity

Biodiversity is the variety of animal and plant life living in a particular habitat or area. They can be land or water based and often support each other's existence.

Built Environment

The constructed environment, distinct from the natural environment. It includes all aspects of our surroundings made by people. The built environment includes cities and towns, neighbourhoods, parks, roads, buildings, infrastructure, and utilities like water and electricity.

Community Strategic Plan (CSP)

CSP identifies the aspirations of the Georges River community and was developed with extensive community engagement. It is a requirement for all NSW councils under the Local Government Act 1993.

Connectivity

Creating an interconnected network of people, places, spaces and open spaces.

Cool Places, Urban Oasis Program

The Cool Places, Urban Oasis Program is an initiative of Council which aims to provide an enhanced tree canopy in our urban town centres to deliver an improved experience for users of public space that will benefit local businesses and residents.

Development Control Plan (DCP)

DCP is a detailed guideline that illustrates the controls that apply to a particular type of development or in a particular area and is made under the EP&A Act.

District plan

The South District's Plan for the South District's growth and change including infrastructure, liveability, productivity, and sustainability. They inform LEPs, CSPs and the assessment of planning proposals.

Engagement

A consultation process, for example, community engagement whereby a particular group is engaged to gather their input in relation to a particular proposal, challenge, or outcome.

Green Grid

The Sydney Green Grid is a green infrastructure policy developed by the New South Wales Government Architect which promotes sustainable development while maximising quality of life and wellbeing. It identifies a network of high-quality green space that connects commercial centres, public transport hubs, and major residential areas across the Greater Sydney Region. It supports liveability, recreation, biodiversity and waterway health.

Green Infrastructure

Describes the network of green spaces and water systems that deliver multiple environmental, economic and social values and benefits to urban communities. This network includes parks and reserves, backyards and gardens, waterways and wetlands, streets and transport corridors, pathways and greenways, squares and plazas, roof gardens and living walls, sports fields and cemeteries. Green infrastructure is the web of interrelated natural systems that underpin and are integrated into our urban fabric.

High street

The primary commercial street within a Centre.

Inclusive Housing

Inclusive housing includes housing that is affordable for very low, low and moderate income households as well as catering to the wide range of household types in the LGA including families, couples, seniors, people with disabilities, students, key workers, households in housing stress and the broader residential market.

IoT

The internet of things, or IoT, is a system of interrelated computing devices, mechanical and digital machines or objects that are provided with unique identifiers and have the ability to transfer data over a network without requiring people to interact with other people or computers.

Key workers

Key workers are those whose occupations provide essential services including: teachers, nurses, police, ambulance officers, defence force members, health and community support workers and those in fire and emergency services. They also include automobile, bus and rail drivers and cleaners and laundry workers.

Knowledge economy

A system of services and production based on knowledge-intensive activities and intellectual capital, where knowledge is the main engine of economic growth. The knowledge economy contributes to the accelerated rate of technical and scientific advancement, as well as obsolescence.

Limited-stop transport

In public transit, particularly tram or train transportation, a limited-stop service is a service that stops less frequently than a local service.

Liveability

How suitable a place is to live in; where the built environment supports and responds to the way in which people live, promoting safety, comfort, enjoyment, environmental quality and access to services. Where a place contributes to the overall quality of life experienced by its residents and the broader community.

Local Environmental Plan (LEP)

This Plan is a form of planning instrument made under the Environmental Planning and Assessment Act, 1979. It is the principal legal document for controlling development at the council level. LEPs contain zoning provisions that establish permissibility of uses and specify standards that regulate development. They are prepared by councils and approved by the Minister or, in the Greater Sydney Region, the Greater Sydney Commission or their delegates.

Local Housing Strategy (LHS)

A strategy developed by a Local Council to outline how they will deliver housing in their local area; responding to targets and objectives included in district and regional strategic plans, and their community strategic plan. An LHS will consider the existing and desired future character of an area, and the Local Character Statement.

Mass transit

A large-scale public transport system provided in a specific area which supports ease of use and improved connectivity. It usually comprises buses, subways, and elevated trains.

Place

Place is the layout, division and built form of built environments – its patterns, landscape, density, development, land use and mix. It is a social and physical concept that can be described at different scales of the built environment (e.g. both a building and a town can be a place).

Placemaking

Proposes a multi-faceted approach to the planning, design and management of spaces. It is striving to create places where people want to be, through understanding the needs of the local community and creating spaces that promote health and wellbeing.

Private realm

A place that is exclusively used by one or more individuals for gathering and personal purposes; somewhere where the public cannot freely access.

Public realm

The collective, communal part of cities and towns that provide shared access for all. It is often a space of movement, gathering, recreation, events and relaxation; including the streets, pathways, parks, accessible open space, plazas and any other natural area or waterway that is physically and visually accessible.

Regional plan

A NSW Government document that plans for our future population's needs for housing, jobs, infrastructure and a healthy environment for a broader region (e.g. the Central Coast).

Resilient

A building, space or place that can withstand or recover from difficult conditions.

Smart technology

Smart technology delivers information to enhance the quality of services, such as energy, transportation and infrastructure, to improve the liveability and sustainability of a city or region for its citizens. Smart Cities is an opportunity for the planning sector to use technology and real-time monitoring to improve planning decisions which will enhance efficiency, environmental sustainability and citizen engagement.

Streetscape

Refers to the view from the public domain, usually the street (and possibly a laneway or public reserve).

Sustainable

Relates to the endurance of systems, buildings, spaces, and processes – their ability to be maintained at a certain rate or level, which contributes positively to environmental, economic, and social outcomes.

Tree canopy

The layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

Urban design

An interdisciplinary practice that draws together elements of many built-environment professions, including landscape architecture, urban planning, architecture, civil and municipal engineering.

Urban freight distribution centres

These centres are one type of freight distribution infrastructure that service the daily needs of local businesses and consumers. They receive, store, and distribute goods to a variety of destinations such as retail stores, businesses, consumers, manufacturing facilities, or other distribution centers. They have the potential to service a cluster of urban freight demand where there is sufficient volume and concentration of deliveries within an area.

Urban Heat Island effect

Urban Heat Island effect represents higher air temperature in localised urban areas than those in surrounding non-urban areas. It is caused by large amounts and concentration of paved, dark and hard surfaces.

Urban renewal

Building on the strengths of each place, transforming underused or dilapidated areas, boosting local economies and providing a mix of uses and activities to meet the needs of communities.

Zoning

The system of categorising land uses as requiring consent, not requiring consent or prohibited within particular areas. Zones (such as Residential or Commercial) are generally shown in map form and their objects and permissible uses are set out in planning instrument, usually in a LEP.

