

Attachment 2 – Progress Against Local Housing Strategy Actions

Actions from Local Housing Strategy

Objective	Action	Short	Medium	Long	Status	Comment
		(0-5 years)	(6-10 years)	(10+ years)		
Objective 1: Accommodate additional housing growth	HA1. Create additional capacity to meet the 6-10 year housing targets through LEP 2020 by implementing the proposed Housing Investigation Areas	•			Completed	<p>The Georges River LEP (GRLEP) 2021 which was gazetted in October 2021 created the opportunity for the delivery of approximately 650 medium density and high density dwellings by rezoning the following Housing Investigation Areas (HIAs): Hillcrest Avenue, Hurstville; North and West of Peakhurst Park; Apsley Estate, Penshurst; Culwulla Street, South Hurstville; and Connells Point Road, South Hurstville.</p> <p>The Narwee HIA was also upzoned as part of LEP 21. The Narwee HIA contributed to the supply and diversity of housing within the LGA by creating capacity for an additional 310 dwellings – in the form of both medium and high-density development.</p>

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	HA2. Investigate opportunities to create additional capacity to meet the 6-10 year housing targets through a comprehensive review of existing LEPs		•		Ongoing	<p>The Georges River LEP (GRLEP) 2021 which was gazetted in October 2021 created the opportunity for the delivery of approximately 650 medium density and high density dwellings by rezoning the following Housing Investigation Areas (HIAs): Hillcrest Avenue, Hurstville; North and West of Peakhurst Park; Apsley Estate, Penshurst; Culwulla Street, South Hurstville; and Connells Point Road, South Hurstville.</p> <p>The Narwee HIA was also upzoned as part of LEP 21. The Narwee HIA contributed to the supply and diversity of housing within the LGA by creating capacity for an additional 310 dwellings – in the form of both medium and high-density development.</p>

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Objective	Action	Short (0-5 years)	Medium (6-10 years)	Long (10+ years)	Status	Comment
						<p>A Master Plan for the Mortdale Local Centre was adopted by Council at its meeting on 23 October 2023. The Master Plan:</p> <ul style="list-style-type: none"> • Sets the future vision for the Mortdale Local Centre; • Assists in managing growth and future development; and • Provides a coordinated strategy for the delivery of new buildings, infrastructure, land use and public space. <p>On 24 April 2023, Council resolved to not proceed with the exhibited Beverly Hills Master Plan and to endorse certain principles and elements to guide the preparation of a new Master Plan for the Beverly Hills Town Centre, including amended studies (traffic,</p>

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						<p>public domain, affordable housing, risk).</p> <p>A draft Master Plan for the Beverly Hills Town Centre is currently being prepared as per the principles and elements identified in the Council resolution of 24 April 2023.</p> <p>Public exhibition of the draft Beverly Hills Town Centre Master Plan is expected to occur in mid 2024.</p>
	HA3. Investigate the role of commercial centres in providing additional housing in LEP 2022 and beyond		•	•	Underway – but behind schedule	<p>Refer to HA2 relating to the Mortdale Master Plan and Beverly Hills Master Plan.</p> <p>Part 1 of the Commercial Centres Strategy was adopted by Council at its meeting on 24 February 2020.</p> <p>The primary purpose of Part 1 was to inform the preparation of the</p>

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						<p>Georges River LEP 2021 and its accompanying development control plan.</p> <p>Subject to a successful budget bid in the 24/25 financial year, Part 2 of the Strategy will be prepared to inform a future amendment to the LEP. Through a place-based planning approach, this Part will consider the roles and functions of the commercial centres and provide centre-specific objectives, built form controls and guidelines and investigate the potential expansion of appropriate centres.</p>
	HA4. Investigate the potential housing growth areas identified by the LSPS 2040 to inform LEP 2025 and beyond			•	Underway	Council at its meeting on 23 October 2023 resolved to adopt the Mortdale Centre Revised Master Plan

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						<p>Option 2A. At that meeting it also resolved to prepare a Planning Proposal, amendment to the GRDCP 2021, and amendment to the <i>Georges River Local Infrastructure Contributions Plan 2021</i> to implement the Master Plan, subject to a successful budget bid in the 2024/25 financial year.</p> <p>A draft Master Plan for the Beverly Hills Town Centre is currently being prepared as per the principles and elements identified in the Council resolution of 24 April 2023.</p> <p>Public exhibition of the draft Beverly Hills Town Centre Master Plan is expected to occur in mid 2024.</p>
Objective 2:	HA5. Ensure rezonings are consistent with	•	•	•	Ongoing	The LSPS 2040

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Coordinate growth with infrastructure	the criteria to guide growth in LSPS 2040					<p>commits to supporting homes with safe, accessible, green, clean, creative and diverse facilities, services and spaces by establishing a set of Criteria to Guide Growth.</p> <p>A total of 5 HIAs were identified to be upzoned as part of the Georges River LEP 2021.</p> <p>The 5 HIAs were selected based on the 7 guiding principles to guide growth in the LSPS, including access to existing infrastructure and social services, such as schools, community facilities, open space and public transport to promote the efficient use of land and infrastructure.</p>
	HA6. Investigate areas along existing and planned transport links, centres and services		•		Ongoing	The Narwee HIA was also upzoned as part of

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	that can accommodate additional housing					<p>LEP 21. The Narwee HIA contributed to the supply and diversity of housing within the LGA by creating capacity for an additional 310 dwellings – in the form of both medium and high-density development.</p> <p>Additional areas that can accommodate additional housing will continue to be identified through updates to Council's LSPS, LHS and LEP.</p>
	HA7. Provide additional open space in residential growth areas (note: including through the DA process and opportunities to purchase land for open space)	•			Underway	<p>In response to the LSPS vision to deliver additional open space across the LGA, especially in areas of housing growth, the GRLEP 2021 includes two new areas for RE1 Local open space acquisition by Council</p> <p>The provision of open space is a key</p>

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						<p>consideration when planning for growth. A guiding principle used to select the HIAs include locating HIAs within 400m of good quality open space.</p> <p>Open space has been identified in both the Beverly Hills Master Plan and the Mortdale Master Plan. These will be delivered through various planning mechanisms.</p> <p>Council's Open Space, Recreation and Community Facilities Strategy was prepared to ensure that the Georges River community has adequate facilities and open spaces that underpin their way of life.</p> <p>The Strategy provides the following</p>

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						<p>recommendations in relation to open space:</p> <p>Continue with the foreshore access study, embellish pocket parks in areas with high density and lower provision of open space, investigate opportunities to secure additional land for passive open space, undertake an active transport study to identify priority local links within the LGA, develop priority local active transport links into a liveable green network and identify priority bushland areas for regeneration and improved walking tracks.</p> <p>Additional open space will be provided in growth areas in accordance with the Strategy.</p> <p>The Georges River Community</p>

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						Infrastructure Needs Assessment and Acquisition Area Strategy is currently on exhibition until 20 February 2024. The purpose of this Strategy is to provide strategic guidance around open space and community facility provisions with a focus on the identification of gaps in provision at a local government area (LGA) level and local area that should be a focus for future provision.
	HA8. Advocate to the NSW Government to provide expanded and new public transport and education facilities to meet current and future demand, particularly in new housing investigation areas	•	•	•	Ongoing	Council has delivered a range of Advocacy Actions across 2022/2023. Some of these actions include a Greater Cities Commission submission lodged by Council on the Six Cities Region Discussion Paper, continued promotion of Kogarah's investment opportunities, and

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						<p>ongoing relationship with key stakeholders. These actions have been guided by the Council adopted “Advocacy Priorities 2021/22”. Council will address these priorities through a range of strategies, including direct lobbying of decision makers, making effective submissions to Federal and State governments, ongoing community consultation, engagement and media campaigns.</p> <p>A new Advocacy Action Plan 2023/24 is currently being developed to guide Council's advocacy actions and report on impact via a new Advocacy Register. Advocacy actions in the LSPS will be considered as part of this process.</p>

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	HA9. Investigate appropriate infrastructure funding options where there is an uplift in density	•	•	•	Ongoing	<p>Council endorsed its Local Housing Strategy in August 2020. The Strategy sets a clear plan for the provision of housing in the Georges River LGA over the next 10 and 20 years. The Strategy provides the link between Council's vision for housing, and the Actions of the South District Plan and Local Strategic Planning Statement (LSPS). Objective 2 - Coordinate growth with infrastructure and the 7 associated actions set a clear direction that Council needs to investigate appropriate infrastructure funding options where there is an uplift in density.</p> <p>For example, an amendment to the <i>Georges River Local Infrastructure</i></p>

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						<i>Contributions Plan 2021</i> will be prepared for the implementation of the Mortdale and Beverly Hills Master Plan.
	HA10. 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	•	•	•	Ongoing	Council will need to collaborate with the NSW Government and State owned corporations when preparing planning proposals for land that has been identified for housing and employment growth to deliver adaptive and flexible enabling infrastructure (energy, gas and water).
	HA11. Investigate inclusionary zoning provisions in the LEP to deliver inclusive housing	•			Commenced – but behind schedule	Council commenced the preparation of an Affordable Housing Contribution Scheme (AHCS) for the Mortdale Local Centre as part of the draft Master Plan that was prepared and exhibited in 2021. However, Council at its meeting held 26

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						<p>September 2022 resolved to not proceed with a draft AHCS in the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA.</p> <p>Accordingly, Council resolved in November 2022 to prepare an AHCS for the whole LGA. In March 2023 Council wrote to the then DPE seeking advice on Council's AHCS options.</p> <p>In November 2023, the then DPE responded to Council's request for advice on the AHCS options. In its letter, the then DPE generally supported Council's approach and provided further guidance and advice on how to progress the implementation of an AHCS.</p> <p>Council will proceed with preparing an LGA wide</p>

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						AHCS and will be engaging consultants to carry out the necessary analysis to support the preparation of an AHCS as per the then DPE's advice.
Objective 3: Provide affordable and inclusive housing	HA12. Prepare an Inclusive Housing Policy	•			Completed	Council has prepared the <i>Georges River Affordable Housing Policy</i> which outlines Council's position and approach to providing affordable housing in the Georges River LGA. The Policy details Council's commitment to increasing the range and supply of affordable housing in the LGA to meet the growing needs of a range of households, including the very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home

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						<p>buyers. The Policy was adopted by Council in May 2021.</p> <p>Council engaged consultants Hill PDA to prepare the <i>Inclusive Housing Strategy</i> (IHS) and Delivery Plan that aims to encourage housing that meets the needs of all members of the Georges River community. This Strategy seeks to provide a comprehensive framework to advocate for, facilitate, provide and manage affordable housing in the Georges River LGA for the next 20 years. The IHS provides input into the LHS, which is one of the many strategies that informed the GRLEP 2021.</p>
	HA13. Include provisions in the LEP for affordable and inclusive housing (note: includes aims, implementation of the AHCS and dual key dwellings)	•			Not commenced	Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing

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						Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. Council on 28 November 2022 resolved to prepare an AHCS for the Georges River Local Government Area. See HA11 in relation to the status of Council's preparation of an AHCS.
	HA14. Prepare an Affordable Housing Contributions Scheme (note: includes identifying areas)	•			Underway – but behind schedule	Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. Council on 28 November 2022 resolved to prepare an AHCS for the Georges

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						River Local Government Area. See HA11 in relation to the status of Council's preparation of an AHCS.
	HA15. Facilitate the use of VPAs as a means of providing affordable and inclusive housing (note: includes amending the VPA policy)	•			Commenced	With respect to the VPA actions a comprehensive review of the Georges River Planning Agreements Policy 2016 has been undertaken to strengthen the Policy in line with best practice and has addressed a number of Notices of Motion by the Council and the audit recommendations. The draft amendments to the Policy were reported to the Environment and Planning Committee meeting on 9 March 2020 and to Council on 20 April 2020. The draft Policy was on public exhibition from Wednesday 3 June 2020 to 3 July 2020. Council resolved at its meeting on 28

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						<p>September 2020 to defer adoption of the GRC Planning Agreements Policy for further work. A Councillor Briefing was to be held in April 2021 but was deferred due to the issues and requirements within the Practice Note on Planning Agreements issued February 2021. This Practice Note meant that the VPA review and draft document was required to be revisited and this did not commence until FY22/23. Consultants were appointed who have worked with officers to prepare a revised draft Policy. Council was briefed on the VPA process and the work to date on the VPA Policy review on 19 June 2023. The draft Policy will be presented to Council in Q3.</p>

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	HA16. Investigate the adaptive re-use of large houses (big house conversion) in LEP 2021		•		Behind schedule	<p>Preliminary investigation commenced for the adaptive re-use of existing large family homes through big house conversions.</p> <p>However, the then DPIE verbally advised Council that the big house conversion development typology must be implemented within the existing legal framework established by the Standard Instrument LEP and the creation of a new land use term will not be supported.</p> <p>Furthermore, additional consideration is also required due to the complexities associated with the conversion of existing dwellings, including compliant fire separation, the types of dwellings suitable for conversion and the economic feasibility of adapting an existing house.</p>

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						<p>The complexities of this housing type in relation to establishing a workable legal land use framework and understanding the construction / built form requirements has meant that this land use has not been included in the GRLEP 2021.</p> <p>Council officers will continue with the above investigations in accordance with the amended LEP program to deliver additional housing choice in a future LEP amendment.</p>
	HA17. Preparation of a policy and procedures via collaborating with community housing providers to support the ongoing delivery and management of affordable housing	•	•	•	Underway – but behind schedule	<p>Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA. Council on 28 November 2022</p>

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						resolved to prepare an AHCS for the Georges River Local Government Area. See HA11 in relation to the status of Council's preparation of an AHCS.
	HA18. Investigate build to rent development, including incentives in the LEP and DCP		•		Completed	In February 2021 the Housing SEPP introduced build to rent (BTR) housing provisions. The provisions include allowing BTR in certain zones and where residential flat buildings and shop top housing are permitted, certain development standards and design requirements and planning pathways.
Objective 4: Provide greater housing choice and diversity	HA19. Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in the LEP and DCP	•			Completed	Housing investigation areas were rezoned for medium density housing in the GRLEP 2021 which was gazetted on 8 October 2021.

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	HA20. Rezone land from R2 to R3 to deliver medium density housing in the housing investigation areas	•			Completed	Housing investigation areas were rezoned from R2 to R3 to deliver medium density housing as part of the GRLEP 2021 which was gazetted on 8 October 2021.
	HA21. Provide controls to deliver universal design as part of new residential developments through DCP 2020	•			Completed	The Georges River Development Control Plan (GRDCP) 2021 contains controls to ensure that all publicly accessible buildings provide a safe and continuous path of travel for people with impaired mobility; and that residential development includes adaptable units and accessible residential accommodation to address potential demand. The GRDCP also contains controls relating to accessible carparking. The GRDCP became effective in

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						October 2021.
	HA22. Amend the DCP to require a suitable mix of apartment sizes	•			Completed	The GRDCP 2021 came into effect in October 2021. It implements this action by including controls to encourage a mix of dwellings, including in Part 6.2 – Multi dwelling housing, multi dwelling housing (terraces) and manor houses (medium density) and Part 6.3 – Residential Flat Buildings and residential components of shop top housing (High Density).
	HA23. Investigate the provision of housing for seniors through the LEP		•		Completed	Seniors housing are permitted in the R2,R3 and R4 zones of the GRLEP 2021 and is facilitated by the Housing SEPP 2021.
	HA24. Introduce a dual key apartments provisions in LEP 2020	•			Not applicable	Dual key apartments are no longer a land use

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						listed in the LEP.
	HA25. Investigate “build to rent” provisions		•		Completed	In February 2021, the Housing SEPP introduced build to rent (BTR) housing provisions. The provisions include allowing BTR in certain zones and where residential flat buildings and shop top housing are permitted, certain development standards and design requirements and planning pathways.
Objective 5: Have consistent LEP zones and controls across the LGA	HA26. Establish a hierarchy of residential zones that restricts low, medium and high density development to their respective zones in LEP 2020	•			Completed	The GRLEP 2021 includes a hierarchy of residential zones (R2, R3, R4) to regulate the built form, typology and transition between low, medium and high density zones. This is also to ensure a diverse range of housing is created in appropriate locations.

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	HA27. Harmonise the minimum subdivision lot size requirements for R2 Low Density Residential zones in LEP 2020	•			Completed	The GRLEP contains a minimum lot size of 450sqm for R2 zones outside of the Foreshore Scenic Protection Area (FSPA) to ensure a consistent control is applied across the LGA and facilitate the delivery of the 2036 housing target.
	HA28. Review the extent of the FSPA in LEP 2020 in accordance with the LSPS 2040 key action with a specific focus on creating an equitable and consistent application across the LGA	•			Completed	The GRLEP 2021 contains Clause 6.6 Foreshore scenic protection area. Council's Local Planning Panel amended the FSPA exhibited in the GRLEP 2021 by retaining the FSPA as identified by the former Hurstville Local Environmental Plan 2012 Foreshore Scenic Protection Area Map and adding the proposed FSPA as exhibited which includes the foreshore localities

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						in the former Kogarah LGA.
	HA29. Further define the role of the FSPA in LEP 2021		•		Underway	<p>The GRLEP 2021 contains Clause 6.6 Foreshore scenic protection area. Council's Local Planning Panel amended the FSPA exhibited in the GRLEP 2021 by retaining the FSPA as identified by the former <i>Hurstville Local Environmental Plan 2012</i> Foreshore Scenic Protection Area Map and adding the proposed FSPA as exhibited which includes the foreshore localities in the former Kogarah LGA.</p> <p>The Panel also recommended that Council as part of the preparation of the draft Local Environmental Plan in 2021/2022, further define the role,</p>

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						mapped extent and zoning of FSPA, in both the former Hurstville and Kogarah LGAs. As discussed above, a further review of the foreshore controls commenced in late 2022 which will result in an amended set of foreshore, biodiversity and character controls being presented to Council and the community in 2024
	HA30. Implement prescriptive building envelope and interface controls in DCP 2020 to address and regulate transitions between different residential zones	•			Completed	Objectives and controls have been included in the GRDCP 2021 to ensure appropriate transitions between higher and lower density residential zones, such as building separation and setback controls in Part 6.3 Residential Flat Buildings and residential components of shop top housing (High Density).

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	HA31. Prepare development controls for manor houses and multi dwelling housing (terraces) in the R3 Medium Density Residential zone in LEP 2021		•		Completed	Development controls for manor houses and multi dwelling housing (terraces) have been included in the GRLEP 2021, such as minimum lot size and lot width controls.
	HA32. Investigate opportunities to utilise the medium density zone as a transition between low and high density zones in LEP 2025 and beyond			•	Ongoing	This will be investigated as part of a future amendment to the LEP.
Objective 6: Enhance and protect the local character	HA33. Identify the key characteristics of each suburb to be protected and retained and incorporate into DCP 2020	•			Completed	Character statements for each suburb within the Georges River LGA have been included in the Georges River DCP 2021. The DCP became effective in October 2021.
	HA34. Advocate to the NSW Government for improvements to the Low Rise Housing Diversity Code to ensure medium density developments respect the established local character	•	•	•	Completed	Council has written a number of submissions to the Department of Planning and Environment (DPE) on the Housing SEPP advocating for residential

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						developments to respect the established local character.
	HA35. Continue to protect and promote the character of heritage items and conservation areas through LEP 2020 and DCP 2020	•	•	•	Completed	<p>The GRLEP 2021 contains Clause 5.10 Heritage Conservation. The objective of this Clause is to conserve the environmental heritage of the Georges River LGA, conserve the heritage significance of heritage items and heritage conservation areas, conserve archaeological sites and to conserve Aboriginal objects and Aboriginal places of heritage significance. The GRLEP 2021 became effective on 8 October 2021.</p> <p>The GRDCP 2021 contains Part 3.7 Heritage. The objective of this part is to acknowledge the importance of Aboriginal heritage as part of Georges River heritage resources, protect</p>

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						Aboriginal objects and places of significance by minimising the likelihood of disturbance from development and minimise potential for interference with archaeological objects, exposure to areas along the foreshore and to rock outcomes and overhangs. The GRDCP 2021 became effective in October 2021.
	HA36. Introduce landscaping provisions in LEP 2020 for the development of sites	•			Completed	The GRLEP 2021 contains Clause 6.12 Landscaped areas in certain residential and conservation zones. This Clause seeks to ensure landscaping is a significant part of the local character by requiring the retention and provision of vegetation that contributes to biodiversity and enhances the tree canopy of the LGA,

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						whilst minimising urban run-off, the visual impact of development and the urban heat island effect. Minimum landscaped areas are required for residential developments and the C2 Environmental Conservation zone.
	HA37. Introduce design excellence provisions in the LEP 2020	•			Completed	The GRLEP 2021 contains Clause 6.10 Design Excellence. This Clause seeks to ensure a high standard of sustainable architecture and urban design across the LGA. The Clause requires the consent authority to ensure the subject development satisfies the heads of consideration listed in this Clause, which include the suitability of the land for development, the relationship of the development with other

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						development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, bulk, massing and modulation of buildings.
Objective 7: Facilitate good design and sustainable development practices	HA38. Provide provisions in LEP 2020 to ensure development in high density residential zones is consistent with principles of sustainable practice and environmentally sensitive design	•			Completed	The Georges River LEP 2021 contains Clause 6.11 Environmental Sustainability which requires that new commercial, industrial and high density residential buildings and renovations of buildings that are 1,500sqm or greater in gross floor area will need to apply best practice, environmentally sensitive design, such as energy and water efficiency. Council has developed an Environmental Sustainability Calculator to give effect to Clause

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						6.11 Environmental Sustainability. The commencement date for the Calculator was 1 January 2024.
	HA39. Incorporate design excellence provisions in LEP 2020 and DCP 2020	•			Completed	The GRLEP 2021 contains Clause 6.10 Design Excellence. This Clause seeks to ensure a high standard of sustainable architecture and urban design across the LGA. The Clause requires the consent authority to ensure the subject development satisfies the heads of consideration listed in this Clause, which include the suitability of the land for development, the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks,

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						amenity and urban form, bulk, massing and modulation of buildings. The GRLEP 2021 became effective in October 2021.
	HA40. Include controls in 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	•			Completed	The Georges River Development Control Plan (GRDCP) 2021 contains controls 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. The GRDCP 2021 became effective in October 2021.
	HA41. Include waste and sustainability controls in Council's DCP 2020	•			Completed	The Georges River DCP 2021 contains controls in Part 3.11 Ecologically Sustainable Development and Part 3.12 Waste

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		(0-5 years)	(6-10 years)	(10+ years)		
						Management relating to waste and sustainability. The DCP became effective in October 2021.
	HA42. Provide controls for the provision of facilities to support the operation of car and ride sharing in high density residential developments in DCP 2020	•			Completed	Controls for the provision of facilities to support the operation of car and ride sharing in high density residential and commercial centres have been incorporated into the Georges River DCP 2021. The DCP became effective in October 2021.
	HA43. Promote the use of renewable energy storage through Council's DCP 2020	•			Completed	The Georges River DCP 2021 contains controls in Part 3.11 Ecologically Sustainable Development relating to renewable energy storage. The DCP became effective in October 2021.