



PLANNING SYSTEM

Local planning

Circular	PS 09-027
Issued	22 September 2009
Related	PS 07-006

Implementation of the Metropolitan Strategy – ministerial direction

The purpose of this circular is to advise planning authorities of a new Ministerial Direction under section 117(2) of the *Environmental Planning and Assessment Act 1979*, which will give statutory effect to the NSW Government’s Metropolitan Strategy.

Introduction

The Minister for Planning has issued a new Direction under section 117 (2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The new Direction No. 7.1 requires planning proposals to implement the vision, land use strategy, policies, outcomes and actions of the Metropolitan Strategy. The Direction applies to all local government areas in metropolitan Sydney that are affected by the Metropolitan Strategy (listed in the Direction—see attached).

The Direction takes effect from the **1 October 2009** and will apply to all planning proposals prepared under the local plan-making provisions of Part 3 of the EP&A Act.

A separate Ministerial Direction (Direction No. 5.1) applies to the implementation of regional strategies for the Central Coast, Far North Coast, Illawarra, Lower Hunter, Mid North Coast, South Coast and Sydney–Canberra Corridor (see related Planning Circular PS 07–006).

Background

The NSW Government’s Metropolitan Strategy *City of cities: a plan for Sydney’s future* (2005) provides a broad framework for managing growth and development of Sydney over a 25-year period. It aims to support continued economic growth while balancing social and environmental aspects. It contains a range of policy directions including concentrating jobs in centres, ensuring sufficient housing to meet a growing population, protecting employment lands, increasing the proportion of trips made using public transport and improving environmental outcomes.

The Metropolitan Strategy aligns with a number of State Plan priorities, including promoting jobs closer to home and improving housing affordability.

Implementing the Metropolitan Strategy

The new Ministerial Direction No. 7.1—*‘Implementation of the Metropolitan Strategy’* directs the relevant planning authority when preparing a planning proposal to ensure it is consistent with the Strategy.

When a planning proposal is prepared by a relevant planning authority, the relevant planning authority is required to ensure the planning proposal is consistent with the requirements of ministerial directions under section 117(2) of the EP&A Act.

The Metropolitan Strategy will also provide the context for the preparation of land use planning strategies prepared by a relevant planning authority.

Under the terms of the Direction only planning proposals of minor significance that achieve the overall intent of the Strategy can proceed if they are inconsistent with the Metropolitan Strategy.

Liaising with the Department’s regional planning teams

The relevant planning authorities will need to liaise closely with the relevant regional team in the Department regarding their local strategies and planning proposals to ensure consistency with the Metropolitan Strategy. The regional teams can provide advice on the interpretation and application of the Strategy.

Further information

A copy of the Ministerial Direction No. 7.1 'Implementation of the Metropolitan Strategy' is attached. If you have further enquiries, please contact the relevant regional team of the Department:

Sydney Region East
NSW Department of Planning
23–33 Bridge Street, Sydney NSW 200
GPO Box 39, Sydney NSW 2001
Tel: 02 9228 633 Fax: 02 9228 6244
Email: information@planning.nsw.gov.au

Sydney Region West
NSW Department of Planning
Level 3, 3 Marist Place, Parramatta NSW 2150
Tel: 02 9873 8500 Fax: 02 9873 8599
Email: information@planning.nsw.gov.au

Available from the Department's website are:

- Section 117(2) Directions issued by the Minister: <http://www.planning.nsw.gov.au/LocalEnvironmentalPlans/LocalPlanningDirections/tabid/248/Default.aspx>
- NSW Government's Metropolitan Strategy: <http://www.metrostrategy.nsw.gov.au/>
- Metropolitan Subregional Strategies: <http://www.metrostrategy.nsw.gov.au/>
- Regional Strategies: <http://www.planning.nsw.gov.au/LinkClick.aspx?link=161&tabid=318>
- The NSW Government's State Plan can be viewed online at: <http://www.nsw.gov.au/stateplan/>.

Note: This and other Department of Planning circulars are published on the web at <http://www.planning.nsw.gov.au/PlanningSystem/Circularsandguidelines/PlanningSystemCirculars/tabid/81/Default.aspx>.

Authorised by:

Sam Haddad
Director-General
NSW Department of Planning

Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Direction under Section 117(2)

I, the Minister for Planning, under section 117(2) of the *Environmental Planning and Assessment Act 1979* (the Act), direct that:

- (1) the consolidated section 117(2) Directions issued by the Minister on the 31 July 2009 continue to apply;
- (2) in addition, the Direction listed in Schedule 1 applies to Relevant Planning Authorities when exercising their functions under Division 4 and 5 of Part 3 of the Act; and
- (3) Direction 7.1 take effect on the 1 October 2009.



Kristina Keneally, MP

Minister for Planning,

Sydney

Date.....

22 August 2009

Schedule 1

7. Metropolitan Planning

7.1 Implementation of the Metropolitan Strategy

Objective

- (1) The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.

Where this direction applies

- (2) This direction applies to land comprising of the following local government areas:

Ashfield	Holroyd	Pittwater
Auburn	Hornsby	Randwick
Bankstown	Hunters Hill	Rockdale
Baulkham Hills	Hurstville	Ryde
Blacktown	Kogarah	Sutherland
Blue Mountains	Ku-ring-gai	Strathfield
Botany Bay	Lane Cove	Warringah
Burwood	Leichhardt	Waverley
Camden	Liverpool	Willoughby
Campbelltown	Manly	Wollondilly
Canada Bay	Marrickville	Woollahra
Canterbury	Mosman	
City of Sydney	North Sydney	
Fairfield	Parramatta	
Hawkesbury	Penrith	

When this direction applies

- (3) This direction applies when a Relevant Planning Authority prepares a planning proposal.

What a Relevant Planning Authority must do if this direction applies

- (4) Planning proposals shall be consistent with:
- (a) the NSW Government's Metropolitan Strategy: *City of Cities, A Plan for Sydney's Future*, published in December 2005 ("the Metropolitan Strategy").

Consistency

- (5) A planning proposal may be inconsistent with the terms of this direction only if the Relevant Planning Authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the Metropolitan Strategy:
- (a) is of minor significance, and
- (b) the planning proposal achieves the overall intent of the Strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.