

Local Strategic Planning Statements (LSPS) – Planned Precincts

September 2018

What are Planned Precincts?

Planned Precincts are locations across Greater Sydney identified by the State Government as having good access to existing or planned public transport connections and appropriate areas for growth. These areas generally consist of privately-owned land.

Planned Precincts manage the pressures of growth in these areas while ensuring that local character is reflected in future plans. This approach ensures that Sydney's fastest growing areas are provided with homes, jobs, parklands, schools and community facilities, transport improvements and infrastructure to support growth, while remaining great places to live, work and play.

For more information on Planned Precincts, such as Rhodes East Planned Precinct, see www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts

How are Planned Precincts created?

Planned Precincts are informed by strategic work led by the Department of Planning and Environment in consultation with other State agencies (such as Transport for NSW, Roads and Maritime Services, the Department of Education, and Land and Housing Corporation), local councils, the community and various other stakeholders.

A Planned Precinct can be implemented through a rezoning, which can be applied through a new State Environmental Planning Policy (SEPP), an update to an existing SEPP, or through a self-repealing SEPP to update a council's Local Environmental Plan (LEP) and Development Control Plan (DCP).

Alternatively, a Planned Precinct can be implemented through a strategic plan, which provides planning directions for council or developer led rezonings to be submitted through the planning proposal process. Any planning proposal must be consistent with the strategic plan.

How does an LSPS apply to a declared Planned Precinct?

The LSPS should be used by councils to identify how appropriate growth will be accommodated in the Local Government Area (LGA). This will include demonstrating that council is meeting the strategic priorities and actions identified in the relevant Regional and District Plans.

An LSPS should identify any Planned Precincts located within the LGA. An LSPS should take into account the expected growth from a Planned Precinct and support any opportunities that are created from the new growth. An LSPS cannot be inconsistent with the vision, objectives or directions of a Planned Precinct.

What are State Significant Precincts and how does an LSPS apply to them?

In addition to Planned Precincts, there are State Significant Precincts (SSPs) located in a few LGAs across Greater Sydney such as the "Waterloo Metro Quarter". SSPs are large areas of predominantly State-owned land within Greater Sydney that are identified by the State Government as areas for growth because of their good access to existing or planned public transport.

Where a SSP exists, it should be acknowledged in the LSPS in the same way as a Planned Precinct.

For more information on SSPs, see <https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts>