



Mr Ben Taylor
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Letter of Support: Wollondilly Shire Council draft Local Strategic Planning Statement

Thank you for submitting Wollondilly Shire Council's draft Local Strategic Planning Statement (LSPS) seeking the support of the Greater Sydney Commission (the Commission) for consistency with the Greater Sydney Region Plan – *A Metropolis of Three Cities* (GSRP) and Western City District Plan. The making of LSPSs by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on strategic planning.

In our role as the Commission's Assurance Panel, we appreciate that these first LSPSs across Greater Sydney are foundational in strengthening how growth and change will be managed into the future. We note your draft LSPS has been prepared in response to the provisions of Section 3.9 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

We confirm that the Commission supports Wollondilly Shire Council's draft Local Strategic Planning Statement (March 2020) as being consistent with the Greater Sydney Region Plan and Western City District Plan under Section 3.9(3A) of the EP&A Act.

Our decision on consistency reflects the work already undertaken informing your first LSPS. It also reflects that work is still in progress (including the Local Housing Strategy, Centres Strategy, Employment Lands Study and Rural Lands Strategy) which will further support the LSPS and inform future updates.

The Commission's support is based, in part, on Council's intent to deliver the Western City District Plan as set out in the Local Strategic Planning Statement.

In this context, the Commission's expectation is that Council will undertake a program of work to implement the LSPS and has, at **Attachment A**, included Advisory Notes to assist Council. These Advisory Notes have regard to:

- the interrelationship of the LSPS, housing targets and the Local Housing Strategy for Wollondilly Shire Council;
- updates to population projections during the preparation of the LSPS;
- Future Transport 2056's city-shaping and city-serving transport infrastructure;
- interdependencies with State agency programs and policies;



- key initiatives that relate to resilience planning; and
- Council-led initiatives identified for further investigation.

It is further noted that Council may need to update the LSPS as key supporting strategies and plans are progressed, including the Local Housing Strategy and place-based infrastructure planning for the Wilton and Greater Macarthur Growth Areas under the State Environmental Planning Policy (Sydney Region Growth Areas).

In conclusion, we acknowledge the significant amount of work that Council has undertaken to develop the LSPS. We particularly recognise Council's effort in the context of the recent bushfires which have had a devastating impact on local communities and have required Council to focus on recovery. Please pass on our thanks to all the members of your team who have assisted in achieving this significant milestone for Wollondilly Shire Council. We look forward to continuing our work together creating a more liveable, productive and sustainable Greater Sydney.

With the benefit of this Letter of Support, it is now up to Council to determine whether it will make the draft LSPS (March 2020). Please note that no further amendments may be made to the LSPS prior to it being made (unless a further Letter of Support is obtained from the Commission).

Please be advised that once the LSPS is published on the NSW ePlanning Portal, the LSPS Tracker on the Commission's website will be updated to include this Letter of Support. Should you have any questions on the making of your LSPS, please contact Catherine Van Laeren, A/Executive Director, Central River City and Western Parkland City, Place, Design and Public Spaces, Department of Planning, Industry and Environment on (02) 9860 1520 or Catherine.VanLaeren@planning.nsw.gov.au.

Yours sincerely,

Lucy Turnbull AO
Chief Commissioner
Chair of Assurance Panel
Commission Delegate

Elizabeth Dibbs
Western City District Commissioner
Assurance Panel Member

23 March 2020

cc. Jim Betts, Secretary, Department of Planning, Industry and Environment
Elizabeth Mildwater, Deputy Secretary, Transport for NSW
Anthony Manning, Chief Executive, School Infrastructure NSW
Nigel Lyons, Deputy Secretary, NSW Ministry of Health



Attachment A

Advisory Notes on implementation of Wollondilly Shire Council draft Local Strategic Planning Statement:

These Advisory Notes highlight key considerations to support Council in the implementation of the first LSPS.

Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p>Infrastructure and Collaboration</p>	
<p>1. State-led transport investigations and projects</p> <p><i>Planning Priority W1, Action 3 seeks to align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> • Continue to consult with Transport for NSW (TfNSW) on planning for city-shaping and city-serving transport initiatives in Future Transport 2056¹ including: <ul style="list-style-type: none"> ○ 0-10 year initiatives for investigation in progress²: Sydney – Canberra Faster Rail Improvements, Appin and Picton Road improvements, Passenger train improvements to support growth at Wilton. ○ 0-10 year initiatives for investigation not commenced: improved bus connections between South West Sydney and Illawarra. ○ 10-20 year initiatives for investigation: Completion of Maldon – Dombarton rail corridor. ○ 20+ year visionary initiative: Outer Sydney Orbital (motorway and freight rail) from WSA-Badgerys Creek Aerotropolis to M31 Hume Motorway and South Line, Outer Sydney Orbital (motorway) from M31 Hume Motorway to Illawarra.
<p>2. Council-led transport initiatives</p> <p><i>Planning Priority W1 seeks to plan for a city supported by infrastructure.</i></p>	<p>Note: The LSPS includes Council-led transport infrastructure initiatives related to preferred future investment in mass transit. These initiatives require further investigation to determine alignment with TfNSW’s strategic planning priorities.</p>

¹ Source: <https://future.transport.nsw.gov.au/plans/greater-sydney-services-and-infrastructure-plan/service-and-infrastructure-initiatives>

² Source: <https://future.transport.nsw.gov.au/delivering-future-transport-2056>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p>3. Wilton Growth Area</p> <p><i>Planning Priority W1, Action 2 seeks to sequence growth across the three cities to promote north-south and east-west connections.</i></p> <p><i>Planning Priority W1, Action 3 seeks to align forecast growth with infrastructure.</i></p> <p><i>Planning Priority W1, Action 4 seeks to sequence infrastructure provision using a place-based approach.</i></p>	<ul style="list-style-type: none"> • Note: The Department of Planning, Industry and Environment (DPIE) has published a new approach to precincts and confirms: <ul style="list-style-type: none"> ○ Wilton Town Centre as a State-led Rezoning. ○ Wilton West as Collaborative Planning. ○ Wilton South as Collaborative Planning. • Continue to collaborate with DPIE on the planning of the Wilton South and Wilton West precincts and work with DPIE on the State-led rezoning of Wilton Town Centre within the Wilton Growth Area Precinct. • Work with DPIE on the planning of precincts in the Wilton Growth Area to deliver communities that support: <ul style="list-style-type: none"> ○ greater walkability; ○ increased urban tree canopy; ○ increased deep soil landscaping; and ○ retention of water in the landscape. • Work with DPIE on the place-based approach to infrastructure planning to meet housing needs that aligns infrastructure with growth.
<p>4. Greater Macarthur Growth Area</p> <p><i>Planning Priority W1, Action 2 seeks to sequence growth across the three cities to promote north-south and east-west connections.</i></p> <p><i>Planning Priority W1, Action 3 seeks to align forecast growth with infrastructure.</i></p> <p><i>Planning Priority W1, Action 4 seeks to sequence infrastructure provision using a place-based approach.</i></p>	<ul style="list-style-type: none"> • Note: The DPIE has published a new approach to precincts³ and confirms the Greater Macarthur Growth Area as an area for strategic planning, Glenfield as a State-led rezoning and North Gilead as an area for collaborative planning. • Note. Since the exhibition of Councils LSPS the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 was amended (6 December 2019) to incorporate the Greater Macarthur Precinct⁴. • In this context Council is to continue to collaborate with DPIE on the planning for Growth Area Precinct having regard to the growth centre structure plan for the precinct - the NSW Government's Greater Macarthur 2040: An interim plan for the Greater

³ Source: <https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts>

⁴ Source: <https://www.legislation.nsw.gov.au/#/view/EPI/2006/418>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
	<p>Macarthur Growth Area published on the Department's website in November 2018"⁵.</p> <ul style="list-style-type: none"> • Work with DPIE on the planning of precincts in the Greater Macarthur Growth Area to deliver communities that support: <ul style="list-style-type: none"> ○ greater walkability; ○ increased urban tree canopy; ○ increased deep soil landscaping; and ○ retention of water in the landscape. • Work with DPIE on the place-based approach to infrastructure planning that aligns infrastructure with growth.
<p>5. Shared use agreements</p> <p><i>Planning Priority W3, Action 10 seeks to optimise the use of available public land for social infrastructure.</i></p>	<ul style="list-style-type: none"> • Continue to work with Department of Education on the potential for shared use agreements for school grounds and facilities to provide additional open space and community spaces, particularly in Growth Areas.
<p>Liveability</p>	
<p>6. Local Housing Strategy – Housing analysis</p> <p><i>Planning Priority W5, Action 17 requires councils to prepare Local Housing Strategies.</i></p> <p><i>Planning Priority W5, Action 18 requires councils to prepare Affordable Rental Housing Target Schemes following the development of implementation arrangements.</i></p>	<ul style="list-style-type: none"> • Note: The NSW Government's Local Housing Strategy Guidelines require Council's Local Housing Strategy to be approved by DPIE. • As set out in the Local Housing Strategy Guideline⁶, the strategy is to include an analysis of changing demographics, housing density and housing market demand to confirm take-up rates and proposed staged approach. • Note: The Local Housing Strategy should be informed by the NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme⁷. • Continue to work with other councils in the Western Sydney Planning Partnership to assess options and the viability of affordable rental housing as part of the

⁵ Source: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Greater-Macarthur-Growth-Area/Greater-Macarthur-2040>

⁶ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

⁷ Source: <https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Diverse-and-affordable-housing/-/media/C6F1D0F0359C4AB7A28C90BE7DEEE636.ashx>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p>7. Local Housing Strategy – <i>6-10 year housing target</i></p> <p><i>Planning Priority W5, Action 17(b) requires Local Housing Strategies to address the delivery of 6-10 year (when agreed) housing supply targets for each local government area.</i></p>	<p>development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme.</p> <ul style="list-style-type: none"> • As set out in Action 4 of the Greater Sydney Region Plan, Council’s 6-10 year housing target is to inform the development of updated local environmental plans (LEPs) and housing strategies. • The Commission notes: <ul style="list-style-type: none"> ○ Council’s draft LSPS indicates a housing target for the period 2021 to 2026 of 1,900 dwellings⁸ to be refined through the Local Housing Strategy. ○ DPIE monitoring⁹ shows the current housing supply forecast for the period 2019/20 to 2023/24 is 2,150 dwellings. • In this context, Council is to show how it can meet an indicative draft range 6-10 year housing target for the period 2021/22 to 2025/26 of 1,800 to 2,300 dwellings as part of its Local Housing Strategy and relevant LEP updates. • Testing this indicative range is to include a preliminary assessment of any relevant NSW Government investment decisions in consultation with State agencies. • Where relevant data is available, councils are to identify the contribution of non-standard dwellings¹⁰ (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range. • Note: The NSW Government’s strategic documents outline the direction for planning land use, service and infrastructure delivery across NSW. Population projections¹¹ are subject to review over time and will

⁸ Source: Wollondilly draft Local Strategic Planning Statement, March 2020, p.37

⁹ Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>

¹⁰ Source: Standard dwellings relate to those monitored via DPIE’s housing monitor (i.e. Sydney Water connections) and Non-standard dwellings are those delivered under housing related SEPPs such as seniors, boarding houses and affordable rental housing (secondary dwellings). For more information refer to: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Other-forms-of-housing>

¹¹ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Wollondilly-Shire.pdf>



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
	<p>be managed through updates to the Region and district plans.</p>
<p>8. Heritage</p> <p><i>Planning Priority W6, Action 21 requires councils to identify, conserve and enhance environmental heritage.</i></p>	<ul style="list-style-type: none"> Continue to work with DPIE and Heritage NSW to ensure a strategic approach is taken to environmental heritage including Aboriginal cultural heritage in implementing the LSPS and developing LSPS updates.
<p>9. Local contributions</p> <p><i>Planning Priority W3, Action 9 requires councils to deliver social infrastructure that reflects the needs of the community now and in the future.</i></p>	<ul style="list-style-type: none"> Consult with DPIE regarding local contribution rates and the essential works list.
<p>10. Place-based planning for local centres</p> <p><i>Planning Priority W6, Action 22 requires place-based planning to support the role of centres as a focus for connected neighbourhoods.</i></p>	<ul style="list-style-type: none"> Consult with DPIE on more detailed strategic planning for towns and villages (e.g. Douglas Park, Oakdale, Menangle, Picton Tahmoor, The Oaks, Thirlmere, Silverdale and Warragamba) which should provide indicative locations for future housing and confirm where strategic planning may require approval to inform LEP updates. Confirm with DPIE if Council's Centres Strategy will require approval to inform LEP updates.
<p>Productivity</p>	
<p>11. Industrial and employment lands strategy</p> <p><i>Planning Priority W10, Action 51 requires Wollondilly Shire Council to retain and manage industrial and urban services land, in line with the principles for managing industrial and urban services land by safeguarding all industrial zoned land.</i></p>	<ul style="list-style-type: none"> Note: The Western City District Plan identifies industrial and urban services land in Wollondilly's Urban Area as <i>'Retain and Manage'</i>. Confirm with DPIE if Council's Employment Lands Study will require approval to inform LEP updates.
<p>Sustainability</p>	
<p>12. Rural lands strategy</p> <p><i>Planning Priority W17 requires councils to maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes (Action 78) and limit urban</i></p>	<ul style="list-style-type: none"> Collaborate with adjoining Councils to consider opportunities to support the growth of the agribusiness sector as part of any future work on rural lands. Confirm with DPIE if Council's Rural Lands Strategy requires approval to inform LEP updates.



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<i>development to within the Urban Area (Action 79).</i>	
<p>13. Open space strategy</p> <p><i>Planning Priority W18, Action 80 requires councils to maximise the use of existing open space and protect, enhance and expand open space.</i></p>	<ul style="list-style-type: none"> • Consider Council's contribution to the Premier's Priority to 'Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023'. • Confirm with DPIE if Council's <i>Open Space, Recreation & Community Facilities Strategy (2014)</i> requires approval to inform LEP updates.
<p>14. BASIX</p> <p><i>Planning Priority W19 requires councils to reduce carbon emissions and manage energy, water and waste efficiently.</i></p>	<ul style="list-style-type: none"> • Consult with DPIE regarding changes sought to BASIX standards.
<p>15. Resilience to natural and urban hazards</p> <p><i>Planning Priority W20 requires councils to respond to the impacts of climate change (Action 87) and limit the intensification of development in areas most exposed to hazards (Action 88) and mitigate the urban heat island effect (Action 89).</i></p>	<ul style="list-style-type: none"> • Consult with DPIE and State agencies to manage flood and fire risk, including when: • Preparing the shire-wide Flood Study. • Reviewing the Bushfire Prone Lands map. • Preparing the overarching hazards study (outlined in Action 18.12).
<p>16. Flooding and bushfire</p> <p><i>Planning Priority W20 requires councils to adapt to the impacts of urban and natural hazards and climate change and Action 90 requires Wollondilly Council to respond to the direction for managing flood risk in the Hawkesbury-Nepean Valley as set out in Resilient Valley, Resilient Communities – Hawkesbury-Nepean Valley Flood Risk Management Strategy.</i></p>	<ul style="list-style-type: none"> • Consult with DPIE and State agencies to manage flood and bushfire risk. • Continue to consult with DPIE and State agencies on managing flood risk in the Hawkesbury-Nepean Valley¹² and preparing guidance on land use limitations to reflect flood risk.
<p>Implementation</p>	
<p>17. Planning framework</p> <p><i>Section 6 Implementation, Figure 30.</i></p>	<ul style="list-style-type: none"> • Notwithstanding the content of the LSPS, Ministerial Directions under Section 9.1 of the EP&A Act and State Environmental Planning Policies continue to apply to the LGA.

¹² Source: Western City District Plan, p.167



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p>18. Updates to LSPS</p> <p><i>Planning Priority W21, Action 91 requires councils to prepare local strategic planning statements informed by local strategic planning.</i></p>	<ul style="list-style-type: none"> • Note: The LSPS <i>Wollondilly 2040</i> includes a commitment for Council to review its LSPS at least every four years as the Community Strategic Plan is reviewed¹³. • As set out in the LSPS Guidelines, revisions to the LSPS may be required in response to significant changes in the LGA such as announcements on centres revitalisation, new infrastructure investment and employment opportunities, significant changes in projected population growth or changes to the relevant higher order strategic plan. • Consider the need to update the LSPS when key supporting strategies and policies are completed, including the Local Housing Strategy and updates to the State Environmental Planning Policy (Sydney Region Growth Centres) and Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area.
<p>19. Monitoring and review – Implementation</p> <p><i>Planning Priority W21, Action 91 LEP Review and Section 3.8 (4a) EP&A Act LEP Updates</i></p>	<ul style="list-style-type: none"> • Progress on the implementation of the District Plan will be reviewed and monitored with a focus on actions that support LEP Updates.
<p>20. Monitoring and review – Performance indicators</p> <p><i>Planning Priority W22, Action 92 requires the development of performance indicators in consultation with state agencies and councils that measure the 10 Directions to inform inter-agency, State and local government decision-making.</i></p>	<ul style="list-style-type: none"> • Council is encouraged to apply the performance indicators in <i>The Pulse of Greater Sydney</i>, which are available at LGA levels¹⁴.

¹³ Source: Wollondilly draft Local Strategic Planning Statement, p.102

¹⁴ Source: <https://www.greater.sydney/pulse-of-greater-sydney>