

Our Reference: TRIM 8154-3

Precise Planning
PO Box 426
NORTHBRIDGE NSW 1560

Attn: Mr Jeff Bulfin

4 May 2018

Dear Mr Bulfin,

Draft Planning Proposal: West Tahmoor Minimum Lot Size Amendment No.3

Council is writing to you regarding the abovementioned Draft Planning Proposal. The Draft Planning Proposal relates to land which is located in an area designated as Metropolitan Rural Area under the NSW Government Greater Sydney Commission produced plans 'Greater Sydney Region Plan: A Metropolis of Three Cities' (GSRP) and 'Western City District Plan' (WCDP) both dated March 2018.

Section 3.8 of the *Environmental Planning & Assessment Act 1979 (EPA Act)* provides that in preparing a planning proposal under s3.33 of the EPA Act the Council is to give effect to any district strategic plan applying to the local government area and the district strategic plan is in turn to give effect to any regional strategic plan.

The GSRP and WCDP contain a series of principles, priorities, objectives, strategies and actions applicable to Metropolitan Rural Areas.

A number of these are relevant considerations that should be addressed in detail to support your Draft Planning Proposal. The criteria is attached to this letter.

Could you please submit detailed information that addresses the principles, priorities, objectives, strategies and actions applicable to the Metropolitan Rural Areas identified in the GSRP and WCDP. This information should be submitted in electronic form (both word and pdf) by 4 June, 2018 to facilitate reporting the Draft Planning Proposal to Council.

If the when considering the above you conclude that the Draft Planning Proposal cannot satisfy the principles, priorities, objectives, strategies and actions applicable to the Metropolitan Rural Areas identified in the GSRP and WCDP you may choose to withdraw the Draft Planning Proposal application.

If you have any questions please contact Carolyn Whitten on (02) 4677 9551 or email Carolyn.Whitten@wollondilly.nsw.gov.au.

Yours faithfully



Stephen Gardiner
Manager
SUSTAINABLE GROWTH

Table 1 – Greater Sydney Regional Plan Objectives

The GSRP outlines 10 Directions. 'Objectives' outline the how to achieve the directions for better planning throughout Sydney

OBJECTIVES	PAGE
<p>Objective 22: Investment and business activity in centres</p> <ul style="list-style-type: none"> - Expanding rural towns and villages beyond their current boundaries to accommodate new business activity should be considered only when this is linked to a growth management plan for the whole town or village, and should not compromise the values and character of nearby rural and bushland areas 	p.121
<p>Objective 24: Economic sectors are targeted for success</p> <ul style="list-style-type: none"> - The proximity of rural-residential development to agricultural, mining and extractive industries that generate odour, noise and other pollutants can be a source of conflict. There is a need to provide important rural industries with certainty so their operations can continue without encroachment from incompatible land uses. At the same time, the protection of land for biodiversity offsets and the rehabilitation of exhausted resource extraction areas support the re-establishment of significant ecological communities in the Metropolitan Rural Area into the future 	p.141
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</p> <ul style="list-style-type: none"> - Providing incentives for landowners in the Metropolitan Rural Area to protect and enhance the environmental values of their land and connect fragmented areas of bushland can deliver better outcomes for biodiversity and greater opportunities to create biodiversity offsets. 	p.156
<p>Objective 28: Scenic and cultural landscapes are protected.</p> <ul style="list-style-type: none"> - The Metropolitan Rural Area and the Protected Natural Area (i.e. National Parks) create a range of attractive visual settings to the north, west and south of Greater Sydney. With rising demand for biodiversity offsets and continuing support for traditional forms of agriculture within the Metropolitan Rural Area, more opportunities can be realised to protect and enhance natural landscapes (GRSP p.158). 	p.158
<p>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.</p> <ul style="list-style-type: none"> - Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has sufficient land to deliver its housing needs within the current boundary of the Urban Area, including existing Growth Areas (i.e. Wilton). This eliminates the need for the Urban Area to expand into the Metropolitan Rural Area. From time to time, there may be a need for additional land for urban development to accommodate Greater Sydney's growth, but not at this stage. Future region plans will identify if additional areas of land in the Metropolitan Rural Area are required for urban development. - Restricting urban development in the Metropolitan Rural Area will help manage its environmental, social and economic values, help to reduce land speculation, and increase biodiversity from offsets in Growth Areas and existing urban areas - Towns and villages: Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond 	p.160-3

<p>to local demand for growth, the character of the town or village and the values of the surrounding landscape and rural activities</p> <ul style="list-style-type: none"> - Rural lands: Parts of the urban-rural fringe are owned by Local Aboriginal Land Councils. Future planning of these areas may be more flexible in order to balance rural values with greater economic participation, and community and cultural uses by Aboriginal people 	
---	--

Table 2 – Greater Sydney Regional Plan Strategies

'Strategies' are the overarching methods for the achievement of 'objectives'.

STRATEGIES	PAGE
Strategy 16.1: Manage the interfaces of industrial areas, trade gateways and intermodal facilities (such as the 'Western Sydney Airport and Badgerys Creek Aerotropolis') by providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions.	p.96
Strategy 29.1: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	p.163
Strategy 29.2: Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area).	p.163

Table 3 – Western City District Plan Planning Priorities

'Planning Priorities' outline how each specific region of Sydney will achieve the 'objectives' listed in the Greater Sydney Regional Plan.

PLANNING PRIORITIES	PAGE
The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies	p.16
<ul style="list-style-type: none"> ▪ Liveability: A place-based and collaborative approach is required to maintain and enhance the liveability of the Western City District. This can be achieved by the following Planning Priorities: <ul style="list-style-type: none"> W3 - Providing services and social infrastructure to meet people's changing needs W4 - Fostering healthy, creative, culturally rich and socially connected communities W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport W6 - Creating and renewing great places and local centres, and respecting the District's heritage 	p.27
<ul style="list-style-type: none"> ▪ Sustainability: For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities: <ul style="list-style-type: none"> W12 - Protecting and improving the health and enjoyment of the District's waterways W13 - Creating a Parkland City urban structure and identity W14 - Protecting and enhancing bushland and biodiversity W15 - Increasing urban tree canopy cover and delivering Green Grid connections W16 - Protecting and enhancing scenic and cultural landscapes W17 - Better managing rural areas W18 - Delivering high quality open space W19 - Reducing carbon emissions and managing energy, water and waste efficiently 	p.106

W20 - Adapting to the impacts of urban and natural hazards and climate change	
<p>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.</p> <ul style="list-style-type: none"> - The Growth Area programs of the NSW Department of Planning and Environment guide the development of new communities in land release areas and provide significant capacity into the medium and longer term. These include the Wilton and parts of the Greater Macarthur Growth Areas. <p>Gives effect to GSRP objectives 10 and 11</p>	p.42
<p>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</p> <ul style="list-style-type: none"> - The Wollondilly local government area benefits from substantial areas of protected national parks, rivers and creeks, and water catchments that provide outstanding landscapes and views. Rural towns and villages in the valleys and plains to the east of the national parks are set between a series of hills and ridgelines that are special to the District's character and identity. - Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality. - Continued protection of the Western City District's scenic and cultural landscapes is important for the sustainability, liveability and productivity of the District. It can complement the protection of biodiversity and habitat, help manage natural hazards and support tourism. Protecting scenic and cultural landscapes can also help preserve links to Aboriginal cultural heritage <p>Gives effect to GSRP objective 28</p>	p.124
<p>Planning Priority W17: Better managing rural areas</p> <ul style="list-style-type: none"> - 'Greater Sydney Region Plan: A Metropolis of Three Cities' takes a strategic approach to delivering Greater Sydney's future housing needs within the current boundary of the Urban Area including Growth Areas. Urban development in the Metropolitan Rural Area will only be considered in the urban investigation areas identified in A Metropolis of Three Cities (no urban investigation areas are located in the Wollondilly Local Government Area).. This approach protects and supports agricultural production and mineral resources by preventing inappropriately dispersed urban activities in rural areas. - Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond to local demand for growth, the character of the town or village and the surrounding landscape and rural activities. Rural and bushland towns and villages will not play a role in meeting regional or district scale demand for residential growth. - The Western City District's rural areas contain large areas that serve as locations for people to live in a rural or bushland setting. Rural-residential development is not an economic value of the District's rural areas and further rural-residential development is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes. <p>Gives effect to GSRP objective 29</p>	p.126
Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change.	p.136

<ul style="list-style-type: none"> - Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards. <p>Gives effect to GSRP objectives 36, 37 and 38</p>	
---	--

Table 4 – Western City District Plan Actions

‘Actions’ are methods for the implementation of ‘planning priorities’ and ‘objectives’.

ACTIONS	PAGE
Action 35: Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.	p.77
Action 41: Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	p.77
Action 78: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	p.127
Action 79: Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area).	p.127
Action 88: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.	p.139