



Mr Laurie Mifsud
A/General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Letter of Support: Hawkesbury City Council draft Local Strategic Planning Statement

Thank you for submitting Hawkesbury City 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 Hawkesbury City Council's draft Local Strategic Planning Statement (January 2021) 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, such as the Hawkesbury Flood Policy. It also reflects that work is still in progress (including the draft Local Housing Strategy, Sustainability Strategy 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 Hawkesbury City 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 Rural Lands Strategy and place-based infrastructure planning for the Vineyard Precinct 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 bushfires and floods over the summer of 2019-2020 which have had a devastating impact on local communities and have required Council to focus on recovery. The Covid-19 pandemic, of course, presented further challenges for Council to address in 2020.

Please pass on our thanks to all the members of your team who have assisted in achieving this significant milestone for Hawkesbury City 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. 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,

Elizabeth Dibbs
Western City District Commissioner
Chair of Assurance Panel
Commission Delegate

Dr Deborah Dearing
Deputy Chief Commissioner
Eastern City / North District Commissioner
Assurance Panel Member

8 February 2020

cc. Jim Betts, Secretary, Department of Planning, Industry and Environment
Howard Collins, 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 Hawkesbury City 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 <i>Planning Priority W1, Action 1 seeks to prioritise infrastructure investments to support the vision of A Metropolis of Three Cities</i></p> <p><i>Planning Priority W1, Action 3 seeks to align forecast growth with infrastructure.</i></p> <p><i>Planning Priority W7, Action 32, seeks to protect transport corridors as appropriate, including the Western Sydney Freight Line and the Outer Sydney Orbital.</i></p>	<ul style="list-style-type: none"> • Continue to consult with Transport for NSW (TfNSW) on planning for city-shaping & city-shaping transport initiatives in Future Transport 2056¹ including: <ul style="list-style-type: none"> ○ 0-10 year committed initiatives²: Improved services on the Richmond Line; Bells Line of Road corridor upgrade; ○ 10-20 year initiatives for investigation: North-south rail link in the Western Parkland City: Cudgegong Road – St Marys; and ○ 20+ year visionary initiatives: Outer Sydney Orbital (motorway and freight rail) from Great Western Highway and Western Line to Central Coast; Bells Line of Road – Castlereagh Connection.
<p>2. Council-led transport initiatives <i>Planning Priority W1, Action 1 seeks to prioritise infrastructure investments to support the vision of A Metropolis of Three Cities.</i></p> <p><i>Planning Priority W1, Action 3 Align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> • Continue to consult with TfNSW regarding Council-led transport initiatives, including: <ul style="list-style-type: none"> ○ the evidence base for an additional crossing of the Hawkesbury River, and potential crossing locations; and ○ efficient bus routes between Richmond-Windsor and Blacktown, Rouse Hill, St Marys and Penrith.

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>



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<p>3. North West Growth Area <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 W7, Action 32, seeks to protect transport corridors as appropriate, including the Western Sydney Freight Line and the Outer Sydney Orbital</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 the North West Growth Area as an area for strategic planning. Continue to collaborate with DPIE on the planning of the Vineyard precincts within the North West Growth Area.
<p>4. Shared use agreements <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 the Department of Education on the potential shared use agreements for school grounds and facilities to provide additional open space and community spaces, particularly in Growth Areas.
Liveability	
<p>5. Local Housing Strategy - Housing Market Demand and Diversity Analysis <i>Planning Priority W5, Action 17 requires Council to prepare a Local Housing Strategy.</i></p> <p><i>Planning Priority W5, Action 18 requires councils to prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.</i></p>	<ul style="list-style-type: none"> Note: The NSW Government's Local Housing Strategy Guidelines³ require Council's Local Housing Strategy to be approved by (DPIE). As set out in the Local Housing Strategy Guideline⁴, 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 Scheme⁵. 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 development of Council's Local Housing Strategy and

³ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

⁴ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

⁵ 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
	<ul style="list-style-type: none"> • investigation into potential locations for affordable and social housing.
<p>6. Local Housing Strategy – 6-10 Year Housing Target <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>	<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"> • The draft LSPS indicates an increase of 1,628 households from 2021-2026⁶. • DPIE monitoring⁷ shows the current pipeline 2019/20 to 2023/24 of 950 dwellings. • In this context and recognising changing market demands Council is to show how it can meet an indicative draft range for 6-10 year housing targets of 1,100 – 1,300 dwellings as part of its Housing Strategy. • Testing this indicative range is to include a preliminary assessment of any relevant State government investment decisions in consultation with State agencies. • Where relevant data is available, councils are to identify the contribution of non-standard dwellings⁸ (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 projections⁹ are subject to review over time and will be managed through updates to the Region and district plans.

⁶ Source: Draft Hawkesbury Local Strategic Planning Statement, page 46

⁷ Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>

⁸ 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 SEPPs such as seniors, boarding houses and affordable rental (granny flats).

⁹ Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Hawkesbury.pdf>



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<p>7. Heritage <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 Aboriginal, cultural and natural heritage in implementing the LSPS and developing LSPS updates.
<p>8. Local Contributions <i>Planning Priority W3, Action 9 requires Council 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>9. Place-based planning for local centres <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 rural towns and villages (e.g. Kurrajong, Kurmond, Glossodia and Wilberforce) and confirm where more strategic planning may require approval to inform LEP updates. Confirm with DPIE if Council's Vibrant Towns and Villages Master Plan will require approval to inform LEP updates.
Productivity	
<p>10. Employment Lands Strategy <i>Planning Priority W10, Action 51 requires Hawkesbury City Council to retain and manage industrial and urban service 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 Hawkesbury's Urban Area as Retain and Manage. Confirm with DPIE if Council's Employment Lands Study will require approval to inform LEP updates.
<p>11. Strategic centres <i>Planning Priority W11, Action 56 requires councils to provide access to jobs, goods and services in centres; Action 58 requires councils to prioritise strategic land use and infrastructure plans for growing centres. Action 65 requires Hawkesbury City Council to strengthen Richmond-Windsor strategic centre.</i></p>	<ul style="list-style-type: none"> Confirm with DPIE if Council's Vibrant Towns and Villages Master Plan will require approval to inform LEP updates.
<p>12. Industry sectors – tourism <i>Planning Priority W8, Action 41 requires councils to consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.</i></p>	<ul style="list-style-type: none"> Collaborate with Destination NSW and other councils to consider approaches for enhancing the Hawkesbury's tourism industry.



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Sustainability	
<p>13. Rural Lands Strategy <i>Planning Priority W17, Action 78 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 and limit urban development to within the Urban Area (Action 79).</i></p>	<ul style="list-style-type: none"> • Ensure collaboration and coordination with other councils in the Metropolitan Rural Area in considering environmental, social and economic values, as part of Council's Rural Lands Strategy. • Confirm with DPIE if Council's Rural Lands Strategy requires approval to inform LEP updates.
<p>14. Open Space and Recreation Strategy <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' and pathways aligning this goal. • Confirm with DPIE if Council's Open Space, Recreation Strategy will require approval to inform LEP updates. • As part of ongoing implementation and review of Council's Open Space and Recreation Strategy having regard to the 400m benchmark for access to open space for all dwellings in the Western City District Plan.
<p>15. Flooding and bushfire <i>Planning Priority W20, Actions 87 requires Council to support initiatives that respond to the impacts of climate change.</i></p>	<ul style="list-style-type: none"> • Continue to consult with DPIE and State agencies to manage bushfire risk. • Continue to consult with State agencies to manage flood risk in the Hawkesbury-Nepean Valley and guidance on land use limitations to reflect the flood risk.
<p>16. Resilience to natural and urban hazards <i>Planning Priority W20 requires Council to respond to the impacts of climate change (Action 87) and limit the intensification of development in areas most exposed to hazards (Action 88).</i></p>	<ul style="list-style-type: none"> • Collaborate with the Greater Sydney Commission, other relevant state agencies and neighbouring councils to strengthen approaches to resilience in councils' strategies, plans and programs, particularly the: <ul style="list-style-type: none"> ○ Rural Lands Strategy; ○ Open Space and Recreation Strategy; ○ Sustainability Strategy;



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	<ul style="list-style-type: none"> ○ Tree Canopy Strategy; ○ future transport planning; and ○ other place-based plans.
Implementation	
<p>17. Planning Framework <i>Section 6 Implementation, Figure 26.</i></p>	<ul style="list-style-type: none"> ● Note: 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.
<p>18. Updates to LSPS <i>Planning Priority W21 requires Council to preparing local strategic planning statements informed by local strategic planning</i></p>	<ul style="list-style-type: none"> ● Note: The LSPS includes a commitment to align the review of the LSPS every 7 years, or in conjunction with the timing of the review of Council’s Community Strategic Plan. ● Note: 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 studies including the Local Housing Strategy or Rural Lands Strategy are completed or to reflect decisions on the corridor for the Outer Sydney Orbital.
<p>19. Monitoring and Review <i>Implementation</i></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,</i></p>	<ul style="list-style-type: none"> ● Council is encouraged to develop more targeted, measurable indicators in any future review and update of the LSPS. ● Council is encouraged to use the performance indicators in <i>The Pulse of Greater Sydney</i>, which



Western City District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<i>State and local government decision-making.</i>	includes data available at Region, district and LGA levels ¹⁰ .

¹⁰ Source: <https://www.greater.sydney/pulse-of-greater-sydney>