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8 July 2020

Mr Ben Taylor  
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Dear Mr Taylor

## Wollondilly Local Environmental Plan 2011 LEP Review Program – Stage 1 Planning Proposal

The Property Council of Australia welcomes the opportunity to provide comments on the LEP Review Stage 1 Planning Proposal.

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.

The Property Council understands that Wollondilly Shire Council is one of eighteen (18) councils in Greater Sydney that are participating in the Accelerated LEP Review Program. The identification of certain local government areas for accelerated translation of the relevant District Plan during 2020 (one year ahead of the remaining 15 councils in Greater Sydney) was appropriate. Wollondilly Shire Council's participation in this program is also appropriate.

Wollondilly Shire Council has been given financial assistance from the NSW Government to complete each of the required milestones under the program. The completion of this Planning Proposal (PP\_2020\_WOLLY\_001\_00) is one such milestone. Finalisation of Council's Local Strategic Planning Statement (LSPS) and a Local Housing Strategy (LHS) being other important steps.

Page 5 of the Planning Proposal states *"The initial planning proposal has been prepared to satisfy the requirements of the funding agreement which requires the submission of a planning proposal to the NSW Government for Gateway determination and the submission of a planning proposal to the Secretary to arrange for the drafting of the updated LEP by 30 June 2020"*. It then goes on to explain *"This tight timeframe directs the scope and content of this initial planning proposal and has meant that only limited amendments can be considered in the short term. However, the broader alignment of the WLEP 2011 with the Western City District Plan is envisaged to be delivered in stages through a number of planning proposals. These will be initiated and progressed once the necessary resources, supporting material and information are available"*.

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Council would be aware that section 3.8 of the *Environmental Planning and Assessment Act 1979* requires a Planning Proposal Authority, when preparing a planning proposal under section 3.33, to give effect to any district strategic plan applying to the local government area to which the planning proposal relates. Also as soon as practicable after a district strategic plan is made, the relevant council must review its local environmental plan for the area and prepare such planning proposals under section 3.33 as are necessary to give effect to the district strategic plan. Unfortunately, the current planning proposal only goes so far and, in our view, fails to adequately give effect to the Western City District Plan.

It is disappointing that more than two years since the Regional Strategic Plan and Western City District Plan were endorsed by the NSW Government and more than eight months since the public exhibition of Council's draft LSPS, it is not in a position to exhibit a planning proposal that will "give effect" to the important need to boost housing supply for residents of Wollondilly Shire Council LGA. Council should set out its planned timeframe for completion of the next phase of the LEP update, being the completion of its LHS.

### Housing Targets

The Greater Sydney Commission (GSC) issued Council with a letter of support on 23 March 2020 which included a 6-10 year housing target between 1,800 and 2,300 dwellings. This involves the production of more than 360 new dwellings annually.

The GSC's Western City District Plan created a 0-5 year housing target for Council of 1,550 additional dwellings from 2016/17 to 2020/2021 (about 310 new dwellings each year). We understand that in the first three years of this period (2016/17 to 2018/19) there were 1,057 dwellings completed in the Wollondilly Shire LGA. Council should take necessary action to ensure its policy settings are appropriate for the continuation of new housing supply at or above the current level.

### General Comments on Planning Proposal

The intent of the current Planning Proposal is to:

- Give effect to the Western City District Plan,
- Enhance the health and wellbeing of communities,
- Better manage rural areas, and
- Housekeeping amendments to ensure the local environmental plan reflects changes on the ground or updates to legislation.

These actions are generally considered to be appropriate and, in most cases, supported. Detailed comments on specific issues are provided on the following pages.

### Amendment 1 – Embed the consideration of health in the assessment of development

We support the intention to include the consideration of human health in land use planning decisions in-principle as this is an important issue. The proposed LEP zone objectives would appear appropriate.

We would welcome further information being provided regarding how these objectives will be implemented in terms of the assessment of projects and whether there is an intention to develop guidelines of DCP provisions that will be taken into consideration with every DA in the affected zones.

Amendment 2 – Recognising the role and function of the Metropolitan Rural Area within the LEP

This amendment is noted. We do not have any specific comments to make in respect of this proposal.

Amendment 3 – Protect land required to provide essential services to support existing and future populations

This amendment is noted. If this proposal to rezone land occupied by infrastructure owned by Sydney Water to 'SP2 Water Supply System' is supported by Sydney Water, we have no concern or comment to make.

Amendment 4 – Enable advertising signage on sports fields

This amendment is noted. We do not have any specific comments to make in respect of this proposal.

Amendment 5 – Strengthen provisions relating to the subdivision of land within Original holdings

This amendment is noted. We do not have any specific comments to make in respect of this proposal.

Amendment 6 – Ensure that relevant land is reserved for certain public purposes


This amendment is noted. It is appropriate to remove land from the Land Reservation Acquisition Map where it has been acquired by the relevant acquisition authority.

Amendment 7 – Clarify the application of the proposed amendments

This amendment is noted. We support the insertion of a savings provision within the LEP in respect of current development applications and appeal processes.

Should you have any questions regarding the content of this submission, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or [tloveday@propertycouncil.com.au](mailto:tloveday@propertycouncil.com.au)

Yours sincerely



**Jane Fitzgerald**  
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