

---

<b>ITEM-5</b>	<b>DRAFT POST EXHIBITION LOCAL STRATEGIC PLANNING STATEMENT &amp; COMMUNITY PARTICIPATION PLAN (FP 242)</b>
<b>THEME:</b>	Proactive Leadership.
<b>OUTCOME:</b>	3 Sound governance that values and engages our customers and is based on transparency and accountability.
<b>STRATEGY:</b>	3.1 Facilitating strong two way relationships and partnerships with the community involve them in local planning and decision making and actively advocate community issues to other levels of government.
<b>MEETING DATE:</b>	<b>22 OCTOBER 2019</b> COUNCIL MEETING
<b>GROUP:</b>	<b>SHIRE STRATEGY, TRANSFORMATION AND SOLUTIONS</b>
<b>AUTHOR:</b>	<b>STRATEGIC PLANNING COORDINATOR</b> REBECCA TEMPLEMAN
<b>RESPONSIBLE OFFICER:</b>	<b>PROJECT MANAGER LSPS AND LEP</b> STEWART SEALE

---

### EXECUTIVE SUMMARY

This report recommends that the draft *Hills Future 2036* Local Strategic Planning Statement (LSPS), Implementation Plan and supporting Strategies be adopted (with post exhibition amendments) and forwarded to the Greater Sydney Commission and Department of Planning, Industry and Environment for endorsement. This report also recommends that Council's Community Participation Plan be adopted, as exhibited.

At its meeting of 25 June 2019, Council resolved to publicly exhibit the *Hills Future 2036* Local Strategic Planning Statement, Implementation Plan and supporting Strategies, as follows:

- Draft Housing Strategy;
- Draft Productivity and Centres Strategy;
- Draft Recreation Strategy;
- Draft Integrated Transport and Land Use Strategy;
- Draft Environment Strategy; and
- Draft Rural Strategy.

The draft *Hills Future 2036* package was exhibited from Monday 1 July 2019 to Friday 9 August 2019. During this time, 81 public submissions and 9 public authority submissions were received.

Nearly half of the public submissions received during the exhibition period related to site specific requests for changes to Council's Local Environmental Plan standards including zoning, height and minimum lot size. Many of these site specific requests were located in areas which will be subject to precinct planning within the next five (5) years. The LSPS

provides the 20 year strategic vision and identifies where further strategic planning work is needed including Norwest, Castle Hill and Rouse Hill strategic centres. The precinct planning process will involve more detailed investigation of development opportunities and constraints such as traffic and transport capacity, commercial and retail floor space demand, urban design and built form analysis and infrastructure capacity including schools, open space and community facilities. For identified station precincts, this level of investigation is required prior to any specific changes to the prevailing zones or development controls.

Beyond site specific requests, the top five key issues raised in submissions include:

- residential development;
- transport;
- employment and business opportunities; and
- environmental management.

Changes to the Environmental Planning and Assessment Act 1979 which came into effect in March 2018 require Council to prepare a Community Participation Plan which outlines when and how the community can expect to participate in planning matters that affect them. The draft Community Participation Plan was exhibited from Friday 21 May 2019 to Monday 17 June 2019, alongside Council's Community Engagement Strategy and The Hills Shire Plan. No submissions were received relating to the Community Participation Plan.

Section 7 of this report outlines the post exhibition changes made to the Local Strategic Planning Statement and supporting Strategies. These changes largely include rewording or additional content for clarity purposes around matters including affordable housing, urban freight challenges, and local character and emerging technologies.

It is recommended that the Local Strategic Planning Statement be forwarded to the Greater Sydney Commission for the final phase of assurance. This is a significant milestone, and will ensure that Council's vision for the future is supported by a robust, evidence based strategy that responds to the challenges and opportunities of growth. It sets the foundations for a living document that will evolve over time, adapting to change as it happens, enabling Council to help shape a vibrant, prosperous future.

## HISTORY

<b>01/03/2018</b>	Amendments to the <i>Environmental Planning &amp; Assessment Act 1979</i> came into force which required Council to prepare a Local Strategic Planning Statement (LSPS).
<b>23/10/2018</b>	Council resolved to accept a funding offer of up to \$2.5 million under the Department of Planning and Environment's Accelerated LEP Review Program.
<b>28/03/2019</b>	Council staff presented the draft LSPS to the Assurance Panel which is comprised of the Greater Sydney Commission's District Commissioners as well as representatives from the Department of Planning, Industry and Environment.
<b>02/04/2019</b>	Councillors briefed on the status of the draft LSPS, its vision and key priorities.
<b>21/05/2019 – 17/06/2019</b>	Community Participation Plan was publicly exhibited alongside Council's Community Engagement Strategy and Hills Shire Plan.

---

<b>25/06/2019</b>	Council resolved to exhibit the <i>Hills Future 2036</i> LSPS, Implementation Plan and supporting Strategies.
<b>01/07/2019 – 09/08/2019</b>	Local Strategic Planning Statement and supporting strategies publicly exhibited.
<b>01/10/2019</b>	Councillors briefed on the exhibition of the draft LSPS and items being considered for a future planning proposal to implement the LSPS.
<b>02/10/2019</b>	Council staff presented the draft LSPS to the technical 'Health Check' panel which is comprised of representatives from the Greater Sydney Commission, Department of Planning, Industry and Environment and other State Government stakeholders.

## REPORT

The purpose of this report is to consider the outcomes of the public exhibition of the draft *Hills Future 2036* Local Strategic Planning Statement, Implementation Plan and supporting strategies, and Council's Community Participation Plan.

### 1. OVERVIEW OF EXHIBITED DOCUMENTS

The draft Local Strategic Planning Statement, Implementation Plan and related strategies, as exhibited, provide details upon which to base planning decisions and drive future land use planning and the management of growth in the Shire. The LSPS is effectively an update of Council's Local Strategy setting out the 20 year vision for land use in The Hills. The Shire's population is expected to grow by almost 80% between 2016 and 2036, requiring an additional 38,000 dwellings and 50,000 jobs.

The key policy directions in formulating the draft Local Strategic Planning Statement and related strategies include:

- Regional transport links and the need for early investigation, identification and commitment to funding.
- Establishment of an open space hierarchy and level of service standards to guide the provision and embellishment of open space.
- Continued focus on housing diversity to ensure a genuine choice of housing options being available to meet varying needs, lifestyles and financial capacities of future residents.
- Implementation of an urban growth boundary to protect land at the rural/urban interface.
- Preparation of an Economic Growth Plan to investigate what is needed to attract new investment and companies that match the skills of our residents.
- Preparation of a Public Domain Strategy to guide place making within The Hills and enhance the image and amenity of centres.
- Update of Terrestrial Biodiversity mapping to better reflect the nature and value of environmentally sensitive lands.

The LSPS contains 23 planning priorities and 59 actions for the next 5 years, centred on the themes contained in Council's Community Strategic Plan, which will provide for housing, jobs, parks and services for the growing population. Once endorsed by the Greater Sydney Commission, it will have greater strategic and statutory weight than previous local strategic documents, responding to the expectations of the NSW Government as set out in the

Greater Sydney Region Plan and Central City District Plan and articulating how Council will implement the objectives and actions of these plans.

## 2. PUBLIC EXHIBITION AND SUBMISSION SUMMARY

The *Hills Future 2036* Local Strategic Planning Statement and supporting strategies were publicly exhibited from Monday 1 July 2019 to Friday 9 August 2019. The following methods were employed during the exhibition period:

- Advertisements in The Hills Shire Times and Rouse Hill Times on two (2) separate occasions;
- Static displays and exhibition material available at Council's Administration Centre, Vinegar Hill Memorial Library, Castle Hill Library, Dural Library and Baulkham Hills Library;
- Community information sessions held at Castle Hill, Vinegar Hill and Dural libraries as well as Norwest Marketown and Baulkham Hills Stockland Mall shopping centres;
- Dedicated web page '*Hills Future 2036*' on Council's website; and
- Direct mail to key stakeholders, including the Greater Sydney Commission, relevant State Agencies, key community groups, Hills Youth Army and adjoining Councils.

A total of 81 public submissions and 9 public authority submissions were received during the exhibition period:

Received from:	Number
Public Authorities	
State Agencies	9
Public Submissions	
Industry Groups/ Developer*	35
Community Groups	10
Individual	16
Form Letters (3 Separate Form Letters)	20
<b>TOTAL</b>	<b>90</b>

\*Numbers include multiple submissions from one organisation for different properties; these have been counted as individual submissions.

Each submission has been summarised and categorised according to a number of key issues and sub-issues, noting that one submission may address multiple issues. A copy of each submission, including a summary and response to issues raised, has been provided to Councillors in advance of this meeting. A summary of Public Authority submissions is included in Attachment 1 and a summary of public submissions is included in Attachment 2.

Nearly half of the public submissions received during the exhibition period related to site specific requests for changes to Council's Local Environmental Plan including changes to zoning, height and minimum lot size controls. Many of these site specific requests were located in the rail corridor in areas which will be subject to precinct planning anticipated to be completed within the next five (5) years (Castle Hill, Norwest and Rouse Hill strategic centres).

Beyond site specific requests, the top five key issues raised in submissions include residential development, transport, employment and business opportunities and environmental management.

During the exhibition period a survey was conducted on Council's website and at community information sessions. The survey was designed to assess whether the communities

priorities aligned with the priorities of the draft Local Strategic Planning Statement. The survey was completed by 141 respondents, the majority of whom supported the priorities of the Local Strategic Planning Statement.

### **3. PUBLIC AUTHORITY SUBMISSIONS**

A total of 9 submissions were received from the following public authorities, summarised below:

#### *NSW Government – Western Sydney Local Health District*

NSW Government Health suggested items for inclusion in a future public domain strategy including cycle connections, drinking water, shade and way-finding to make active transport routes attractive to support more active lifestyles. In addition the submission recommends consideration of Aboriginal culture and heritage in the design of places.

The submission recommends other changes including setting targets for affordable housing and urban tree canopy.

#### **Comment:**

Suggestions regarding the development of a future public domain strategy are noted and will be considered as the strategy is being drafted.

The consideration of Aboriginal cultural heritage and its role in the creation of places is recognised. Additional commentary is proposed in the LSPS under Planning Priority 9 - Renew and create great places, noting the approach for identification, management and conservation of Aboriginal heritage.

The Local Strategic Planning Statement and Housing Strategy give consideration to the challenges of housing affordability, which includes demand for affordable rental housing. A housing market analysis is currently being undertaken and will inform further work in this area.

The Central City District Plan indicates that more investigation is required to determine how affordable housing can be provided. Council will continue to work with the Department of Planning, Industry and Environment and the Greater Sydney Commission in regards to the provision of affordable housing. Once Council's analysis and the investigations referred to in the District Plan are completed, further consideration will be given to an appropriate mechanism for affordable housing.

The Local Strategic Planning Statement commits to improving urban tree canopy cover, targeting improvements in release areas. Improvements will be monitored and assessed at the next review of the Local Strategic Planning Statement.

#### *NSW Government - Department of Primary Industries*

The Department of Primary Industries does not support the proposed review of secondary dwellings in rural zones citing concerns over land use conflict and reduction in viable agricultural land.

#### **Comment:**

Whilst these concerns are duly acknowledged, the proposed review of secondary dwelling controls seeks to provide flexible housing options in the rural area that is compatible with the character of the rural locality. This matter is the subject of a current planning proposal (12/2019/PLP) that is with the Department of Planning Industry & Environment for a

Gateway Determination. Public authority submissions and any potential for land use conflicts will be addressed as part of the planning proposal process.

*NSW Government - Land and Housing Corporation*

Land and Housing Corporation requested that the LSPS support renewal of social housing development, specifically the Corporation's property on Pennant Street in Castle Hill. The request seeks changes to the planning framework to support the growth and renewal of public housing assets.

**Comment:**

The Department's Pennant Street site has been considered in detailed precinct planning for Castle Hill North. Should the Department seek any further amendments, these would be subject to a separate planning proposal.

*NSW Government - Cancer Institute*

Cancer Institute commends Council on the approach to improving urban tree canopy cover outlined in the LSPS and provided additional information relating to natural and built shade.

**Comment:**

The submission is noted.

*Endeavour Energy*

Endeavour Energy did not make specific comment on the Local Strategic Planning Statement but reinforced their commitment to continue monitoring electricity load growth within The Hills and implement projects as required.

**Comment:**

The submission is noted.

*Create NSW*

Create NSW generally encourages deeper consideration of cultural infrastructure and promotion of cultural events. The development of a library and community facilities strategy is supported and it is recommended that the LSPS address measures to make spaces available for artists across various mediums.

The submission recommends that Council engage with Local Aboriginal Lands Councils and ensure that Aboriginal cultural heritage is recognised in the document.

**Comment:**

Council engaged with the Derubbin Land Council as part of the exhibition of the Local Strategic Planning Statement and will continue to work with them and other stakeholders on future projects.

The draft Local Strategic Planning Statement has been amended to include discussion on Aboriginal cultural heritage and its influence on the way The Hills has developed over time (Planning Priority 9).

*Environment Protection Authority – Metro Illawarra*

The Environment Protection Authority largely suggests deeper consideration of issues including air quality, noise, water quality and waste and resource recovery. Specifically, the submission recommended consideration of noise when undertaking reviews of permissible land uses in industrial areas, undertaking catchment mapping with a view to considering how



---

treated stormwater could help deliver green infrastructure and strengthening waste management actions.

**Comment:**

Recommendations regarding an approach to reviewing industrial land uses are noted. The actions concerning waste management are considered to be appropriate at this time. Additional information on the freight task associated with waste production has been inserted to support actions recommending a review of Council's Development Control Plan to facilitate more efficient waste collection in medium and high density residential areas (Planning Priority 14).

*Combined Transport Cluster – RMS, Transport for NSW and Sydney Metro*

The submission was presented on behalf of the former Roads and Maritime Service, Transport for NSW and Sydney Metro, and covers a wide range of issues including local food production, housing targets, traffic modelling, the role of centres, parking rates, protection of employment lands and provision of street trees. Key points raised include a focus on urban freight impacts, aligning infrastructure with growth and timing for delivery of major infrastructure projects.

Concern was raised that Council's timeframes for delivery of key infrastructure did not align with the timeframes for consideration outlined in *Future Transport 2056*.

**Comment:**

The draft Local Strategic Planning Statement has been amended to include detailed discussion on the changing nature of urban freight and the challenges this presents for the local and regional road network. This discussions supports Council's identified transport priorities including the identification of a corridor for the Outer Sydney Orbital to support freight movements into and out of The Hills including agricultural produce, construction materials and waste (Planning Priority 14).

The purpose of the Local Strategic Planning Statement is to identify the planning priorities for a Local Government Area that are consistent with the District Plan. The District Plan requires Council, together with planning authorities and State agencies, to identify transport priorities and to align infrastructure with growth. The transport priorities and recommended timeframes outlined in the draft Local Strategic Planning Statement seek to best align infrastructure with expected growth, recognising that Council has a limited role in agency decision making and the commitment of all stakeholders is needed. Council will continue to work with State Government to build the evidence base to support the priorities outlined in the draft Local Strategic Planning Statement.

*Sydney Water*

Sydney Water supports Council's approach to waste and water management. The submission indicates willingness to collaborate on the delivery of green grid projects, and requests that consideration be given to appropriate zoning for water related assets.

**Comment:**

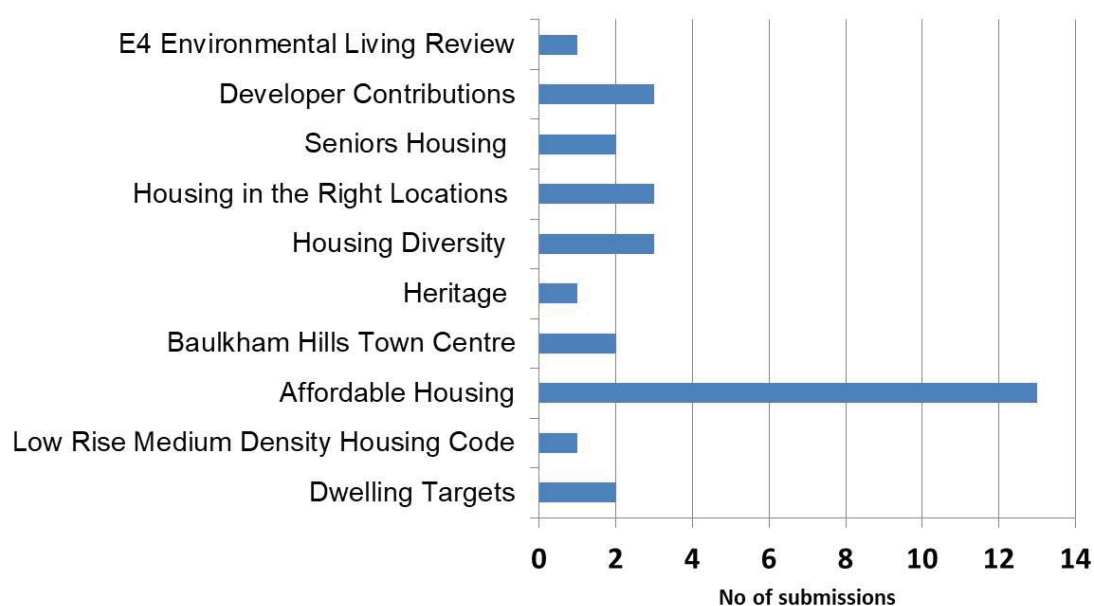
Sydney Water's request for zoning have been noted and will be addressed in a housekeeping amendment to the Local Environmental Plan where appropriate and where it does not conflict with Department of Planning, Industry & Environment guidelines for the zoning of infrastructure.

#### 4. PUBLIC SUBMISSIONS

The top five key issues raised in submissions include residential development, transport, employment and business opportunities and environmental management.

##### Residential Development

Comments and concerns regarding residential development featured in a significant number of submissions. Of these, the majority concerned affordable housing. Other key topics included developer contributions, housing diversity and locating housing in the right places.



**Figure 1**  
Residential Development issues raised in submissions

##### *Dwelling Targets*

Whilst only two submissions specifically referenced the setting of dwelling targets, concerns about growth were echoed through a number of submissions. Submitters expressed concern that the expected dwelling targets to 2036 represented an unreasonable level of growth in the context of the Shire's distance to the Sydney CBD and the limited amount of urban area available.

##### *Affordable Housing*

Over 40% of submissions concerning residential development were related to affordable housing. Most of the submissions received were prepared either by housing providers or advocacy groups.

Submitters requested that the Local Strategic Planning Statement and the Housing Strategy include additional detail in regards to calculating demand for affordable housing, set an appropriate target and nominate a mechanism to achieve that target.

##### *Housing Locations and Diversity*

Submissions relating to the location of housing and housing diversity were largely centred on the Cherrybrook station precinct where there was concern over the timeframes outlined in



the Local Strategic Planning Statement for precinct planning and delivery of housing. Submitters felt that the precinct should be planned early and respond to market demand.

Generally submissions were supportive of increasing housing diversity. However, some raised concerns as to the suitability of Council's housing diversity clause in the Local Environmental Plan suggesting that it does not reflect market trends or demand.

#### *Seniors Housing*

Submissions received relating to seniors housing requested that Council investigate permitting the use in the R2 Low Density Residential zone. Submissions recommended that seniors housing be a focus of the housing market demand analysis and that the LSPP include an additional action to review land use zones and objectives to ensure the provision for housing for seniors and people with a disability.

#### *Developer contributions*

Submissions from developers and industry groups raised concern that infrastructure funding strategies and the nature of government-imposed levies reduce the feasibility of a development and create considerable uncertainty. It is requested that Council take into consideration the cumulative impact of taxes, levies, contributions and fees upon development feasibility when preparing local infrastructure contribution plans.

#### **Comment:**

The Hills has an obligation to accommodate a proportion of Sydney's population growth. The Central City District Plan notes that the Hills will be a significant contributor to accommodating growth. The delivery of the Sydney Metro Northwest provides a key piece of infrastructure necessary to support that growth and act as a catalyst for change.

The Central City District Plan anticipates that the District will likely deliver another 207,500 dwellings to 2036, which represents 28% of the growth expected across the whole of the Greater Sydney Region. However, the District Plan does not specify how those dwellings will be apportioned across the four Local Government Areas which make up the Central City; rather, targets are to be developed in consultation with the Department of Planning, Industry and Environment and should demonstrate capacity to deliver a steady housing supply into the medium term.

The dwelling targets specified in the draft Local Strategic Planning Statement have been developed giving consideration to housing demand, diversity, market preferences, alignment of infrastructure, capacity of zoned and planned land and the pipeline of development including existing planning proposals, approved development applications and likely completion rates.

The Local Strategic Planning Statement and Housing Strategy give consideration to the challenges of housing affordability, which includes consideration of demand for affordable rental housing. A Housing Market Demand and Diversity Analysis is currently being undertaken and will inform further work in this area.

The District Plan indicates that more investigation is required to determine how affordable housing can be provided. Council will continue to work with the Department of Planning, Industry and Environment and the Greater Sydney Commission in regards to the provision of affordable housing. Once Council's analysis and the investigations referred to in the District Plan are completed, further consideration will be given to an appropriate mechanism for affordable housing.

Council’s housing diversity provision in the Local Environment Plan was based on sound evidence and was supported by State Government. The Housing Market Demand Analysis will in part consider the housing diversity clause and will inform whether any changes to the planning framework are required.

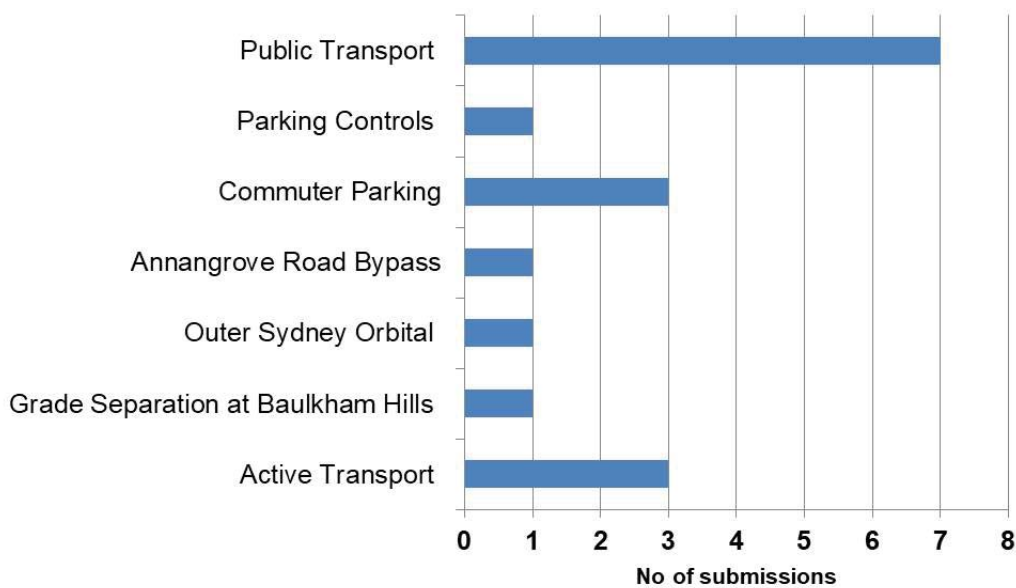
The analysis will also look into demand for different dwelling types, including seniors housing, which will inform future planning changes relating to permissibility and zone objectives. Seniors housing as a development type does not need to be permitted to provide opportunities for residents to age in place. Providing a diversity of choice in the market, including the provision of smaller dwelling sizes will improve housing options for seniors and people with a disability.

The draft Local Strategic Planning Statement recommends that seniors housing be located in areas which have good access to public transport, services and amenities including open space, shops and health services. Rural areas and areas on the urban fringe generally are unable to meet these requirements and are therefore not supported in the Local Strategic Planning Statement as locations for provision of new seniors housing.

With regard to local infrastructure contributions, Council has an obligation to ensure future development is supported by key infrastructure. Whilst the cumulative impacts of Government charges and local contributions on developers costs are acknowledged, the mechanism exists to ensure new communities are supported with necessary parks, playing fields, roads, drainage and other facilities to support the growth. Council is bound by an Essential Works List prepared by the Department of Planning, Industry and Environment that articulates what can be included in a local contributions plan.

Transport

The majority of submissions received related to public transport with concerns including frustrations over the availability of commuter car parking near metro stations, inadequate bus services connecting residents to Metro and other centres outside of the Local Government Area, and requests to deliver improved public transport connections between Norwest and Parramatta, and Rouse Hill and Box Hill.



**Figure 2**  
Transport issues raised in submissions

A number of submitters sought improvements to Council's active transport network (both cycleways and footpaths) in order to improve safety and connectivity to Metro stations. A significant number of submissions received were supportive of Council's approach to public and active transport improvements.

***Comment:***

Parking at Kellyville, Bella Vista, Showground and Cherrybrook stations provide over 3,000 parking spaces.

It is intended for locations such as Norwest, Castle Hill and Rouse Hill, which are the primary destinations within the Shire, to encourage the adoption of public transport as a preferred travel mode (Planning Priority 12).

The LSPS indicates that Council will monitor the NSW Governments Sydney Metro Parking management Strategy and identify improvements or potential extensions to parking controls around station precincts.

Council has commenced investigations into potential 'pop-up' commuter parking stations which would make use of existing underutilised infrastructure, supported by regular bus routes to provide additional parking outside the walkable catchment of stations (Planning Priority 11).

The Local Strategic Planning Statement and Integrated Transport and Land Use Strategy advocate for an expedited transport corridor between Norwest and Parramatta via Baulkham Hills as well as seeking the investigation and preservation of a corridor between Rouse Hill and Box Hill to enable new residents in release areas to access Metro services.

Council will continue to plan for safe and direct cycle ways and walkways to connect people within the Shire to houses, jobs and recreation opportunities. This is a key consideration during precinct planning for station precincts. Council's Bike Plan is anticipated to be reviewed and amended by 2021, amended from 2023 in response to submissions.

**Employment and Business Opportunities**

Submissions received were supportive of Council's approach of protecting employment lands and growing jobs to suit the skills and experience of residents.

Large landholders in the strategic centres have generally supported the LSPS and the recognition of the commercial role and function of centres in the Hills. However, it was requested that more allowance for mixed use development be made where it can be demonstrated that commercial potential has not been lost.

A large landholder within the Baulkham Hills town centre requested that it be elevated to a strategic centre status and recognition be given to its role as a mixed use precinct.

Amendments to the indicative phasing plan for Norwest Strategic Centre within the LSPS were requested, with some confusion present around whether the timing related to precinct planning or development completions.

***Comment:***

Council currently adopts a precinct based approach to mixed use development, where a mix of uses is expected to be delivered across the whole of a precinct rather than on a site by site basis, with the exception of centre hubs immediately adjoining transport and retail uses.

The focus is on creating jobs to support future residents, grow our economy and create vibrant communities.

The strategic centres were established by the Greater Sydney Commission in the District Plans. Some strategic centres in the Central City District have major office precincts or health and education activities. They differ in size and scale of economic activity. However, as strategic centres, they all have similar expectations, including:

- high levels of private sector investment;
- flexibility, so that the private sector can choose where and when to invest;
- co-location of a wide mix of activities, including residential;
- high levels of amenity, walkability and being cycle-friendly; and
- areas identified for commercial uses, and where appropriate, commercial cores.

Employment growth is the principal underlying economic goal for strategic centres. A balance must be struck in providing adequate mixed-use or residential zoned land around the commercial areas to ensure new residential developments can benefit from access and services in centres.

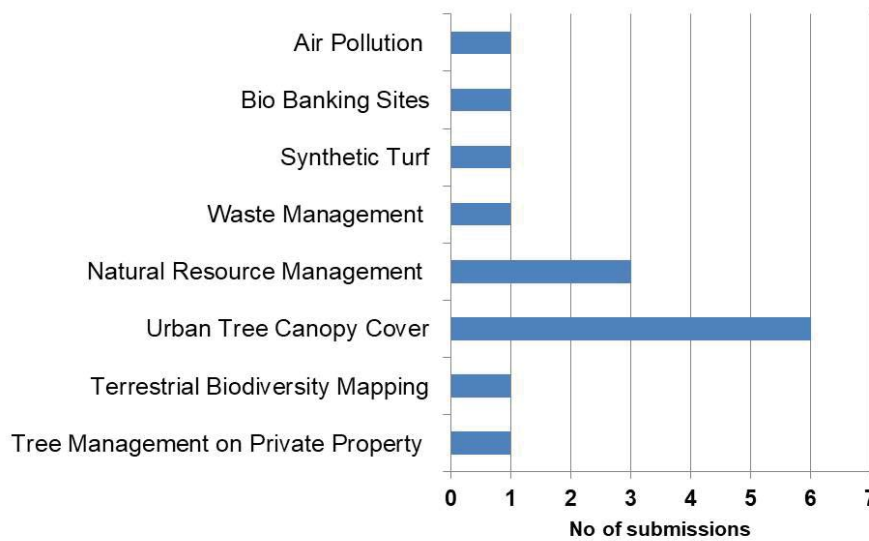
Noting the employment significance of strategic centres, Baulkham Hills town centre, whilst it plays an important role in Council's Centres Hierarchy, does not meet the criteria for a strategic centre at this time.

A Retail and Commercial Floor Space Analysis is currently being undertaken which will determine existing provision of floor space and determine potential demand. Any outcomes of this analysis will inform precinct planning together with investigations to address traffic, access, built form and employment demand and opportunities. Consideration may be given to controls to require a minimum commercial or maximum residential component to individual sites. No further actions are considered necessary prior to the outcomes of the abovementioned analysis.

Some post exhibition changes to the phasing plan have been made to respond to concerns raised, included in Attachment 5.

#### Environmental Management

Whilst most submissions supported Council's commitment to improving urban tree canopy cover in the public domain, a number of suggestions were made to extend Council's approach including specifying drought tolerant species, increasing the verge width of new roads to accommodate street tree planting and strengthening tree preservation rules.



**Figure 3**  
Environmental issues raised in submissions

Concern was raised that recent changes to tree preservation rules in the private domain could counteract any attempts to improve urban tree canopy in the public domain.

**Comment:**

The LSPS acknowledges it is becoming increasingly difficult to retain trees in the private domain. The LSPS and Environment Strategy focuses on increasing urban tree canopy cover in the public domain where Council has control over planting and maintenance.

Whilst 70% of The Hills Shire is rural land where higher tree canopy cover targets could easily be achieved, the District Plan’s target relates specifically to urban land, where smaller lot sizes and private ownership make the delivery tree cover more difficult. For this reason, the LSPS focuses on the delivery of trees in the public domain. The LSPS and Environment Strategy acknowledge that there is still work required prior to setting a target, including mapping existing tree coverage and setting a baseline.

**5. SURVEY RESULTS**

A survey was prepared and conducted over the exhibition period which provided targeted feedback on the community’s priorities moving forward, and the planning priorities of the Local Strategic Planning Statement. The survey was promoted on Council’s website, at the community information sessions and on social media, and was completed by 141 respondents.

Survey respondents were asked what Council should be doing to make The Hills an even better place to live. The top three responses were improving *pedestrian and cycle facilities*, *retaining rural character* and *making parts of the Shire vibrant and safe at night time*.

*Housing* – 72% of respondents said that improving housing affordability was important or very important to them.

*Transport* – Improving links from The Hills to other areas, as well as transport links within The Hills was very important to 77.62% and 62.24% of respondents, respectively.

*Economy* – 58% of respondents said that growing jobs and the local economy was very important to them.

*Environment* – Protecting bushland, waterways and biodiversity was very important to 72% of respondents.

*Engagement* – Overall, respondents felt that they were fairly well informed on planning matters in The Hills, and approximately half would like to receive updates about planning for the future of The Hills. Approximately 60% of respondents supported the planning priorities in the Local Strategic Planning Statement.

## **6. PRE-ASSURANCE HEALTH CHECK**

On 2 October 2019, Council staff presented the draft LSPS to the technical ‘Health Check’ panel hosted by the District Commissioner Peter Poulet, representatives from the Greater Sydney Commission, Department of Planning, Industry and Environment and other State Government stakeholders. The purpose of the Health Check was to identify any critical issues that could impact on final assurance scheduled for 6 November 2019.

The meeting canvassed a range of matters including Council’s affordable rental housing approach, potential for exceedance of the 0-5 year housing targets, Council’s role in coordination of infrastructure, the approach for retaining and managing industrial lands and a need for more information on the Shires scenic and cultural landscapes, important waterways and management of flood hazards.

The Commission’s notes of the Health Check meeting were provided to Council on 14 October 2019 and provide an assessment of readiness of the LSPS for Assurance. A number of the issues raised have been provided a ‘green/amber light’ and further detail or clarification of our approach has been included in the Local Strategic Planning Statement and supporting strategies.

The only significant issue that needs to be resolved prior to seeking assurance is the approach to an Affordable Rental Housing Scheme and targets for such. Neither the draft LSPS or Housing Strategy commit to the establishment of a target at this time; rather it is noted that any scheme must be considered in conjunction with a diverse supply of housing, movement within existing affordable rental stock and supply and vacancy rates.

The relevant action in the Central City District Plan is to ‘*Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements*’. At this time implementation arrangements to deliver affordable rental housing targets have not been finalised by the Commission and the Department, leading the Greater Sydney Commission to acknowledge that further guidance from the State Government is needed on Affordable Rental Housing Schemes. Council is also completing a Housing Market Demand and Diversity Analysis which will provide more detailed data to inform demand and supply of affordable rental housing. Once Council’s analysis and the Government’s implementation arrangements are complete, further consideration will be given to an appropriate mechanism for affordable housing. In the interim, the draft LSPS and Housing Strategy have been amended to clarify the approach (Planning Priority 8) which will be provided to the Assurance Panel in November.

## **7. AMENDMENTS TO EXHIBITED LSPS AND STRATEGIES**

A number of amendments have been made to the Local Strategic Planning Statement and supporting strategies following exhibition and feedback received as part of the Health Check.



The documents have been graphically designed and reviewed for Plain English to ensure they are contemporary, user friendly and easy to navigate, have a distinctly 'Hills Shire' look and feel and respond to the Greater Sydney Region Plan and Central City District Plan - to clearly communicate that the LSPS is part of this hierarchy of documents. Only minor rewording is proposed to the identified planning priorities and actions have been reviewed to ensure they are consistent with the rationale for each priority. There is no significant change to the policy directions exhibited by Council with the anticipated number of dwellings and jobs to 2036 remaining at 38,000 and 50,000 respectively.

The draft Local Strategic Planning Statement and associated Strategies are contained in Attachments 5 through to 12. Amendments to the documents made in response to exhibition or the pre-assurance 'Health Check' are shown in red text.

Key changes to the draft LSPS and Implementation Plan are outlined below:

- Additional discussion on housing affordability to clarify Council's holistic approach including consideration of housing diversity, existing rental stock and provision of managed affordable rental housing (Planning Priority 8);
- Detailed discussion on the changing nature of the urban freight task in The Hills including consideration of existing and future freight routes and priorities to support growth in emerging industrial and business parks (Planning Priority 14);
- Consideration of emerging technologies and how these may impact the design of places and the ways in which our residents interact with each other and the environment around them (Planning Priority 22);
- Amendments to the phasing plans for strategic centres to reflect concerns raised during exhibition (Planning Priority 2);
- Discussion on the challenges surrounding identification of new cemetery facilities and associated action to commence implementation of the recommendations of the Cemeteries Site Identification Investigation (Planning Priority 10);
- Clarification on how local centres are defined in the District Plan and the relationship with the hierarchy of centres detailed in the Productivity and Centres Strategy (Planning Priority 10);
- Additional justification to demonstrate for retention and management of industrial and urban services land (Planning Priority 4);
- Additional discussion on the demographics of The Hills including detailed analysis of cultural diversity and observed changes in cultural backgrounds amongst residents and how the needs and preferences are recognised through the planning framework (Planning Priority 8);
- The indicative timeframe for the review and update of Council's Bike Plan has been brought forward to 2021, in response to submissions and to reflect the importance of active transport in supporting vibrant, healthy communities (Planning Priority 13);
- The indicative timeframe for update of biodiversity mapping in Council's local environmental plan has been extended to 2023. Whilst a detailed and scientific methodology has been employed thus far, the addition of new areas requires further review noting the mapping has implications both for development on rural properties and rural cluster permissibility (Planning Priority 17);
- Discussion on Aboriginal cultural heritage and how this has shaped development of The Hills (Planning Priority 9); and
- Expanded discussion on environmental challenges including carbon emissions, natural resource use and environmental risks and hazards (Planning Priorities 17 and 19).

Corresponding changes have been made to the relevant Strategies to ensure consistency with the Local Strategic Planning Statement.

## **8. COMMUNITY PARTICIPATION PLAN**

Changes to the Environmental Planning and Assessment Act 1979 which came into effect in March 2018, require Council to prepare a Community Participation Plan which outlines when and how the community can expect to participate in planning matters that affect them.

The draft Community Participation Plan was exhibited from Friday 21 May 2019 to Monday 17 June 2019 alongside Council's Community Engagement Strategy and The Hills Shire Plan. The plan forms Part Two of Council's existing Community Engagement Strategy. No submissions were received during the notification period.

Exhibition and notification timeframes are currently set out in Part A of Council's Development Control Plan (DCP). Following adoption of the Community Engagement Strategy and Participation Plan, the DCP will be updated to remove the relevant section regarding advertising and notification procedures.

### **NEXT STEPS**

The final stage of assurance for the draft Local Strategic Planning Statement is scheduled to occur in early November. The assurance panel, comprising the Chief Commissioner (or her delegate) and the District Commissioner, will provide formal assessment of the consistency of the draft Local Strategic Planning Statement with the District Plan.

The assurance panel will seek to issue a letter of support for the Local Strategic Planning Statement and may include terms or conditions. Once the letter of support has been received Council may make the Local Strategic Planning Statement either by separate resolution or under delegation. The Local Strategic Planning Statement is made by publication of the final document on the NSW Planning Portal and Council's website.

Once the Local Strategic Planning Statement has been made, a copy of the assurance panel's letter of support will be published on the Greater Sydney Commissions LSPS tracker website.

The Department of Planning, Industry and Environment is the approving body for the Housing Strategy and the Department will consult with the Greater Sydney Commission to ensure consistency is achieved.

### **IMPACTS**

#### **Financial**

The actions listed in the Local Strategic Planning Statement are to be undertaken over the next five (5) years. Whilst some of the actions within the LSPS are currently listed within the Hills Shire Plan Delivery Program 2017-2021 timeframe, revenue required to complete some actions have not been budgeted and will be reflected in a review of the Hills Shire Plan Delivery Program.

#### **Strategic Plan - Hills Future**

The draft *Hills Future 2036* Local Strategic Planning Statement and supporting Strategies and documents are aligned with the Community Strategic Plan (CSP) and seek to carry out the objectives of Hills Future. Implementation of actions recommended within the LSPS and draft strategies will ensure community priorities reflected in the CSP are carried out over the coming five (5) years.

**RECOMMENDATION**

1. *Hills Future 2036* Local Strategic Planning Statement and Implementation Plan be endorsed by Council and forwarded to the Greater Sydney Commission for assurance.
2. Authority be delegated to the General Manager to make the *Hills Future 2036* Local Strategic Planning Statement and Implementation Plan with minor amendments, following receipt of a letter of support from the Greater Sydney Commission.
3. The Housing Strategy be forwarded to the Department of Planning, Industry and Environment for approval.
4. Council's Community Participation Plan be adopted, as exhibited alongside the Hills Shire Plan.
5. The Productivity and Centres Strategy, Integrated Transport and Land Use Strategy, Recreation Strategy, Rural Strategy and Environment Strategy be adopted.

**ATTACHMENTS**

1. Summary of Public Authority Submissions (11 pages)
2. Summary of Public Submissions (29 pages)
3. Summary of Survey Responses (9 pages)
4. Community Participation Plan (20 pages)
5. Post Exhibition Local Strategic Planning Statement (112 pages)
6. Post Exhibition Implementation Plan (32 pages)
7. Post Exhibition Housing Strategy (76 pages)

**Separate Cover**

8. Post Exhibition Productivity and Centres Strategy
9. Post Exhibition Recreation Strategy
10. Post Exhibition Integrated Transport and Land Use Strategy
11. Post Exhibition Environment Strategy
12. Post Exhibition Rural Strategy

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 22 October 2019**

---

- c. It would result in an overdevelopment of the site which is incompatible with the current and future character for the Cherrybrook Station Precinct and surrounding locality. The proposed built form exhibits excessive building heights and lengths, insufficient setbacks and separation and would result in excessive visual and amenity impacts, including overshadowing of landscaped open space areas and the public realm; and
- d. The proposal precedes the completion of detailed and holistic precinct planning and infrastructure analysis for the Cherrybrook Station Precinct and does not adequately consider the capacity of the local and regional road network to support cumulative growth within the Cherrybrook Precinct. The proposal has not resolved issues relating to the funding and provision of local and regional infrastructure required to support the additional residential development proposed.

*Being a planning matter, the Mayor called for a division to record the votes on this matter*

**VOTING FOR THE MOTION**

Mayor Dr M R Byrne  
Clr R Jethi  
Clr B L Collins OAM  
Clr A N Haselden  
Clr J Jackson  
Clr E M Russo  
Clr F P De Masi  
Clr S P Uno

**VOTING AGAINST THE MOTION**

Clr R A Preston  
Clr Dr P J Gangemi  
Clr M G Thomas  
Clr A J Hay OAM  
Clr R M Tracey

9.47pm      *Councillor Russo left the meeting and returned at 9.50pm during Item 5*  
10.40pm      *Councillor Tracey left the meeting and returned at 10.42pm during Item 5.*

**ITEM-5**

**DRAFT POST EXHIBITION LOCAL STRATEGIC PLANNING STATEMENT & COMMUNITY PARTICIPATION PLAN (FP 242)**

**Proceedings in Brief**

*Dr. Ronald Wood of Sagars Road. Dural (Objector) addressed Council regarding this matter.*  
*Mark Grayson of Knight Frank Town Planning (Objector) addressed Council regarding this matter.*  
*Joe Arnott from Urbis (Objector) addressed Council regarding this matter.*  
*Taylor Richardson from Hills PDA (Objector) addressed Council regarding this matter.*  
*Angus Gordon of GPT Group (Objector) addressed Council regarding this matter.*

---

**MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 22 October 2019**

---

A MOTION WAS MOVED BY COUNCILLOR DR GANGEMI AND SECONDED BY COUNCILLOR COLLINS OAM THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

**565 RESOLUTION**

1. *Hills Future 2036* Local Strategic Planning Statement and Implementation Plan be endorsed by Council and forwarded to the Greater Sydney Commission for assurance.
2. Authority be delegated to the General Manager to make the *Hills Future 2036* Local Strategic Planning Statement and Implementation Plan with minor amendments, following receipt of a letter of support from the Greater Sydney Commission.
3. The Housing Strategy be forwarded to the Department of Planning, Industry and Environment for approval.
4. Council's Community Participation Plan be adopted, as exhibited alongside the Hills Shire Plan.
5. The Productivity and Centres Strategy, Integrated Transport and Land Use Strategy, Recreation Strategy, Rural Strategy and Environment Strategy be adopted.

*Being a planning matter, the Mayor called for a division to record the votes on this matter*

**VOTING FOR THE MOTION**

Mayor Dr M R Byrne  
Clr R Jethi  
Clr Dr P J Gangemi  
Clr B L Collins OAM  
Clr J Jackson  
Clr E M Russo  
Clr F P De Masi  
Clr R M Tracey

**VOTING AGAINST THE MOTION**

Clr R A Preston  
Clr A N Haselden  
Clr M G Thomas  
Clr A J Hay OAM  
Clr S P Uno

A MOTION WAS MOVED BY COUNCILLOR THOMAS AND SECONDED BY COUNCILLOR COLLINS OAM THAT the Ordinary meeting of Council be extended for half an hour to discuss the remaining items on the Agenda.

THE MOTION WAS PUT AND CARRIED.