

Draft District Plan Information Note 1

GENERAL INFORMATION ON DRAFT DISTRICT PLANS

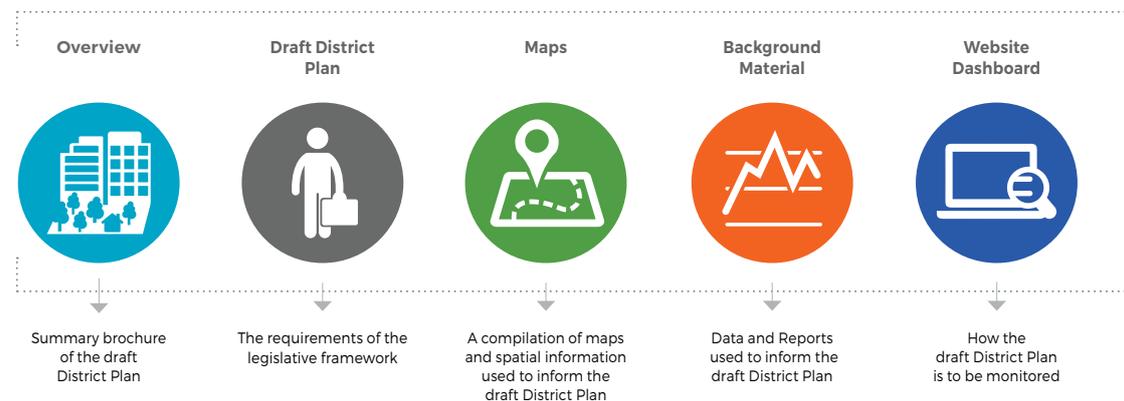
This Information Note is part of a series that provide supporting information on the draft District Plans released by the Greater Sydney Commission. For more information or to access the other information notes in this series please visit www.greater.sydney

Exhibition and purpose of six draft District Plans

The Greater Sydney Commission is exhibiting six draft District Plans for Greater Sydney until the end of March 2017. District Plans sit in the middle of the hierarchy of metropolitan, district and local planning for the Greater Sydney Region and will:

- implement a strategic and integrated approach to managing Greater Sydney's growth by linking State and regional-level aspirations with Local Environmental Plans (LEPs) and providing a clear line of sight between these documents
- align land use decisions and infrastructure planning through better research, decision-making and collaboration with local government and key State agencies and stakeholders
- be monitored and reported on, with implementation managed by coordination across Government
- help to inform the 2017 review of Greater Sydney's regional plan (currently *A Plan for Growing Sydney*).

Components of the draft District Plans



Status of the draft District Plans

Councils are required to give effect to the District Plans as soon as practicable after they are made (finalised). Importantly the draft District Plans also carry some 'weight' (in other words are a consideration) during the period that they are in draft for planning proposals. This is established by the Department of Planning and Environment's *Guide to Preparing Planning Proposals* (August 2016).

The Guide lists assessment criteria for a planning proposal, which include but are not limited to the consideration of the strategic merit of the proposal, the site-specific merit of the proposal and consistency with strategic plans, including draft District Plans, state environmental planning policies and Ministerial directions.

Local environmental plans will continue to determine whether development is permitted or prohibited on land. While a draft District Plan or District Plan is not a mandatory matter for consideration in the determination of a development application, a consent authority may decide to consider a draft District Plan or District Plan to the extent it relates to the objects of the *Environmental Planning and Assessment Act 1979*.

GSC INFORMATION NOTE 2016 (1)

IMPORTANT NOTE: The purpose of this information note is to provide guidance about the application of draft District Plans released on 21 November 2016. This information note is not to be construed as legal advice, does not form part of the draft District Plans and does not have statutory weight under the Environmental Planning and Assessment Act 1979. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this information note.

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What the District Plans mean for local planning

As a document for discussion, the draft District Plans propose priorities and actions that will influence how different levels of government plan within their respective District, and how public and private investment decisions are made – directly influencing growth and change.

For local government, the draft District Plans will:

- inform the preparation of local environmental plans
- inform planning proposals
- guide strategic land use, transport and infrastructure planning across local government areas
- inform infrastructure planning.

Section 75A1 of the Environmental Planning and Assessment Act 1979 requires local environment plans to give effect to each District Plan as soon as practicable after a District Plan is made.

This process may require a comprehensive review or be staged to reflect the local government area's priorities identified in each District Plan, and to allow for more targeted engagement on these priority areas. This approach will also help councils to manage resources.

The draft amendment to *A Plan for Growing Sydney*

To best plan for Greater Sydney's future, the draft District Plans introduce a longer-term, transformational focus on the patterns of development needed for Greater Sydney to be a more productive, liveable and sustainable Global Sydney. This ambitious 40-year vision for Greater Sydney as a metropolis of three cities is detailed in Chapter 2 of each draft District Plan.

This 40-year vision is a draft amendment to *A Plan for Growing Sydney*. It is on exhibition alongside the draft District Plans so that feedback around the concept of Greater Sydney as a metropolis of three cities can inform the review of *A Plan for Growing Sydney* to be undertaken in 2017. You can download a standalone version of the draft amendment, titled *Towards our Greater Sydney 2056* by visiting www.greater.sydney

Next steps and timetable for the draft District Plans

Draft District Plans will be formally on public exhibition for at least four months (through to the end of March 2017). It is the Commission's aim to finalise the District Plans concurrently with the finalisation of an updated Greater Sydney regional plan. This will not occur until the end of 2017 to allow input from newly elected councils.

