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Ms Carolyn Whitten
Acting Manager, Sustainable Growth
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

WOLLONDILLY SHIRE COUNCIL	
TRIM NO.	10177
PROP. No.	
14 MAY 2018	
AUTH. No.	
ASSIGNED TO:	C. Whitten

Dear Ms Whitten

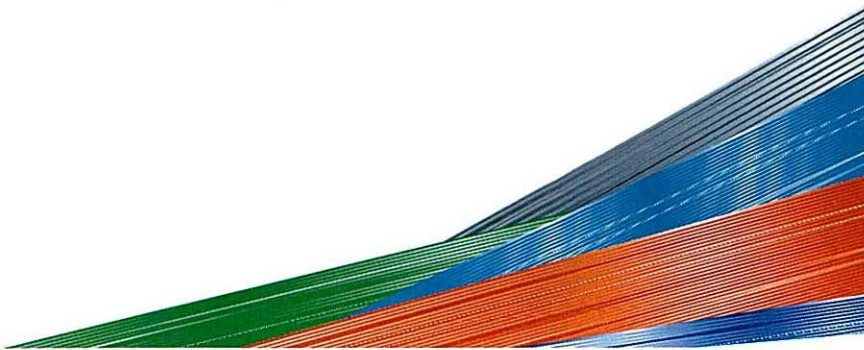
I refer to your letter of 12 February 2018 to Mr Roderick Simpson, Environmental Commissioner, Greater Sydney Commission, regarding the application of the Western City District Plan to the planning proposal at Silverdale. The Commissioner has asked me to reply on his behalf.

As you would be aware, the Greater Sydney Region Plan – *A Metropolis of Three Cities*, and the Western City District Plan were released on 18 March 2018. In finalising these plans, the Greater Sydney Commission carefully considered the submission from Wollondilly Shire Council, particularly Council's comments regarding development in the Metropolitan Rural Area.

The Western City District Plan, on page 126, notes that:

"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."

In this context planning proposals that seek to facilitate growth in rural towns and villages, such as Silverdale, will need to consider how the proposal responds to local demand for growth, maintains and enhances the character of the town or village, the surrounding landscape and rural activities. In line with Action 78 of the Western City District Plan, council is to consider these issues having regard to a place-based planning approach that examines the environmental, social and economic values of



the rural area. Council is also to consider the role of towns and villages in the Metropolitan Rural Area and in the context of supporting local growth.

With regard to your question on how to consider proposals that are largely consistent with the District Plans. The Western City District Plan is clear that towns and villages in the Metropolitan Rural Area will not play a role in meeting regional or district scale demand for residential growth. This is a fundamental consideration for any planning proposal in the Metropolitan Rural Area.

The alignment of growth with infrastructure is a major theme on the Region and District Plans. Allowing only local growth of towns and villages in the Metropolitan Rural Area is a key part of this approach. This is particularly relevant in Wollondilly, given the capacity to accommodate growth within the Growth Areas in Wollondilly and in other nearby local government areas.

If you require any further information, please contact Stephanie Barker, Director Metropolitan Planning on (02) 8289 6207. I look forward to continuing to work with you and Wollondilly Shire Council to implement the Greater Sydney Region Plan and Western City District Plan.

Yours sincerely

Halvard Dalheim

Halvard Dalheim
Executive Director, City Planning – Strategy

10 May 2018

