



The Minister's Planning Principles

A Plan for Sustainable Development in NSW

December 2021



Acknowledgement of Country

I acknowledge the traditional custodians of the land and pay respect to Elders past, present and future. I recognise Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society.

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Artwork (left) by Nikita Ridgeway

Ministerial foreword

I am pleased to present the Minister's Planning Principles to guide planning and development in New South Wales.

We have reformed the NSW planning system to give strategic plans primacy. Regional, district and local strategic plans should guide community choices and expectations about the types and forms of sustainable development we want in the future. We have embedded community participation in the planning legislation recognising how the inclusion of the public is essential to planning's legitimacy.

Over time, well intentioned planning controls have layered upon each other and obscured intent. Layers of regulation for unclear purposes benefit no one. In a planning system where public participation is a central objective, unclear, uncertain and unnecessary rules make planning inaccessible to the community and undermine public confidence.

Our community faces enormous challenges: providing for the homes and jobs of the future, responding and adapting to the impacts of climate change by delivering on our net zero commitments, and connecting our future to the world's longest continuous culture and the Country it inhabits.

Planners are motivated by making lives better in response to these challenges. Clear principles will drive good outcomes. Simplicity and clarity in planning purpose, as articulated in these Planning Principles, will aid planning in working better with the wider community. These Planning Principles should guide and inform, not subvert or complicate the hierarchy of plans.

Sustainable development is the central aspiration of these Planning Principles. They will support a strategically led and inclusive planning system by providing a single source of well-accepted practices of good planning and insights into achieving positive planning outcomes.

Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. It will help support good growth which is inclusive and sensitive to the needs of established communities while preparing for the continuous change that is necessary as those communities grow.

We have looked to the experiences of the State Planning Policy in Queensland and the National Planning Policy Framework in the United Kingdom in developing these principles. I have also been pleased to work with an expert panel of leaders in government, urban development, environment and planning who have contributed invaluable expertise in developing these Planning Principles.

By taking a principles-based approach to planning, my goal is to bring the community, planning professionals, local government, and state government together to build a stronger NSW today and tomorrow.

The Honourable Robert Stokes MP

NSW Minister for Planning and Public Spaces

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Introduction

These Planning Principles should be used to guide strategic and land use planning decisions and inform the development of planning policies. The principles will seek to achieve the following outcomes across nine policy focus areas:

Planning systems: A strategic and inclusive planning system for the community and the environment

Design and place: Delivering well-designed places that enhance quality of life, the environment and the economy

Biodiversity and conservation: Preserving, conserving and managing NSW's natural environment and heritage

Resilience and hazards: Managing risks and building resilience in the face of hazards

Transport and infrastructure: Providing well-designed and located transport and infrastructure integrated with land use

Housing: Delivering a sufficient supply of safe, diverse and affordable housing

Industry and employment: Growing a competitive and resilient economy that is adaptive, innovative and delivers jobs

Resources and energy: Promoting the sustainable use of NSW's resources and transitioning to renewable energy

Primary production: Protecting and supporting agricultural lands and opportunities for primary production.

The Planning Principles are presented in plain, universal language and concepts to help planning authorities, planning practitioners and the community engage with and participate in planning in NSW.

Terms we use

The Planning Principles use the following standard terms:

- **Planning system:** the structure in NSW that establishes a clear strategic vision to create *land use planning* and *planning controls* which guide decisions about development. The system includes 3 broad areas: strategic planning, land use planning, and development assessment, as set out by the overarching *Environmental Planning and Assessment Act 1979*.
- **Strategic planning:** the process to set long-term visions or priorities and identifying the ways to achieve them. Strategic planning is articulated in strategic plans. Examples of strategic plans include regional plans (such as the *Greater Sydney Region Plan*), district plans and local strategic plans, as well as other supporting activities.
- **Local strategic planning:** is a form of *strategic planning* that is undertaken at the local level. Key products include local strategic planning statements, and housing and economic strategies.
- **Land use planning:** sets land use controls and requirements used to determine where a new development or activity can take place and the *planning controls* for assessing it. This includes local environmental plans (LEPs) which are made through planning proposals and state environmental planning policies (SEPPs). These are supported by development control plans (DCP) and associated guidelines.
- **Planning controls:** the LEP/DCP standards, rules and other guidance that regulate matters such as the physical form, operations and impacts of development, and that support the vision and priorities set by strategic planning.
- **Development assessment:** the process for assessing and making a decision about a development or infrastructure application. This includes assessment, decision-making, appeals and post-approval requirements.
- **Planning authorities:** undertake *strategic planning*, *local strategic planning* and/or *land use planning* and create *planning controls* to support these plans. There are a range of government organisations in NSW that are planning authorities – these include the Minister, councils, state agencies, and the Department of Planning, Industry and Environment.

Achieving sustainable development

Achieving sustainable development is a central ambition of the Planning Principles. It will lead to better, more just outcomes for individuals, communities, and the environment in NSW, now and into the future. This includes fulfilling national obligations under the United Nations' 2030 Agenda for Sustainable Development and associated Sustainable Development Goals (SDGs) and targets.

The *Environmental Planning and Assessment Act 1979* (EP&A Act) governs the NSW planning system. The EP&A Act, through all its objects, promotes ecologically sustainable development (ESD). The EP&A Act does this by requiring consideration of the triple bottom line – social, environmental and economic outcomes – when making planning decisions. ESD is a granular definition of the principles of sustainable development that has been accepted and developed across Australia since 1991.

Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system needs to consider intergenerational needs and integrate 3 overarching objectives:

Social objectives, including to:

- Improve the prosperity, health and well-being of communities.
- Ensure equality, intergenerational equity, accessibility and opportunity.
- Deliver well-designed places that are safe, beautiful and care for Country.
- Foster diversity, inclusivity and cultural respect and awareness, including for Aboriginal communities and culture.

Environmental objectives, including to:

- Protect and conserve the diversity and productivity of NSW's unique environment and heritage for future generations.
- Mitigate and respond to the impacts of climate change.
- Protect and enhance the health of ecosystems and biodiversity .
- Reduce waste and pollution.
- Carefully manage resources and improve resource recovery.
- Live within our environmental limits.

Economic objectives, including to:

- Build a strong, diverse, and inclusive economy across NSW.
- Support good growth.
- Align infrastructure, jobs and housing with need.
- Facilitate innovation and productivity.
- Remove barriers to participation.

Resilience is a foundational characteristic of sustainable development across all 3 objectives. Ensuring NSW is resilient and able to rebound strongly from social, environmental and economic challenges, is key to creating sustainable places and communities.

Successful planning balances sustainable development objectives. This can, at times, require compromise. An approach is unlikely to be truly sustainable, however, if it may result in negative social, environmental or economic outcomes that are irreversible.

Planning Principles and sustainable development

The objectives of sustainable development permeate through each of the 9 key focus areas of the Planning Principles. Each principle supports one or more of these objectives and, in turn, encourages sustainable development in NSW.

Sustainable development must be the golden thread that runs through all levels of the planning system. It is the link that connects strategic planning to the land use plans, controls and policies that ensure achieving sustainable development is a common desired outcome. However, the way it is applied and measured needs to respond to place, context and long-term, intergenerational thinking.

Connecting with Country and addressing climate change are essential to realising sustainable development and its positive social, environmental and economic benefits in NSW. They should be central considerations when applying all Planning Principles.

Planning in favour of sustainable development

The consideration and pursuit of sustainable development guides the application of the Planning Principles.

For **strategic planning**, this means:

1. Plans must promote a sustainable pattern of development, addressing the Planning Principles and social, environmental and economic objectives equally and constructively. This includes establishing guidance on where conservation is the most appropriate planning response and being upfront about the circumstances in which development must be avoided because impacts cannot be appropriately minimised or reasonably offset.
2. Plans and policies should identify clear outcomes for place and communities. These provide for the current and future needs of the area. They should enable opportunities for development where the benefits are demonstrable and where potential adverse effects can be managed appropriately.
3. Plans should be reviewed on a regular basis to ensure currency and allow for performance monitoring and revisions when required.

For **land use planning**, this means:

4. Adopting local plans that deliver the vision of strategic planning and are consistent with the relevant land use Planning Principles.
5. Planning proposals should foster sustainable development and should not usually be supported where they conflict with aligned strategic plans and policies.

For **policy making**, this means:

6. Ensuring that policy promotes the application of sustainable development objectives and is consistent with the Planning Principles.

Connecting with Country

Aboriginal people hold special relationships with their traditional lands and have a profound knowledge, understanding and custodianship of, and obligation towards, the landscape, often expressed as connection with Country. Country is living, constantly changing, and evolving. It can embody cultural practice including knowledge, belief, art, morals, law and customs. It is a significant part of cultural identity and developing a sense of belonging.

Connection with Country is not only of great spiritual, social and cultural importance to Aboriginal communities, but also of economic and environmental importance. Aboriginal peoples' unique history, standing and relationship with Country provides contemporary opportunities to seek economic self-determination and positive environmental outcomes through land use, development, and management. As such, connecting with Country is important to fulfilling all three objectives of sustainable development.

Country should be the starting point for planning in NSW. Aboriginal people as Traditional Custodians should have a genuine say in the design and delivery of policies, programs and services that affect them. This fosters self-determination, participation and mutual respect, and ultimately, sustainable development. Through this approach to planning, and to the application of the principles, we can help support the health and well-being of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country – it will care for us.

Addressing climate change

Climate change is a critical, multi-generational threat that is already affecting our communities, economy and the environment. The effects and risks associated with a changing climate will be felt differently across regions, populations and economic sectors. For NSW to achieve sustainable development, it is essential to address climate change and its effects.

The NSW Government recognises the need for urgent and deep reductions in greenhouse gas emissions. The government is committed to taking decisive and responsible action to develop complementary mitigation and adaptation strategies for reducing and managing the risks presented by climate change.

Australia has made international commitments towards limiting global temperature rises and to the United Nations' Sustainable Development Goals, which include combatting climate changes and its effects. Accordingly, the NSW Government has set a goal of net zero emissions by 2050 and is aiming to halve emissions by 2030 (compared to 2005 levels). Responding to climate change will ensure that NSW not only protects its environment but will be resilient to climate-related hazards and natural disasters and their implications for the health and well-being of society and the economy.

Strategic and land use planning in NSW should contribute meaningfully to achieving carbon neutrality in Australia as early as practical. The planning system, and these Planning Principles, have an important role in protecting the environment. The planning system must promote strong action towards reducing carbon emissions. This ensures communities, the environment and the economy can deal with the effects of climate change. Decarbonisation is already occurring and continues to provide immediate benefits including improved air quality and sustainable job growth. The effect of plans and controls will not only impact the present but will influence the future environments in which communities will live.

Application

The Planning Principles apply through the existing framework of the EP&A Act. The relevant planning authorities consider the principles through:

- **strategic planning**, by the relevant strategic planning authority through the preparation of plans made at the regional, district and local scales (under Part 3, Division 3.1 of the EP&A Act).
- **land use planning**, by the relevant planning proposal authority through the preparation of local environmental plans (under Part 3, Division 3.4 of the EP&A Act).
- **preparation of state and local planning policies**, including state environmental planning policies (made under Part 3, Division 3.3 of the EP&A Act) and other planning guidelines.

Implementing the Planning Principles through strategic and land use plans supports a place-based approach that best suits the specific needs of different areas and communities. This will help strategic and land use plans authoritatively balance complex and competing considerations that can often arise in planning. They also create a context within which significant planning issues can be identified and managed at the state level where appropriate, and where it helps achieve sustainable development.

The Planning Principles are not designed to be directly considered by consent authorities, such as local councils, when they assess development. Rather, the Planning Principles will shape on the ground outcomes and promote sustainable development by informing strategic and land use policy decisions that will subsequently inform development assessment and decision-making.

Planning for NSW is a shared responsibility between different levels of government. When making policies or carrying out policy-related responsibilities, all levels and parts of government should consider and apply the Planning Principles.

The Planning Principles provide a contemporary reference point which, over time, will be reviewed and adapted to reflect changes in community needs and planning priorities for NSW. Ongoing monitoring and evaluation are also required to ensure the principles remain effective in influencing planning in NSW and, ultimately, supporting sustainable development.

Considerations of Aboriginal Country and climate change, and the application of the following more specific Planning Principles, promote positive social, environmental and economic outcomes within the NSW planning system. This is essential to sustainable development, thriving communities, and good growth across NSW, now and into the future.

Planning Principles – an outline

Principles for **planning systems** support the broader NSW planning framework, including its processes and collaborative approaches to strategic and land use planning and decision making. They seek to achieve long-term, evidence-based, strategically led planning that is inclusive, democratic, responsive to the community and the environment, and ensures decisions are transparent and prompt.

Principles for **well-designed places** establish quality design approaches for new development, public spaces and the environment. They promote the design of places that are healthy, sustainable, prosperous, and supportive of people, the community and Country.

Principles for the **natural environment and heritage** recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.

Principles for **resilience and hazards** aim to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.

Principles for **transport and infrastructure** support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.

Principles for **housing** foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.

Principles for **resilient economies** support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.

Principles for **resources and energy** promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and continued energy security, while also promoting diversified activity in regional economies.

Principles for **primary production** support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.

1. A strategic and inclusive planning system for the community and the environment

These principles seek to achieve an effective planning system that looks to the future, led by long-term, evidence-based strategic planning that is inclusive, democratic, responsive to climate change and injects predictability into decision-making.

- 1.1 Strategic plans will define the long-term visions, objectives and priorities for a place, and the strategies and actions to achieve these. Adopting a strategically led approach to planning will create economic and social opportunity, strengthen the environment and balance competing land use needs.
- 1.2 Strategic planning provides clarity of purpose to the system. That purpose is to meet the current needs of communities and the environment and to plan for the needs of the future. This results in good growth that maximises public value while protecting and strengthening the unique social, environmental and economic qualities of a place.
- 1.3 Strategic and land use planning should consider connection with Country and how Aboriginal knowledge, culture and tradition can be valued, protected and promoted through early and ongoing engagement with and participation of Aboriginal communities.
- 1.4 The best available evidence, community views, sustainable development and the goal of net zero emissions by 2050 should be the foundation of strategic and land use planning.
- 1.5 System wide frameworks that embed resilience-focused values and outcomes will support strategic planning for the advancement of more sustainable places and communities.
- 1.6 Collaboration, coordination and data sharing should be facilitated to manage issues, identify opportunities for innovation and build capability in relation to planning matters that cross administrative boundaries. This ensures a transparent, integrated and seamless approach to strategic planning.
- 1.7 As communities grow and change so will their need for public services and infrastructure. To plan for this, it is imperative that all arms of government work together and engage with the process early to enable efficient decision-making and remove unnecessary administrative barriers.
- 1.8 The planning system should enable councils to plan for their local areas, provided they promptly meet their responsibilities in achieving the strategic visions, priorities and targets set out in regional and district plans.
- 1.9 Regional and district planning should be undertaken by the NSW Government, with inputs from councils and the community, so that stakeholders can be engaged to address long-term issues and optimise a region or district's opportunities. Local strategic plans should be prepared by councils, where local issues and context are well-understood.
- 1.10 Building liveable communities and maximising community benefit requires coordination. The NSW Government should take on this role in the planning of precincts where it will help achieve state priorities and capitalise on opportunities.
- 1.11 Continuous monitoring of data and outcomes should be undertaken to ensure that the objectives of strategic and land use plans are being met and are responding to changing needs of the state and community.
- 1.12 The method of development and land use assessments should be proportionate to the intensity of potential impacts, creating a robust, simpler, faster and more efficient system.

- 1.13 Reporting of decisions should provide clarity and transparency around how each decision was made, and how each point of view was considered.
- 1.14 Planning controls help achieve outcomes that are in the public interest and should not stifle flexibility and innovation in reaching that outcome.
- 1.15 Local planning controls and local strategic plans should be consistent with and deliver on the visions, objectives and priorities set by regional and district plans.
- 1.16 Approaches to assessment and decision-making should build confidence by being provided reliably and within prompt timeframes, particularly where development is consistent with planning controls and their objectives.
- 1.17 Planning authorities should work closely with stakeholders and actively manage proposals and applications to meet assessment timeframes in accordance with published benchmarks to support economic growth through strong investment conditions.
- 1.18 Checks and balances, including the right of appeal or in some circumstances public hearings, are fundamental to the planning process and can be drawn on to ensure that fair and robust decisions are made.
- 1.19 Community engagement must seek opinions from diverse groups of people, be open and inclusive, easy for people to access, relevant, timely and meaningful. It should be tailored and proportionate to the relevant context, encourage genuine participation and put people, particularly those most affected, at the centre of planning.
- 1.20 Meaningful engagement with the planning system should be enhanced through the effective and innovative use of digital tools. Providing digital planning services and products that evolve with changing demands and can be easily accessed and understood will enable a system that is simpler to use so people can better participate in planning.

2. Delivering well-designed places that enhance quality of life, the environment and the economy

These principles seek to create healthy, sustainable and prosperous places that support people, community and Country.

- 2.1 Quality design should begin with strong processes and systems. This means evaluating design against explicit requirements and clear objectives informed by purpose, context of place and respect for Country. Independent structured review can be used to test design against these requirements and objectives to deliver achievable design solutions.
- 2.2 Strategic and land use planning should consider how people individually and collectively experience and move about their community, and reflect this in the arrangement of land uses across cities and regions; the integration of services, housing and opportunities; and sequencing of new development.
- 2.3 Compact, efficient and mixed land use in urban and regional centres should respond to desired place outcomes and availability of infrastructure, and help to deliver local living through accessible neighbourhoods and well-connected cities.
- 2.4 Connection with Country should be a core consideration when designing sustainably and planning new projects and places. Consultation and participation in design with Aboriginal people can inform how cultural connections can be incorporated appropriately, respectfully and authentically.
- 2.5 Places should be designed to belong in their natural and built surroundings with the purpose of delivering beauty, delight and connection with Country.
- 2.6 Public spaces should be designed to invite community interactions and economic, social and cultural activity. They should enable a sense of social inclusion, well-being, comfort and belonging.
- 2.7 Places should be designed to promote equal access and opportunity, and be responsive to diverse and changing needs and preferences. This can include encouraging adaptable designs to accommodate lifestyles over time, and universal and inclusive design that caters to differing needs and abilities.
- 2.8 Places should encourage healthy and creative lifestyles and vibrant communities, with opportunities to experience and engage in the arts, entertainment, sport and recreation, and educational and cultural activities.
- 2.9 Places should maximise use and delivery of high-quality, well-distributed and inviting public space to support healthy, active and connected communities.
- 2.10 Access to open space and parks should be fair and equitable and respond to the needs of all members of the community regardless of age, gender, ability or location.
- 2.11 The design of places should enhance productivity by promoting access to jobs, technology, services and amenities, and minimising barriers to participation and innovation.
- 2.12 Places should be accessible and connected, and maximise mobility independence and active and public transport opportunities. Places should also minimise reliance on private car use and reduce the need for, number and length of trips.
- 2.13 Places should be designed to be greener to support the regeneration of and connection to the natural environment.

- 2.14 Local strategic and land use planning should be responsive to the natural landscape and enhance and integrate the natural features and values that contribute to the identity of a place.
- 2.15 Planning and design of places should protect and deliver blue and green infrastructure. This will support healthy ecosystems which have multiple benefits for people and both the natural and built environment.
- 2.16 Places should be designed to improve the well-being of people and the environment. This includes supporting the goal of net zero emissions by 2050 and opportunities for mitigation and adaptation to a changing climate and environment.
- 2.17 The design of a place should aim to eliminate or mitigate against natural hazards and risks to support resilient and adaptive communities, active stewardship, cultural practices and care for Country.

3. Preserving, conserving and managing NSW's natural environment and heritage

These principles seek to value, protect, conserve and manage the innate value and external benefits of NSW's natural environment and heritage.

- 3.1 Approaches to environmental protection and biodiversity conservation should acknowledge the unique contributions that Aboriginal people have made to Country over thousands of generations and can continue to make. This includes:
 - collaborating on environmental management and embracing Aboriginal knowledge of approaches to the management of Country including natural resources, hazards, climate adaptation and biodiversity
 - supporting Aboriginal stewardship values, worldviews and other approaches to caring for Country that keep a sense of place, history and spirit in place across generations.
- 3.2 Environmental protection and biodiversity conservation are shared responsibilities of each level of government, communities, businesses and individuals. Integrated, collaborative and innovative approaches to protecting, conserving and managing NSW's natural environment should be used to increase awareness and participation, and promote resilience to climate change.
- 3.3 Strategic planning must recognise the intrinsic and innate value of species and the natural environment and the need for its conservation and protection.
- 3.4 The natural environment should be valued for its contribution to economic prosperity and improved quality of life and well-being outcomes.
- 3.5 Strategic planning should be used to identify and protect areas of high conservation and ecological value and plan for the sensitive use of the land around these areas.
- 3.6 Strategic conservation planning and consideration of potential environmental impacts, including cumulative impacts, should be undertaken upfront and over a broad scale to protect natural values; conserve native plants, animals and habitats; and improve ecological resilience.
- 3.7 Local strategic and land use planning should reduce the risk of adverse development impacts, whether direct or cumulative, on environmentally sensitive land and provide buffers between these areas and areas for development.
- 3.8 Land use planning should be informed by the latest research and assessment of the natural environment across ecosystems and different locations.
- 3.9 Existing environmental values, habitats, constraints and sensitivities should be well-understood in order to ensure future land use and development does not lead to environmental degradation.
- 3.10 Effective land management should be informed by sustainable development and first avoid, then minimise impacts on biodiversity and the natural environment by identifying the unique values, sensitivities and features that contribute to the identity of a place. Where impacts cannot be avoided or adequately minimised, reasonable options for offsetting may be considered.
- 3.11 Conservation and restoration programs, such as green networks, should protect and rehabilitate the integrity of ecosystems, maintain biodiversity and assist in adapting to climate change.

- 3.12 Natural resources should be managed sustainably to avoid impacts on biodiversity conservation and ecosystem functioning while still providing other community benefits.
- 3.13 Heritage protection, conservation and management strategies should be included in strategic and land use planning to avoid or minimise any negative heritage impacts from development, as well as provide innovative opportunities to enhance and celebrate NSW's rich heritage.
- 3.14 Aboriginal cultural heritage should be protected and enhanced to promote positive values and outcomes for Aboriginal people. It should be recognised and celebrated as living and dynamic and not dealt with statically through harm prevention and protection alone.
- 3.15 Aboriginal communities and their representatives should play a primary role in the protection, conservation and management of Aboriginal cultural heritage.
- 3.16 Strategies to manage environmental impacts should maintain physical, cultural and spiritual connections with Country. This includes protecting and restoring significant sites including land, waterways and natural resources.

4. Managing risks and building resilience in the face of hazards

These principles seek to reduce risk and build resilience in the face of natural hazards – such as flooding, bushfires, drought, severe storms, coastal erosion and landslide – and climate change, as well as development-related hazards including industrial hazards and pollutants.

- 4.1 Assessing existing and future natural hazard risks should be undertaken early in strategic planning and incorporate available data, mapping, scientific and scenario modelling, historical information, Aboriginal knowledge of the landscape and climate change impacts, trends and projections.
- 4.2 Hazards assessment should establish a risk management approach to strategic land use planning that supports sustainable growth and development and is responsive to changing information and circumstances over time. This approach should also consider the risks from climate change such as changes to the intensity and frequency of natural hazard events over time and the potential to increase existing vulnerabilities and risk exposure.
- 4.3 Natural hazard and climate change risk identification, assessment and adaptation strategies should establish parameters for planning and development that are supported by a strong, transparent evidence base. This should be based on the best available science, impacts, accurate and contemporary natural hazard data and detailed analysis of land uses or communities that are more exposed or vulnerable to risks from hazards.
- 4.4 The public should be provided with readily understandable information to increase awareness of the natural hazard risks and climate change impacts that could affect where they develop, live or work.
- 4.5 Strategic planning should seek to locate new development away from high-risk areas to avoid community exposure to natural hazards as far as is practical. Where avoidance is not possible, risk should be mitigated to acceptable levels.
- 4.6 Land use should be compatible with the level of risk of an area, such as open space or playing fields in flood prone locations.
- 4.7 In existing settlements in at-risk areas, strategies should be developed to mitigate or manage the impacts of natural hazards to ensure the protection of people, property and the natural environment. This should include integration of land use planning and operational planning for emergency service responders.
- 4.8 Where an existing natural hazard is likely to recur or intensify over time, strategic plans should adopt measures to reduce future hazard risks and provide for recovery to build resilience.
- 4.9 In areas of known natural hazard risks, local strategic planning should put in place disaster management requirements and ensure any future development supports, or does not hinder, these requirements.
- 4.10 Mitigation strategies across different sectors and locations should be used to reduce exposure and vulnerability to hazards. Strategies include rigorous design and construction standards for hazard prone land, protection of environmental assets and natural buffers, or structural and engineering works.

- 4.11 Natural hazard and climate adaptation strategies and responses should consider social, environmental and economic impacts. They should seek to minimise risk, enhance adaptive capacity, strengthen resilience and reduce vulnerability. The strategies should be designed to accommodate natural processes and be subject to ongoing monitoring and evaluation to improve their effectiveness, increase accountability and remain responsive to changing risks.
- 4.12 The planning system should facilitate climate-resilient communities and places. Enhancing community resilience and social cohesion helps communities withstand and adapt to climate change and respond to natural hazard events. This can be strengthened through designing resilient places and building resilient communities by transparently assessing risks and meaningful engagement with communities.
- 4.13 Strategic planning should incorporate risk assessment of industrial hazards and associated pollution, sites or risk factors including acid sulfate soils, naturally occurring asbestos, mine subsidence areas, unstable land, proximity to hazardous land uses, or contaminated land.
- 4.14 Land use safety planning should ensure hazardous industries do not create an unacceptable risk, including public health risks, to surrounding areas. Where hazardous industries already exist, land use planning decisions should seek to limit or avoid risk exposure to surrounding land uses.
- 4.15 Strategic assessment and management of development-related hazards should incorporate strict safety requirements and assess potential for cumulative impacts and long-term effects, including interactions with other risk factors (such as natural hazards) and changes to hazard risk over time.

5. Providing well-designed and located transport and infrastructure integrated with land use

These principles seek to guide the provision of well-designed and located infrastructure including transport, social infrastructure, blue-green infrastructure, telecommunications and smart-city systems.

- 5.1 Strategic planning should enable infrastructure to be delivered in the right place at the right time. It does this by identifying and prioritising the infrastructure communities need as they grow and change, and maximising opportunities presented by existing infrastructure to help people move easily to employment and services while making the best use of available land.
- 5.2 Development should be timed to align with infrastructure delivery. This requires the NSW Government, councils and infrastructure providers to work together to sequence infrastructure funding and delivery to enable the best use of existing infrastructure and enable new development at the right time.
- 5.3 Ongoing monitoring and review of infrastructure planning and delivery should be undertaken to help identify new infrastructure requirements to match the needs of growing and changing communities.
- 5.4 Strategic planning should ensure infrastructure is compatible with the use of the land around it in the future. The community should be made aware of current and future infrastructure corridors and sites following strategic assessment.
- 5.5 Those undertaking development should contribute to funding infrastructure proportionate to the demand created by the new and growing communities they are building.
- 5.6 Major infrastructure projects like new transport, airports, education precincts and hospitals can be catalysts for good urban and economic growth. Long-term planning, including securing the land needed to build them, should consider opportunities to maximise this potential.
- 5.7 Infrastructure should be resilient and designed to withstand, respond and adapt to natural hazards and climate change. Options for decentralised infrastructure systems, that are self-contained and do not rely on central systems, should be explored as opportunities to increase resilience.
- 5.8 Well-designed infrastructure networks optimise public benefit while being cost effective through:
 - maximising access and coordination for current and future needs through strategic planning
 - flexibility and innovation to meet growing and changing needs
 - providing for multi-purpose corridors like cycleways along transport corridors
 - planning for blue-green infrastructure to maximise benefits for water management and urban greening.

- 5.9 Transport plays an essential role in connecting people, jobs, goods and services across the state. Planning and design of transport infrastructure should be integrated to achieve:
- places that maximise sustainable transport opportunities, including active and public transport that supports the creation of compact and efficient cities and regions
 - ease of use and connection across the network, including mobility, accessibility, parking and how people get to and from transport
 - end-to-end connection of freight movement, such as integrated planning for ports, rail, airports, intermodal facilities, logistics centres and transport links
 - inclusive and accessible systems for people of all ages and abilities.
- 5.10 Whole-of-life infrastructure planning provides an opportunity to collectively address supply, demand, security, reliability and sustainable management of resources such as energy, waste, and climate-resilient water supplies. A circular economy approach should be incorporated into planning to optimise resource re-use, eliminate waste, and allow nature to regenerate.
- 5.11 Flexibility should be built into planning controls to support innovative infrastructure, including emerging technology and smart infrastructure, that positively contributes to the design and experience of the place in which it is built.
- 5.12 Planning for future services should be integrated with current design thinking to support the expansion of telecommunications and other emerging technology.
- 5.13 The public domain should be managed to make the best use of public land and maximise community benefits. This includes protecting people's safety, property and assets through appropriate infrastructure works and land management, management of commercial activities, enhancing natural values, improving connectivity and using land for multiple purposes like combining cycleways and walkways.

6. Delivering a sufficient supply of safe, diverse and affordable housing

These principles seek to guide the delivery of the right number of homes in the right place and of the right type, to suit the changing needs of people living in NSW now and into the future.

- 6.1 Strategic planning should guide the ongoing delivery of homes, responding to population growth and change. A wide range of homes should be planned for, that responds to the diverse social, demographic, cultural and lifestyle needs of the community. Housing delivery can be expressed as targets which should be practically met or exceeded through local strategic planning.
- 6.2 Local strategic planning should include actions to meet housing needs and targets, describing how councils will, in practice, facilitate the supply and types of homes their local community needs now and over the next 10 to 20 years. They should reflect the evidence-base and targets contained in relevant housing strategies and strategic plans.
 - These will plan for the diverse housing needs of the community, including housing for seniors and those with a disability, affordable housing and purpose-built rental housing
 - In Greater Sydney, councils should ensure their plans provide for sufficient opportunities to meet the housing supply targets in district plans for zero to 5 years. Councils should also work with the NSW Government on developing targets that can be practically achieved for 6 to 10 years, and plan for capacity to contribute to 20-year strategic district targets
 - In regional NSW, councils should proactively respond to changing community needs, such as localised affordability issues and any relevant housing targets.
- 6.3 Planning controls set by councils should give effect to the objectives, strategies, and actions of strategic plans to provide ongoing housing supply (in line with targets) and a range of housing types in the right location.
- 6.4 Strategic planning should be based on the best available evidence, including data on changing population and housing needs, to identify the gaps that need to be addressed, especially at the local level.
- 6.5 Continuous monitoring of local housing data should inform strategic planning to help achieve local housing targets and ensure changing housing needs of Aboriginal and local communities are being catered for.
- 6.6 The NSW Government and councils should work together to plan for additional housing supply alongside infrastructure. Sequencing of new housing supply should maximise the efficient use of existing and planned infrastructure to ensure that residential communities are well-connected to services such as transport, health, educational, social, and recreational facilities.
- 6.7 When planning to increase residential land or densities, affordable housing requirements should be considered, having regard to targets and needs identified in local housing strategies and the specific socio-economic characteristics of the community.
- 6.8 A diversity of housing provides for choice, independence and affordability which should be planned for and provided to match the specific needs of different communities. This includes housing for seniors and people with a disability, and homes able to accommodate both smaller and larger household sizes.
- 6.9 Alternative housing types, such as terraces and dual occupancies, can boost supply and choice as they can be built relatively quickly in established urban areas well-served by infrastructure. Councils should investigate locations where these additional housing types may be appropriate and can form part of the strategy for meeting housing supply.

- 6.10 Higher density housing should be provided in areas well-serviced by public transport and community facilities, or in highly accessible locations, maximising the potential of infrastructure investment.
- 6.11 Places change over time to cater for the needs of growing communities. Local strategic planning should support this evolution by enabling a transition between different types of homes, while also being sympathetic to an area's existing character and heritage.
- 6.12 Design controls should encourage housing that is built to last and can be adapted to peoples changing needs over time.
- 6.13 New residential homes and neighbourhoods should be resilient to projected changes in climatic and social conditions, having regard to location, design and construction.
- 6.14 To build thriving communities, good home and neighbourhood design should provide somewhere safe, secure and comfortable to live, catering for people of different ages and backgrounds and promoting confidence to get involved in communities and the economy.

7. Growing a competitive and resilient economy that is adaptive, innovative and delivers jobs

These principles seek to support diverse, inclusive and productive employment opportunities across the state, both on employment lands, and through opportunities to work flexibly.

- 7.1 Strategic planning should enable job generation in places that meet the needs of business, industry and the community. Making jobs more accessible to where people live increases productivity by cutting congestion and travel times.
- 7.2 The supply of employment lands should provide rich concentrations of mixed and diverse jobs. They should be planned to meet the changing demands of business and industry while promoting growth, new jobs and stronger communities, particularly in regional NSW.
- 7.3 Co-locating and clustering compatible industries should be encouraged to improve efficiencies and productivity, reduce land use conflict, maximise infrastructure investment and capitalise on supply networks.
- 7.4 Data and evidence, like economic and demographic changes, changing consumer and business needs and barriers and enablers to growth, should provide the basis for determining the amount of employment land needed for growth now and into the future.
- 7.5 Where employment land competes with alternative land uses, decisions should be made based on data and evidence, considering the current and future operational role of the land, impacts on future and changing demands and access to the services necessary for well-functioning cities and regions.
- 7.6 Councils in regional NSW should drive competitive advantage by identifying opportunities to leverage the strengths, assets and attributes of a location through evidence-based economic or employment strategies.
- 7.7 Local strategic planning should be used by councils in Greater Sydney to meet job targets by establishing the intent of strategic centres as well as current and future infrastructure needs.
- 7.8 Strategic planning should identify employment land with sufficient room for industry to operate unencumbered by natural hazards or environmental constraints.
- 7.9 Land for urban, regional and industrial services is essential for well-functioning places. Strategic planning should recognise its value and ensure it is accessible to business and communities and manage environmental or amenity impacts.
- 7.10 Vibrant local centres attract investment and people, creating thriving small businesses. Strategic planning should encourage employment, activities and investment in centres, giving business access to the labour market and improving access to jobs, goods and services.
- 7.11 Well-designed centres encourage people to stay, bringing life to streets and creating safer places. To achieve this, centres should provide high levels of amenity and diverse activities, including a night-time economy. Planning authorities should make sure that existing business and entertainment are not unreasonably stopped or limited.
- 7.12 Strategic planning should consider appropriate locations for mixed use precincts, while acknowledging the role and function of other employment and residential centres, to boost productivity and connectivity by providing jobs near where people live and integrating compatible land uses.

7.13 The way land is used should evolve as industries and businesses change and adapt to meet consumer demand and global trends. Land use planning and planning controls should:

- allow flexibility to support these changing needs
- provide certainty for investment
- provide opportunities for emerging industries
- support diversification, adaptation and innovation.

8. Promoting the sustainable use of NSW's resources and transitioning to renewable energy

These principles seek to guide planning for the responsible development of mineral, petroleum and extractive industry resources and a transition to renewable energy enabling jobs and economic productivity.

- 8.1 Strategic planning must balance the need for mineral, petroleum and extractive industry resources and energy supply with the sustainable management of water supplies and productive agricultural land; and the safeguarding of the environment and a sense of place for Aboriginal and local communities.
- 8.2 The progressive transition to renewable energy should seek to significantly reduce direct and indirect greenhouse gas emissions and contribute towards the state's net zero emissions target (set out in the NSW Net Zero Plan Stage 1: 2020-2030), while addressing community and industry needs around energy security and affordability.
- 8.3 Strategic planning should provide a vision and a roadmap that supports communities transitioning from coal reliant economies into more economically, socially and environmentally resilient places, founded on sustainable development.
- 8.4 Strategic planning should protect regionally or state significant resources and plan for the land around it to be used for compatible purposes that do not limit or constrain development opportunities, including access to resources, rehabilitation and planned future uses of the land.
- 8.5 Initial suitability assessments and preliminary regional issues assessments should inform the release of land for coal and petroleum exploration identifying and considering the key economic, environmental and social issues, opportunities and constraints associated with a potential release area.
- 8.6 Planning controls and guidelines should promote renewable energy development and supporting infrastructure in preferred locations, like renewable energy zones, while ensuring robust assessment of key issues and mitigation measures.
- 8.7 New opportunities and demand for minerals to enable new technologies should be supported by planning controls that allow for the sustainable growth of the industry where it will strengthen Aboriginal and local communities and help diversify the state's economy.
- 8.8 Planning controls and programs should support a transition to a circular economy that encourages the use of clean technologies and innovative new industries, like re-using coal ash for building materials.
- 8.9 Appropriate environmental, health and amenity standards and criteria should be established and applied to resource and energy developments to minimise impacts on the environment, communities and neighbouring land uses.
- 8.10 Resource and energy projects should seek to first avoid then minimise and mitigate adverse impacts and land use conflicts. Where impacts cannot be avoided, minimised or mitigated, reasonable options for offsetting may be considered.
- 8.11 Planning controls and guidelines should be used to reduce greenhouse gas emissions directly associated with resource development by ensuring that any emissions are minimised as far as practicable.

- 8.12 Planning controls should be in place to ensure resources are extracted in an efficient way that maximises benefits and avoids unnecessary sterilisation of resources. Waste generated by extracting or processing the resource should be avoided and minimised as far as practicable.
- 8.13 Resource developments should be rehabilitated to allow the land to be used in a way that is compatible with the surrounding area and planned future uses of the site. Incentives and flexible planning processes should facilitate alternative uses of land that benefit from mine infrastructure or features of the rehabilitated landscape.

9. Protecting and supporting agricultural lands and opportunities for primary production

These principles seek to protect and support the productivity of agricultural lands and grow the primary production sector that underpins diverse and prosperous regional and rural economies.

- 9.1 Strategic and land use planning should identify important agricultural land and prioritise agricultural uses on this land to support its ongoing high-value primary production use and productivity.
- 9.2 The strategic value and importance of agricultural land should be determined by factors such as soil quality, access to water, sufficient land area, and proximity to processing, transport and supply chain infrastructure. Consideration should also be given to the social and economic value of agricultural land, due to the jobs and products it generates, the industries it supports or its scarcity within an area.
- 9.3 Strategic and land use planning should establish the intent for current and future use of agricultural land, providing certainty for industries and communities that rely on primary production.
- 9.4 Strategic planning of rural land should reduce the potential for conflicts between adjoining properties and minimise biosecurity and environmental risks such as pests and diseases, land contamination or pollutants.
- 9.5 Land use planning, including approaches to lot sizes, urban settlement and rural land subdivision, should allow for the continued productive use of agricultural lands and scenic amenity by maintaining rural character, agricultural landscapes and useable land areas.
- 9.6 Unplanned and uncoordinated expansion of residential, commercial or industrial uses in rural areas should be avoided to maintain and maximise the productive qualities and values of peri-urban agricultural land, including rural land in Greater Sydney.
- 9.7 The planning system should incorporate flexibility that supports the ability for the primary production sector to efficiently adapt, evolve and incorporate innovation, and enhances diversified rural and regional economies.
- 9.8 Strategic planning should encourage co-location of primary production with complementary development that supports diverse and economically resilient rural business models. This includes encouraging agribusiness and other value-add opportunities such as food manufacturing and processing, packaging, retail, agritourism and renewable energy.
- 9.9 Tailored location and industry-based approaches can establish the broad direction for the future of primary production in a local area. These approaches should identify, and guide emerging economic opportunities, promote best practice and help to maximise productivity of local economies through more efficient infrastructure and resource use.
- 9.10 Sustainable land management and practices should be encouraged. This includes:
 - mitigating impacts of the primary production sector on the quality of land, water and the broader environment
 - promoting Indigenous agricultural and land management practices
 - providing equitable access to key natural resources
 - supporting primary producers to prepare, respond and adapt to climate change.

