

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 – to amend Schedule 1 – Additional Permitted Uses of The Hills LEP 2012 to facilitate up to 400m² of additional permitted uses (business premises, shops and café/restaurants) within the ground floor of the approved residential flat building of part 40 Solent Circuit, Baulkham Hills (Lot 2105 DP 1201899).

ADDRESS OF LAND: 40 Solent Circuit, Baulkham Hills (Lot 2105 DP 1201899)

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

| | EXISTING | PROPOSED | TOTAL YIELD |
|-----------|----------|----------|-------------|
| Dwellings | 0 | 0 | 0 |
| Jobs | 10 | 10 | 10 |

SUPPORTING MATERIAL:

| | |
|---------------------|--|
| Attachment A | Assessment against State Environment Planning Policies |
| Attachment B | Assessment against Section 9.1 Local Planning Directions |
| Attachment C | Council Report and Minute, 22 May 2018 |
| Attachment D | Planning proposal documentation submitted by applicant: <ul style="list-style-type: none">• Planning Report (November 2017)• Ground Floor Layout (November 2017)• Traffic Report (November 2017) |

THE SITE:

The proposal applies to land at the western portion of 40 Solent Circuit, Baulkham Hills (Lot 2105 DP 1201899). The site is located within the Norwest Town Centre Residential Precinct on the northern side of Solent Circuit opposite Norwest Lake. Construction is currently in progress for a 12 storey residential flat building comprising 77 apartments, 400m² of ground floor neighbourhood shops and 178 basement parking spaces. The development was approved by the Joint Regional Planning Panel on 26 November 2015 (1560/2016/JP).

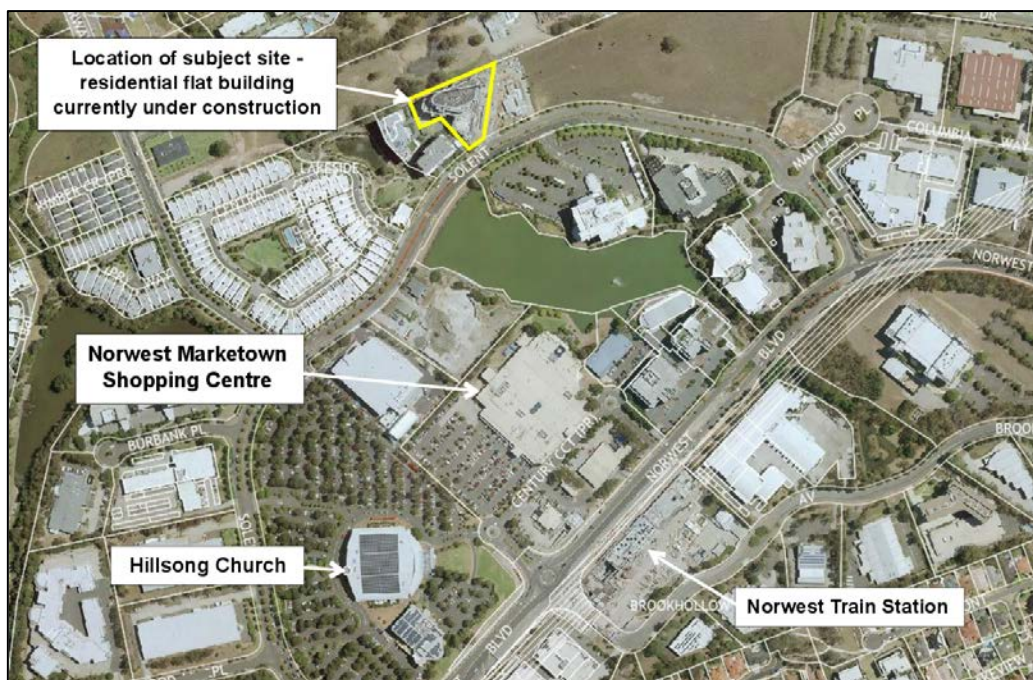


Figure 1
Site and Surrounds

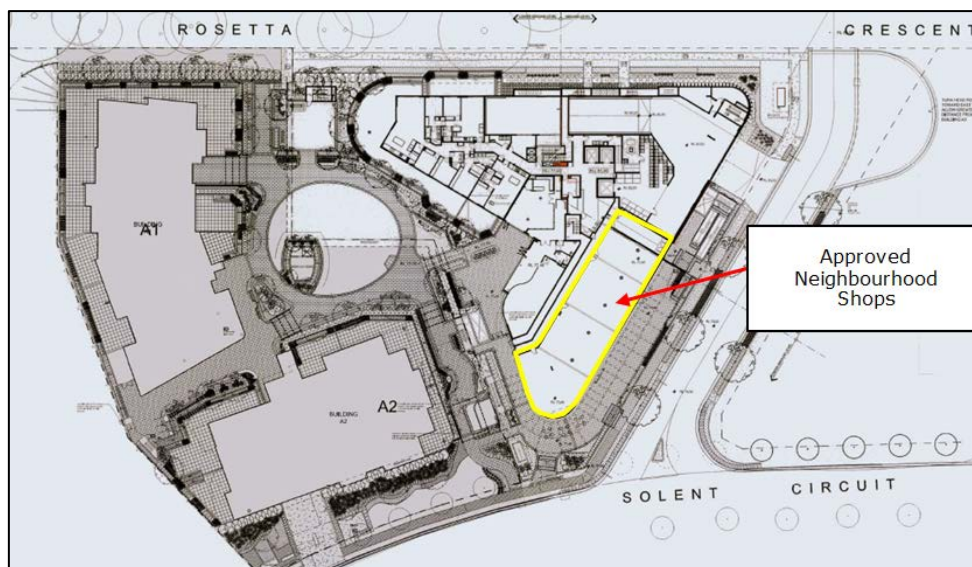


Figure 2
Subject Site

BACKGROUND:

The planning proposal was submitted to Council in November 2017 and on 22 May 2018, at an Ordinary Meeting, Council resolved to forward the proposal to the Department of Planning and Environment for a Gateway Determination.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the planning proposal is to facilitate the use of spaces on the ground floor of the building (currently approved as four (4) neighbourhood shops with a combined area of 400m² – see Figure 2) for the purpose of café/restaurants (up to 200m²), shops (up to 100m²) and business premises (up to 100m²). The proposed uses are intended to complement and service the incoming residential population on the site and within the immediate locality as well as current and future commercial development in proximity to the site.

PART 2 EXPLANATION OF THE PROVISIONS

To achieve the intended outcome, the planning proposal seeks to amend Schedule 1 – Additional Permitted Uses of The Hills LEP 2012 to permit the following additional permitted uses on the site, subject to development consent:

- *Business premises* with a maximum combined gross floor area of 100m²;
- *Shops* with a maximum combined gross floor area of 100m²; and
- *Restaurant or café* with a maximum combined gross floor area of 200m².

The definition of each of the proposed additional permitted uses under The Hills LEP 2012 is:

| Proposed APU | LEP 2012 Definition |
|-------------------|--|
| Business Premises | <p>A building or place at or on which:</p> <ul style="list-style-type: none"> • an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or • a service is provided directly to members of the public on a regular basis, <p>and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like. It <i>does not</i> include an</p> |

| | |
|--------------------|---|
| | entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. |
| Shop | Premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises. |
| Restaurant or café | A building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided. |

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report?

No, the planning proposal is not a result of any strategic study or report. It has been initiated in response to an application lodged by the proponent, being the owner of the site. However, the planning proposal is largely consistent with the vision for Norwest given the various strategic studies prepared by The Hills Shire Council and the State Government, including Ministerial Direction 5.9 North West Rail Link Corridor Strategy, the North West Rail Corridor Strategy and the Hills Corridor Strategy as outlined in Section B below.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal is considered to be the best way to achieve the intended outcomes for the site. While the strategic intention of the site did not envisage any commercial or retail development on the site, the proposed additional permitted uses would be ancillary in nature and would support significant development uplift planned for the locality. It would ensure that current and future residents within surrounding high density development and employees within the business park have greater access to small-scale services to meet their day-to-day needs.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes, a discussion of consistency is provided below.

- **Greater Sydney Region Plan**

The Greater Sydney Region Plan is a 40-year vision that seeks to accommodate a growing and changing population within three cities, the Western Parkland City, the Central River City and the Eastern Harbour City. The Plan will inform district and local plans as well as the assessment of planning proposals. It will also facilitate the alignment of infrastructure planning to support anticipated growth. The delivery and implementation of the Plan is supported by 10 directions, which will facilitate an integrated approach to realising outcomes.

The planning proposal is consistent with the Greater Sydney Region Plan as it contributes to the supply of retail floor space in a strategic centre. The relevant objective in the plan is Objective 22 – Investment and business activity in centres, which is discussed further below.

The plan recognises that attracting investment, business activity and jobs in strategic centres across Greater Sydney increases access to a wide range of jobs, goods and services close to people's homes and supports the 30-minute city. Within the plan, Norwest is identified as a strategic centre and significant commercial office precinct.

The planning proposal facilitates a better usage for the approved neighbourhood shops of the under-construction residential flat building. As part of the Plan, the proposal places emphasis on the creation of well-planned neighbourhoods through the provision for informal gathering locations such as a café/restaurant to improve the potential for social interactions. Additionally, should the proposal be gazetted, the proposal would provide greater opportunities for jobs and services for the Precinct opposed to the approved neighbourhood shops.

Given the above, the planning proposal is strategically consistent with the notion of a 30-minute city. Provided the location of the subject site is within a strategic centre, the proposal would provide greater amenity to the residents of the residential flat building and assist in achieving retail employment targets for the Norwest Precinct.

- **Central City District Plan**

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning. The District Plan also assists councils to plan for and deliver growth and change, and align their local planning strategies to place-based outcomes. It informs infrastructure agencies, the private sector and the wider community of expectations for growth and change.

Of particular relevance to this planning proposal is planning priority C4 – fostering healthy, creative, culturally rich and socially connected communities, and C10 – Growing investment, business opportunities and jobs in strategic centres. The objectives of the relevant planning priorities are discussed below.

Planning Priority C4 emphasises healthy and active lifestyles. The objective identifies the role that the built environment plays in promoting healthy lifestyles to consist of social connections, physical activity and access to fresh food. The planning proposal would improve 2 of the 3, seeing as the provision of spaces that promote social interactions and encourage physical activity as the primary means of accessing the site would consist of active transport (walking and cycling).

Planning Priority C10 emphasises investment and activity in strategic centres. Despite strategic centres as used for economic exchange, more importantly, they are places where communities gather and where recreational, cultural and educational pursuits are found. They are important to how people participate in community life. Accordingly, the proposal would contribute to creating a community and investment in the precinct, particularly within the high-density residential precinct surrounding the site, by diversifying the range of activities available and by providing opportunities for retail employment to be located on the site.

Given the above, the planning proposal is strategically consistent with the liveability and productivity directions of the Plan. Considering the location of the subject site as within a strategic centre, the proposal aligns with the objectives of a strategic centre through the promotion of active lifestyles, local communities, and investment in retail and hospitality employment.

- **North West Rail Link Corridor Strategy – Norwest Structure Plan**

The Department of Planning and Environment produced a Corridor Strategy and Structure Plan (September 2013) to guide future development around the eight (8) new stations of the Sydney Metro Norwest. The introduction of the Sydney Metro Norwest and a station at Norwest has the potential to further reinforce Norwest as a Specialised Centre and the largest employment centre for Sydney's North West. A new station, located within the existing

Norwest Business Park, will provide further impetus for Norwest to evolve as a vibrant and active centre of business for the region, comprising offices, retailing, community facilities, recreation, cultural, education and housing to serve the increasing population.

The Corridor Strategy provides a vision for how the areas surrounding the railway stations could be developed to integrate new homes and jobs. The Norwest Structure Plan projects that within the Norwest Station Precinct, an additional 14,200 commercial jobs will be provided by 2036 including 1,000 retail jobs.

The Structure Plan identifies the site as being suitable for High Density Residential land which provides for the housing needs of a growing community, carefully designed around communal open spaces and landscaped setbacks. Additionally, it is noted that the anticipated built character would primarily comprise 7-12 storey apartment buildings.

The proposed additional permitted uses, while not anticipated under the Structure Plan would provide amenity to the residents of the under-construction residential flat building and is generally consistent with the Corridor Strategy and Structure Plan. Projected growth under the Plan anticipates an additional 2,000 jobs by 2036; the proposal would provide greater opportunities for achieving this target more so than the approved neighbourhood shops.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes, a discussion of consistency is provided below.

- **The Hills Future Community Strategic Plan**

The Hills Future Community Strategic Direction articulates The Hills Shire community's and Council's shared vision, values, aspirations and priorities with reference to other local government plans, information and resourcing capabilities. It is a direction that creates a picture of where the Hills would like to be in the future. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community.

The planning proposal will assist in the realisation of The Hills Future outcome of balanced urban growth through the provision of retail floor space that will provide additional employment opportunities within the Norwest Business Park and ensure the delivery of appropriate jobs consistent with the needs of the future demographics of the Shire.

- **Local Strategy**

Council's Draft Local Strategy was adopted in 2008, it is the principal document for communicating the future planning of the Shire and includes the objectives of longer term planning projects of the State Government as well as responding to, and planning for, local needs such as employment, housing and transport.

The draft Local Strategy was adopted principally as a land use planning document to guide local planning and reflect the following five key themes of "Hills 2026 Community Strategic Direction: Looking Towards the Future":

- Resilient Local Leadership;
- Vibrant Communities;
- Balanced Urban Growth;
- Protected Environment; and
- Modern Local Economy.

The Local Strategy continues to provide a clear statement of the overall strategic land use management and planning objectives for the Hills Shire. However, it is noted that the dwelling

and job growth targets detailed within the Local Strategy represent Council's projected growth targets as at June 2008.

The key directions and objectives of the Local Strategy relevant to this proposal are:

- E1 Facilitate development that promotes growth in local business and employment; and
 - E2 Plan for local job opportunities.
- Growth in local business and local job opportunities

A key task of the Employment Lands Direction is to facilitate sustainable growth of the local economy from a land use perspective. A sufficient amount of employment land must be maintained within centres to support the North West Subregional employment capacity target of 47,000 jobs by 2031. It is noted that this Direction was adopted in 2008 and precedes the Sydney Metro infrastructure project.

The planning proposal is consistent with the objective of the Direction in that the proposal seeks to increase the amount of retail floor space for the site and provide additional employment opportunities. The proposal would see a similar number of jobs located on the site but would provide greater level of amenity to the residents of the residential flat building and surrounding residential precinct.

- Integrated Transport Direction

A key objective of the Integrated Transport Direction is to ensure that planning and future development supports the provision of an efficient transport network. Relevant actions include planning for a concentration and/or intensity of land use activities around major public transport nodes and higher order centres.

The subject site is located within an 800 metre walking catchment of Norwest Station. The planning proposal is consistent with this Direction as it will facilitate retail floor space development and increased employment opportunities that is better suited to serve the residential precinct within close proximity to high frequency public transport services.

- Centres Direction

The Centres Direction seeks to establish a network of centres that provides places for residents to shop, work, and have social interaction and recreational opportunities. The Direction includes a centres hierarchy which provides a framework for the scale, location and function of centres. This ensures that the population has access to a range of centres that meet their needs and are appropriate in scale and design for their location.

The planning proposal would provide better suited employment opportunities and reinforce Norwest as a Specialised centre consistent with the Centres Direction. The uses are considered to be appropriate to provide suitable employment and services required by residents within the precinct and those in the local neighbourhood.

- Employment Lands Direction

The North West Subregional Strategy establishes an employment capacity target for the Shire from 2001 to 2031 of 47,000 jobs. The Employment Lands Direction demonstrates that there is capacity to meet this target with capacity for 55,574 additional jobs to 2031. In addition to the contribution towards anticipated employment targets, the Direction seeks to provide employment close to home, services and transport infrastructure.

The planning proposal seeks to provide more suitable employment opportunities for the subject site. It is noted that the Direction was released in 2009 prior to the plans for the Sydney Metro Northwest railway infrastructure project that significantly shape employment lands within the Shire. However, the planning proposal is considered to be consistent with the

objectives of this direction in providing employment close to homes and relevant infrastructure.

- **The Hills Corridor Strategy**

The Hills Corridor Strategy was adopted by Council on 24 November 2015 to build upon the platform established by the NSW Government's Corridor Strategy and articulate redevelopment opportunities arising from the Sydney Metro Northwest around each of the seven (7) stations that are within, or close to, the Shire. It is underpinned by guiding principles that reflect the long held strategic direction of Council that is embedded in Council's Local Strategy and Local Environmental Plan (LEP) with the key being a hierarchy of zones that see the greatest densities closer to transport and centres, while maintaining low density housing choices in more peripheral locations.

The Strategy identifies Norwest Business Park as a major Specialised Centre and seeks to reinforce the centre as a key employment destination, becoming the largest employment centre for Sydney's North West. The Hills Corridor Strategy identifies opportunity for 5,320 additional dwellings and 14,450 additional jobs within the Norwest Precinct by 2036.

The Strategy identifies the site as land suitable for a residential density of 216 dwellings per hectare. While the Strategy does not envisage commercial uses on the site, the proposal facilitates ancillary land uses with minor impact to provide amenity to residents of the residential flat building. Additionally, the proposal would contribute to employment targets for the Precinct as specified under the Strategy. Given this, the proposal is consistent with the intentions of the Strategy in reinforcing Norwest as a key employment destination for Sydney's North West.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. Consistency of the planning proposal with applicable SEPPs is detailed within Attachment A.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The consistency of the planning proposal with the s.9.1 Ministerial Directions is detailed within Attachment B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

- **Direction 3.1 Residential Zones**

The objectives of this direction are to encourage variety and choice of housing types, to make efficient use of existing infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.

The proposal relates to residential land but does not affect the variety and choice of housing types. The proposal is consistent with this Direction as the proposal seeks to make more efficient use of the approved neighbourhood shops to provide an outcome with additional amenity to residents of the residential flat building. Given the existing approval for 400m² of neighbourhood shops, the proposal to enable the use of these spaces for alternative business and employment uses would not impact on the residential yield or capacity anticipated on the site. The proposed development outcome would continue to be primarily residential in nature and consistent with the objectives of the R4 High Density Residential zone.

- **Direction 3.4 Integrating Land Use and Transport**

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision, and street layouts achieve the following planning objectives:

- a) improving access to housing, jobs and services by walking, cycling and public transport; and
- b) increasing the choice of available transport and reducing dependence on cars; and
- c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car; and
- d) supporting the efficient and viable operation of public transport services; and
- e) providing for the efficient movement of freight.

The planning proposal is consistent with this Direction considering the site is located within a well-developed business park (Specialised Centre) with access to public transport and infrastructure.

- **Direction 5.9 North West Rail Link Corridor Strategy**

Ministerial Direction 5.9 North West Rail Link Corridor Strategy promotes transit-oriented development and managed growth around the eight (8) train stations and seeks to ensure development within the Sydney Metro Northwest corridor is consistent with the proposals set out in the North West Rail Link Corridor Strategy and precinct Structure Plans. These matters are addressed above under the North West Rail Link Corridor Strategy and The Hills Corridor Strategy headings and it is considered that the proposal is consistent with this direction.

The proposal is consistent with the vision of this Direction. The proposal would contribute to the creation of a cohesive residential development with small scale ancillary commercial land uses located at the ground floor of a residential flat building. The proposal respects the hierarchy of centres and facilitates a positive contribution to the growth of the Norwest precinct.

- **Direction 6.1 Approval and Referral Requirements**

The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

The planning proposal is consistent with the provisions of this Direction as it does not trigger the need for any additional concurrence, consultation or referral.

- **Direction 6.3 Site Specific Provisions**

This Direction applies *“when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out”* and requires that a planning proposal must either:

- a) allow that land use to be carried out in the zone the land is situated on, or
- b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or
- c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.

The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. Given this, the proposal does not promote unnecessarily restrictive site specific planning controls and does not propose to rezone the site. Rather, the proposal seeks to permit more flexible use of existing ground floor tenancies which have already been approved as non-residential uses ancillary to the residential flat building. The additional uses would provide increased amenity to the residents of the building and surrounding residential locality. The proposal would not impact on the core use of the site for residential purposes and the resultant development outcome would remain consistent with the objectives for the R4 High Density Residential zone.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site as the residential flat building on the site is currently under construction, with minimal vegetation. The Planning Proposal is unlikely to impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Relevant matters to the proposal are addressed in detail in the attached Council report. The proposed additional permitted uses are supported on the basis that it is consistent with the future character of the Norwest Business Park enables an appropriate development outcome.

The proposal relates to ground floor tenancies within an approved residential flat building which is currently under construction. The planning proposal would not result in any environmental effects that have not already been approved with respect to the existing development on the site.

9. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal seeks to permit food and drink, retail and commercial uses relevant to the subject site and would not result in adverse social or economic impacts.

The proposed additional permitted uses are minor and serve to enhance the amenity for residents within the residential flat building and within the surrounding residential precinct. The proposal seeks to deliver an integrated development to contribute to creating a village atmosphere within the Norwest Precinct.

The proposed uses would increase the types of employment for the site and increase the availability of local employment opportunities to complement the large scale commercial activities already within the precinct. It is considered that the additional permitted uses associated with the planning proposal will not directly lead to or initiate any negative social or economic impacts.

SECTION D - STATE AND COMMONWEALTH INTERESTS

10. Is there adequate public infrastructure for the planning proposal?

The existing infrastructure and utilities available for this site will cater for the proposed additional permitted use. The scale of any future proposed commercial premises are limited to 400m² in floor area resulting in a scale that generally caters for residents within the building or within a short walking distance from the site. It is anticipated that adequate infrastructure is available to cater for the site.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

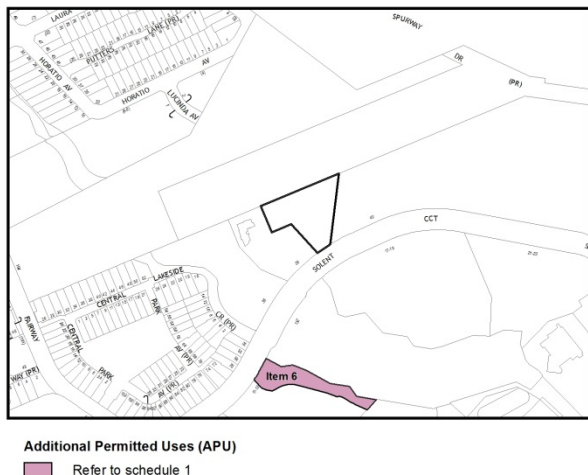
Any Gateway Determination issued will specify relevant agencies to be consulted, which may include:

- Endeavour Energy;
- Transport for NSW; and
- Transport for NSW - Roads and Maritime Services.

PART 4 MAPPING

The planning proposal seeks to amend Schedule 1 – Additional Permitted Uses of The Hills Local Environmental Plan 2012 to permit up to 400m² of additional permitted uses (business premises, shops and café/restaurants) within the ground floor of the approved residential flat building at part 40 Solent Circuit, Baulkham Hills. To achieve this, the following amendments are proposed to the Additional Permitted Uses Map of The Hills LEP 2012, to identify the site as “Item 13” and link to the associated new clause within Schedule 1.

Existing Additional Permitted Uses Map



Proposed Additional Permitted Uses Map

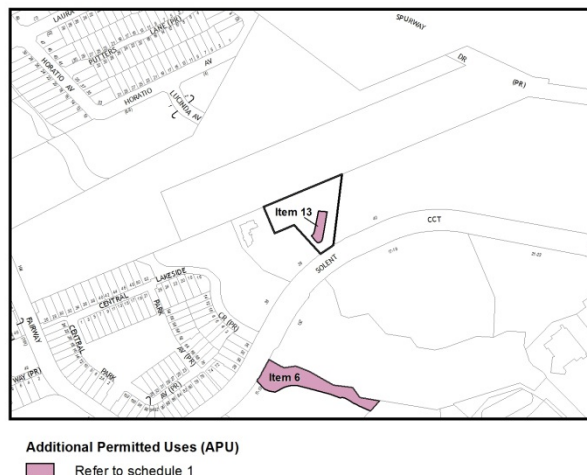


Figure 3
Current and Proposed Additional Permitted Uses Map

PART 5 COMMUNITY CONSULTATION

It is considered appropriate that any Gateway Determination issued require public exhibition of the Planning Proposal for a minimum of 28 days, in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

PART 6 PROJECT TIMELINE

| STAGE | DATE |
|--|----------------|
| Commencement Date (Gateway Determination) | June 2018 |
| Government agency consultation | July 2018 |
| Commencement of public exhibition period (28 days) | August 2018 |
| Completion of public exhibition period | September 2018 |
| Timeframe for consideration of submissions | October 2018 |
| Timeframe for consideration of proposal post exhibition | October 2018 |
| Report to Council on submissions | November 2018 |
| Planning Proposal to PCO for opinion | November 2018 |
| Date Council will make the plan (delegated) | December 2018 |
| Date Council will forward to department for notification (delegated) | December 2018 |

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

| STATE ENVIRONMENTAL PLANNING POLICY (SEPP) | | APPLICABLE | RELEVANT? (YES/NO) | (IF RELEVANT) INCONSISTENT/ CONSISTENT |
|---|---|------------|-----------------------|--|
| No. 1 | Development Standards | NO | - | - |
| No. 19 | Bushland in Urban Areas | NO | - | - |
| No. 21 | Caravan Parks | NO | - | - |
| No. 30 | Intensive Agriculture | NO | - | - |
| No. 33 | Hazardous and Offensive Development | NO | - | - |
| No. 36 | Manufactured Home Estates | NO | - | - |
| No. 44 | Koala Habitat Protection | NO | - | - |
| No. 47 | Moore Park Showground | NO | - | - |
| No. 50 | Canal Estate Development | NO | - | - |
| No. 52 | Farm Dams and Other Works in Land and Water Management Plan Areas | NO | - | - |
| No. 55 | Remediation of Land | YES | NO | - |
| No. 62 | Sustainable Aquaculture | YES | NO | - |
| No. 64 | Advertising and Signage | YES | NO | - |
| No. 65 | Design Quality of Residential Flat Development | NO | - | - |
| No. 70 | Affordable Housing (Revised Schemes) | NO | - | - |
| Affordable Rental Housing (2009) | | NO | - | - |
| Building Sustainability Index: BASIX 2004 | | NO | - | - |
| Coastal Management (2018) | | NO | - | - |
| Education Establishments and Child Care Facilities (2017) | | YES | NO | - |
| Exempt and Complying Development Codes (2008) | | YES | NO | - |
| Housing for Seniors or People with a Disability (2004) | | YES | NO | - |
| Infrastructure (2007) | | YES | NO | - |
| Integration and Repeals (2016) | | NO | - | - |
| Kosciuszko National Park – Alpine Resorts (2007) | | NO | - | - |
| Kurnell Peninsula (1989) | | NO | - | - |
| Mining, Petroleum Production and Extractive Industries (2007) | | YES | NO | - |
| Miscellaneous Consent Provisions (2007) | | YES | NO | - |
| Penrith Lakes Scheme (1989) | | NO | - | - |
| Rural Lands (2008) | | NO | - | - |
| State and Regional Development (2011) | | YES | NO | - |
| State Significant Precincts (2005) | | YES | NO | - |
| Sydney Drinking Water Catchment (2011) | | NO | - | - |
| Sydney Region Growth Centres (2006) | | NO | - | - |
| Three Ports (2013) | | NO | - | - |
| Urban Renewal (2010) | | NO | - | - |
| Vegetation in Non-Rural Areas (2017) | | YES | NO | - |
| Western Sydney Employment Area (2009) | | NO | - | - |
| Western Sydney Parklands (2009) | | NO | - | - |
| Deemed SEPPs | | | | |

| STATE ENVIRONMENTAL PLANNING POLICY (SEPP) | APPLICABLE | RELEVANT? (YES/NO) | (IF RELEVANT) INCONSISTENT/ CONSISTENT |
|---|-------------------|-------------------------------|---|
| SREP No. 8 (Central Coast Plateau Areas) | NO | - | - |
| SREP No. 9 – Extractive Industry (No. 2 – 1995) | YES | NO | - |
| SREP No. 16 – Walsh Bay | NO | - | - |
| SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997) | NO | - | - |
| SREP No. 24 – Homebush Bay Area | NO | - | - |
| SREP No. 26 – City West | NO | - | - |
| SREP No. 30 – St Marys | NO | - | - |
| SREP No. 33 – Cooks Cove | NO | - | - |
| SREP (Sydney Harbour Catchment) 2005 | NO | - | - |

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

| DIRECTION | | APPLICABLE | RELEVANT? (YES/NO) | (IF RELEVANT) INCONSISTENT/ CONSISTENT |
|---|---|------------|-----------------------|--|
| 1. Employment and Resources | | | | |
| 1.1 | Business and Industrial Zones | YES | NO | - |
| 1.2 | Rural Zones | YES | NO | - |
| 1.3 | Mining, Petroleum Production and Extractive Industries | YES | NO | - |
| 1.4 | Oyster Aquaculture | YES | NO | - |
| 1.5 | Rural Lands | NO | - | - |
| 2. Environment and Heritage | | | | |
| 2.1 | Environment Protection Zone | YES | NO | - |
| 2.2 | Coastal Protection | NO | - | - |
| 2.3 | Heritage Conservation | YES | NO | - |
| 2.4 | Recreation Vehicle Area | YES | NO | - |
| 2.5 | Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | NO | - | - |
| 3. Housing, Infrastructure and Urban Development | | | | |
| 3.1 | Residential Zones | YES | YES | CONSISTENT |
| 3.2 | Caravan Parks and Manufactured Home Estates | YES | NO | - |
| 3.3 | Home Occupations | YES | NO | - |
| 3.4 | Integrating Land Use and Transport | YES | YES | CONSISTENT |
| 3.5 | Development Near Licensed Aerodomes | YES | NO | - |
| 3.6 | Shooting Ranges | YES | NO | - |
| 4. Hazard and Risk | | | | |
| 4.1 | Acid Sulfate Soils | YES | NO | - |
| 4.2 | Mine Subsidence and Unstable Land | YES | NO | - |
| 4.3 | Flood Prone Land | YES | NO | - |
| 4.4 | Planning for Bushfire Protection | YES | NO | - |
| 5. Regional Planning | | | | |
| 5.1 | Implementation of Regional Strategies | NO | - | - |
| 5.2 | Sydney Drinking Water Catchment | NO | - | - |
| 5.3 | Farmland of State and Regional Significance on the NSW Far North Coast | NO | - | - |
| 5.4 | Commercial and Retail Development along the Pacific Highway, North Coast | NO | - | - |
| 5.8 | Second Sydney Airport: Badgerys | NO | - | - |

| DIRECTION | | APPLICABLE | RELEVANT? (YES/NO) | (IF RELEVANT) INCONSISTENT/ CONSISTENT |
|---------------------------------|---|------------|-----------------------|--|
| | Creek | | | |
| 5.9 | North West Rail Link Corridor Strategy | YES | YES | CONSISTENT |
| 5.10 | Implementation of Regional Plans | YES | YES | CONSISTENT |
| 6. Local Plan Making | | | | |
| 6.1 | Approval and Referral Requirements | YES | YES | CONSISTENT |
| 6.2 | Reserving Land for Public Purposes | YES | NO | - |
| 6.3 | Site Specific Provisions | YES | YES | CONSISTENT |
| 7. Metropolitan Planning | | | | |
| 7.1 | Implementation of the Metropolitan Plan for Sydney 2036 | YES | YES | CONSISTENT |
| 7.2 | Implementation of Greater Macarthur Land Release Investigation | NO | - | - |
| 7.3 | Parramatta Road Corridor Urban Transformation Strategy | NO | - | - |
| 7.4 | Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | NO | - | - |
| 7.5 | Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | NO | - | - |
| 7.6 | Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | NO | - | - |
| 7.7 | Implementation of Glenfield to Macarthur Urban Renewal Corridor | NO | - | - |