

Consistency with directions and priorities in the Greater Sydney Region Plan and District Plan

Greater Sydney Region Plan - Directions	Eastern City District Plan – Priorities	Planning Proposal Response
1 Infrastructure supporting new developments	Planning Priority E1 Planning for a city supported by infrastructure	The draft planning proposal applies to existing dual occupancies only. Any future subdivision of these existing housing stock would not create demand for new/additional infrastructure.
2 Working together to grow a Greater Sydney	Planning Priority E2 Working through collaboration	N/A
3 Celebrating diversity and putting people at the heart of planning	Planning Priority E3 Providing services and social infrastructure to meet people's changing needs	N/A
	Planning Priority E4 Fostering healthy, creative, culturally rich and socially connected communities	N/A
4 Giving people housing choices	Planning Priority E5 Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>Consistent. The draft planning proposal is to enable subdivision of existing dual occupancies on small lots to help resolve financial issues as a result of limitations in lending placed by banks for such development.</p> <p>This will ensure that existing dual occupancies continue to meet housing needs/preferences of various groups, contributing to housing diversity and the overall housing supply.</p>
5 Designing places for people	Planning Priority E6 Creating and renewing great places and local centres, and respecting the District's heritage	N/A
6 Developing a more accessible and walkable city	Planning Priority E10 Delivering integrated land use and transport planning and a 30-minute city	N/A
7 Creating the conditions for a stronger economy	Planning Priority E7 Growing a stronger and more competitive Harbour CBD	N/A
	Planning Priority E8 Growing and investing in health and education precincts and the Innovation Corridor	N/A

Greater Sydney Region Plan - Directions	Eastern City District Plan – Priorities	Planning Proposal Response
	Planning Priority E9 Growing international trade gateways	N/A
	Planning Priority E11 Growing investment, business opportunities and jobs in strategic centres	N/A
	Planning Priority E12 Retaining and managing industrial and urban services land	N/A
	Planning Priority E13 Supporting growth of targeted industry sectors	N/A
8 Valuing green spaces and landscape	Planning Priority E14 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	N/A
	Planning Priority E15 Protecting and enhancing bushland and biodiversity	N/A
	Planning Priority E16 Protecting and enhancing scenic and cultural landscapes	N/A
	Planning Priority E17 Increasing urban tree canopy cover and delivering Green Grid connections	N/A
	Planning Priority E18 Delivering high quality open space	N/A
9 Using resources wisely	Planning Priority E19 Reducing carbon emissions and managing energy, water and waste efficiently	N/A
10 Adapting to a changing world	Planning Priority E20 Adapting to the impacts of urban and natural hazards and climate change	N/A
Implementation	Planning Priority E21 Preparing local strategic planning statements informed by local strategic planning	N/A
	Planning Priority E21 Monitoring and reporting on the delivery of the Plan	N/A

Consistency with SEPPs

State Environmental Planning Policy (SEPP)	Comment
SEPP No 1—Development Standards	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP No 19—Bushland in Urban Areas	N/A
SEPP No 21—Caravan Parks	N/A
SEPP No 30—Intensive Agriculture	N/A
SEPP No 33—Hazardous and Offensive Development	N/A
SEPP No 36—Manufactured Home Estates	N/A
SEPP No 44—Koala Habitat Protection	N/A
SEPP No 47—Moore Park Showground	N/A
SEPP No 50—Canal Estate Development	N/A
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	N/A
SEPP No 55—Remediation of Land	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP No 62—Sustainable Aquaculture	N/A
SEPP No 64—Advertising and Signage	N/A
SEPP No 65—Design Quality of Residential Apartment Development	N/A
SEPP No 70—Affordable Housing (Revised Schemes)	N/A
SEPP (Affordable Rental Housing) 2009	N/A
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Coastal Management) 2018	N/A
SEPP (Educational Establishments and Child Care Facilities) 2017	N/A
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The proposed LEP provisions supplement the state government's new Low Rise Medium Density Housing Code to allow for subdivision of existing dual occupancies on small lots (subject to specific standards). This draft planning proposal does not contain provisions that contradict or would hinder the application of the Codes SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Infrastructure) 2007	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Integration and Repeals) 2016	N/A
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	N/A

State Environmental Planning Policy (SEPP)	Comment
SEPP (Kurnell Peninsula) 1989	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A
SEPP (Miscellaneous Consent Provisions) 2007	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Penrith Lakes Scheme) 1989	N/A
SEPP (Rural Lands) 2008	N/A
SEPP (State and Regional Development) 2011	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (State Significant Precincts) 2005	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A
SEPP (Sydney Region Growth Centres) 2006	N/A
SEPP (Three Ports) 2013	N/A
SEPP (Urban Renewal) 2010	N/A
SEPP (Vegetation in Non-Rural Areas) 2017	N/A
SEPP (Western Sydney Employment Area) 2009	N/A
SEPP (Western Sydney Parklands) 2009	N/A

Consistency with s.117 directions

No.	Direction	Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	N/A
1.2	Rural Zones	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N/A
1.4	Oyster Aquaculture	N/A
1.5	Rural Lands	N/A
2. Environment and Heritage		
2.1	Environment Protection Zones	N/A
2.2	Coastal Management	N/A
2.3	Heritage Conservation	Consistent. This draft planning proposal does not impact on items, areas, objects and places of environmental heritage significance and indigenous heritage significance.
2.4	Recreation Vehicle Areas	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3. Housing Infrastructure and Urban Development		
3.1	Residential Zones	Consistent. This draft planning proposal provides for diverse housing to meet existing and future housing needs.
3.2	Caravan Parks and Manufactured Home Estates	N/A
3.3	Home Occupations	Consistent. This draft planning proposal does not contradict or hinder application of the home occupation provisions in Randwick LEP 2012.
3.4	Integrating Land Use and Transport	N/A
3.5	Development Near Licensed Aerodromes	Consistent. This draft planning proposal does not contradict or hinder application of airspace operations provisions in Randwick LEP 2012.
3.6	Shooting Ranges	N/A
4. Hazard and Risk		
4.1	Acid Sulfate Soils	Consistent. This draft planning proposal does not contradict or hinder application of acid sulfate soils provisions in Randwick LEP 2012.
4.2	Mine Subsidence and Unstable Land	N/A
4.3	Flood Prone Land	Consistent. This draft planning proposal does not contract or hinder application of flood

No.	Direction	Comment
		planning provisions in Randwick LEP 2012.
4.4	Planning for Bushfire Protection	N/A
5. Regional Planning		
5.1	Implementation of Regional Strategies	N/A
5.2	Sydney Drinking Water Catchments	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	N/A
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	N/A
5.8	Second Sydney Airport: Badgerys Creek	N/A
5.9	North West Rail Link Corridor Strategy	N/A
5.10	Implementation of Regional Plans	N/A
6. Local Plan Making		
6.1	Approval and Referral Requirements	Consistent. This draft planning proposal does not include any concurrence, consultation or referral provisions nor does it identify any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent. This draft planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site Specific Provisions	N/A
7. Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	Consistent. This draft planning proposal is aligned with the directions and objectives of the Region Plan - A Metropolis of Three Cities; and does not contradict or hinder application of the Region Plan.

No.	Direction	Comment
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A