

## Consistency with Applicable SEPPs and REPs

State Environmental Planning Policy	Consistency
SEPP No 1 - Development Standards	Not Applicable
SEPP No 19 - Bushland in Urban Areas	Not Applicable
SEPP No 21 Caravan Parks	Not Applicable
SEPP No 33 - Hazardous and Offensive Development	Not Applicable
SEPP No 36 - Manufactured Home Estates	Not Applicable
SEPP No 50 - Canal Estate Development	Not Applicable
SEPP No 55 - Remediation of Land	Consistent
	The site has been rezoned for urban purposes.
SEPP No 64 - Advertising and Signage	Not Applicable
SEPP No 65 - Design Quality of Residential Apartment Development	Not Applicable
SEPP No 70 - Affordable Housing (Revised Schemes)	Not Applicable
SEPP (Affordable Rental Housing) 2009	Consistent
SEPP (Building Sustainability Index: BASIX) 2004	Consistent
SEPP (Concurrences) 2018	Not Applicable
SEPP (Educational Establishments and Child Care Facilities) 2017	Not Applicable
SEPP (Exempt and Complying Development Codes) 2008	Consistent
SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable
SEPP (Infrastructure) 2007	Consistent
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable
SEPP (Primary Production and Rural Development) 2019	Not Applicable
SEPP (State and Regional Development) 2011	Not Applicable
SEPP (State Significant Precincts) 2005	Not Applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable

State Environmental Planning Policy	Consistency
SEPP (Sydney Region Growth Centres) 2006	<p>The Planning Proposal seeks to rezone land from RE1 Public Recreation to R2 Low Density Residential, to align the boundaries with the approved subdivision plan.</p> <p>Amendments will facilitate the aims of the Growth Centres SEPP – Appendix 12 Blacktown Growth Centres Precinct Plan under clause 1.2, in particular:</p> <ul style="list-style-type: none"> <li>(a) to rezone land to allow for development to occur in the manner envisaged by the growth centres structure plan and the indicative layout for the land to which this Precinct Plan applies,</li> <li>(b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types, ensuring housing diversity,</li> <li>(c) to guide the bulk and scale of future development within the Precinct</li> </ul> <p>The proposal will address inconsistencies between the controls and strategic vision for the site as intended by the Indicative Layout Plan. As a result of the amendments, there will be a slight increase in the area of land zoned for residential purposes which will enable the development of the Horizon Estate, providing greater housing supply.</p>
<b>SEPP (Urban Renewal) 2010</b>	Not Applicable
SEPP (Vegetation in Non-Rural Areas) 2017	Not Applicable
SEPP (Western Sydney Employment Area) 2009	Not Applicable
SEPP (Western Sydney Parklands) 2009	Not Applicable
<b>Sydney Regional Environmental Plans</b>	
Sydney REP No 9 - Extractive Industry (No 2 - 1997)	Not Applicable
Sydney REP No 20 - Hawkesbury-Nepean River (No 2 - 1997)	Not Applicable
Sydney REP No 30 - St Marys	Not Applicable
Sydney REP (Sydney Harbour Catchment) 2005	Not Applicable