



Planning Proposal

88-89 Nepean Gorge Drive, Mulgoa

Amendments to Land Use Zone and
Development Standard Setting the
Minimum Lot Size for Subdivision

October 2015

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10. Reports to and Minutes of Council Meetings

Documents Supporting Public Exhibition

1. Department of Planning and Environment's *Guide to Preparing Local Environmental Plans* and *Guide to Preparing Planning Proposals*
<http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Environmental-Plans/The-Gateway-Process>
2. NSW Government's Biobanking Scheme Overview
www.environment.nsw.gov.au/biobanking/
3. A Plan for Growing Sydney
www.strategy.planning.nsw.gov.au/sydney/
4. State Environmental Planning Policies
www.legislation.nsw.gov.au
5. Council's Community Plan
www.penrithcity.nsw.gov.au/Resources-and-Documents/Documents/Community-Plan/
6. Penrith Local Environmental Plan
www.legislation.nsw.gov.au
7. Penrith Development Control Plan 2014
www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/
8. Ecology Assessment Prepared by GHD – June 2015
9. Bushfire Assessment Prepared by GHD – June 2015

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Introduction

This Planning Proposal recommends an amendment to *Penrith Local Environmental Plan 2010* (LEP 2010) to change the planning controls applying to 88-89 Nepean Gorge Drive, Mulgoa (the Site). The Site is identified in Appendix 1 – Map of Site Location. The amendment is required to support a proposed biobanking agreement for part of the Site and to facilitate the subdivision of the remainder of the Site into a number of residential lots.

The preparation of a Planning Proposal is the first step in the NSW Department of Planning and Environment's *Gateway Process* for amending LEP 2010; and this Planning Proposal sets out the justification for and explains the intended effect of the recommended amendment.

The Gateway Process is the current process for making or amending local environmental plans. It has a number of steps (set out in Table 1) that may require this Planning Proposal to be revised as it progresses through the Gateway Process. The Department of Planning and Environment's *Guide to Preparing Local Environmental Plans* and *Guide to Preparing Planning Proposals* provide more detailed information.

No	Step	Explanation
1	Planning Proposal	Council prepares a document explaining the intended effect of and justification for the making or amending of a local environmental plan.
2	Gateway	The Minister for Planning, acting as a checkpoint, determines whether a Planning Proposal should proceed.
3	Community Consultation	The Planning Proposal is publicly exhibited.
4	Assessment	Council considers the submissions received in response to the public exhibition, varying the Planning Proposal as necessary. It can also determine not to proceed with the Planning Proposal.
5	Drafting	Parliamentary Counsel prepares a draft local environmental plan.
6	Decision	The Minister for Planning approves the local environmental plan, making it law.

Table 1: Gateway Process

The remainder of this document is split into the following parts:

Part	Explanation
1	The objectives and intended outcomes of the Planning Proposal
2	An explanation of the provisions to be included in LEP 2010
3	Justification for the objectives and intended outcomes
4	Maps identifying the area to which this Planning Proposal applies
5	Details of the community consultation
6	Projected timeline

Table 2: Parts of a Planning Proposal

Part 1 – Objectives and Intended Outcomes

The objective of this Planning Proposal is to change the planning controls applying to the approximate 111 hectare Site to:

1. Support a proposed Biobanking Agreement for part of the Site (the Biobank Site) by capturing the biodiversity resource subject to the proposed agreement on one property (or lot) with a single owner and manager; and
2. To facilitate the subdivision of the remainder of the site to provide a number of large residential lots with a minimum lot size of 2 hectares, each with a dwelling.

The proposed Biobanking Site is approximately 70 hectares and is identified in Appendix 2 Map of Proposed Biobanking Agreement.

The intended outcome of this Planning Proposal is the amendment of LEP 2010 to apply:

1. The *E2 Environmental Conservation* zone to the land proposed to be Biobanked.
2. A subdivision control to the land proposed to be Biobanked to prevent its future subdivision.
3. Subdivision controls to the remainder of the Site that allow its subdivision into a number of residential lots with a minimum size of 2 hectares.

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

1. Amending the LEP 2010 *Land Zoning Map* to the proposed zoning maps shown in Appendix 3 Proposed Zones; and
2. Amending the LEP 2010 *Minimum Lot Size Map* to the proposed minimum lot size map shown in Appendix 4 Proposed Subdivision Control.

All other planning controls in LEP 2010 applying to the Site will not be changed and will continue to apply to the Site. These controls include the specific controls for Mulgoa Valley, natural resource sensitive land, scenic and landscape values, and heritage conservation. An extract of applicable parts of LEP 2010 are provided in Appendix 5 Extracts of Penrith Local Environmental Plan 2010.

Part 3 – Justification

This part of the Planning Proposal is split into the following sections:

Section	Title
A	Need for the Planning Proposal
B	Consistency with Strategic Planning Framework
C	Environmental, Social and Economic Impacts
D	State and Commonwealth Interests

Table 3: Sections in Part 3 of the Planning Proposal

Section A – Need for the Planning Proposal

This Planning Proposal is not the result of a strategic study or report prepared by Council. It has been prepared in response to a request from the landowner (via a rezoning application). The landowner wishes to reconfigure its current, potential development entitlement of 11 10-hectare lots into a number of smaller lots (no less than 2 hectares in size) and one large lot containing the proposed Biobank Site.

The Site contains a significant biodiversity resource that provides good quality and connected habitat for a wide range of native animals (including threatened animals). The Site is part of a network of high quality habitat transitioning from the habitats found in the Blue Mountains to those found in the lowland grassy woodlands of the Cumberland Plain.

The planning controls currently applying to the Site could permit its subdivision into 11 10-hectare lots. Such a subdivision would result in the fragmentation of the biodiversity resource, increasing the number of landowners responsible for its management. It could also result in increased pressure to undertake permitted development that impacts on the biodiversity resource. Such development might include dual occupancies, some forms of agriculture, and associated development such as tennis courts, swimming pools, and farm buildings.

The recommended amendment of the planning controls would allow the current lot entitlement (11 10-hectare lots) to be reconfigured to allow a significant portion of the biodiversity resource (approximately 70 hectares) to be captured in a single large property (or lot). This lot will need to be attached to/consolidated with one of the proposed rural-residential lots to assist in retaining the land and the proposed Biobank Site in private ownership. This is considered to be a positive outcome as it will result in a single owner and manager.

The owners of the Site propose to use the NSW Government's *Biodiversity Banking and Offsets Scheme* (the Biobanking Scheme) to Biobank the biodiversity resource. The Biobanking Scheme is a market-based scheme managed by the NSW Government and designed to help address the loss of biodiversity, including threatened species in New South Wales.

The Biobanking Scheme enables credits to be generated by landowners who commit to protect and enhance the biodiversity on their land through a *Biobanking Agreement*. These credits can then be sold to offset the impacts on biodiversity likely to occur as a result of development (on other land), generating funds for the management of the biobanked land.

The NSW Government's *Biobanking Scheme Overview* provides a general guide to the Biobanking Scheme and how it works.

The proposed Biobanking Agreement, supported by planning controls that prevent further development or subdivision of the Biobank Site, will further protect the biodiversity resource. The Biobanking Agreement will provide the funds and plans to appropriately manage and enhance the resource.

The remainder of the Site will be subject to planning controls that facilitate its subdivision into a number of rural-residential lots prevent any subdivision creating lots smaller than 2 hectares. In most cases, the proposed lots would need to be larger than 2 hectares to respond to environmental constraints such as bushfire hazard, watercourses and dams and to provide the space required for onsite sewage systems. This lot size is generally consistent with the subdivision pattern in the immediate vicinity of the Site. The majority of the lots in Nepean Gorge Drive (east of the Site) and Fairlight and River Park Roads (south of the Site) are approximately 2 hectares.

The applicants have provided an indicative layout (Appendix 6) that shows 15 lots. The exact size and number of lots will be determined as this Planning Proposal progresses through the Gateway Process and eventually in a development application.

The recommended amendment of the planning controls is the best means of achieving the proposed outcome as it will allow the landowner to apply for development consent, a process managed by Council and subject to the checks and balances provided by relevant legislation. The proposed outcome cannot be achieved under the current planning controls, including the ability to vary those controls provided by *4.6 Exceptions to Development Standards* of LEP 2010.

Section B – Relationship to Strategic Planning Framework

In December 2014, the NSW Government published *A Plan for Growing Sydney* setting out its vision for Sydney to be a strong global city and a great place to live. *A Plan for Growing Sydney* also sets a number of goals for the economy, housing choice, healthy communities, a sustainable and resilient city, and the protection of the natural environment. The Plan also sets Directions and Actions to deliver these goals. Relevant ones for this Planning Proposal include:

- ***Protect our natural environment and biodiversity:*** *Protect and deliver a network of high conservation value land by investing in green corridors and protecting native vegetation and biodiversity.*

The NSW Government is also undertaking Subregional Planning to implement the directions in *A Plan for Growing Sydney*. Relevant draft priorities for this Planning Proposal include:

- ***Protect the natural environment and promote its sustainability and resilience:*** *Protect and maintain the high social, economic and environmental value of the Hawkesbury-Nepean River and its aquatic habitats, and the World-Heritage listed Blue Mountains National Park, and continue to protect and implement plans for the Cumberland Conservation Corridor.*

The proposed amendment of planning controls are considered to be consistent with *A Plan for Growing Sydney* and the draft priorities proposed by current subregional planning work.

NSW Government's Framework - Local Planning Directions and State Environmental Planning Policies

The Minister for Planning and Environment issues *Local Planning Directions* that council must follow when preparing a Planning Proposal. The directions cover the following broad categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making

This Planning Proposal is considered to be consistent with all applicable Local Planning Directions. Appendix 7 demonstrates the consistency of this Planning Proposal with these directions.

The NSW Government also publishes *State Environmental Planning Policies* (SEPPs) and *Sydney Regional Environmental Plans* (SREPs or *Deemed SEPPs*). These documents deal with matters of State or regional planning significance. There are two key documents that need to be considered by this Planning Proposal, *State Environmental Planning Policy 19 – Bushland in Urban Areas* and *Sydney Regional Environmental Plan 20 – Hawkesbury-Nepean River*.

Appendix 8 examines the consistency of this Planning Proposal with all relevant SEPPs and SREPs.

Council's Framework – Strategic Planning

Council's strategic planning framework consists of the following documents:

- Community Plan
- Community Engagement Strategy
- Delivery Program including the Operational Plan
- Resourcing Strategy
- City Strategy

The documents of most relevance for this Planning Proposal is the Community Plan. The Community Plan identifies our communities' long term aspirations for Penrith City, setting *Outcomes* and *Strategies*. Appendix 9 examines the consistency of this Planning Proposal with the outcomes and strategies, demonstrating that the Planning Proposal is consistent with the Community Plan.

Council's Framework – Local Planning Documents

Penrith Local Environmental Plan 2010 (LEP 2010) applies to the site, setting the land use zone (E3 Environmental Management) and applying a number of other planning controls for development in Mulgoa Valley, natural resource sensitive land, scenic and landscape values, and heritage conservation. Appendix 5 provides relevant extracts from LEP 2010.

To facilitate the subdivision of the site into a number of smaller lots, this Planning Proposal only proposes the amendment of the subdivision control. All other current controls will continue to apply to the proposed lots, which will

- Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values, providing for a limited range of development that does not have an adverse effect on these values.
- Minimise conflict between land uses and ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.
- Preserve and improve natural resources through appropriate land management practices.
- Protect, enhance and manage the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land.
- Enhance connections between remnants of indigenous vegetation and prevent the fragmentation and degradation of remnant vegetation.
- Identify areas that have particular scenic value either from major roads, identified heritage items and places, or other public places and to ensure that development in these areas is located and designed to minimise its visual impact.
- Protect and enhance the rural landscape of the Mulgoa Valley, including its agricultural qualities, cultural heritage values and the setting of Mulgoa and Wallacia villages.
- Ensure development in the Mulgoa Valley (including rural living opportunities) protects and utilises its tourism and recreational potential.
- Ensure traffic generating development is suitably located so as not to adversely affect the safety, efficiency and rural character of roads, particularly Mulgoa Road.

Penrith Development Control Plan 2014 (DCP 2014) also applies to the Site, with a specific Chapter for Mulgoa Valley (Chapter E9). DCP 2014 will continue to apply to the Site.

Section C – Environmental, Social and Economic Impacts

Note: This part of the Planning Proposal may be revised to reflect any updated technical studies provided by the applicants of the rezoning application or required by the Department of Planning and Environment's Gateway Determination.

Environmental Impacts

The rezoning application is supported by recent ecology and bushfire assessments. However, the remainder of the supporting technical documents, addressing traffic, stormwater, contamination, heritage, social and infrastructure issues, were prepared in support of earlier applications. These will be updated and made relevant for this Planning Proposal prior to any community consultation.

In addition, the mitigation suggested to manage the impact of any development on the biodiversity resource located on parts of the Site outside of the proposed Biobank Site is limited to the offset (or retirement of credits) provided by the proposed Biobanking Agreement. However, with no such agreement in place or application made there is some uncertainty that sufficient offsets (or credits) can be created to fully mitigate impacts

associated with any development on the proposed lots. A *Preliminary Biobanking Assessment* therefore needs to be prepared prior to any community consultation.

Nevertheless, the documents provided to date indicate that:

- There are no soil or geotechnical limitations that could restrict residential development.
- There is a low risk of contamination which is not likely to present an unacceptable risk of contamination for residential land uses.
- Impacts on adjacent heritage items and places can be avoided.
- The traffic likely to be generated can be accommodated in the existing road network, subject to improvements to Fairlight Road and Nepean Gorge Drive.
- Stormwater generated by the development can be appropriately managed.
- Appropriate vegetated riparian zones to watercourses can be provided.
- The proposed subdivision any subsequent residential development could comply with the requirements of *Planning for Bushfire Protection*.

Social Impacts

The proposed subdivision would marginally increase the local population (an approximate maximum of 50 people) and is unlikely to impact in a significant way on the social character and amenity of Mulgoa. Such a population increase will not increase the demand for any new facilities or services.

Economic Impacts

No economic impacts have been identified for this Planning Proposal.

Section D – State and Commonwealth Interests

Note: section will be updated following the gateway determination and consultation with State Agencies.

Infrastructure Provision

This Planning Proposal will not generate a need for additional public infrastructure as it does not seek the rezoning of land for additional uses. Any subsequent proposal to develop or use the Land will need to address the suitability of current infrastructure, proposing, funding and delivering solutions to overcome any identified shortfall.

State and Commonwealth Public Authorities

The Gateway Determination will outline the State and Commonwealth public authorities to be consulted. However:

- *Local Planning Direction 1.3 Mining, Petroleum Production and Extractive Industries* requires Council to consult the **Director-General of the Department of Primary Industries**.
- *Local Planning Direction 4.4 Planning for Bushfire Protection* requires Council to consult the **Commissioner of the NSW Rural Fire Service**.

- The Proposed Biobanking Agreement suggests that Council consult with the **Director-General of the Office of Environment and Heritage**.

Part 4 – Mapping

Appendix 1 identifies the location of the Site.

Appendix 3 provides the proposed *Land Use Zoning Map*.

Appendix 4 provides the proposed *Minimum Lot Size Map*.

All other LEP 2010 maps remain unchanged.

Part 5 – Community Consultation

Note: This part of the Planning Proposal may be revised to reflect any change to the community consultation requirements specified in the Department of Planning and Environment's Gateway Determination.

It is recommended that this Planning Proposal be publicly exhibited for 28 days. The exhibition venue will be Penrith Civic Centre. All exhibition material will also be available in Penrith Library and on Council's website.

Public notice of the public exhibition will be given in local papers and on Council's website and social media outlets.

Notice of the public exhibition will also be provided by a letter to the owners and occupiers of the properties within an approximate area of 2 kilometres from the Site.

Part 6 – Project Timeline

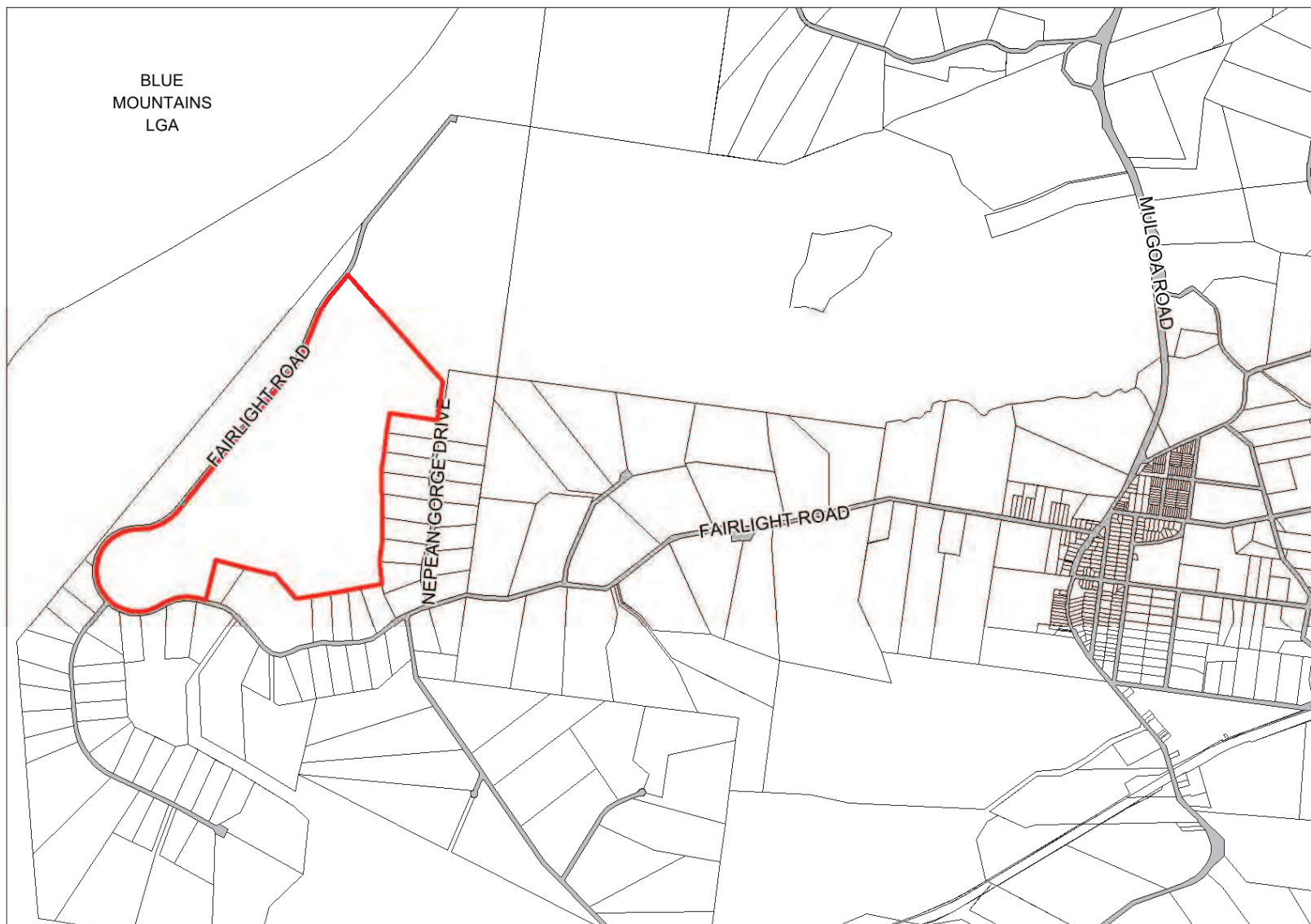
Note: The project timeline will be assessed by the Department of Planning and Environment and may be amended to provide the necessary level of confidence that the proposed amendments to Penrith Local Environmental Plan 2010 will be finalised within a reasonable time.

No.	Action	Anticipated Date
1.	Council's Sponsor of the Planning Proposal	28 September 2015 (Confirmation of Minutes of 14 September 2015 Policy Review Committee Meeting)
2.	Anticipated date of Gateway Determination	16 November 2015
3.	Completion/refinement of required technical studies	Mid-December 2015
4.	Completion of NSW Government Agency consultation	Mid-January 2016
5.	Commencement of public exhibition	1 February 2016
6.	Completion of public exhibition	29 February 2016
7.	Completion of consideration of submissions	March 2016
8.	Submission to Department of Planning and Environment	April 2016
9.	Making of Plan (if delegated)	April 2016
10.	Department of Planning and Environment notified	April 2016

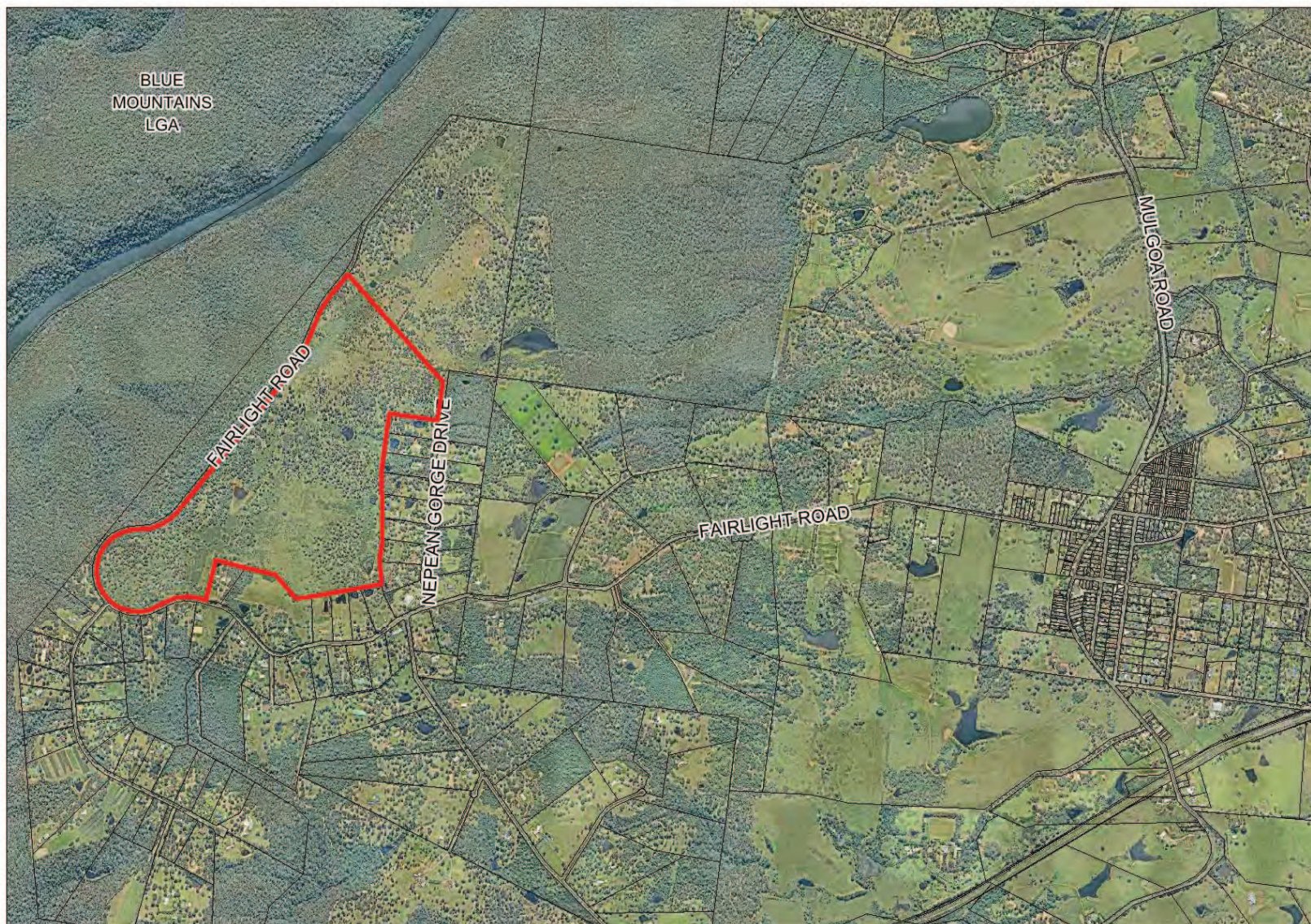
Appendix 1

Site Location

Appendix 1 – Site Location: Rezoning Application RZ15/0001 for 88-89 Nepean Gorge Drive, Mulgoa



Appendix 1 – Site Location: Rezoning Application RZ15/0001 for 88-89 Nepean Gorge Drive, Mulgoa



Appendix 2

Proposed Biobank Site



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Paper Size A4
0 100 200 400 600 800
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



LEGEND

- Fernhill Estate
- Indicative Fernhill South West Biobank site Boundary
- New Lot Boundaries
- Fernhill Central West biobank site boundary
- Indicative development footprint
- Fernhill East biobank site boundary



Angas Securities Pty. Ltd.
Fernhill Lot 1 DP 549247
Subdivision Ecology Assessment

Job Number 22-1670904
Revision A
Date 26 May 2015

Site Location

Figure 1

\\ghdnet\ghd\AU\Sydney\Projects\22\16709\GIS\Maps\Fernhill_Northwest_Biobank_site\2216709_Z009_WesternPrecinct_Location_A4.mxd

180 Lonsdale Street Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmail@ghd.com W www.ghd.com

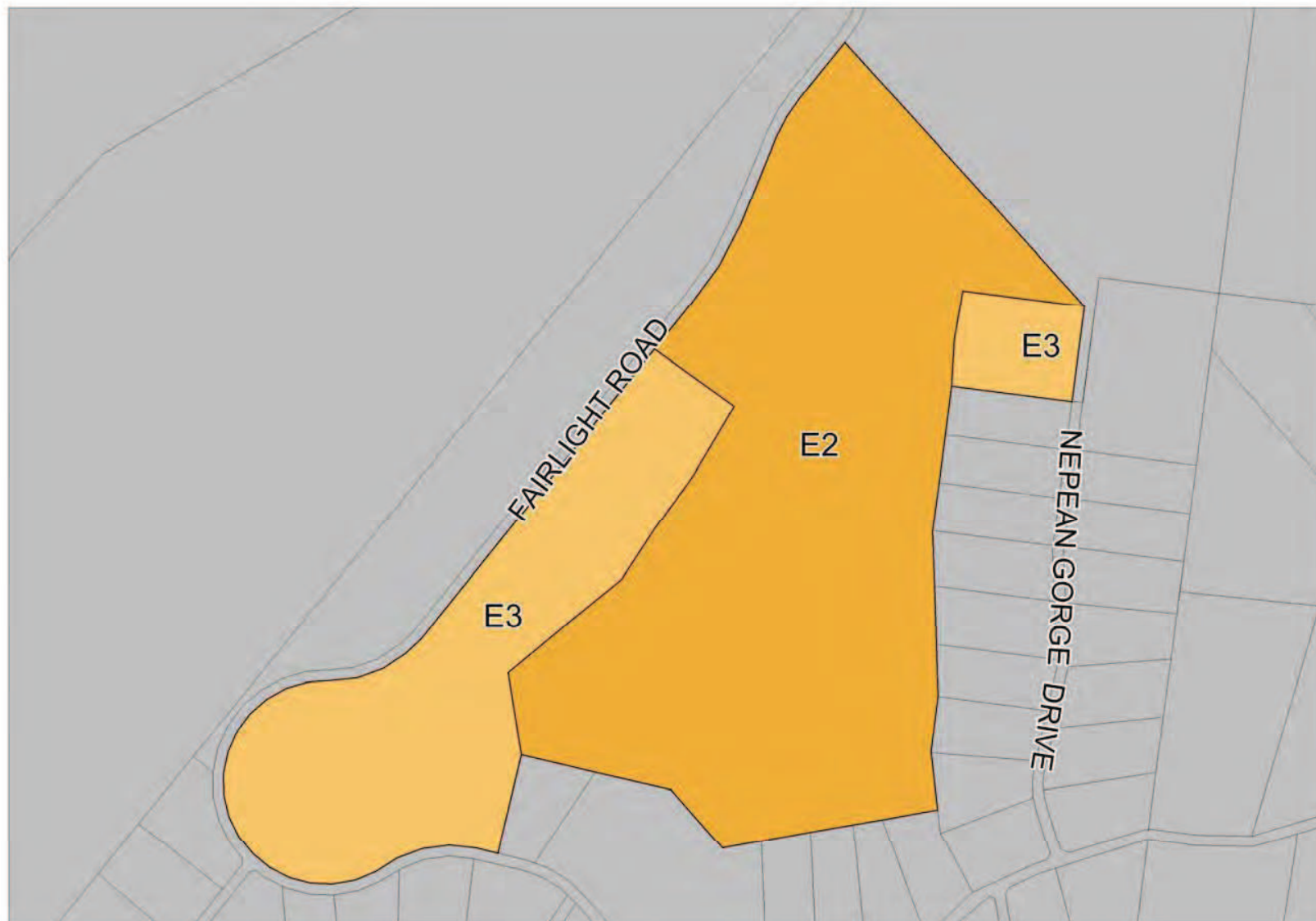
© 2015. Whilst every care has been taken to prepare this map, GHD (and GeoScience Australia, ESRI, MottMacdonald) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.

Data source: Geoscience Australia: 250k Data - Jan 2011; ESRI World Imagery: Aerial Imagery, Accessed: 2013; Mott Macdonald: Indicative development footprint, digitised from hardcopy. Created by:mweerakoon

Appendix 3

Proposed Land Zoning Map

Appendix 3 – Proposed Land Zoning Map



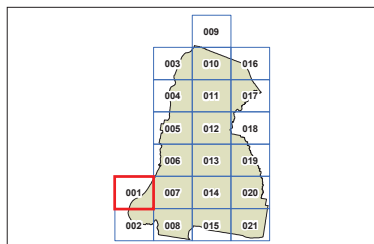
Land Zoning Map - Sheet LZN_001

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
WSEA	SEPP (Western Sydney Employment Area) 2009
SM	SREP No. 30 - St Marys

Cadastre

 Cadastre 16/06/2015 © Penrith City Council

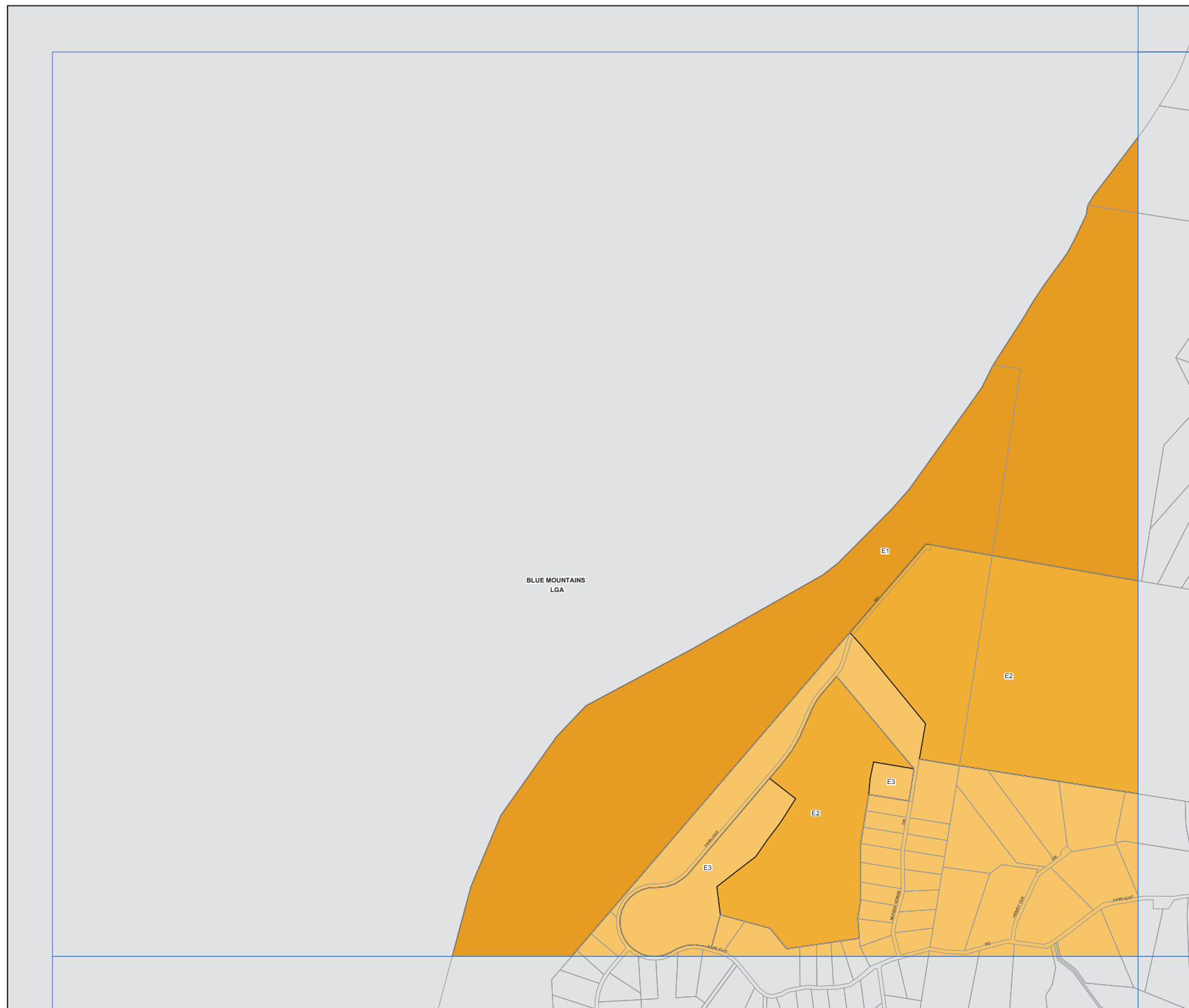


Projection: GDA 1994
MGA Zone 56

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Scale: 1:20,000 @ A3

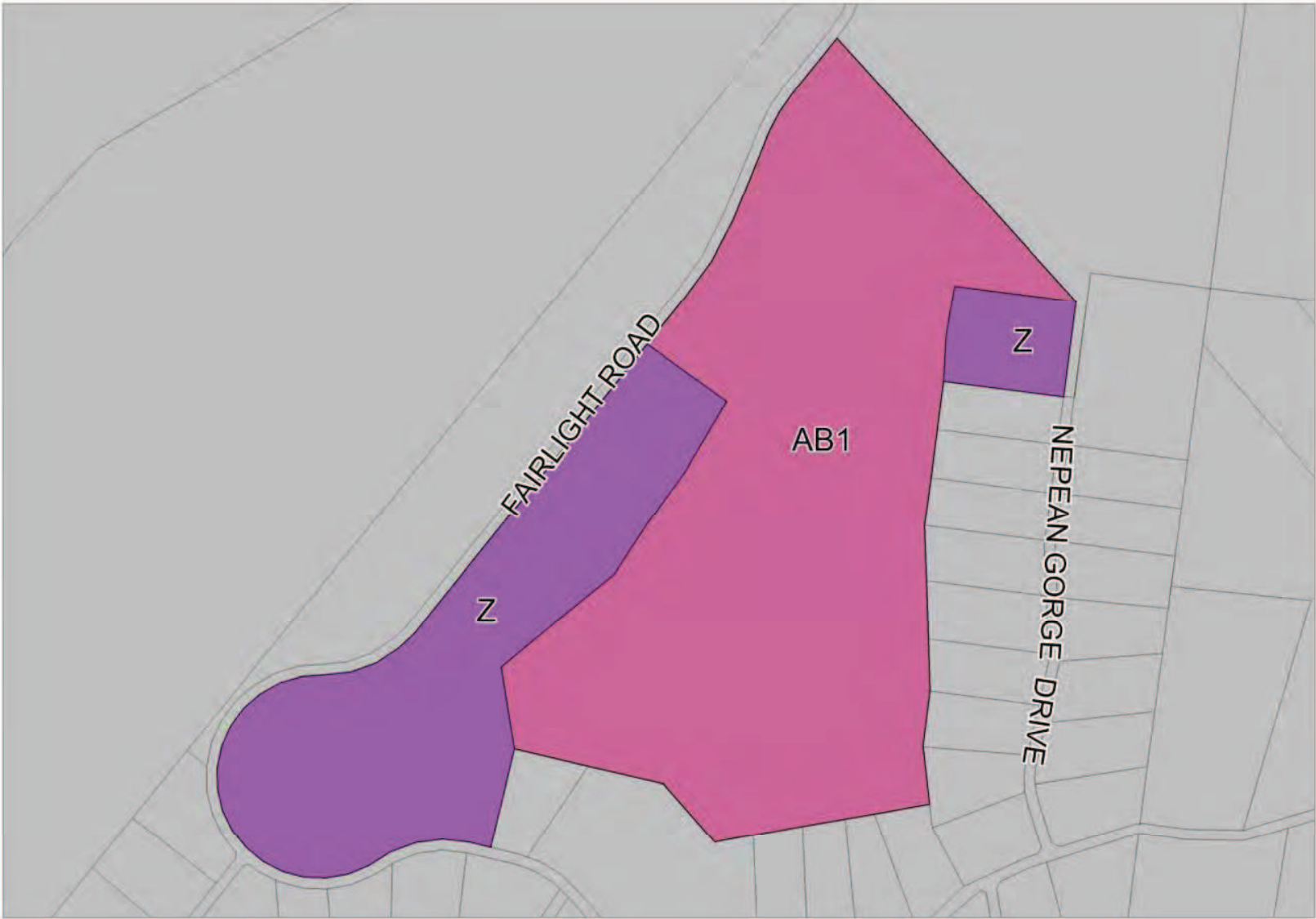
Map identification number:
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Appendix 4

Proposed Minimum Lot Size Map

Appendix 4 – Proposed Minimum Lot Size Map



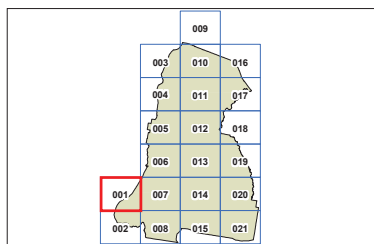
Lot Size Map -
Sheet LSZ_001

Minimum Lot Size (sq m)

F	400
G	450
K1	550
K2	560
M	600
R	750
S	800
U1	1000
U2	1200
V	2000
W	4000
X	6000
Y1	10000 (1 ha)
Y2	12500 (1.25 ha)
Z	20000 (2 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)
AI	1000000 (1000 ha+)
	Refer to Clause 7.10, 7.12 & 7.17

Cadastral

□ Cadastral 16/06/2015 © Penrith City Council



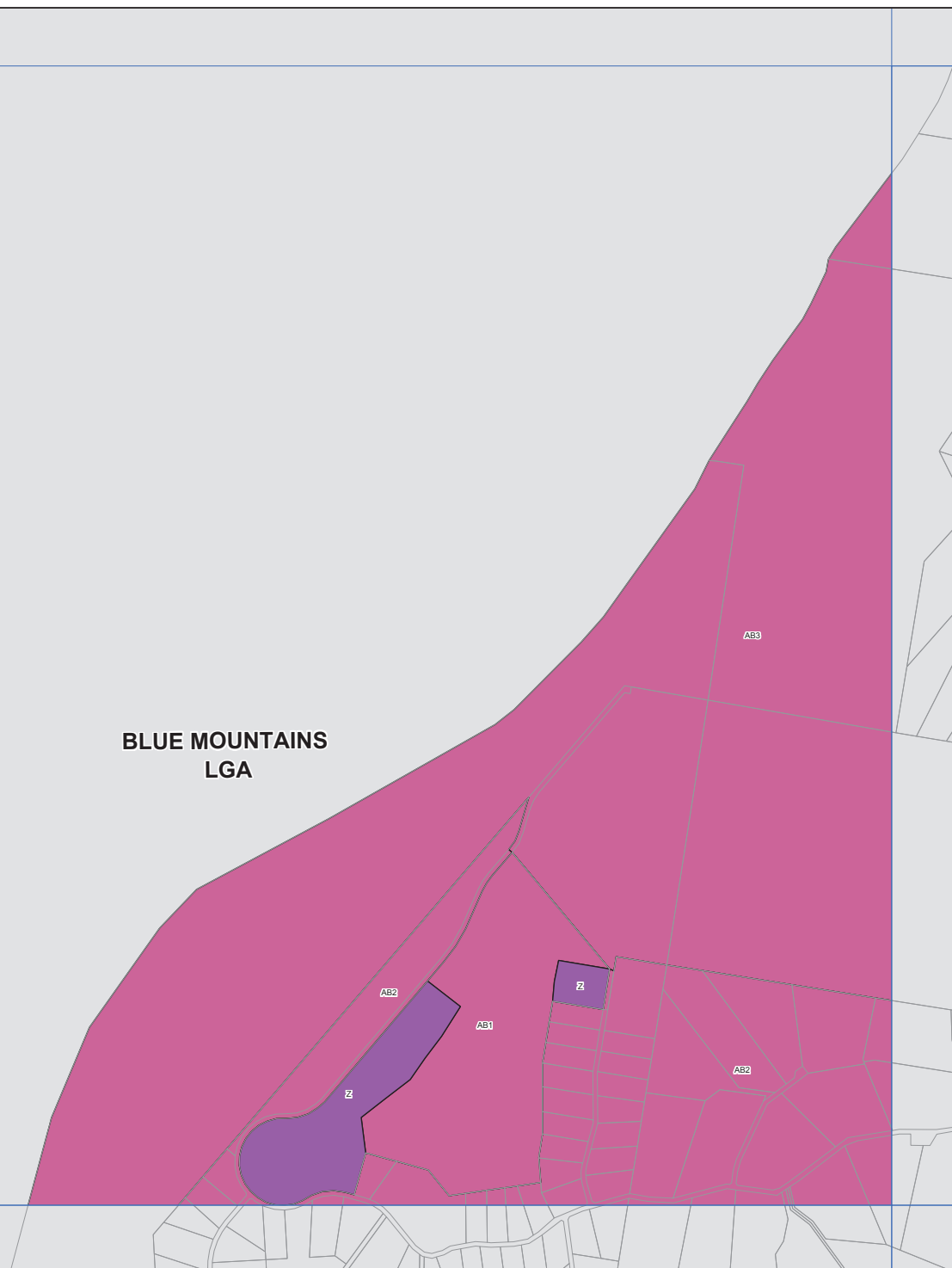
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Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
6350_COM_LSZ_001_020_20150616

**BLUE MOUNTAINS
LGA**



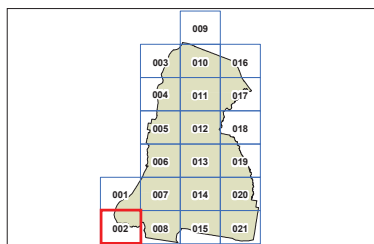
**Lot Size Map -
Sheet LSZ_002**

Minimum Lot Size (sq m)

F	400
G	450
K1	550
K2	560
M	600
R	750
S	800
U1	1000
U2	1200
V	2000
W	4000
X	6000
Y1	10000 (1 ha)
Y2	12500 (1.25 ha)
Z	20000 (2 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)
AI	1000000 (1000 ha+)
	Refer to Clause 7.10, 7.12 & 7.17

Cadastral

 Cadastral 16/06/2015 © Penrith City Council



200 0 200 400 600
Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
6350_COM_LSZ_002_020_20150616

BLUE MOUNTAINS
LGA

WOLLONDILLY LGA

Z

AB2

AB3

AB2

AB3

Appendix 5

Extracts of LEP 2010



[Whole title](#) |
 [Parent Act](#) |
 [Historical versions](#) |
 [Historical notes](#) |
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[Maps](#)

Penrith Local Environmental Plan 2010

Current version for 17 July 2015 to date (accessed 4 September 2015 at 15:48)

[Land Use Table](#) > [Zone E2](#)

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Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To protect, manage, restore and enhance the ecology, hydrology and scenic values of riparian corridors and waterways, wetlands, groundwater resources, biodiversity corridors, areas of remnant indigenous vegetation and dependent ecosystems.
- To allow for low impact passive recreational and ancillary land uses that are consistent with the retention of the natural ecological significance.

2 Permitted without consent

Nil

3 Permitted with consent

Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

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Penrith Local Environmental Plan 2010

Current version for 17 July 2015 to date (accessed 4 September 2015 at 15:49)

[Land Use Table](#) > [Zone E3](#)

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Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.
- To preserve and improve natural resources through appropriate land management practices.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Funeral homes; Home-based child care; Home businesses; Home industries; Information and education facilities; Recreation areas; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

Aquaculture; Hotel or motel accommodation; Industries; Intensive livestock agriculture; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Serviced apartments; Turf farming; Warehouse or distribution centres; Any other development not specified in item 2 or 3

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Penrith Local Environmental Plan 2010

Current version for 17 July 2015 to date (accessed 4 September 2015 at 15:50)

[Part 4](#) » [Clause 4.1](#)

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4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lot sizes are compatible with the environmental capabilities of the land being subdivided,
 - (b) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
 - (c) to ensure that lot sizes and dimensions allow developments to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views,
 - (d) to regulate the density of development and ensure that there is not an unreasonable increase in the demand for public services or public facilities,
 - (e) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
- (4A) Despite subclause (3), development consent must not be granted for the subdivision of land in Zone R2 Low Density Residential unless each lot to be created by the subdivision would have:
 - (a) if it is a standard lot—a minimum width of 15 metres, or
 - (b) if it is a battle-axe lot—a minimum width of 15 metres and a minimum area of 650 square metres.
- (4B) Despite subclause (3), development consent must not be granted for the subdivision of land in Zone R3 Medium Density Residential unless each lot to be created by the subdivision would have:

- (a) if it is a standard lot—a minimum width of 12 metres, or
 - (b) if it is a battle-axe lot—a minimum width of 15 metres and a minimum area of 450 square metres.
- (4C) For the purposes of this clause, if a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

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[Part 7](#) » [Clause 7.3](#)

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7.3 Development on natural resources sensitive land

- (1) The objectives of this clause are as follows:
 - (a) to protect, enhance and manage the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land,
 - (b) to enhance connections between remnants of indigenous vegetation,
 - (c) to prevent the fragmentation and degradation of remnant vegetation,
 - (d) to ensure that clearing and other development is located and designed to avoid or minimise the impact on the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural waterways and riparian land.
- (2) This clause applies to all land identified as “Natural resources sensitive land” on the Natural Resources Sensitivity Land Map.
- (3) Development consent is required for the following on land to which this clause applies:
 - (a) the subdivision of land,
 - (b) earthworks (including removal of rock or other natural material or alteration of a natural waterway or drainage line),
 - (c) the carrying out of a work,
 - (d) clearing vegetation (including slashing or underscrubbing),
 - (e) irrigation with treated effluent.
- (4) Before deciding an application to carry out development mentioned in subclause (3), the consent authority must consider whether the development meets the objectives of this clause and such of the following as are relevant:
 - (a) the condition and significance of the vegetation on the land and whether it should be substantially retained in that location,
 - (b) the importance of the vegetation in that particular location to native fauna,
 - (c) the strategic importance of the land as part of a biodiversity corridor,

- (d) the sensitivity of the land and the effect of clearing vegetation,
 - (e) the relative stability of the bed and banks of any waterway that may be affected by the development, whether on the site, upstream or downstream,
 - (f) the effect of the development on waterway health, including pollution of the waterway, a significant increase or decrease in the amount or velocity of runoff entering the waterway, or a significant increase in siltation of the waterway,
 - (g) the effect of the development on the functions of aquatic ecosystems (such as habitat and connectivity).
- (5) Development consent must not be granted to development mentioned in subclause (3) unless the consent authority is satisfied that:
- (a) the development is designed and will be located and managed to avoid any potential adverse environmental impact, or
 - (b) if a potential adverse environmental impact cannot be avoided, the development:
 - (i) is designed and located so as to have minimum adverse impact, and
 - (ii) incorporates effective measures to remedy or mitigate any adverse impact caused.

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[Part 7](#) » [Clause 7.5](#)

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7.5 Protection of scenic character and landscape values

- (1) The objectives of this clause are as follows:
 - (a) to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,
 - (b) to ensure development in these areas is located and designed to minimise its visual impact.
- (2) This clause applies to land identified as “Land with scenic and landscape values” on the Scenic and Landscape Values Map.
- (3) Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.

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[Part 7](#) » [Clause 7.18](#)

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7.18 Mulgoa Valley

- (1) The objectives of this clause are as follows:
 - (a) to establish specific planning controls for land in the Mulgoa Valley (*the valley*),
 - (b) to protect and enhance the rural landscape of the valley, including its agricultural qualities, cultural heritage values and the setting of the villages of Mulgoa and Wallacia,
 - (c) to ensure development in the valley (including rural living opportunities) protects and utilises its tourism and recreational potential and is consistent with conserving its rural and natural landscape, heritage and agricultural qualities,
 - (d) to ensure traffic generating development is suitably located so as not to adversely affect the safety, efficiency and rural character of roads, particularly Mulgoa Road.
- (2) This clause applies to land identified as “Mulgoa Valley” on the [Clause Application Map](#).
- (3) Before granting development consent for any purpose on land to which this clause applies, the consent authority must be satisfied of the following:
 - (a) that any proposed building will not be located on a ridgetop and will not intrude into the skyline when viewed from a road or other public place,
 - (b) that the proposed development will not adversely affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of any heritage item in the valley,
 - (c) that the proposed form and siting of buildings, colours, landscaping and building materials are appropriate for the rural character of the valley,
 - (d) that the proposed development will not detract from the “Vistas of heritage items” specified on the [Scenic and Landscape Values Map](#),
 - (e) that extensive areas of vegetation will not be cleared for the proposed development,
 - (f) that adequate provision has been made for the landscaping of the land to which the development relates and about whether any trees or other vegetation on the land should be preserved,

- (g) that the agricultural viability of holdings and potential of the land will not be adversely affected,
 - (h) that Aboriginal and non-Aboriginal cultural heritage resources on the land will not be adversely affected,
 - (i) that the view from Mulgoa Road and the rural setting of the villages of Mulgoa and Wallacia will not be adversely affected,
 - (j) that the safety and efficiency of Mulgoa Road will not be adversely affected,
 - (k) that any upgrading required to maintain safety and efficiency will not detract from the present rural character of Mulgoa Road.
- (4) Before granting development consent for the subdivision of land to which this clause applies, the consent authority must be satisfied that consent for a building could be granted in accordance with subclause (3) on each lot proposed to be created.

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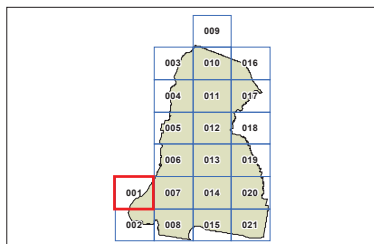
Land Zoning Map - Sheet LZN_001

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
WSEA	SEPP (Western Sydney Employment Area) 2009
SM	SREP No. 30 - St Marys

Cadastre

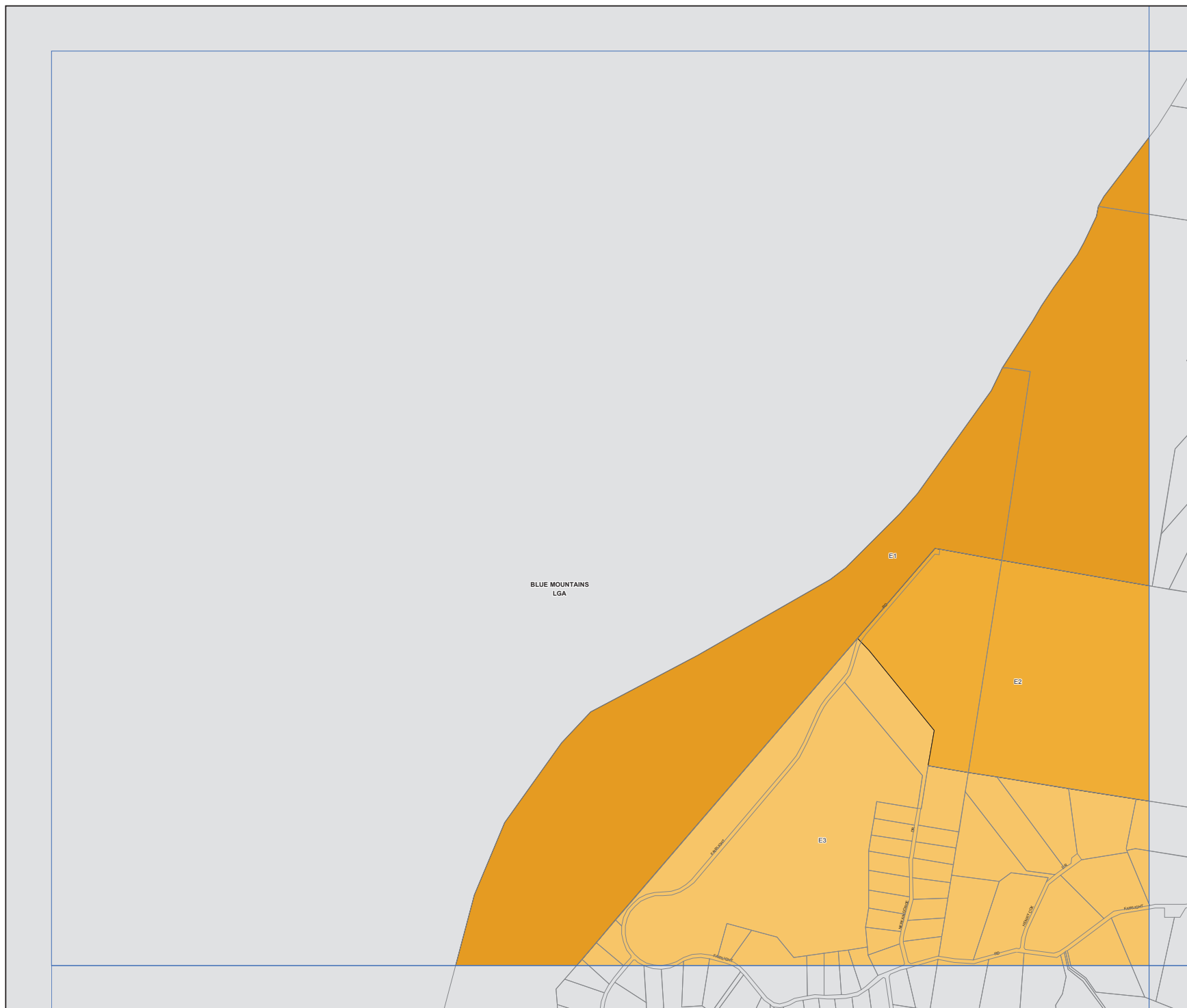
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MGA Zone 56

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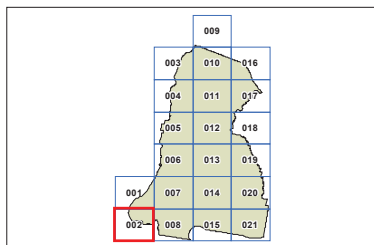
Land Zoning Map - Sheet LZN_002

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
WSEA	SEPP (Western Sydney Employment Area) 2009
SM	SREP No. 30 - St Marys

Cadastre

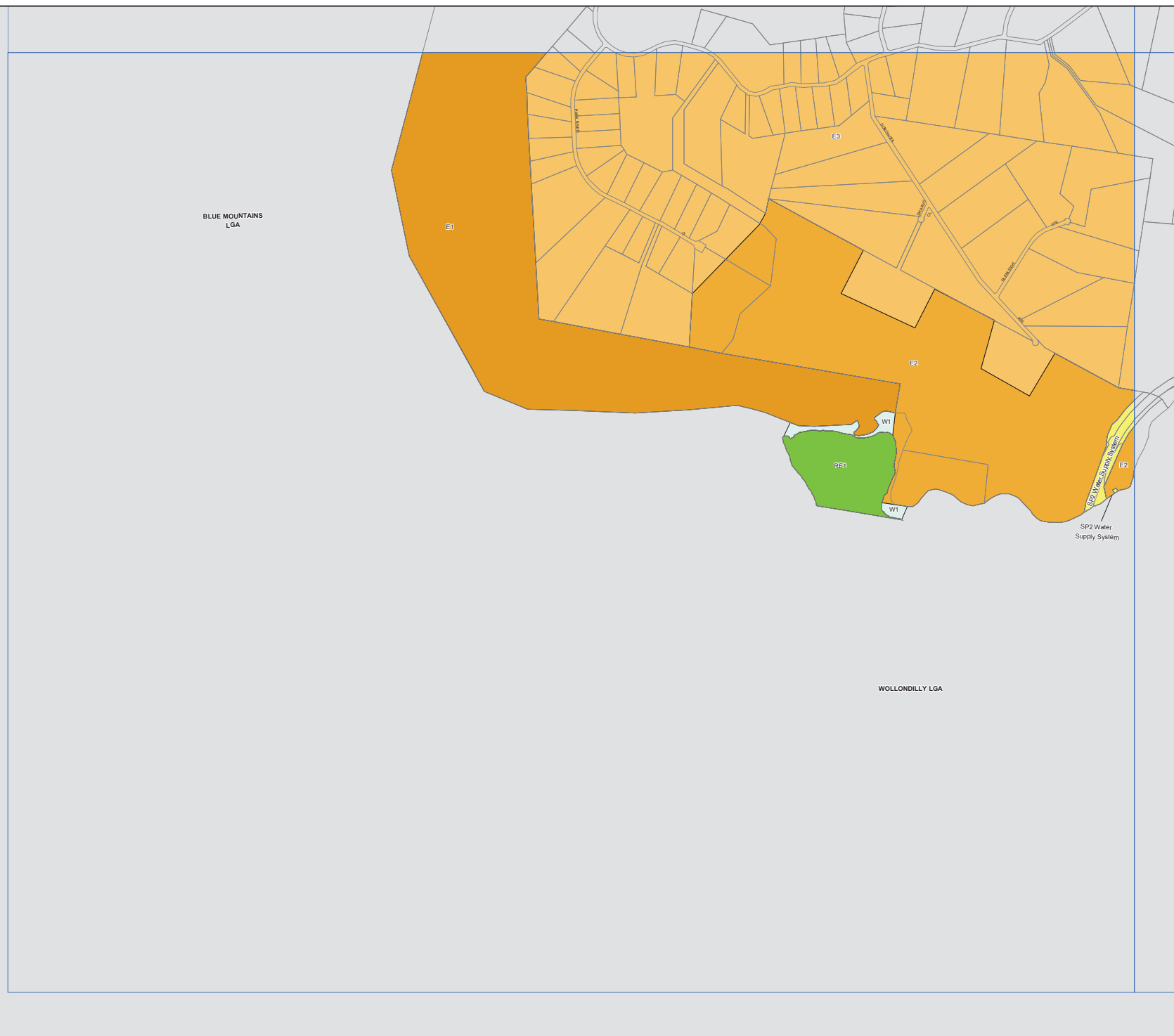
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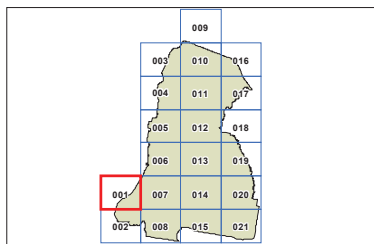
**Lot Size Map -
Sheet LSZ_001**

Minimum Lot Size (sq m)

F	400
G	450
K1	550
K2	560
M	600
R	750
S	800
U1	1000
U2	1200
V	2000
W	4000
X	6000
Y1	10000 (1 ha)
Y2	12500 (1.25 ha)
Z	20000 (2 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)
AI	1000000 (1000 ha+)
	Refer to Clause 7.16, 7.19 & 7.21

Cadastre

 Cadastre 21/05/2014 © Penrith City Council

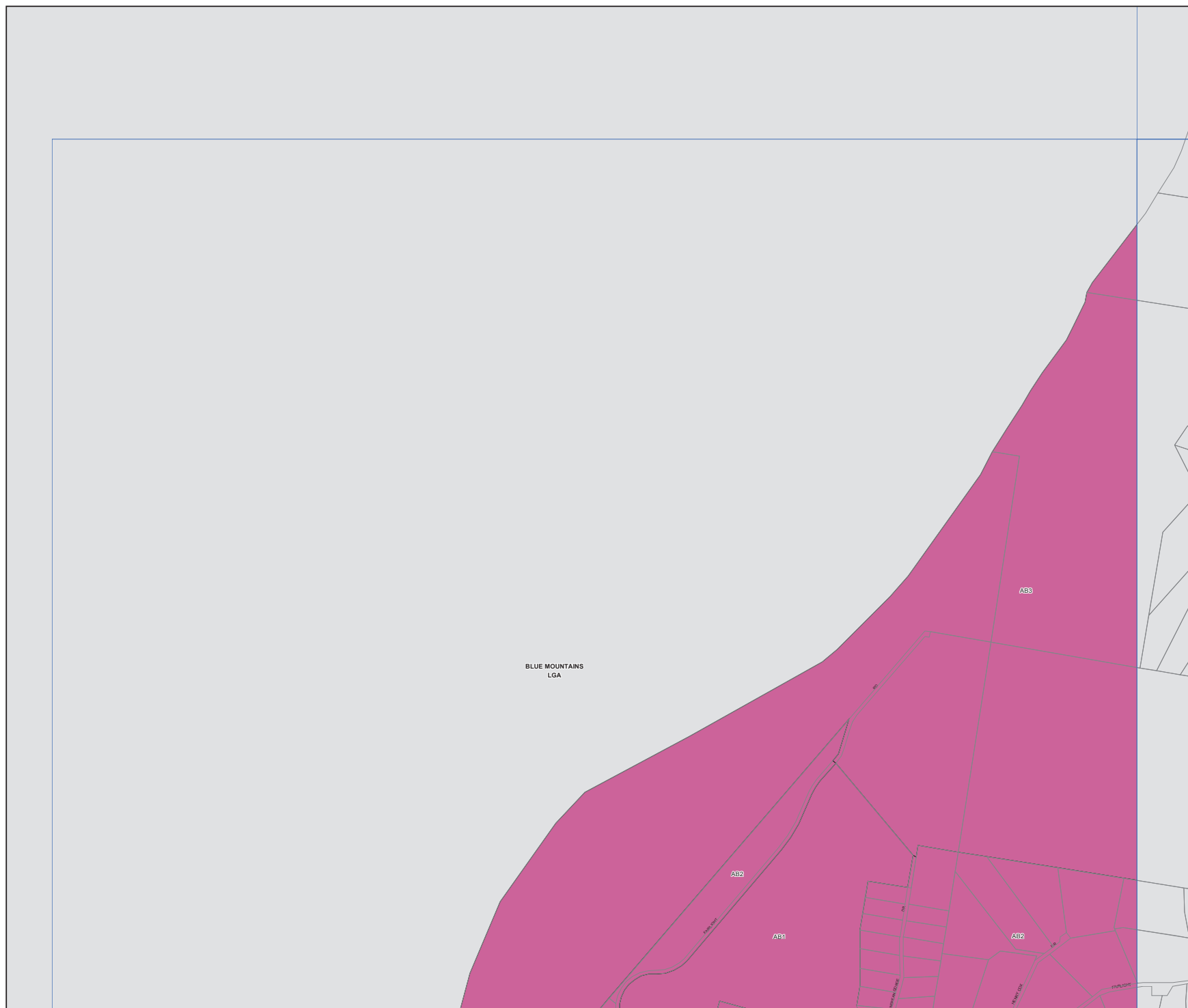


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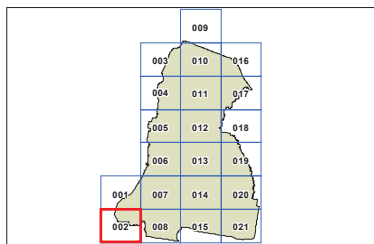
**Lot Size Map -
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Minimum Lot Size (sq m)

F	400
G	450
K1	550
K2	560
M	600
R	750
S	800
U1	1000
U2	1200
V	2000
W	4000
X	6000
Y1	10000 (1 ha)
Y2	12500 (1.25 ha)
Z	20000 (2 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)
AI	1000000 (1000 ha+)
	Refer to Clause 7.16, 7.19 & 7.21

Cadastral

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Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
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BLUE MOUNTAINS
LGA

WOLLONDILLY LGA

AB3

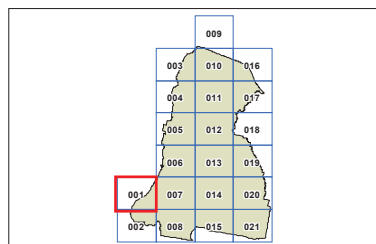
AB2

Natural Resources Sensitivity Land
Map - Sheet NRL_001

 Natural Resources Sensitive Land

Cadastral

 Cadastral 21/05/2014 © Penrith City Council

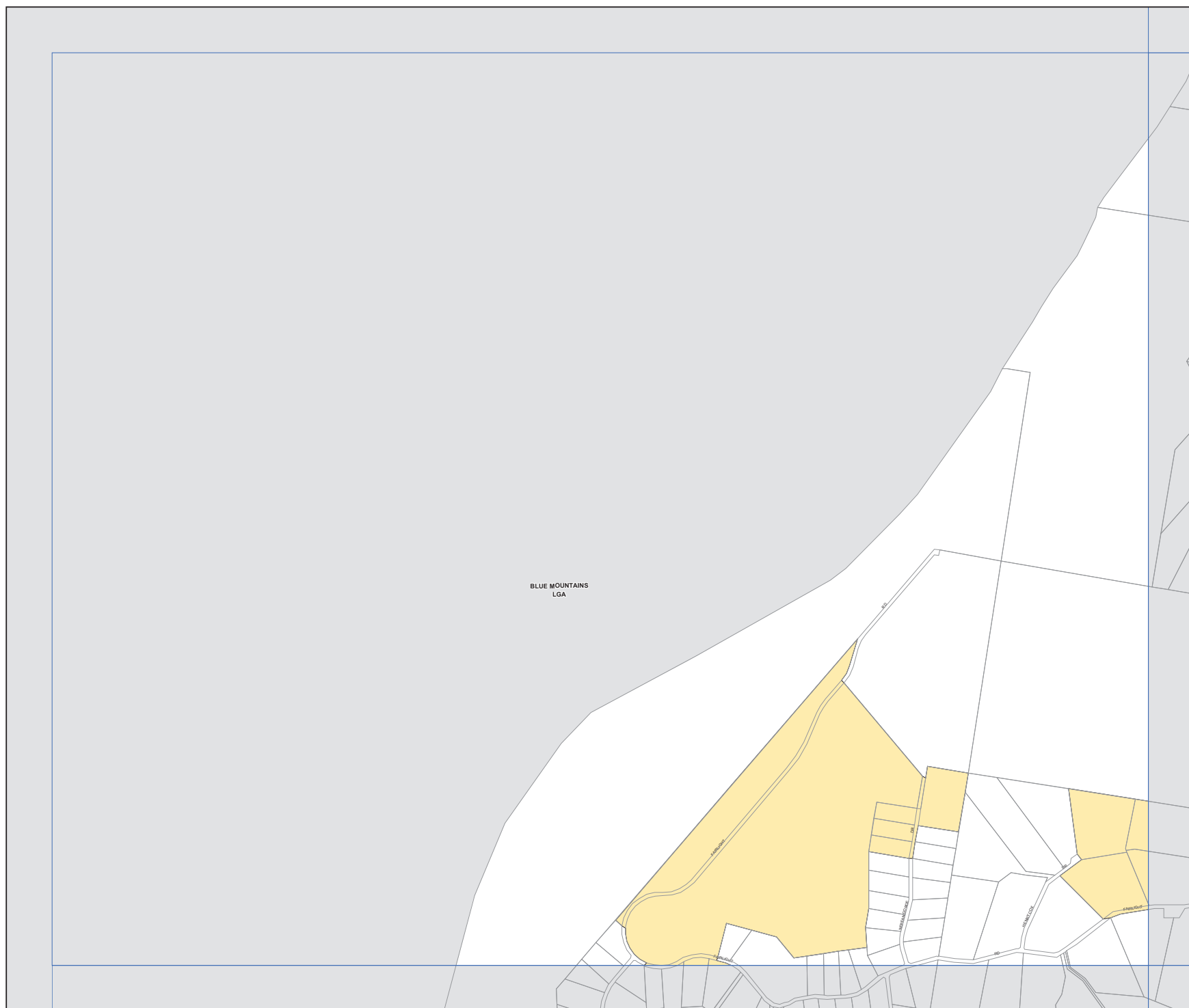


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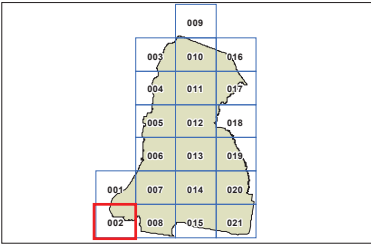
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Natural Resources Sensitivity Land
Map - Sheet NRL_002

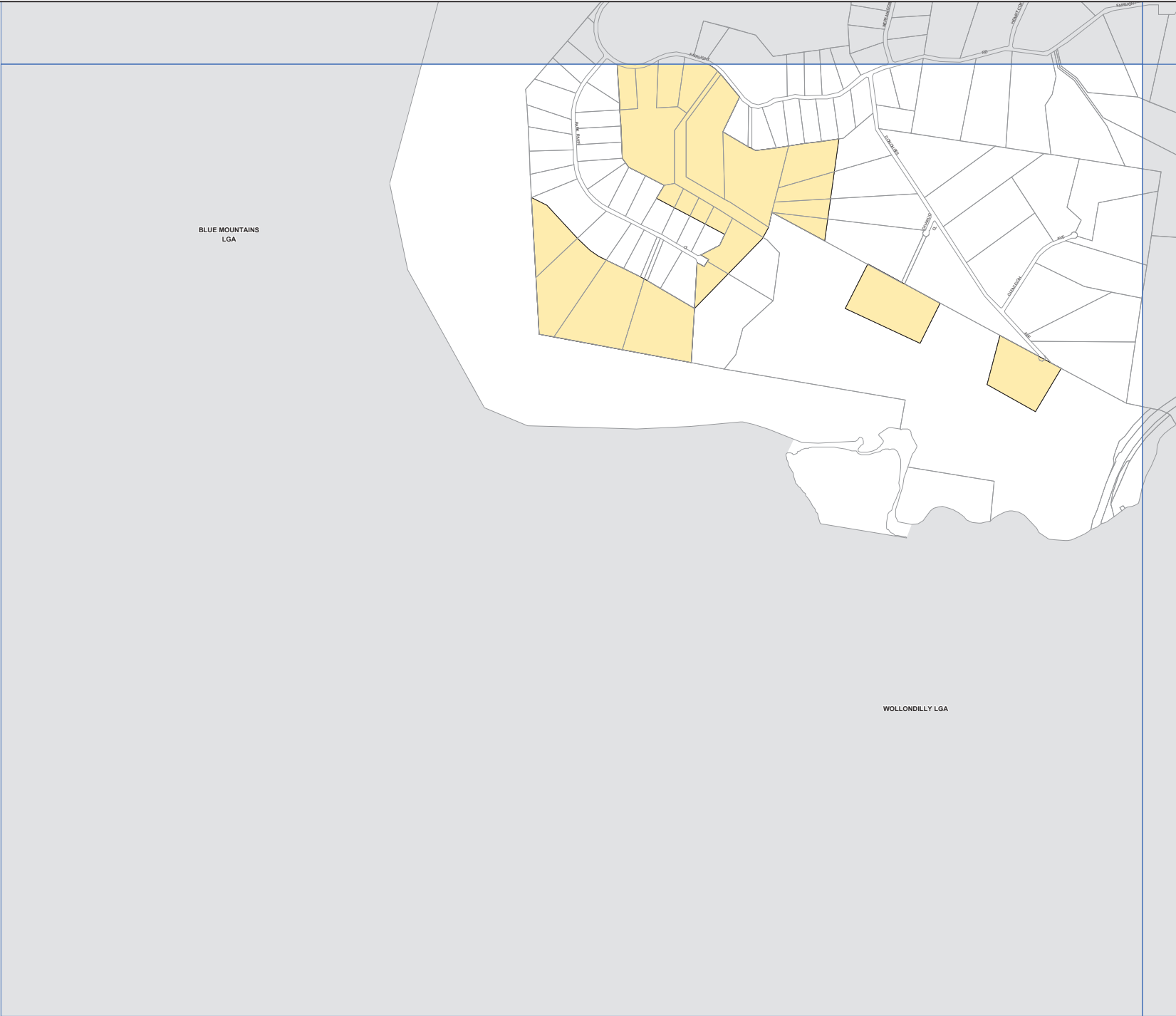
 Natural Resources Sensitive Land

Cadastral
 Cadastral 21/05/2014 © Penrith City Council



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MGA Zone 56
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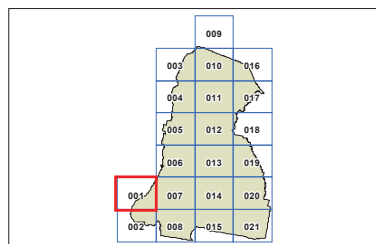


Scenic and Landscape
Values Map - Sheet SLV_001

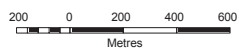
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-  Vistas of heritage items

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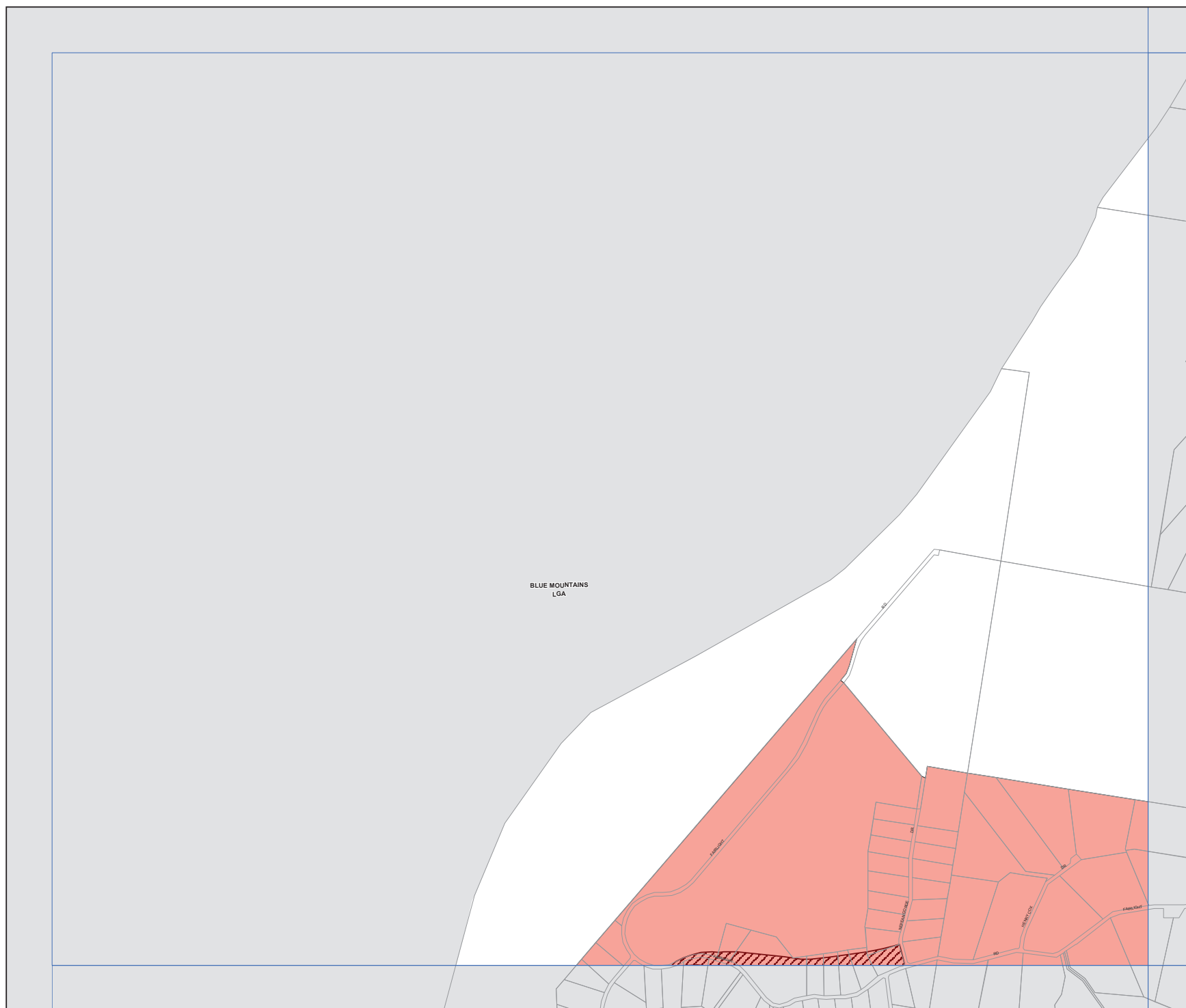
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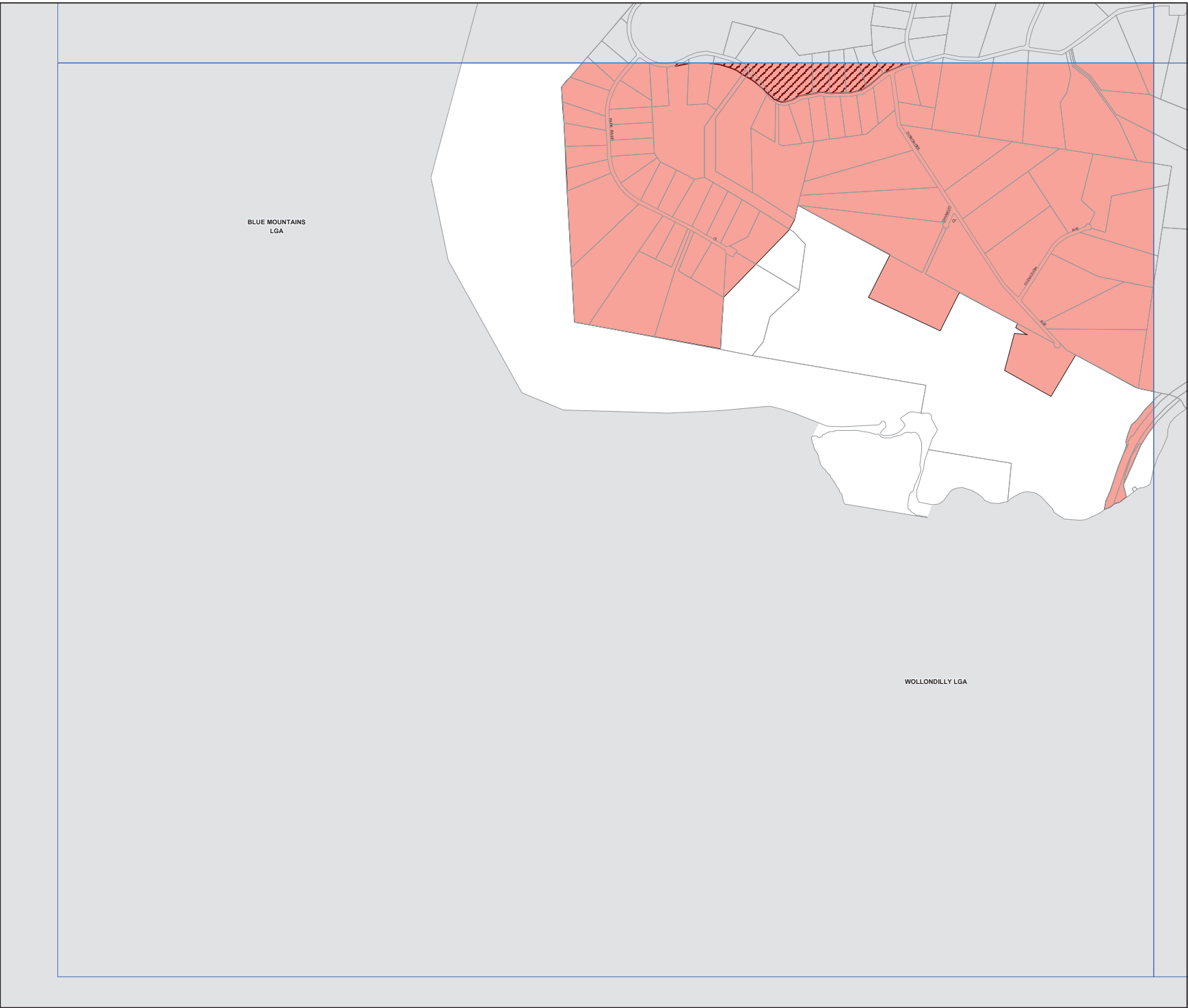
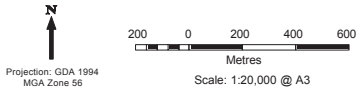
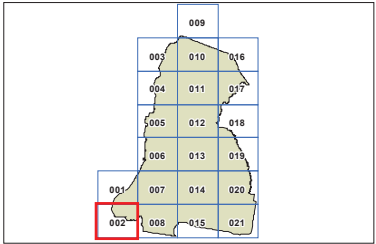


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Scenic and Landscape
Values Map - Sheet SLV_002

- Land with Scenic and Landscape Values
- Vistas of heritage items
- Cadastre**
- Cadastre 12/05/2014 © Penrith City Council



Heritage Map - Sheet HER_001

Heritage

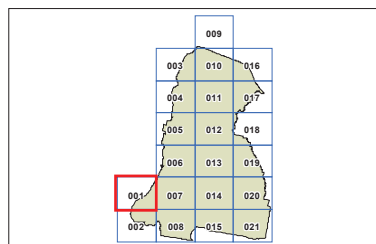
 Conservation Area - General

 Item - General

 Item - Archaeological

Cadastre

 Cadastre 27/05/2014 © Penrith City Council



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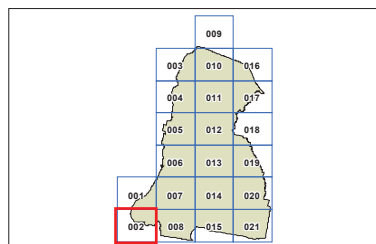
Heritage Map - Sheet HER_002

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

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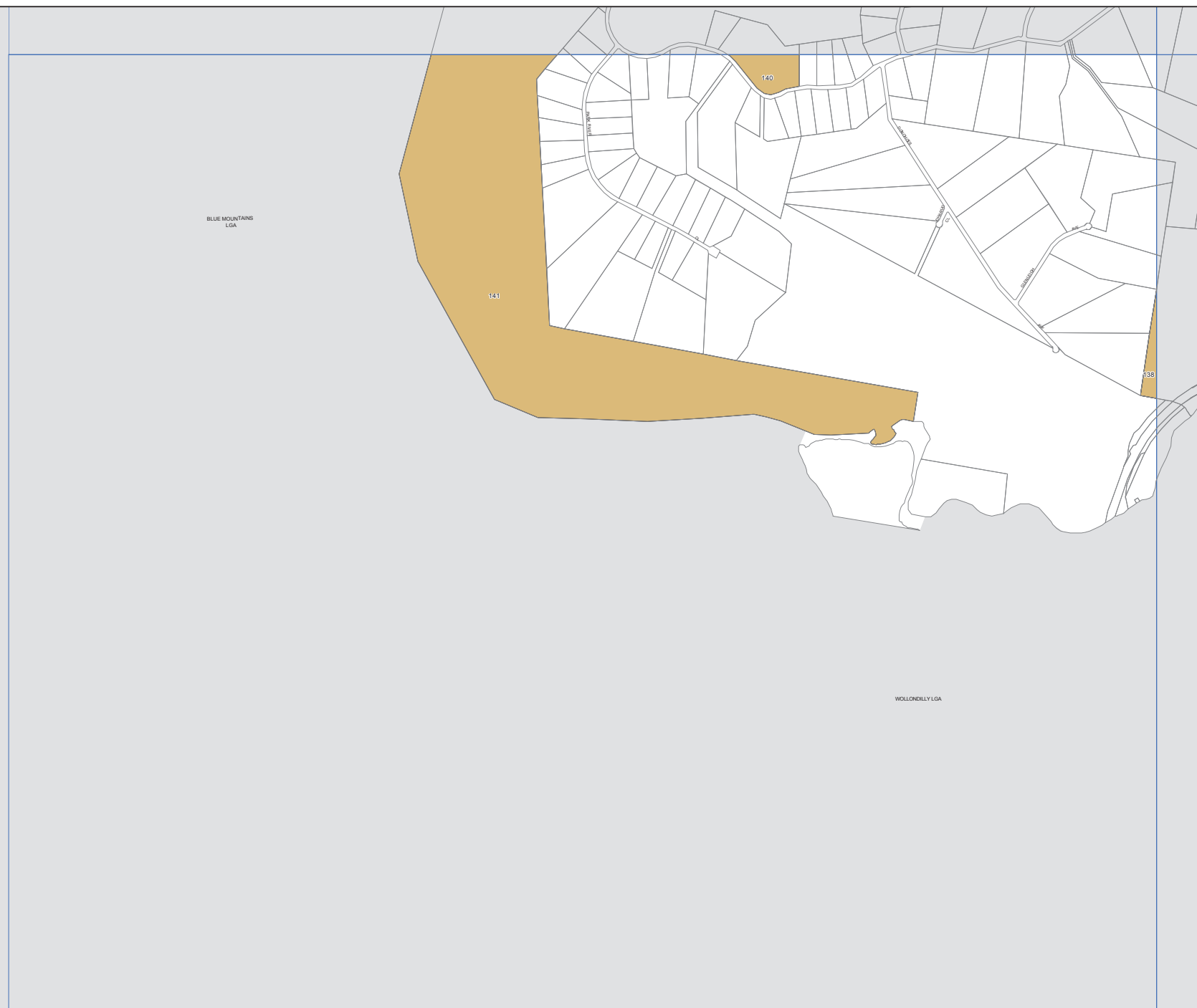
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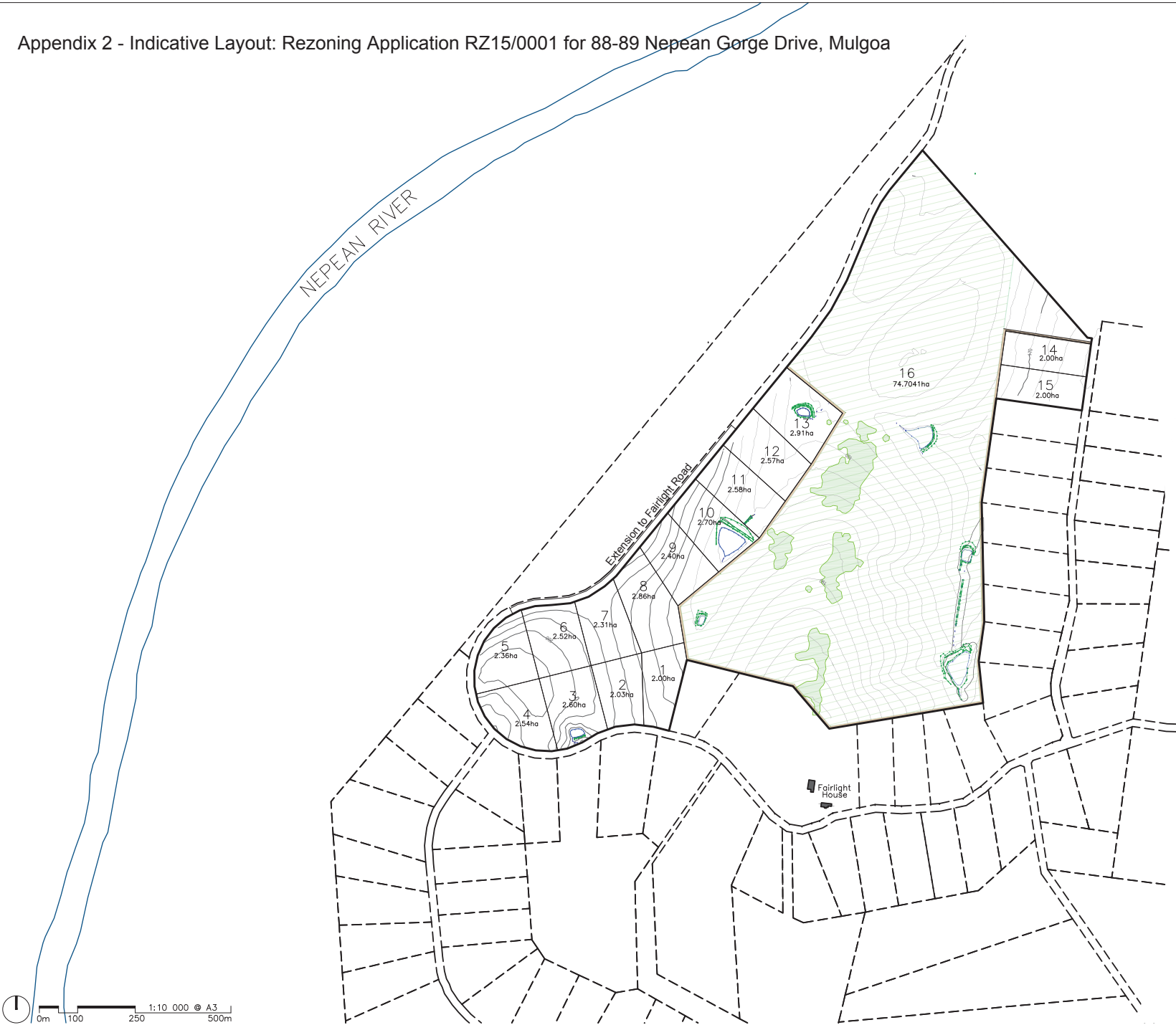
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Appendix 6

Indicative Layout

Appendix 2 - Indicative Layout: Rezoning Application RZ15/0001 for 88-89 Nepean Gorge Drive, Mulgoa



Appendix 7

Consistency with Local Planning Directions

No.	Title	Applicable	Consistent	Explanation
1	Employment and Resources			
1.1	Business and Industrial Zones	No	-	-
1.2	Rural Zones	No	-	-
1.3	Mining, Petroleum Production and Extractive Industries	Yes	-	Subject to consultation with the Director-General of the Department of Primary Industries following receipt of any Gateway Determination; and the Director-General's subsequent identification of resources, mines, production operations or extractive industries in the vicinity of the site.
1.4	Oyster Aquaculture	No	-	-
1.5	Rural Lands	No	-	-
2	Environment and Heritage			
2.1	Environment Protection zones	Yes	Yes	The Planning Proposal, if published as an amendment to <i>Penrith Local Environmental Plan 2010</i> , does not reduce the environmental protection standards applying to the land. The current E3 Environmental Management zone and Natural Resource Sensitive Land designation is proposed to be retained for part of the land. The proposed reduction in the subdivision control from 10 hectares to 2 hectares to achieve the proposed biodiversity outcome (namely the biodiversity resource on one lot with a single owner and manager) is considered to be of minor significance. The environmental protection standards for the remainder of the land are strengthened with the proposed application of the E2 Environmental Conservation zone and removal of subdivision opportunities.
2.2	Coastal Protection	No	-	-
2.3	Heritage Conservation	Yes	Yes	The Planning Proposal does not recommend the deletion of any heritage items or places listed in LEP 2010 or the amendment of existing provisions that facilitate the conservation of heritage items and places.
2.4	Recreation Vehicle Areas	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions that protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.
3	Housing, Infrastructure and Urban Development			
3.1	Residential Zones	No	-	-
3.2	Caravan Parks and Manufactured Home Estates	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to caravan parks and manufactured home estates.
3.3	Home Occupations	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions permitting home occupations to be carried out in dwelling houses without the need for development consent.
3.4	Integrating Land Use and Transport	No	-	-
3.5	Development Near Licensed Aerodromes	No	-	-
3.6	Shooting Ranges	No	-	-
4	Hazard and Risk			
4.1	Acid Sulfate Soils	No	-	-

No.	Title	Applicable	Consistent	Explanation
4.2	Mine Subsidence and Unstable Lands	No	-	-
4.3	Flood Prone Land	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions affecting flood prone land.
4.4	Planning for Bushfire Protection	Yes	Yes	Following the receipt of any Gateway Determination, Council will consult the Commissioner of the NSW Rural Fire Service on the Planning Proposal, which will provide the information to demonstrate compliance with the provisions of this direction.
5	Regional Planning			
5.1	Implementation of Regional Strategies	No	-	-
5.2	Sydney Drinking Water Catchments	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	-	-
5.5	Revoked			
5.6	Revoked			
5.7	Revoked			
5.8	Second Sydney Airport: Badgerys Creek	No	-	-
5.9	North West Rail Link Corridor Strategy	No	-	-
6	Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not recommend provisions requiring additional concurrence, consultation or referral of development applications to a Minister or public authority.
6.2	Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site Specific Provisions	Yes	Yes	The Planning Proposal does not recommend additional, site specific planning controls.
7	Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	Yes	Yes	The Planning Proposal is consistent with the NSW Government's <i>A Plan for Growing Sydney</i> published in December 2014. Refer to <i>Part 3 – Justification, Section B – Relationship to Strategic Planning Framework</i> of the Planning Proposal for an explanation of the consistency of the Planning Proposal with <i>A Plan for Growing Sydney</i> .

Appendix 8

Consistency with SEPPs

Policy Name	Applicable	Consistent	Explanation
State Environmental Planning Policy No 1—Development Standards	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to development standards.
State Environmental Planning Policy No 14—Coastal Wetlands	No	-	-
State Environmental Planning Policy No 15—Rural Landsharing Communities	No	-	-
State Environmental Planning Policy No 19—Bushland in Urban Areas	Yes	Yes	The Planning Proposal is consistent with the general and specific aims of this Policy, giving priority to protecting, preserving and retaining bushland.
State Environmental Planning Policy No 21—Caravan Parks	Yes	NA	The Planning Proposal does not relate to caravan parks.
State Environmental Planning Policy No 26—Littoral Rainforests	No	-	-
State Environmental Planning Policy No 29—Western Sydney Recreation Area	No	-	-
State Environmental Planning Policy No 30—Intensive Agriculture	Yes	NA	The Planning Proposal does not relate to intensive agriculture, such as cattle feedlots and piggeries.
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	No	-	-
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to hazardous and offensive development.
State Environmental Planning Policy No 36—Manufactured Home Estates	No	-	-
State Environmental Planning Policy No 39—Spit Island Bird Habitat	No	-	-
State Environmental Planning Policy No 44—Koala Habitat Protection	No	-	-
State Environmental Planning Policy No 47—Moore Park Showground	No	-	-
State Environmental Planning Policy No 50—Canal Estate Development	Yes	Yes	The Planning Proposal does not recommend making canal estate developments permissible.
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	No	-	-
State Environmental Planning Policy No 55—Remediation of Land	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to the remediation of land.
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	No	-	-
State Environmental Planning Policy No 62—Sustainable Aquaculture	Yes	NA	The Planning Proposal does not relate to sustainable aquaculture.
State Environmental Planning Policy No 64—Advertising and Signage	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to advertising and signage.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	No	-	-
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	No	-	-
State Environmental Planning Policy No 71—Coastal Protection	No	-	-

Policy Name	Applicable	Consistent	Explanation
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to affordable rental housing.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	NA	The Planning Proposal does not relate to residential development.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	NA	The Planning Proposal does not propose development nor does not recommend the amendment of existing provisions relating to exempt and complying development.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to housing for seniors or people with a disability.
State Environmental Planning Policy (Infrastructure) 2007	Yes	NA	The Planning Proposal does not propose development nor does not recommend the amendment of existing provisions relating to the delivery of infrastructure.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	No	-	-
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	-	-
State Environmental Planning Policy (Major Development) 2005	Yes	NA	The Planning proposal does not relate to a Major Development.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	NA	The Planning Proposal does not recommend the amendment of existing provisions relating to mining, petroleum production and extractive industries.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Yes	Yes	The Planning Proposal does not recommend the amendment of existing provisions relating to temporary structures.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	-	-
State Environmental Planning Policy (Rural Lands) 2008	No	-	-
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	No	-	-
State Environmental Planning Policy (State and Regional Development) 2011	Yes	NA	The Planning Proposal does not relate to State significant development, State significant infrastructure, or critical State significant infrastructure.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	-	-
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	-	-
State Environmental Planning Policy (Three Ports) 2013	No	-	-
State Environmental Planning Policy (Urban Renewal) 2010	No	-	-
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	-	-
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	-	-
Sydney Regional Environmental Plan No 8 – Central Coast Plateau Areas	No	-	-
Sydney Regional Environmental Plan No 9 – Extractive Industry	Yes	NA	The Planning Proposal does not recommend the amendment of existing provisions relating to extractive industries.
Sydney Regional Environmental Plan No 16 – Walsh Bay	No	-	-

Policy Name	Applicable	Consistent	Explanation
Sydney Regional Environmental Plan No 18 – Public Transport Corridors	No	-	-
Sydney Regional Environmental Plan No 19 – Rouse Hill Development Area	No	-	-
Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River	Yes	Yes	The Planning Proposal is consistent with the general and specific aims of this Policy, as it will: • Protect and enhance the environmental quality of an environmentally sensitive area; • Manage flora and fauna communities so that the diversity of species and genetics within the catchment of the Hawkesbury-Nepean River is conserved and enhanced; and • Maintain (or potentially improve) the quality of the water flowing into the Hawkesbury-Nepean River.
Sydney Regional Environmental Plan No 24 – Homebush Bay Area	No	-	-
Sydney Regional Environmental Plan No 26 – City West	No	-	-
Sydney Regional Environmental Plan No 30 – St Marys	No	-	-
Sydney Regional Environmental Plan No 33 – Cooks Cove	No	-	-
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	-	-

Appendix 9

Consistency with Council's Community Plan

Outcome	Strategy	Consistent
1 We can work close to home.	1.1 Diversify the region's economy and attract investment, particularly targeting new and emerging employment sectors.	Not applicable.
	1.2 Secure infrastructure that improves economic opportunities for existing and new businesses.	Not applicable.
	1.3 Support agriculture and local food production as a significant contributor to the region's economy.	Not applicable.
	1.4 Provide access to education and training to improve residents' ability to take advantage of current and future employment opportunities.	Not applicable.
2 We plan for our future growth.	2.1 Facilitate development that encourages a range of housing types.	Yes – the Planning Proposal will facilitate the subdivision of land in Mulgoa Valley to provide a small number of 2 hectare lots in a unique location with significant scenic values and a biodiversity resource.
	2.2 Protect the City's natural areas, heritage and character.	Yes – the Planning Proposal will strengthen the protection provided to the biodiversity resource located on the Site. It also retains the current provisions protecting natural landscape values.
	2.3 Ensure services, facilities and infrastructure meet the needs of a growing population.	Not applicable.
3 We can get around the City.	3.1 Secure an effective public transport network.	Not applicable.
	3.2 Provide a safe and efficient road network supported by parking.	Not applicable.
	3.3 Improve the City's footpaths and shared pathway network.	Not applicable.
	3.4 Improve critical cross regional transport connections.	Not applicable.
	3.5 Secure an efficient, integrated and sustainable freight network.	Not applicable.
4 We have safe, vibrant places.	4.1 Improve our public spaces and places.	Not applicable.
	4.2 Grow and revitalise our centres and neighbourhoods.	Not applicable.
5 We care about our environment.	5.1 Protect and improve our natural areas, the Nepean River and other waterways.	Yes – the Planning Proposal will secure a conservation outcome, protecting the biodiversity resource located on the Site with an E2 Environmental Conservation zone. It also retains the current provisions protecting natural landscape values.
	5.2 Support our communities to live more sustainably and use resources wisely.	Not applicable.
	5.3 Minimise risks to our community from natural disasters.	Not applicable.
6 We're Healthy and Share Strong Community Spirit.	6.1 Provide opportunities for our community to be healthy and active.	Not applicable.
	6.2 Encourage social connections and promote inclusion in our community.	Not applicable.
	6.3 Support cultural development, activating places and creativity.	Not applicable.
7 We have confidence in our Council.	7.1 Demonstrate transparency and ethical behaviour.	Yes – Council is undertaking a community consultation for the Planning Proposal including a public exhibition. The consultation process also provides people with the opportunity to make submissions and have their concerns considered.
	7.2 Ensure our finances and assets are sustainable and services are delivered efficiently.	Not applicable.
	7.3 Provide opportunities for our community to participate in making decisions about the City's future.	Council is undertaking a community consultation for the Planning Proposal including a public exhibition. The consultation process also provides people with the opportunity to make submissions and have their concerns considered.