

## Consistency against State Environmental Planning Policies (SEPPs)

SEPP/SREP/ Chapter Title	Assessment of Consistency with
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021</b>	Consistent. The Planning Proposal will not result in detrimental impacts to any environmentally sensitive areas in the Hawkesbury -Nepean catchment.
Chapter 2 Vegetation in non-rural areas	Consistent. The proposal does not change the way that this plan applies to the site.
Chapter 3 Koala Habitat Protection 2020	Does not apply to the Camden LGA.
Chapter 4 Koala Habitat Protection 2021	Does not apply to the Camden LGA
Chapter 5 River Murray Lands	Does not apply to the Camden LGA
Chapter 6 Water Catchments	Consistent. The proposed lake and riparian system aim to address water quality, qantity and flooding within the precinct. The proposal will restore parts of South Creek.
Chapter 13 Strategic Conservation Planning	Consistent. Future development is able to be undertaken in accordance with this chapter.
<b>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</b>	Consistent. The SEPP would continue to apply to future housing resulting from the Planning Proposal.
<b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>	Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible.
<b>State Environmental Planning Policy (Housing) 2021</b>	Not applicable. However, the Planning Proposal allows future residential development to meet the requirements of this SEPP.
<b>State Environmental Planning Policy (Industry and Employment) 2021</b>	Not applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP.
<b>State Environmental Planning Policy No 65- Design Quality of Residential Apartment Development</b>	Consistent. The proposal will contain zones where SEPP 65 applies.
<b>State Environmental Policy (Planning Systems) 2021</b>	The justification, intended outcomes and proposed provisions are consistent with this SEPP and will not change the way in which it applies to the land.
Chapter 2 State and Regional Development	Consistent. The proposal will not change the way in which it applies to the land.
Chapter 3 Aboriginal Land	Does not apply to the Camden LGA
Chapter 4 Concurrences and Consents	Consistent. The proposal will not change the way in which it applies to the land.
<b>State Environmental Planning Policy (Precincts- Western Parkland City) 2021</b>	Consistent. The site is located with the Pondicherry (South Creek West) Precinct.
Chapter 2 State Significant Precincts	Consistent. The site is located with the Pondicherry (South Creek West) Precinct and

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	will create relevant provisions for future development.
Chapter 3 Sydney Region Growth Centres	Consistent. The site is located with the Pondicherry (South Creek West) Precinct and will create relevant provisions for future development.
Chapter 4 Western Sydney Aerotropolis	Does not apply to the Pondicherry Precinct
Chapter 5 Penrith Lakes scheme	Does not apply to the Camden LGA
Chapter 6 St Marys	Does not apply to the Camden LGA.
Chapter 7 Western Sydney Parklands	Does not apply to the Camden LGA.
<b>State Environmental Planning Policy (Primary Production) 2021</b>	Does not apply. No primary production is proposed.
Chapter 2 Primary production and rural development	Does not apply. No primary production is proposed.
Chapter 3 Central Cost plateau areas	Does not apply to the Camden LGA.
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>	Consistent. Preliminary land capability studies have been undertaken as part of this rezoning proposal, refer to Section 3.4.5 Contamination Risk for details. Several contamination 'Areas of Environmental Concern' were identified as part of the study, with future proposals impacting those areas to be considered and remediated in accordance with the SEPP.
Chapter 2 Coastal Management	Does not apply to the Camden LGA
Chapter 3 Hazardous and Offensive Development	Does not apply. Not Hazardous or Offensive development is proposed
Chapter 4 Remediation of land	Consistent. The proposal does not change the way that this Chapter applies to the subject sites.
<b>State Environmental Planning Policy (Resources and Energy) 2021</b>	Not applicable as the proposal does not result in any mining, petroleum production and/or extractive industries.
<b>State Environmental Planning Policy (Sustainable Buildings) 2022</b>	Not applicable. However, the Planning Proposal allows future residential development to meet the requirements of this SEPP.
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>	Consistent. Infrastructure can be provided consistent with the intent of this SEPP. The Planning Proposal has considered the gazetted North-South Rail Corridor, including within the Draft ILP and zoned through the Growth Centres SEPP as SP2 Infrastructure.
Chapter 2 Infrastructure	Consistent. Infrastructure can be provided consistent with the intent of this SEPP.
Chapter 3 Educational Establishments and childcare facilities	Consistent. Infrastructure can be provided consistent with the intent of this SEPP.
Chapter 4 Major Infrastructure corridors	Consistent. Infrastructure can be provided consistent with the intent of this SEPP.
Chapter 5 Three ports- Port Botany, Port Kembla and Newcastle	Does not apply to the Camden LGA

## Consistency with the Section 9.1 Ministerial Directions

<b>S9.1 Direction Title</b>		<b>Assessment of Consistency</b>
<b>Focus area 1: Planning Systems</b>		
1.1 Implementation of Regional Plans		The site is not within any areas included in the Regional Strategies listed in this Ministerial Direction.
1.2 Development of Aboriginal Land Council Land		This Ministerial Direction is not relevant to the proposal as the site does not include any Aboriginal Land Council land.
1.3 Approval and Referral Requirements		Acknowledging that the Planning Proposal seeks amendment to the Western Parkland City SEPP, the proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
1.4 Site Specific Provisions		The Planning Proposal is consistent with this direction as it does not introduce any site-specific provisions.
1.4A Exclusion of Development Standards from Variation		The Planning Proposal is consistent with this direction as it does not propose to exclude development standards from variation under Clause 4.6 of Appendix 5 of the Western Parkland City Precincts SEPP.
<b>Focus Area 1: Planning Systems-Place-based</b>		
1.5 Paramatta Road Corridor Urban Transformation Strategy		Not applicable to the Camden LGA.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan		Not applicable to the Camden LGA.
1.7 Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implantation Plan		Not applicable to the Camden LGA.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		Not applicable to the Camden LGA.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor		Not applicable to the Camden LGA
1.10 Implementation of the Western Sydney Aerotropolis Plan		This Ministerial Direction is not relevant to this proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan		Not applicable to the Camden LGA.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct		Not applicable to the Camden LGA.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan		Not applicable to the Camden LGA.
1.14 Implementation of Greater Macarthur 2040		This Ministerial Direction is not relevant to this proposal.
1.15 Implementation of the Pymont Peninsula Place Strategy		Not applicable to the Camden LGA.
1.16 North West Rail Link Corridor Strategy		Not applicable to the Camden LGA.
1.17 Implementation of the Bays West Place Strategy		Not applicable to the Camden LGA.
1.18 Implementation of the Macquarie Park Innovation Precinct		Not applicable to the Camden LGA.
1.19 Implementation of the Westmead Place Strategy		Not applicable to the Camden LGA
1.20 Implementation of the Camellia-Rosehill Place Strategy		Not applicable to the Camden LGA
1.21 Implementation of South West Growth Area Structure Plan		It is noted that this direction commenced following the submission of this Planning

S9.1 Direction Title	Assessment of Consistency
	Proposal to DPHI for Gateway Determination. The Planning Proposal is consistent with this direction as it is consistent with the South West Growth Area Structure Plan and Guide.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Camden LGA
<b>Focus Area 2: Design and Place</b>	
This focus area was blank when the Directions were made and this Planning Proposal was prepared.	
<b>Focus Areas 3: Biodiversity and Conservation</b>	
3.1 Conservation zones	<p>The proposal seeks to retain and enhance the existing environmentally sensitive creek corridors located within the site. These corridors will be identified and protected through the C2 Environmental Conservation zone and includes areas identified as Native Vegetation Retention. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Western parkland City SEPP and Camden Growth Centres Precinct Plan.</p> <p>The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to Section 3.8 Biodiversity for additional details.</p> <p>The Lake Precinct will also incorporate a portion of C2 Environmental Conservation zoning connecting Anthony's Creek and Ron's Creek with South Creek.</p>
3.2 Heritage Conservation	<p>There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The exhibited Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than that envisaged within the Pondicherry Precinct. In this context and upon further review by Council and DPIE of the planning and assessments conducted for the Lowes Creek Maryland Precinct along with the need to balance European Heritage outcomes with the Governments stated priorities of new housing within the SWGA, it is considered that Pondicherry will not pose an impact on the heritage values of the Maryland Homestead and curtilage.</p> <p>Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale. The assessment determined that with appropriate</p>

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	<p>management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct. Notwithstanding an AHIP over the site will be required, with consultation currently ongoing with 34 registered Aboriginal stakeholders.</p> <p>Aboriginal heritage within the Pondicherry Precinct is to be focused on maintaining continuity of movement along the South Creek Riparian Corridor reflecting the significance of the corridor to Aboriginal people and their way of life. The creek corridors within the SWGA are a defining cultural landscape feature which are being protected and restored to their former biodiversity function in lock step with the planned growth in urban development.</p> <p>Restoration of the movement network and biodiversity values of South Creek are encouraged through the provisions of the DCP. Strict protection of certain areas and prohibition of activity is not necessary, with the fundamental conservation objective to restore continuity of the movement network along the corridor. This is achieved through the enhancement of South Creek into a Green Corridor inclusive of a sharepath connection for the length of the corridor.</p>
3.3 Sydney Drinking Water Catchments	Not applicable to the Camden LGA. The site is not within a Sydney Water drinking catchment listed in this Ministerial Direction.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to the Camden LGA.
3.5 Recreation Vehicle Areas	This Ministerial Direction is not relevant to the proposal.
3.6 Strategic Conservation Planning	The proposal seeks to enhance vegetation along South Creek and create green connections throughout the precinct.
3.7 Public Bushland	This ministerial direction is not relevant to this Planning Proposal. No public bushland exists on the subject site.
3.8 Willandra Lakes Region	Not applicable to the Camden LGA.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to the Camden LGA.
3.10 Water Catchment Protection.	This ministerial directions is not relevant to this Planning Proposal.
<b>Focus area 4: Resilience and Hazards</b>	
4.1 Flooding	The enclosed Water Cycle Management Strategy prepared by Calibre Consulting assessed potential flood impacts of the proposal. The flood assessment reports that the site is capable of managing stormwater on site ensuring no impact on downstream flood levels. The proposal is therefore consistent with this direction.
4.2 Coastal Management	Not applicable to the Camden LGA.

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4.3 Planning for Bushfire Protection	The proposal will be delivered in accordance with this direction and Planning for Bushfire Protection 2019. The requirements for APZs have been investigated by Eco Logical Australia as part of the design process and will be required to protect future residential development where adjoining bushland/riparian corridors or as part of temporary measures adjoining farmland. A Bushfire Assessment has been provided and includes recommendations for bushfire mitigation. APZ's have also been included on the appropriate DCP Figures.
4.4 Remediation of Contaminated Land	Preliminary land capability studies have been undertaken as part of this rezoning proposal, refer to Appendix 15 for details. Several contamination 'Areas of Environmental Concern' were identified as part of the study, with future proposals impacting those areas to be considered as part of the development process.
4.5 Acid Sulphate Soils	The Ministerial Direction is not relevant to the Proposal. Douglas Partners as part of their site investigations have requested from Council a s149 Planning Certificate which states that the subject land is not affected by policy adopted by Council that restricts the development of the subject land because of the likelihood of acid sulphate soils.
4.6 Mine Subsidence and Unstable Lands	Not applicable to the Camden LGA
<b>Focus area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	<p>The proposal integrates land uses and transport links to provide highly accessible connections to local services, open space and recreational opportunities, commercial areas and educational facilities. The Draft ILP promotes walking and cycling with an extensive network of pathways with logical connections to the surrounding development.</p> <p>Public transport routes have been identified to maximise the opportunities to use alternative transport options to travel between home, work, school, shops and leisure facilities. The location of local business and employment areas are well connected and strategically sited at the intersections of major roads.</p>
5.2 Reserving Land for Public Purposes	The proposal includes provisions and dedication of land for public services and facilities, including riparian corridors, open space and roads. Consent is sought from Camden Council through the Planning Proposal process.
5.3 Development Near Regulated Airports and Defence Airfields	The Ministerial Direction is not relevant to the proposal as the site is not within the vicinity of a licensed aerodrome. This context including the future Western Sydney Airport, has been reviewed as part of the Noise Impact Assessment submitted with this proposal.
5.4 Shooting Ranges	The Ministerial Direction is not relevant to the proposal as there are no shooting ranges located on the site.
<b>Focus area 6: Housing</b>	

<b>S9.1 Direction Title</b>	<b>Assessment of Consistency</b>
6.1 Residential Zones	<p>The Proposal is consistent with the Ministerial Direction. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions.</p> <p>Pondicherry will also benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction. This includes upgrades to the surrounding arterial road network of The Northern Road, Camden Valley Way and Gregory Hills Drive along with the community infrastructure and services already delivered through and around Oran Park.</p> <p>While Pondicherry will ultimately deliver the services required to satisfy the local population, the existence and spare capacity in the surrounding network ensures Pondicherry can grow with minimal disruption to the existing communities and minimal additional Government investment.</p>
6.2 Caravan Parks and Manufactured Home Estates	This Ministerial Direction is not relevant to the proposal.
<b>Focus area 7: Industry and Employment</b>	
7.1 Employment Zones	The proposal includes a Neighbourhood Centre located within the Lake Precinct to service the needs of the community. This centre is proposed to be zoned B1 Local Centre and will ensure the intended outcomes for this Centre are delivered.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Camden LGA.
<b>Focus area 8: Resources and Energy</b>	
8.1 Mining, Petroleum Production and Extractive Industries	To date no mining has been approved to be undertaken below the site.
<b>Focus area 9: Primary Production</b>	
9.1 Rural Zones	The proposal will rezone existing rural land zoned RU1 Primary Production for residential purposes. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions.
9.2 Rural Lands	Not applicable to the Camden LGA
9.3 Oyster Aquaculture	Not applicable to the Camden LGA
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Camden LGA