



14 March 2022

Ms Jazmin Van Veen
Acting Director, Central (Western) and GPOP
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Our Ref: 5/2021/PLP
Your Ref: PP-2021-3110

Dear Ms Van Veen

Referral of Planning Proposal for Finalisation – Planning Proposal State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to reclassify land adjoining Stringer Road Sports Complex in North Kellyville (Lot 11 DP 843578) from ‘community’ to ‘operational’ (5/2021/PLP)

I refer to the above matter and wish to advise that at its meeting of 22 February 2022, Council considered a report regarding the outcomes of the public exhibition of the planning proposal and resolved as follows:

- 1. The planning proposal to amend Appendix 2 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to reclassify part of Lot 11 DP 843578, Barry Road, North Kellyville from ‘community’ to ‘operational’ proceed to finalisation.*
- 2. Should the sale of part of Lot 11 DP 843578, Barry Road, North Kellyville occur in the future, any proceeds (less Council's costs) be returned to Contribution Plan 13 – North Kellyville Precinct, for expenditure on the delivery of infrastructure under the Plan.*

As delegation was not granted to Council for this planning proposal, it is now referred to the Department of Planning and Environment for finalisation.

Should you require further information on this matter, please contact Laura Moran, Senior Town Planner on 9843 0581.

Yours faithfully

Nicholas Carlton
MANAGER – FORWARD PLANNING

Attachment 1: Planning Proposal (including attachments)



PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed State Environmental Policy (Sydney Growth Region Centres) 2006 (Amendment No (#)) – to reclassify a portion of the subject site within the North Kellyville Precinct from “community” land to “operational” land.

STATUS: Post Exhibition

ADDRESS OF LAND: Part of Lot 11 DP 843578, Barry Road, North Kellyville

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	TOTAL YIELD
Dwellings	n/a	n/a*	n/a*
Jobs	n/a	n/a	n/a

** The proposal will not directly result in the delivery of additional dwellings. However, if following reclassification the land is subdivided and sold to an adjoining landowner it would be incorporated into the adjoining residential subdivision. The delivery of Serpentine Avenue will also unlock the development of residential land to the north.*

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 9.1 Local Planning Directions
Attachment C	Council Report and Minute, 23 March 2021
Attachment D	Post Exhibition Council Report and Minute, 22 February 2022
Attachment E	Independent Consultant Report – Public Hearing Stringer Road Reclassification
Attachment F	Title Search on Lot 11 DP 843578
Attachment G	Information checklist for proposals to reclassify public land through a SEPP

BACKGROUND AND THE SITE:

The subject property is known as Lot 11 DP 843578, Barry Road, North Kellyville. The parcel has a total area of 11,810m². The parcel was acquired by Council in June 2010, along with land required for the Stringer Road Sports Complex, located on Stringer Road within the North Kellyville Precinct.



Figure 1
Aerial of Subject Site and Stringer Road Sports Complex

The majority of the parcel is zoned RE1 Public Recreation, however a small portion of the site (403m²) is zoned R2 Low Density Residential (outlined in blue in Figure 2 below).

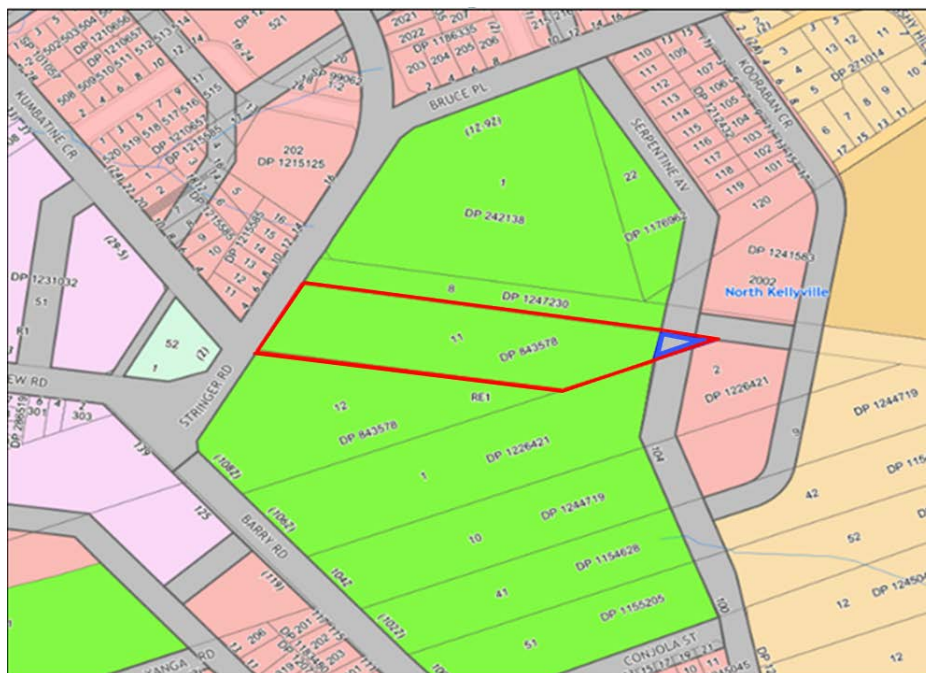


Figure 2
Subject Site with local road

At the time of purchasing the site, the entire lot was classified as 'community land' under the *Local Government Act 1993*. Classification as community land requires that the lot be reserved for a public purpose which is to be specified in a Council Plan of Management. Council's Sportsgrounds Plan of Management applies to the subject land (including both the RE1 and R2 portions) and as such, the entire lot can only be used for the purpose of a sportsground at this time.

The land which is proposed to be reclassified comprises the portion of the site zoned R2 Low Density Residential (outlined in blue in Figure 2). A planned local road (Serpentine Avenue) will traverse the site in a north-south direction and will occupy 337m² (approximately 82%) of the R2

zoned portion of the lot. This local road will leave approximately 66m² of residential land separated from the future reserve and in Council's ownership.

The R2 portion of the Council-owned land falls outside of the area identified or required for the Stringer Road Sports complex and as such, any reclassification and potential sale of the R2 zoned land would not result in any material loss for the community. Council's ability to deliver the Stringer Road Sports Complex as envisaged by the Precinct Planning, Contributions Plan and draft master plan will not be impacted by the reclassification of the R2 portion of the site.

The matter was reported to Council on the 23 March 2021 where it was resolved:

'A planning proposal be forwarded to the Department of Planning, Industry and Environment for Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006, to reclassify part of Lot 11 DP 843578 (known as 104 Barry Road, North Kellyville) from 'community' to 'operational', in accordance with the Local Government Act 1993'.

Under the Ministerial *Local Planning Panels Direction – Planning Proposals (2018)*, planning proposals are required to be referred to the Local Planning Panel (LPP) for advice, unless the General Manager determines that the planning proposal relates to:

- (a) *The correction of an obvious error in a local environmental plan,*
- (b) *Matters that are of a consequential, transitional, machinery or other minor nature, or*
- (c) *Matters that council's general manager considers will not have any adverse impact on the environment or adjoining land.*

The planning proposal meets all the above criteria and was therefore not required to be forwarded to the LPP for advice. Specifically, the planning proposal would correct an error whereby the portion of the subject site which is zoned R2 Low Density Residential was inadvertently classified as 'community land' despite never being intended to be used for open space. The current classification prevents the achievement of the development and precinct planning outcomes envisaged for the land under the Growth Centres SEPP, North Kellyville DCP and Contributions Plan No.13 to be achieved and the planning proposal simply seeks to rectify this.

The information checklist within Practice Note 16-001 for proposals to classify or reclassify public land through an LEP is included as Attachment E to this planning proposal.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the planning proposal is to promote orderly development outcomes by enabling the consolidation of approximately 66m² of surplus Council-owned land into the adjoining residential subdivision and the construction of an important local road link (Serpentine Avenue) by the adjoining developer.

PART 2 EXPLANATION OF THE PROVISIONS

Reclassification of land would typically occur by way of listing the subject lot and DP under Schedule 4 – Classification and Reclassification of Public Land within Appendix 2 of the Growth Centres SEPP. However, as the subject proposal would only seek to reclassify a portion of the subject lot, this mechanism alone is not appropriate. Accordingly, a new map is proposed to identify the land which is proposed to be reclassified (referred to as the 'Land Reclassification (Part Lots) Map').

A draft of Schedule 4 is provided below. A draft Land Reclassification (Part Lots) Map is provided within Part 4 of this planning proposal.

Schedule 4 Classification and reclassification of public land

Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1

Locality

Barry Road, North Kellyville

Column 2

Description

Part of Lot 11 DP 843578, as shown edged heavy red on the Land Reclassification (Part Lots) Map

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

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

No, the subject land has not been identified for community use in any strategic plan and its current classification prevents its intended land use outcome from being achieved. As the subject land was never intended for community use or expected to form part of the Stringer Road Sports Complex, its classification as “community” land is an anomaly which requires correction.

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

Yes, the current classification of the subject land prevents the achievement of the development and precinct planning outcomes envisaged under the Growth Centres SEPP, North Kellyville DCP and Contributions Plan No.13 to be achieved. A planning proposal to reclassify the site is the only available mechanism to rectify the issue, as under the current classification the land can only be used for the purpose of a sports field which is contrary to the outcomes envisaged under the precinct planning and relevant planning instruments.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

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

Yes, a discussion of consistency is provided below.

• Greater Sydney Region Plan

The relevant Objectives from the Greater Sydney Region Plan which apply to the proposal are Objectives 2, 3, and 10.

- Objective 2 - Infrastructure aligns with forecast growth - growth infrastructure compact
- Objective 3 - Infrastructure adapts to meet future needs
- Objective 10 - Greater Housing Supply

The Greater Sydney Region Plan seeks to better align infrastructure provision with residential growth. This will be achieved through the planning proposal as reclassification will facilitate the construction of a missing part of Serpentine Road to occur in-line with the development of adjoining land. The delivery of the road will also improve road access to the Stringer Road Sports Complex enhancing accessibility to this infrastructure for the community. The proposal will enable the subject land to be consolidated with adjoining residential land and facilitate the delivery of Serpentine Avenue which will unlock the redevelopment of residential land to the north (refer to image of potential subdivision below):

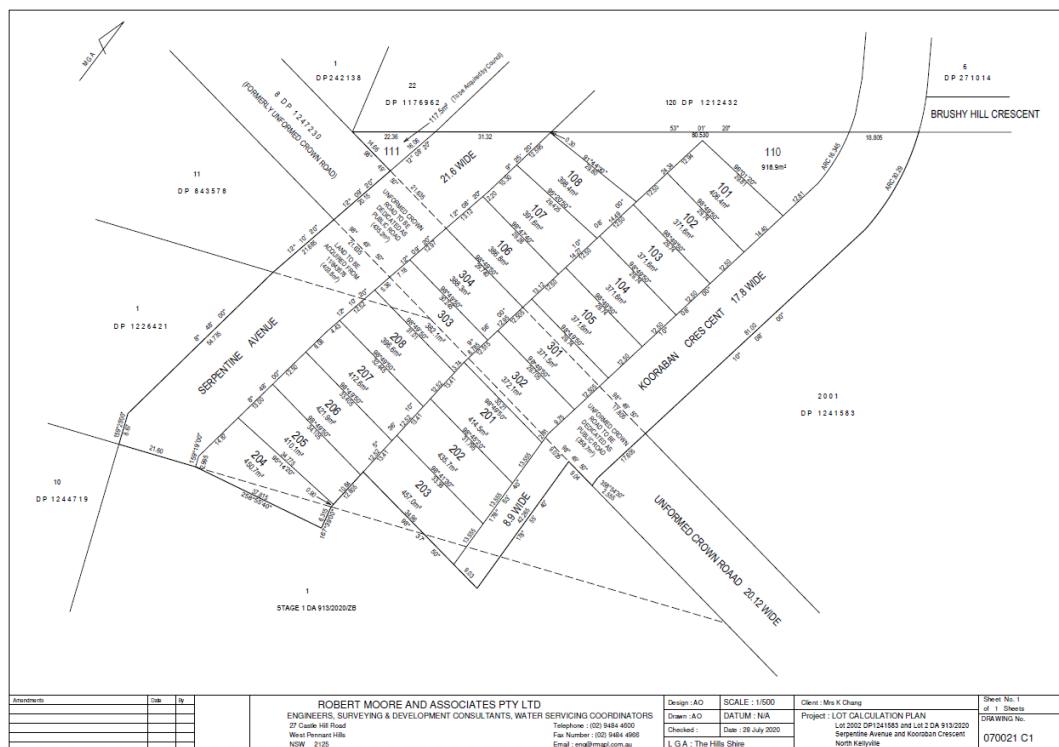


Figure 3
Indicative Plan of Subdivision (including land to the north)

• Central City District Plan

The relevant Planning Priorities from the Central City District Plan include N1, N5 and N17.

- N1 Planning for a city supported by infrastructure
- N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport
- N17 Delivering High Quality Open Spaces

The planning proposal will support the above objectives as the reclassification will encourage infrastructure provision to align with the forecasted growth within North Kellyville. The reclassification will also support the ability for the subject land to contribute increased residential growth.

Planning and investment in infrastructure is essential to enhancing the liveability of existing and new communities with improved access to parks, sporting fields, schools and community facilities. Completion of infrastructure that will improve access to open spaces supports Objective N17 of the District Plan.

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

Yes, a discussion of consistency is provided below.

• The Hills Local Strategic Planning Statement

Council's *Local Strategic Planning Statement: Hills Future 2036 (LSPS)* outlines the Shire's 20-year vision for land use planning, population, housing, economic growth and environmental management. Supporting documents which are directly relevant to the subject site are the Housing Strategy, Recreation Strategy and Integrated Transport and Land Use Strategy. The planning proposal addresses each strategy through facilitation of the delivery of the reserve,

completion of the surrounding road network and the orderly redevelopment of adjoining land. The relevant Planning Priorities from the Local Strategic Planning Statement are:

- Planning Priority 10 – Provide social infrastructure and retail services to meet residents' needs
- Planning Priority 14 – Plan for a safe and efficient road network
- Planning Priority 15 – Provide new and upgraded passive and active open space

Although the LSPS does not specifically refer to the subject R2 portion of land, it does prioritise a safe and efficient road network to alleviate congestion and support growth within the Shire (Priority 14). Facilitating the completion of the road link will reduce congestion along the eastern side of Stringer Sports Reserve by enabling uninterrupted north south access. Additionally, access to the Stringer Road Sports Reserve will be enhanced.

Enhancing access allows the planning proposal to align with Priority 10 by providing residents with additional opportunities to access active recreation at Stringer Road Sports Complex. This promotes the use of new active open space and encourages a healthy community by providing the option to use high quality recreational facilities (Priority 15).

A critical priority in the Recreation Strategy is to 'Provide Social Infrastructure to meet residents' needs'. The Recreation Strategy seeks to ensure that services and social infrastructure keeps pace with population growth and meets the needs of existing and future residents. The North Kellyville Precinct is projected to accommodate around 21,600 additional people once fully developed. Around 70% of the projected development within North Kellyville has been completed, with the remaining development projected to occur within the next 5 years. The planning proposal will facilitate a critical active open space facility for the residents of North Kellyville and orderly development of adjoining land.

- **The Hills Future Community Strategic Plan**

The Hills Future Community Strategic Direction articulates The Hills Shire communities and Council's shared vision, values, aspirations and priorities with reference to other local government plans, information and resourcing capabilities. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community and required actions in order to achieve these goals.

The reclassification supports the aims of Council's Community Strategic Plan including the provision of new community infrastructure to meet the needs of a growing community. The proposal will help to deliver an important local road link which will enhance accessibility within the North Kellyville Precinct and provide access to the future Stringer Road Sports Complex.

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

Yes. An assessment of the planning proposal against applicable State Environmental Planning Policies is provided in Attachment A. A discussion on the consistency of the proposal with the relevant Policies is provided below.

- **SEPP (Sydney Region Growth Centres) 2006**

The Planning Proposal seeks to amend Schedule 4 of Appendix 2 of North Kellyville Precinct Plan of the SEPP to facilitate the reclassification of 'community' land to 'operational' land. The proposal will enable a more orderly development outcome within the North Kellyville Precinct which is in line with the following overall objectives of the SEPP:

- to make development controls for land in the North Kellyville Precinct within the North West Growth Centre that will ensure the creation of a high quality environment and good design outcomes;
- to promote employment, residential and recreational opportunities in the Precinct; and
- to promote housing choice and affordability in the Precinct.

The proposal supports the SEPP and does not contain provisions that would challenge or obstruct the application and objectives of the SEPP.

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

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

- **Ministerial Direction 3.1 - Residential Zones**

The objective of this direction is to provide for future housing needs through the establishment of a variety of housing types which are located near existing infrastructure. The unlocking of land to enable residential development and construction of local roads complies with this direction.

Reclassification allows for the R2 portion of the land to be developed in conjunction with the neighbouring lot for the purpose of residential development, and may allow for neighbouring development to attain one more lot than what could be achieved without the amalgamation of the two land parcels.

- **Ministerial Direction 4.4 - Planning for Bushfire Protection**

The objectives of this direction are to protect life, property and the environment from bushfire hazards through sound management of bushfire prone areas.

The subject site is mapped as bushfire prone land, and classified as a vegetation buffer. The site is also mapped as biodiversity certified land (as are lots contiguous to the site) and as such it is expected that the land will be cleared as part of a future subdivision application which will remove or significantly reduce the bushfire risk from the site. At the point of any future development application a bushfire consultant report will be required to assess the bushfire risk and any Asset Protection Zones will be determined at this point.

The commissioner of the NSW Rural Fire Service was consulted during the consultation period and raised no objection to the proposal.

- **Ministerial Direction 6.2 – Reserving Land for a Public Purpose**

The objectives of this Direction are to facilitate the provision of public services and facilities by reserving land for public purposes and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The Stringer Road Sports Complex was identified in 2008 as part of the precinct planning for North Kellyville, to meet the active recreation needs of the future population within the precinct. Council has now prepared a draft master plan for the Stringer Road Sports Complex which was exhibited from December 2020 to January 2021 and adopted in March 2021. The master plan proposes four multipurpose fields, playgrounds, one half basketball court and associated amenities. Following adoption of the master plan, detailed design work will commence and the facility is expected to be delivered by approximately 2023/24.



Figure 4
Proposed Stringer Road Concept Master Plan

The R2 portion of the Council-owned land falls outside of the area identified or required for the Stringer Road Sports complex and as such, any reclassification and potential sale of the R2 zoned land would not result in any material loss for the community. Council's ability to deliver the Stringer Road Sports Complex as envisaged by the Precinct Planning, Contributions Plan and draft master plan will not be impacted by the reclassification of the R2 portion of the site.

The R2 zoned portion of the site has not been identified for community use in any strategic plan and its current classification prevents its intended land use outcome from being achieved. As the subject land was never expected to form part of the Stringer Road Sports Complex, its classification as 'community land' is an anomaly which should ideally be corrected.

- **Ministerial Direction 7.4 – Implementation of North West Growth Area Land Use and Infrastructure Implementation Plan**

The objectives of this Direction are to ensure that development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy. A key objective within the Strategy is to identify and coordinate the delivery of infrastructure that will support housing and employment growth to ensure there is an ongoing supply of development-ready land in Sydney's northwest.

The planning proposal is consistent with the Strategy as it would assist Council's ability to deliver appropriate infrastructure to service the future residential population in North Kellyville.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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

Vegetation Protection Mapping within SEPP (Sydney Region Growth Centres) 2006 does not identify the subject site as either an existing native vegetation area or a native vegetation retention area. The site is biodiversity certified under Section 126G of the Threatened Species Conservations Act which conferred by section 35 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017. Land clearing is able to occur over the site in accordance with the legislation.

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

The subject site is mapped as bush fire prone land and will require investigation at the development application stage. Although the site is heavily vegetated, as noted above, it is biodiversity certified (as are lots contiguous to the site) and all lots will most likely be cleared as part of the future subdivision, removing future bushfire risk.

Additionally, the site is not mapped as being within landslide, biodiversity or native vegetation protection sensitive areas, or flood prone.

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

The reclassification will improve access and orderly development outcomes, facilitating the construction of a missing part of Serpentine Road in line with the development of adjoining land. The delivery of the road will also improve road access to the Stringer Road Sports Complex enhancing accessibility to this infrastructure for the community.

Additionally, the proposal will allow for the reallocation of the funds from the sale of the lot to Contributions Plan No. 13 – North Kellyville for expenditure on infrastructure within North Kellyville. It will also transfer the burden of constructing this portion of the local road to the adjoining developer and remove the ongoing maintenance burden of this land for ratepayers.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

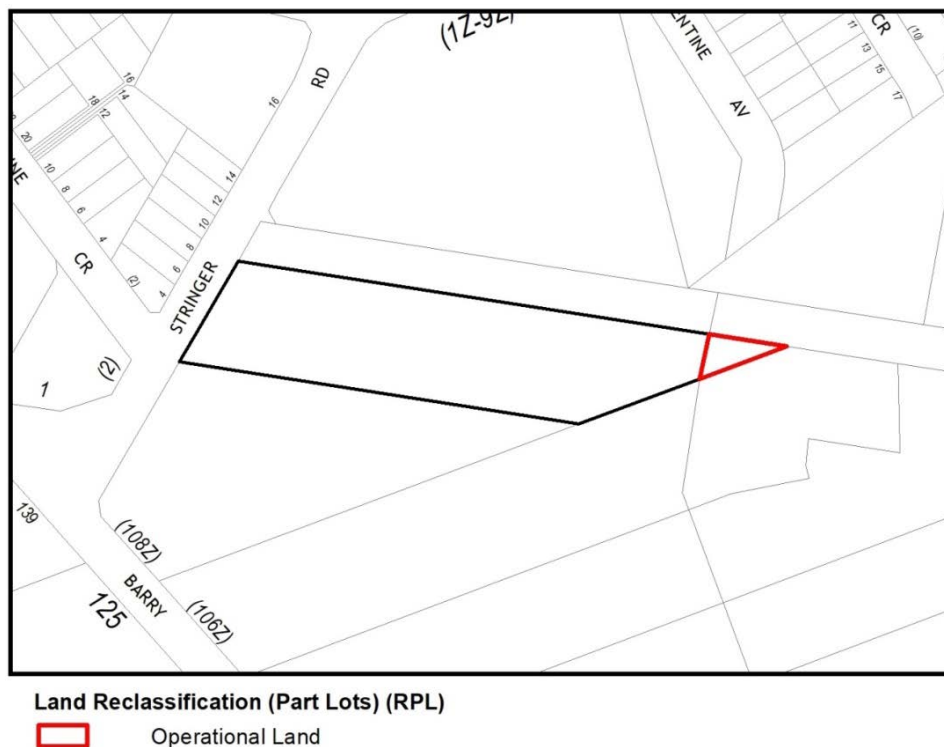
Future development on the site would need to be supported by the necessary services including electricity, telecommunication, gas, water, sewer and stormwater drainage. The required services will be conditioned as part of any future residential subdivision and will be required at that stage. Therefore, there will be no notable impact on infrastructure demand for the subject site as the proposal will not facilitate any population over and above what was accounted for within the Contributions Plan No. 13 – North Kellyville. Consultation with service providers was carried out to ensure services have been adequately accounted for and no objection was raised.

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

Consultation was undertaken with NSW Rural Fire Service, Sydney Water, Endeavour Energy, Telstra and NBN Co and no objections were raised. NSW RFS advised that it had no concerns or issues in relation to bush fire. Endeavour Energy raised no objection to the planning proposal, however noted a number of considerations that would be necessary as part of any future physical development of the land. NBN Co advised that it has aerial copper cable at the site and that any future requests to move or relocate NBN assets would require their approval.

PART 4 MAPPING

The planning proposal seeks to introduce a 'Land Reclassification (Part Lots) Map' into the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, to identify the subject land to be reclassified.



PART 5 COMMUNITY CONSULTATION

The planning proposal was publicly exhibited from Friday 23 July to Friday 20 August 2021. The exhibition was advertised on Council's website and Council's Facebook Page. Notification letters were mailed to 268 surrounding residents.

No public submissions were received during the public exhibition period.

No issues or matters were raised during the public exhibition period which would warrant amendment to the planning proposal.

Public Hearing

In accordance with the Gateway Determination and Practice Note 16-001 '*Classification and reclassification of public land through a local environmental plan*', members of the public were invited to attend a public hearing on the proposed reclassification of Council-owned land. The public hearing was independently chaired by Astrolabe and was held at 7.30pm on Tuesday 14 December 2021 at the Vinegar Hill Memorial Library and Community Centre (Rouse Hill Town Centre) – Rex Money Room. Advertisements were placed on Council's Facebook and Instagram page, and nearby landowners were notified.

The purpose of the public hearing was to give interested people further opportunity to have their say on the proposed reclassification before a decision is made. Following the public hearing, an Independent Consultation Report was prepared by Astrolabe and was provided to Council on 22 December 2021. The report does not make recommendations or decisions about the proposal but rather, summarises the comments from the hearing. In accordance with the relevant

legislative requirements, the Independent Consultation Report was published on Council's website on 23 December 2021.

A copy of the Independent Consultation Report is provided as Attachment E to this report.

Overall, there was support for the reclassification from the community members that attended the public hearing. A number of other matters were also discussed at the hearing and the following table provides a summary of the issues raised at the public hearing and Council's comments.

Key Issue	Council Comment
Concern regarding traffic congestion and traffic management related to the sports complex	<p>Reclassification of the subject land enables the completion of the road network around the Stringer Road Sports Complex, providing enhanced access and circulation. The completion of Serpentine Avenue (which would be facilitated by the reclassification) will also alleviate some congestion along Barry Road and Stringer Road by providing an additional road connection.</p> <p>Traffic related to Stringer Road Sports complex was addressed in the Post Exhibition Report on the Stringer Road Reserve, North Kellyville at the Council Meeting of the 23 March 2021.</p>
Acknowledgment of improved evacuation plans in case of bushfire or other disasters with the completion of Serpentine Avenue.	<p>It is acknowledged that the reclassification will enable for the completion of Serpentine Avenue and thereby provide additional routes for evacuation in the event of a bushfire.</p>
Concern regarding riparian corridor impacts and nature corridors	<p>Impacts to the riparian corridor are considered out of the scope of this proposal, which pertains solely to the classification of land as either 'community' or 'operational.'</p> <p>Existing land zoning and intended development outcomes within North Kellyville Precinct, as set out in the North Kellyville Indicative Layout Plan (ILP), will not be altered as a result of this proposal and permissible development outcomes under the R2 Low Density Residential zoning will remain unchanged.</p> <p>Riparian corridors and protected nature reserves are identified elsewhere within the North Kellyville ILP and would not be impacted by the reclassification proposal or any subsequent development on the land.</p>
Desire for additional information regarding tree planting within the development site	<p>The subject site is identified as 'biodiversity certified' whereby clearing of the land to allow for urban development has been accounted for and offset at the inception and rezoning of the precinct. Details can be</p>

	found in the North Kellyville Precinct Development Control Plan on the Department of Planning, Industry and Environment. This is not affected by the reclassification of the land.
Seeking further information regarding animal management practices to avoid injury to animals native to the area who are impacted by the road.	Animal management practices associated with development in the precinct is beyond the scope of this proposal, which relates solely to the reclassification of public land.
Concern regarding the acoustic impacts from the playing fields.	<p>Reclassification of the land does not affect the planned outcomes at Stringer Road Sports Complex and potential acoustic impact are therefore considered outside the scope of the reclassification proposal.</p> <p>The community was provided with the opportunity to comment on the Stringer Road Sports Complex during the public exhibition period for that project and the matters raised were considered and addressed in the Post Exhibition Report on the Stringer Road Reserve, North Kellyville at the Council Meeting of the 23 March 2021.</p>

PART 6 PROJECT TIMELINE

On 14 May 2021, Council received a Gateway Determination which enabled the planning proposal to proceed, subject to conditions. The Gateway Determination requires the amendment to the local environment plan to be finalised within 12 months of the date of the Gateway determination.

Delegation for the making of the Local Environmental Plan has not been issued to Council under the Gateway Determination, as the subject land is in Council's ownership.

All conditions of the Gateway Determination have been complied with.

STAGE	DATE
Commencement Date (Gateway Determination)	May 2021
Government agency consultation	June 2021
Commencement of public exhibition period (28 days)	July 2021
Completion of public exhibition period	August 2021
Independently Chaired Public Hearing	December 2021
Timeframe for consideration of submissions	January 2021
Timeframe for consideration of proposal post exhibition	January 2021
Report to Council on submissions	February 2022
Planning Proposal to PCO for opinion	March 2022
Date Council will make the plan (if delegated)	N/A
Date Council will forward to department for notification (if not delegated)	March 2022



ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 19	Bushland in Urban Areas	YES	NO	-
No. 21	Caravan Parks	NO	-	-
No. 33	Hazardous and Offensive Development	NO	-	-
No. 36	Manufactured Home Estates	NO	-	-
No. 47	Moore Park Showground	NO	-	-
No. 50	Canal Estate Development	NO	-	-
No. 55	Remediation of Land	YES	NO	-
No. 64	Advertising and Signage	YES	NO	-
No. 65	Design Quality of Residential Apartment Development	YES	NO	-
No. 70	Affordable Housing (Revised Schemes)	YES	NO	-
Aboriginal Land (2019)		NO	-	-
Activation Precincts (2020)		NO	-	-
Affordable Rental Housing (2009)		YES	NO	-
Building Sustainability Index: BASIX (2004)		YES	NO	-
Coastal Management (2018)		NO	-	-
Concurrences and Consents (2018)		YES	NO	-
Educational Establishments and Child Care Facilities (2017)		YES	NO	-
Exempt and Complying Development Codes (2008)		YES	NO	-
Gosford City Centre (2018)		NO	-	-
Housing for Seniors or People with a Disability (2004)		YES	NO	-
Infrastructure (2007)		YES	NO	-
Koala Habitat Protection (2020)		NO	-	-
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Mining, Petroleum Production and Extractive Industries (2007)		YES	NO	-
Penrith Lakes Scheme (1989)		NO	-	-
Primary Production and Rural Development (2019)		YES	NO	-
State and Regional Development (2011)		YES	NO	-
State Significant Precincts (2005)		YES	NO	-
Sydney Drinking Water Catchment (2011)		NO	-	-
Sydney Region Growth Centres (2006)		YES	YES	CONSISTENT
Three Ports (2013)		NO	-	-
Urban Renewal (2010)		NO	-	-
Vegetation in Non-Rural Areas (2017)		YES	NO	-
Western Sydney Employment Area (2009)		NO	-	-
Western Sydney Parklands (2009)		NO	-	-
Deemed SEPPs			-	-

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

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources				
1.1	Business and Industrial Zones	YES	NO	-
1.2	Rural Zones	YES	NO	-
1.3	Mining, Petroleum Production and Extractive Industries	YES	NO	-
1.4	Oyster Aquaculture	YES	NO	-
1.5	Rural Lands	NO	-	-
2. Environment and Heritage				
2.1	Environment Protection Zone	YES	NO	-
2.2	Coastal Management	NO	-	-
2.3	Heritage Conservation	YES	NO	-
2.4	Recreation Vehicle Area	YES	NO	-
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	-	-
2.6	Remediation of Contaminated Land	YES	NO	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	YES	CONSISTENT
3.2	Caravan Parks and Manufactured Home Estates	YES	-	-
3.3	Home Occupations (REVOKED)	YES	NO	-
3.4	Integrating Land Use and Transport	YES	NO	-
3.5	Development Near Regulated Airports and Defence Airfields	YES	NO	-
3.6	Shooting Ranges	NO	-	-
3.7	Reduction in non-hosted short term rental accommodation period	NO	-	-
4. Hazard and Risk				
4.1	Acid Sulfate Soils	YES	NO	-
4.2	Mine Subsidence and Unstable Land	YES	NO	-
4.3	Flood Prone Land	YES	NO	-
4.4	Planning for Bushfire Protection	YES	YES	CONSISTENT
5. Regional Planning				
5.1	Implementation of Regional Strategies	NO	-	-
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
5.9	North West Rail Link Corridor Strategy	YES	NO	-
5.10	Implementation of Regional Plans	YES	YES	CONSISTENT
5.11	Development of Aboriginal Land Council Land	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
6. Local Plan Making				
6.1	Approval and Referral Requirements	YES	NO	-
6.2	Reserving Land for Public Purposes	YES	NO	-
6.3	Site Specific Provisions	YES	YES	CONSISTENT
7. Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	N/A	-	-
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	-	-
7.3	Parramatta Road Corridor Urban Transformation Strategy	NO	-	-
7.4	Implementation of North West Priority Growth Area Land 2 Plan	YES	YES	CONSISTENT
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	NO	-	-
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.9	Implementation of Bayside West Precincts 2036 Plan	NO	-	-
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	NO	-	-
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	NO	-	-
7.12	Implementation of Greater Macarthur 2040	NO	-	-
7.13	Implementation of the Pyrmont Peninsula Place Strategy	NO	-	-