

PLANNING PROPOSAL – PP053

Shoalhaven Local Environmental Plan 2014

*Bushfire Heritage Amendment
Lot 30 DP 792994, E435 Princes Highway,
Yatte Yattah*

Prepared by
Planning, Environment and Development Group
Shoalhaven City Council

File: 63895E
Version: Gateway
Date: May 2020

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Table of Contents

1	Introduction	5
1.1	Subject Land	5
1.2	Heritage Context	7
1.3	Bushfire Affection	8
2	Part 1 – Intended Outcome	8
3	Part 2 – Explanation of Provisions	9
4	Part 3 – Justification	9
4.1	Need for the Planning Proposal (Section A)	9
4.1.1	Is the Planning Proposal a result of any strategic study or report?	9
4.1.2	Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	9
4.2	Relationship to strategic planning framework (Section B)	10
4.2.1	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)?	10
4.2.2	Is the Planning Proposal consistent with the local council’s Community Strategic Plan, or other local strategic plan?	10
4.2.3	Is the Planning Proposal consistent with applicable state environmental planning policies?	10
4.2.4	Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?	11
4.3	Environmental, Social and Economic Impact (Section C)	12
4.3.1	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?	12
4.3.2	Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	13
4.3.3	How has the Planning Proposal adequately addressed any social and economic effects?	13
4.4	State and Commonwealth Interests (Section D)	13
4.4.1	Is there adequate public infrastructure for the Planning Proposal?	13
4.4.2	What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?	13
5	Part 4 – Mapping	13
6	Part 5 - Community Consultation	14
7	Part 6 – Project Timeline	14

Figures

Figure 1: Location Map	5
Figure 2: Subject Land	6
Figure 3: Aerial Photo (prior to Currowan Bushfire)	6
Figure 4: “Currawar” prior to Currowan Bushfire	7
Figure 5: “Currawar” prior to Currowan Bushfire (source: RPS Australia East Pty Ltd)	7
Figure 5: “Currawar” after Currowan Bushfire (source: RPS Australia East Pty Ltd)	8
Figure 7: Proposed Mapping Changes	14

Tables

Table 1: Shoalhaven LEP 2014 Instrument Changes	9
Table 2: Project timeline	14

Attachments

- Attachment A – Council report and minute, 5 May 2020
- Attachment B – SEPP Checklist
- Attachment C – S9.1 Directions checklist

1 Introduction

This Planning Proposal (PP) seeks to remove Lot 30 DP 792994, E435 Princes Highway, Yatte Yattah from Schedule 5 Environmental Heritage (and associated mapping) of Shoalhaven Local Environmental Plan (LEP) 2014.

The property was affected by the recent Currowan Bushfire which resulted in the heritage item being destroyed.

This PP has been prepared in line with 'A Guide to preparing Local Environmental Plans' and 'A Guide to preparing planning proposals'.

On 5 May 2020, Council's Development & Environment Committee (under delegation) resolved (MIN20.308) to submit this PP for a Gateway determination. Council's Development & Environment Committee report and minutes can be found at **Attachment A**.

1.1 Subject Land

The subject land is located in the locality of Yatte Yattah and is located to the south west of the Conjola Park township, on the western side of the Princes Highway. The land is legally identified as Lot 30 DP 792994 and is described as E435 Princes Highway, Yatte Yattah.

The subject land is currently zoned RU1 Primary Production and consists of an area of approximately 43.82 hectares. Prior to the bushfire, a dwelling house and number of outbuildings were located on the lot.

The lot is skirted by the Princes Highway to the east and is surrounded by rurally zoned land with a prevailing rural character. **Figure 1, 2 and 3** shows the location of the subject land.

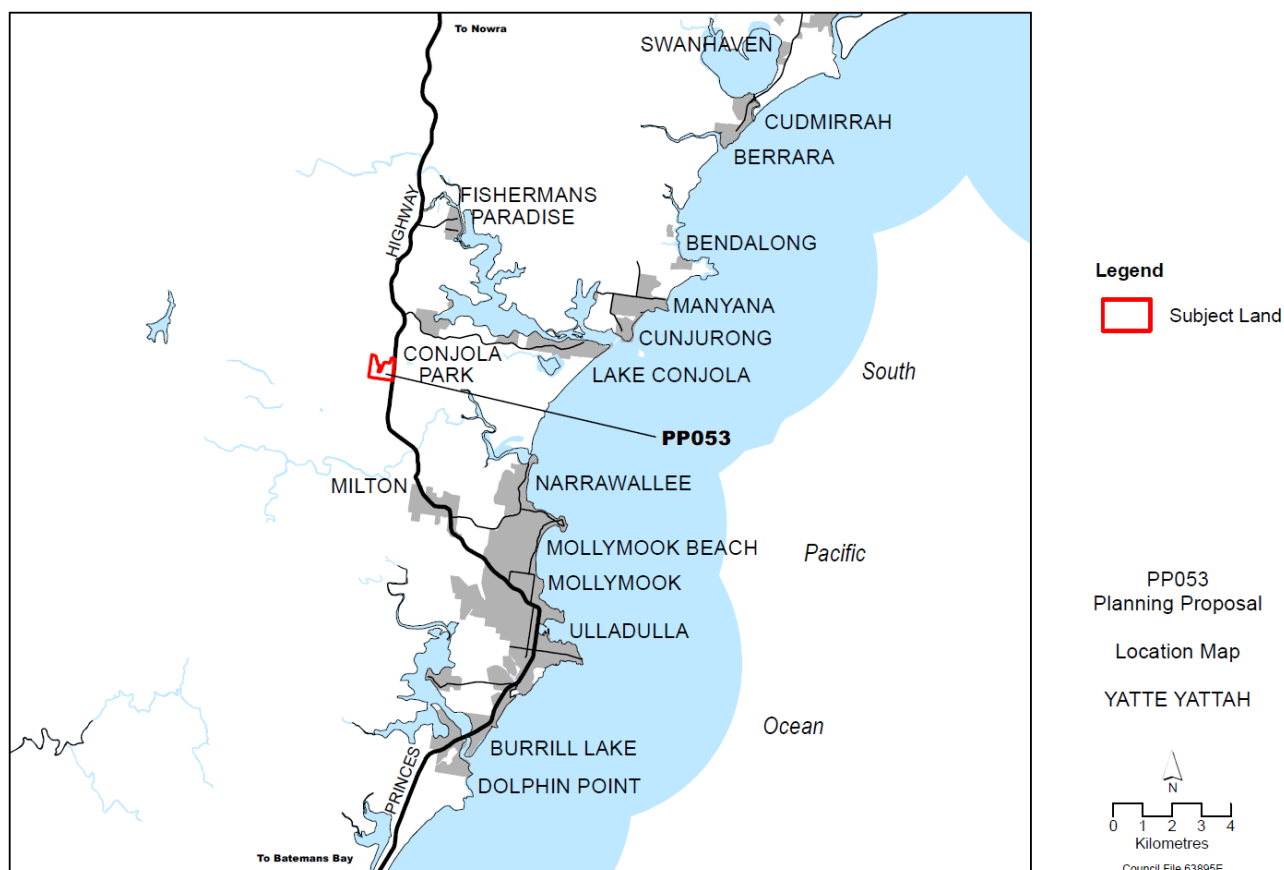


Figure 1: Location Map

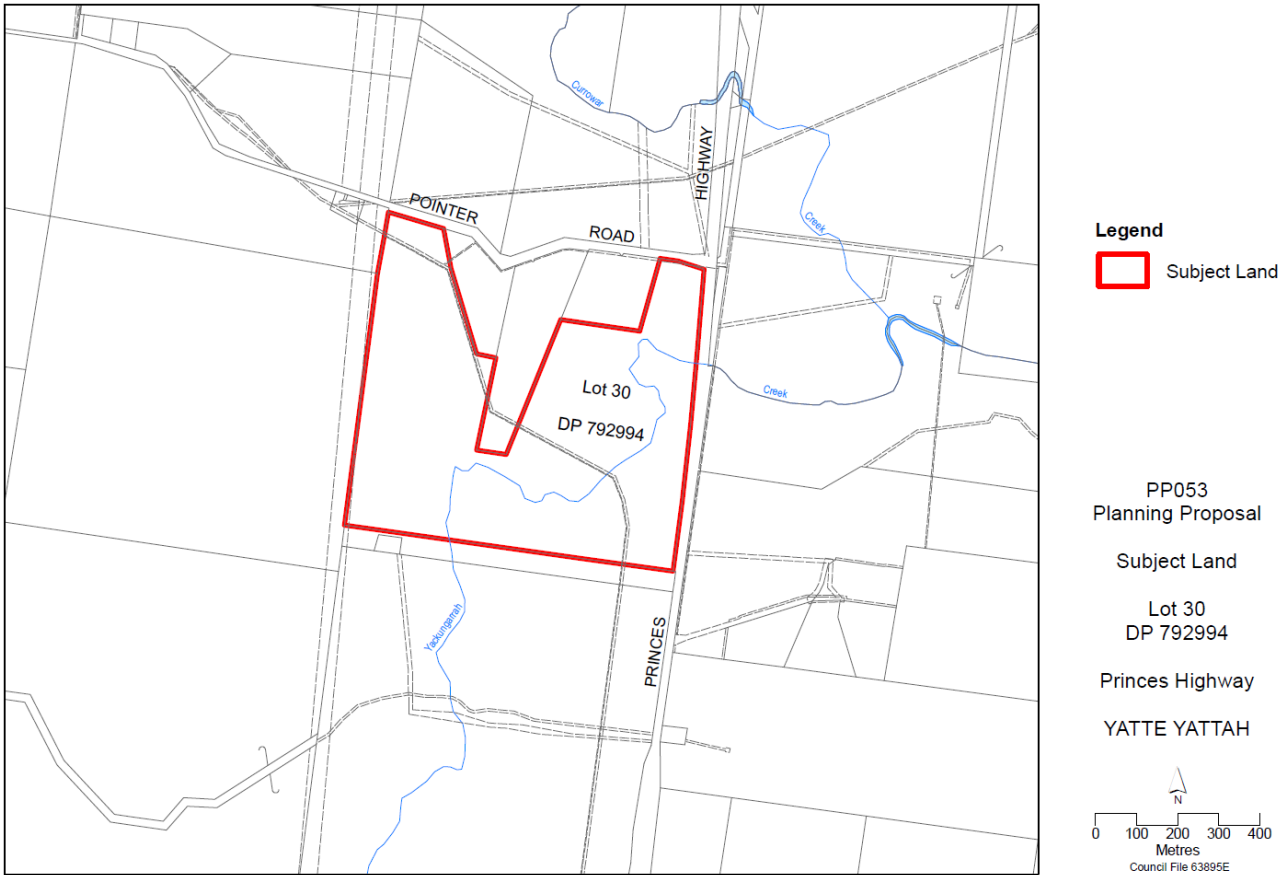


Figure 2: Subject Land

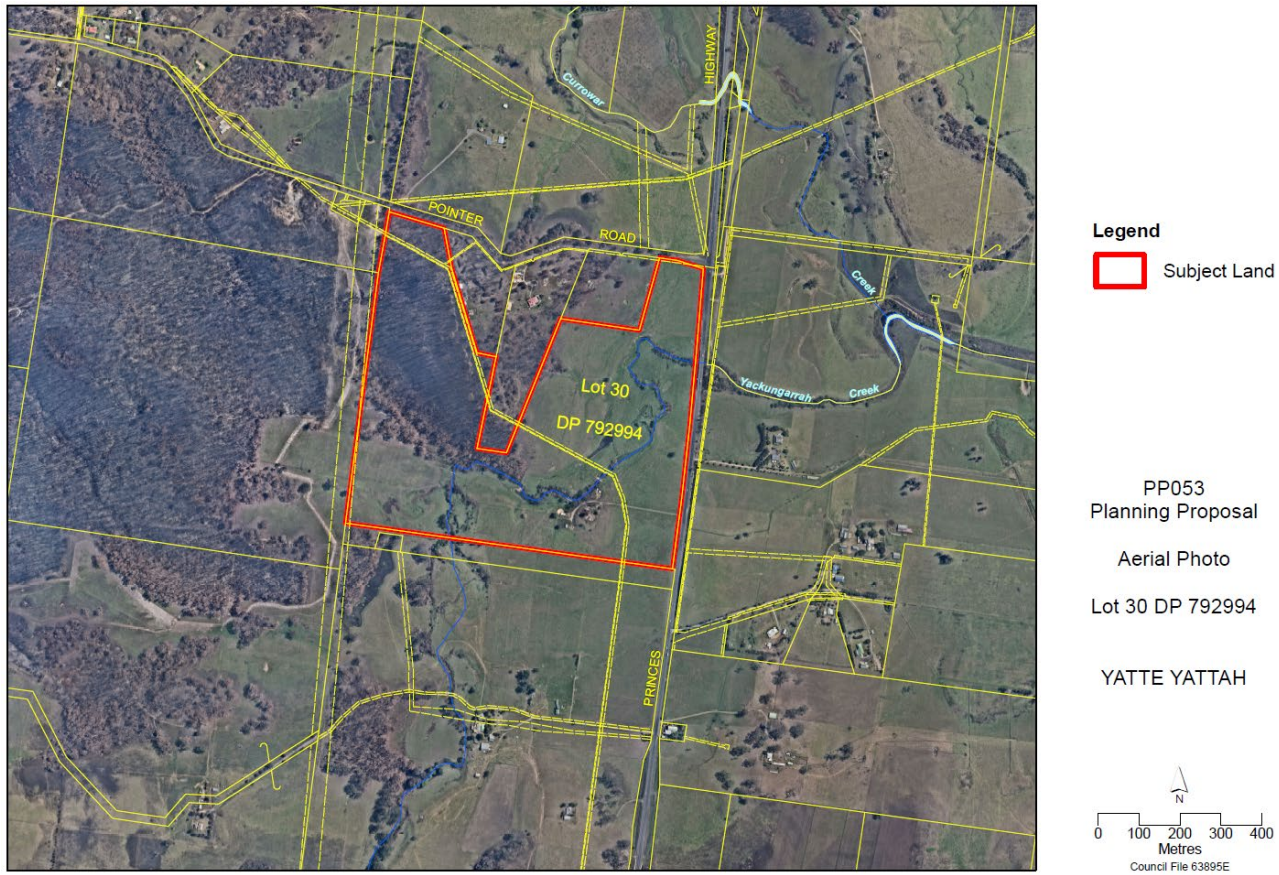


Figure 3: Aerial Photo (prior to Currowan Bushfire)

1.2 Heritage Context

Lot 30 DP 792994 is currently identified an item of local heritage in Shoalhaven LEP 2014 as described below:

Item No: 535

Item: “Currawar” – Victorian Georgian style farmhouse

Address: E435 Princes Highway

Locality: Yatte Yattah

Property Description: Lot 30, DP 792994

Significance: Local

The NSW State Heritage Inventory describes the item as a modest Victorian Georgian Style weatherboard cottage built c.1875 which is part of the dairying cultural landscape established by the Kendall family north of Croobyar Creek. The building illustrated the subdivision of large estates and was a low key element on the pastoral landscape of the Milton district which extends northwards towards Yatte Yattah.



Figure 4: “Currawar” prior to Currowan Bushfire



Figure 5: “Currawar” prior to Currowan Bushfire (source: RPS Australia East Pty Ltd)

1.3 Bushfire Affection

NSW Public Works has confirmed that “Currawar” was destroyed by the Currowan Bushfire (**Figure 5**). Although the fireplace, chimney, chimney breast and the concrete stairs remain, the context of these elements have been compromised following the loss of the rest of the dwelling. Further, the structural integrity of these elements and the ability to incorporate into a future development is questionable.

A number of outbuildings were also destroyed by the bushfire; however, they did not form part of the heritage listing.



Figure 6: “Currawar” after Currowan Bushfire (source: RPS Australia East Pty Ltd)

2 Part 1 – Intended Outcome

The Planning Proposal intends to amend Shoalhaven LEP 2014 as follows:

- Remove Lot 30 DP 792994, E435 Princes Highway, Yatte Yattah (Item 535) from Schedule 5 Environmental Heritage.
- Amend Map Sheet HER_015 to reflect the removal of Item 535 from the Shoalhaven LEP 2014 instrument.

The heritage item has been destroyed and the property no longer holds heritage significance. The intended outcome of the PP is to remove the hurdles imposed by the heritage significance and to ensure that the accuracy of Shoalhaven LEP 2014 is upheld.

The removal of the heritage item from Shoalhaven LEP 2014 may enable the landowner to demolish utilising NSW Government assistance and to rebuild via NSW Government approval pathways.

3 Part 2 – Explanation of Provisions

To achieve the intended outcomes in Section 2 (Part 1), it is proposed to amend Shoalhaven LEP 2014 as outlined in **Table 1**. Item 535 will also be removed from Map Sheet HER_015 to reflect this change (refer to Section 5 Part 4 – Mapping of this PP).

Table 1: Shoalhaven LEP 2014 Instrument Changes

Item No. 535: “Currawar” – Victorian Georgian style farmhouse	
Issue and rationale: The item has been destroyed in the recent Currawan Bushfire. The property no longer has heritage significance and the proposed change will ensure the accuracy of Shoalhaven LEP 2014 in this regard. Proposed change: Remove Item 535 from Schedule 5.	
Existing Schedule 5	Proposed Schedule 5
Item No: 535 Item: “Currawar” – Victorian Georgian style farmhouse Address: E435 Princes Highway Locality: Yatte Yattah Property Description: Lot 30, DP 792994 Significance: Local	Item No: 535 Item: “Currawar” – Victorian Georgian style farmhouse Address: E435 Princes Highway Locality: Yatte Yattah Property Description: Lot 30, DP 792994 Significance: Local

4 Part 3 – Justification

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of any strategic study or report?

The PP is not the result of a strategic study or report. The Planning Proposal has been prepared in response to the recent Currawan Bushfire that destroyed the heritage item on the subject land. The property no longer holds heritage significance.

4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This PP is considered to be the best and only means of achieving the intended outcome.

As the property no longer holds heritage significance, the PP seeks to remove the hurdles imposed by the heritage significance and to ensure that the accuracy of Shoalhaven LEP 2014 is upheld.

The removal of the heritage item from Shoalhaven LEP 2014 may enable the landowner to demolish utilising NSW Government assistance and to rebuild via NSW Government approval pathways.

4.2 Relationship to strategic planning framework (Section B)

4.2.1 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)?

The applicable regional strategy is the Illawarra-Shoalhaven Regional Plan. The relevant Direction and Action is outlined below.

- Direction 3.4 Protect the Region's Cultural Heritage.
 - Action 4.3.1: Conserve heritage sites when preparing local planning controls.

The PP seeks to remove Item 535 from Shoalhaven LEP 2014 in response to Currowan Bushfire that destroyed the heritage item on the subject land.

As such, the PP is not considered inconsistent with this Direction as the property no longer holds heritage significance.

4.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Shoalhaven City Council's Community Strategic Plan

The Proposal is consistent with Council's Community Strategy Plan, specifically Theme 2. Sustainable, liveable environments, and its Action 2.2 Plan and manage appropriate and sustainable development.

Growth Management Strategy (GMS)

The purpose of the GMS is to manage the social and economic implications of future growth in Shoalhaven whilst protecting and preserving the environmental values of the City. The GMS broadly applies to the subject land; however, it is noted that there are no specific directions for Yatte Yattah. The PP is not inconsistent with the GMS.

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

The PP is consistent with all applicable State Environmental Planning Policies (SEPP). A full list of SEPPs is provided at **Attachment B**. The relevant SEPPs are discussed below.

BASIX 2004

This SEPP sets out how the BASIX scheme should be implemented throughout NSW.

Future residential development would be required to comply with this SEPP, which would be considered at the assessment stage.

The PP is not inconsistent with the BASIX SEPP and will not hinder its application.

Exempt and Complying Development Codes 2008 (Codes SEPP)

The Codes SEPP sets out a number of Codes which enables certain development to be undertaken without Council approval via the exempt or complying development streams.

The removal of Item 535 from Schedule 5 of Shoalhaven LEP 2014 would mean that significantly damaged buildings could be demolished under Part 2, Division 1, Subdivision 13 of the Codes SEPP. Further, future residential development may be able to utilise the complying development stream as the assessment mechanism.

The PP is not inconsistent with the Codes SEPP.

Koala Habitat Protection 2019

This SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The PP will not hinder the application of the SEPP.

It is noted, however, that future development on the site may need to consider the SEPP as part of the subject land is identified on the Koala Development Application Map.

The PP is not inconsistent with the Koala Habitat Protection SEPP.

Primary Production and Rural Development 2019

This SEPP seeks to facilitate the orderly economic use and development of lands for primary production. This PP will not result in an adverse impact on rural land nor will it hinder the application of the SEPP.

The PP is not inconsistent with the Primary Production and Rural Development SEPP.

4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The s.9.1 Ministerial Directions are considered at **Attachment C** and the PP is considered to be consistent with those applicable. The Directions specifically relevant to this PP are discussed in greater detail below.

1.5 Rural lands

This direction applies as the PP affects land within an existing rural zone.

The PP:

- Is consistent with the Shoalhaven Growth Management Strategy (see section 4.2.1).
- Does not result in controls that infringe upon farmer right to farm or opportunities for rural economic activities.
- Does not prohibit the use of rural zoned land for the purpose of agriculture and primary production.
- Does not adversely impact upon environmental values, specifically cultural heritage.

The PP does not contravene the objectives of this Direction nor is it inconsistent with this Direction.

2.3 Heritage Conservation

This Direction applies as the PP is proposing to remove the listing and associated mapping relating to Item 535 within Schedule 5 of Shoalhaven LEP 2014.

The removal of Item 535 from the LEP is not considered inconsistent with this Direction as the item has been destroyed by the Currowan Bushfire and is no longer of heritage significance.

4.1 Acid Sulphate Soils

The land subject to this PP is mapped as having acid sulfate soils. The PP, however, does not seek to intensify the land uses that are permissible with consent in relation to the site. The PP is not inconsistent with the Acid Sulfate Soils Planning Guidelines.

The PP is therefore not inconsistent with this direction.

4.4 Planning for Bushfire Protection

This Direction applies as the subject land is mapped as being bushfire prone.

The objectives of this Direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.

The removal of Item 535 from the LEP will not hinder the achievement of the objectives of the Direction.

Where relevant, future development will be assessed against Planning for Bushfire Protection 2019 during the development assessment process.

5.10 Implementation of Regional Plans

The Illawarra Shoalhaven Regional Plan (ISRP) applies to Shoalhaven and the PP is considered consistent with the ISRP as discussed in Section 4.2.1.

The PP is therefore not inconsistent with this direction.

4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 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?

The PP is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities as future development will likely be of a similar scale and nature (i.e. dwelling house and associated outbuildings). Any future use of the land will consider environmental impacts as part of the development assessment or complying development process.

4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Other environmental impacts are not anticipated due to the nature of the PP. Any future use of the land will consider environmental impacts as part of the development assessment or complying development process.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The removal of the heritage item from Shoalhaven LEP 2014 will have a positive impact for the landowner as it may enable demolition utilising NSW Government assistance and rebuilding via NSW Government approval pathways.

The rebuilding and recovery effort should also have a positive impact on the wider community who have been directly or indirectly affected by the Currowan Bushfire.

4.4 State and Commonwealth Interests (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The PP will not trigger the need for additional infrastructure at this point in time.

4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council staff have commenced formal pre-Gateway consultation with Heritage NSW regarding this Planning Proposal; however, a formal response has not yet been received. Heritage NSW have requested the following information be provided to support the Planning Proposal:

- The reason for the items being removed or partially removed
- Revised inventory sheets describing the current state of items, whether they are wholly or partial destroyed, and
- Photographic evidence which backs this up for each item.

This Planning Proposal outlines the reasons for the removal of the item and provides photographic evidence of the destroyed item. The inventory sheet for the item has also been updated on the State Heritage Inventory website to reflect the fact that the Item has been destroyed.

It would be appropriate for consultation with Heritage NSW to be a condition of Gateway. Based on the nature of the Planning Proposal, no additional agency consultation is considered necessary.

5 Part 4 – Mapping

The proposed mapping changes, as outlined in Parts 2 and 3 of the PP, includes the removal of Item 535 from Map Sheet HER_015. The proposed mapping changes are shown below.

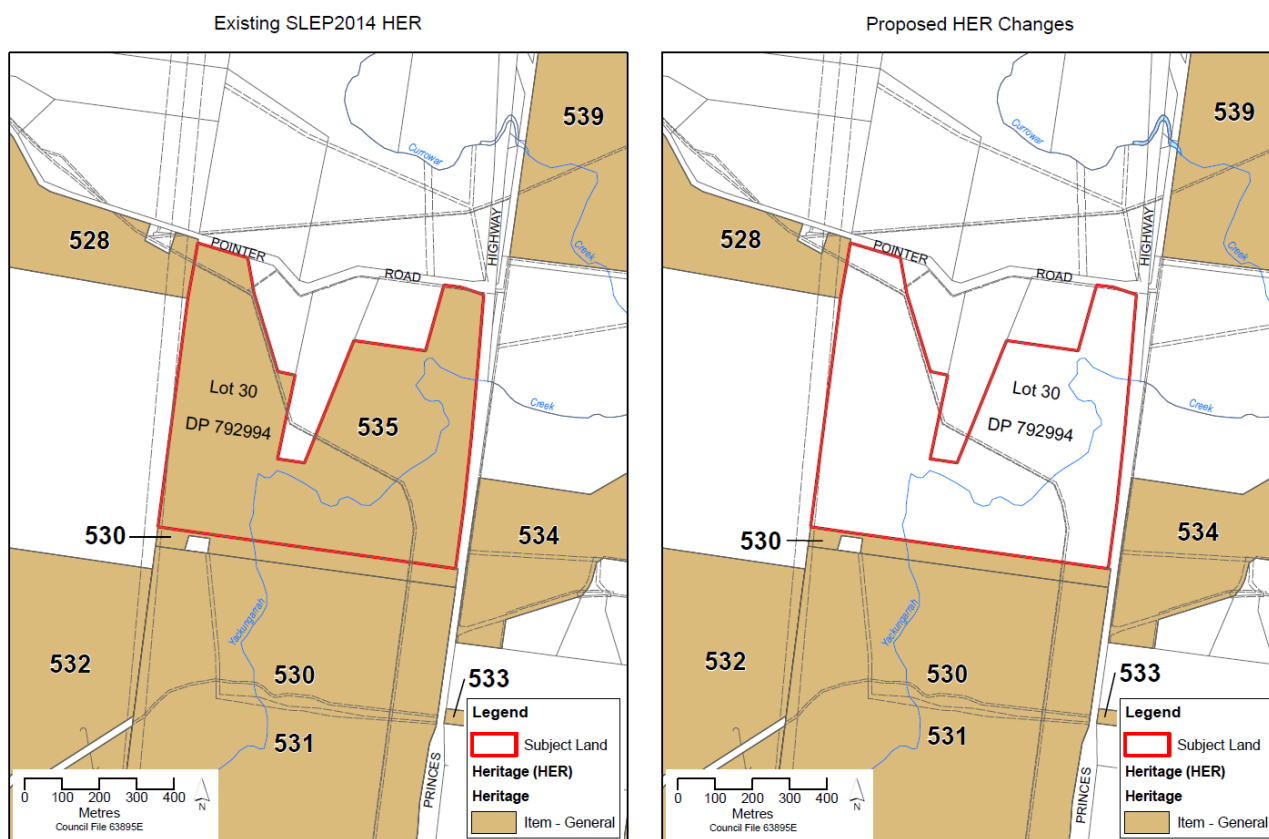


Figure 7: Proposed Mapping Changes

6 Part 5 - Community Consultation

Due to the nature of the PP, it is requested that no formal public exhibition is required. This is consistent with the Gateway Determinations of similar planning proposals in bushfire affected NSW Local Government Areas.

7 Part 6 – Project Timeline

The anticipated timeline for the Planning Proposal is outlined in the table below, noting that no public exhibition is expected based on Gateway Determinations of similar planning proposals in bushfire affected NSW Local Government Areas.

Table 2: Project timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	May/June 2020
Gateway determination requirements	June/July 2020
Public exhibition	N/A
Finalisation and notification of Plan	July 2020

ATTACHMENTS

Attachment A - Council report and minute, 5 May 2020

DE20.42 Proposed Heritage Bushfire Planning Proposal - Shoalhaven Local Environmental Plan 2014 (PP053)

HPERM Ref: D20/130549

Section: Strategic Planning

Approver: Phil Costello, Director Planning Environment & Development Group

Attachments: 1. Proposed Heritage Bushfire Planning Proposal (Pre-Gateway) (under separate cover)

Reason for Report

Obtain the necessary resolution to progress the Heritage Bushfire Amendment Planning Proposal (PP) which seeks to remove Item No. 535 (*“Currawar” – Victorian Georgian style farmhouse* at E435 Princes Highway, Yatte Yattah) from Schedule 5 Environmental Heritage of Shoalhaven Local Environmental Plan (LEP) 2014 following its destruction during the recent Currowan Bushfire.

Recommendation (Item to be determined under delegated authority)

That Council:

1. Submit the Heritage Bushfire Amendment Planning Proposal (PP053) provided as Attachment 1 to the report to the NSW Department of Planning, Industry and Environment for an initial Gateway determination.
2. Include the removal or adjustment of any other additional bushfire affected heritage items in PP053, if appropriate or relevant, that may be identified or confirmed prior to it being submitted to Gateway.
3. If the Gateway Determination requires formal public exhibition, proceed to public exhibition in accordance with the terms of the determination and legislative requirements and receive a further report on PP053 following the conclusion of the public exhibition period.
4. If the Gateway Determination does not require formal public exhibition or any other requirements, proceed to finalisation on the Planning Proposal and subsequent Amendment to the LEP without receiving any further reports.
5. Advise the landowner of this resolution, of the exhibition arrangements (if exhibition is required) and when the Plan is finalised.

Options

1. As recommended.

Implications: This is the preferred option as the heritage item has been destroyed and the property no longer holds the same heritage significance. The PP seeks to remove any hurdles imposed by the heritage significance and to ensure the accuracy of Shoalhaven LEP 2014 following the loss of the item.

2. Adopt an alternative recommendation.

Implications: This will depend on the extent of any changes and could delay the removal of the heritage item from LEP, which may affect demolition and rebuilding efforts.

3. Not proceed with the PP.

Implications: This is not favoured as the hurdles imposed by the heritage significance will remain which may restrict the landowner from being able to demolish utilising NSW Government assistance and rebuild via NSW Government approval pathways.

Background

Lot 30 DP 792994, E435 Princes Highway, Yatte Yattah (Figure 1) is currently identified as an item of local heritage (Item 535) in Shoalhaven LEP 2014 known as “Currawar” – Victorian Georgian style farmhouse.

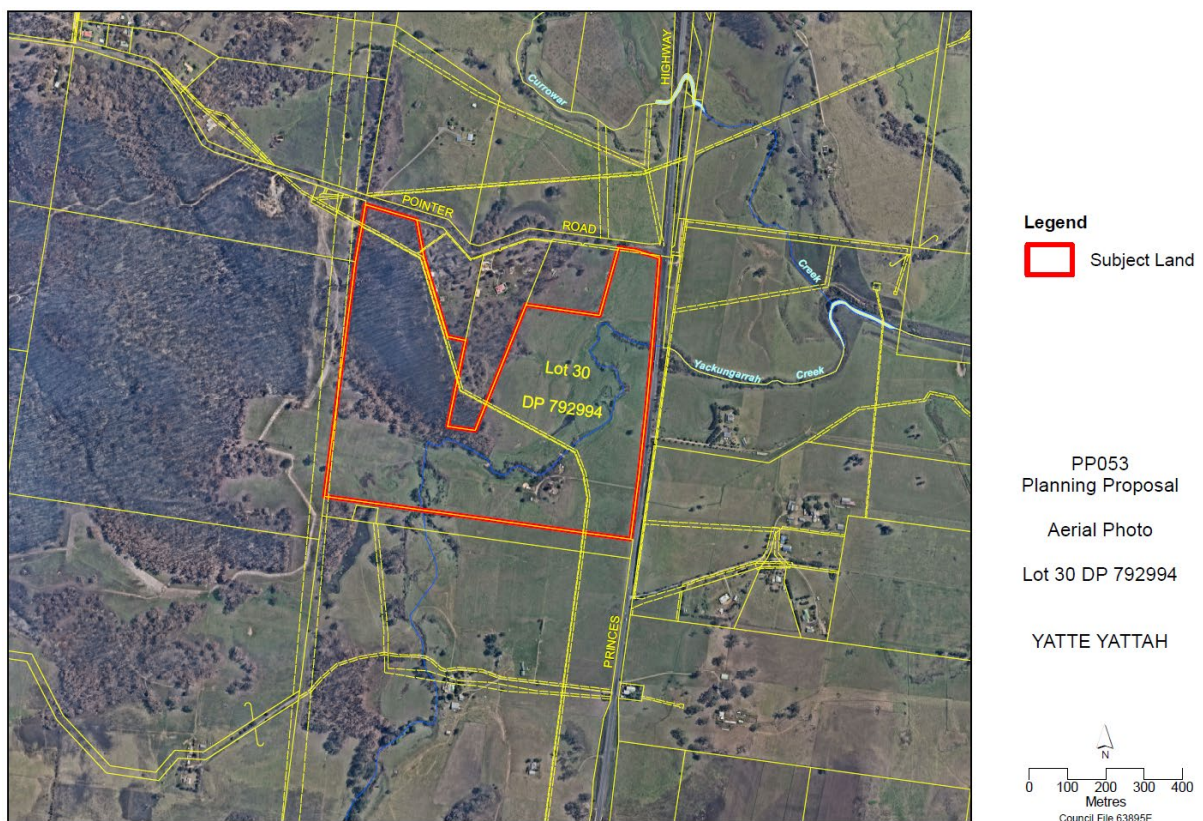


Figure 1: Aerial Photo of the Site (prior to Currowan Bushfire)

The item is described as a modest Victorian Georgian style weatherboard cottage built c.1875 which is part of the dairying cultural landscape established by the Kendall family north of Croobyar Creek. The building illustrated the subdivision of large estates and was a low key element on the pastoral landscape of the Milton district which extends northwards towards Yatte Yattah.

NSW Public Works has confirmed that “Currawar” (Figure 2) was unfortunately destroyed by the Currowan Bushfire. A number of associated outbuildings were also destroyed by the bushfire; however, they did not form part of the heritage listing.



Figure 2: “Currawar” prior to Currowan Bushfire

Intent of the Planning Proposal

The Planning Proposal (**Attachment 1**) intends to amend Shoalhaven LEP 2014 as follows:

- Remove Lot 30 DP 792994, E435 Princes Highway, Yatte Yattah (Item 535) from Schedule 5 Environmental Heritage.
- Amend Map Sheet HER_015 to reflect the removal of item 535 from the Shoalhaven LEP 2014 instrument.

As the heritage item has been destroyed and the property no longer holds the same heritage significance, the PP seeks to remove the hurdles imposed by the heritage significance and to ensure that Shoalhaven LEP 2014 is amended to reflect the loss.

The removal of the heritage item from Shoalhaven LEP 2014 may enable the landowner to demolish utilising NSW Government assistance in a timelier manner and assist the rebuilding process without unnecessary impediments. The amendment to Shoalhaven LEP 2014 may also enable the landowner to rebuild via NSW Government approval pathways rather than a development application being the only available option.

Bega Valley Shire Council is pursuing a similar PP to remove ten (10) LEP heritage listed items that were lost in their area during the 2019/2020 bushfires. The Gateway determination for the Bega PP does not require any consultation with Government agencies or community consultation, thus assisting with a quicker process.

There are likely to be other heritage listed items in Shoalhaven that have been significantly damaged or destroyed by the bushfires and this detail is starting to come through as the clean-up process advances. As such in addition to the subject property, there may be other items that need to be removed from the LEP, or the description of the items amended. To ensure this can happen in a timely manner, this is also generally recognised in the recommendation.

Conclusion/Next steps

The draft PP (**Attachment 1**) seeks to remove the hurdles imposed by the heritage significance of the now destroyed item which may assist the landowner in the demolition, approval and rebuild process. There is merit in enabling the PP to proceed to Gateway to support and continue the recovery effort.

Following initial endorsement by Council, the PP will be submitted to the NSW Department of Planning, Industry and Environment for a Gateway determination once an image of the destroyed item (or items) is provided by the NSW Rural Fire Service or others and included in the PP.

Community Engagement

Due to the nature of the PP, it is likely that no formal public exhibition will be required which is consistent with the Gateway determinations of similar planning proposals in bushfire affected NSW Local Government Areas. If, however, public exhibition is required, the PP will be exhibited for comment in accordance with Council's Community Participation Plan, and in accordance with the relevant legislative requirements.

The Gateway determination will specify the minimum exhibition period and any government agencies who should be consulted (e.g. Heritage NSW).

Financial Implications

There are no immediate financial implications for Council. This PP is being resourced within the Strategic Planning budget.

Policy Implications

Updating Schedule 5 of Shoalhaven LEP 2014 following the loss of Item No. 535 will ensure that the Plan remains accurate.

A number of other heritage items are located in the area burnt by the Currowan Bushfire. At this point in time, the impact of the bushfire on these items is unknown. As more information becomes available, a further PP may be required to make subsequent amendments to Schedule 5 of Shoalhaven LEP 2014.

FOR ACTION

DEVELOPMENT & ENVIRONMENT COMMITTEE

05/05/2020

TO: Coordinator - Policy Planning Team (Tague, Jenna)

Subject:	Proposed Heritage Bushfire Planning Proposal - Shoalhaven LEP 2014 (PP053)
HPERM Reference	63895E
Related Report	D20/130549
Item Number	DE20.42

RESOLVED (Clr Wells / Clr White)

MIN20.308

That Council:

1. Submit the Heritage Bushfire Amendment Planning Proposal (PP053) provided as Attachment 1 to the report to the NSW Department of Planning, Industry and Environment for an initial Gateway determination.
2. Include the removal or adjustment of any other additional bushfire affected heritage items in PP053, if appropriate or relevant, that may be identified or confirmed prior to it being submitted to Gateway.
3. If the Gateway Determination requires formal public exhibition, proceed to public exhibition in accordance with the terms of the determination and legislative requirements and receive a further report on PP053 following the conclusion of the public exhibition period.
4. If the Gateway Determination does not require formal public exhibition or any other requirements, proceed to finalisation on the Planning Proposal and subsequent Amendment to the LEP without receiving any further reports.
5. Advise the landowner of this resolution, of the exhibition arrangements (if exhibition is required) and when the Plan is finalised.

FOR: Clr Gash, Clr Findley, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

Attachment B - SEPP Checklist

SEPP	Name	Relevant	Not inconsistent
19	Bushland in Urban Areas	✗	n/a
21	Caravan parks	✗	n/a
33	Hazardous and Offensive development	✗	n/a
36	Manufactured home estates	✗	n/a
47	Moore Park Showground	✗	n/a
50	Canal estate development	✗	n/a
55	Remediation of land	✗	n/a
64	Advertising and signage	✗	n/a
65	Design quality of residential apartment development	✗	n/a
70	Affordable Housing (Revised Schemes)	✗	n/a
--	Aboriginal Land 2019	✗	n/a
--	Affordable Rental Housing 2009	✗	n/a
--	BASIX 2004	✓	✓
--	Coastal Management 2018	✗	n/a
--	Concurrences and Consents 2018	✗	n/a
--	Educational Establishments and Child Care Facilities 2017	✗	n/a
--	Exempt and Complying Development Codes 2008	✓	✓
--	Gosford City Centre 2018	✗	n/a
--	Housing for Seniors or People with a Disability 2004	✗	n/a
--	Infrastructure 2007	✗	n/a
--	Koala Habitat Protection 2019	✓	✓
--	Kosciuszko National Park—Alpine Resorts 2007	✗	n/a
--	Kurnell Peninsula 1989	✗	n/a
--	Mining, Petroleum Production and Extractive Industries 2007	✗	n/a
--	Penrith Lakes Scheme 1989	✗	n/a
--	Primary Production and Rural Development 2019	✓	✓
--	State and Regional Development 2011	✗	n/a
--	State Significant Precincts 2005	✗	n/a
--	Sydney Drinking Water Catchment 2011	✗	n/a
--	Sydney Region Growth Centres 2006	✗	n/a
--	Three Ports 2013	✗	n/a
--	Urban Renewal 2010	✗	n/a

--	Vegetation in Non-Rural Areas 2017	x	n/a
--	Western Sydney Employment Area 2009	x	n/a
--	Western Sydney Parklands 2009	x	n/a

Attachment C – S9.1 Directions Checklist*17 April 2020 Version*

Direction		Applicable	Relevant	Not inconsistent
1 Employment and Resources				
1.1	Business and Industrial Zones	x	x	n/a
1.2	Rural Zones	✓	x	n/a
1.3	Mining, Petroleum Production and Extractive Industries	x	x	n/a
1.4	Oyster Aquaculture	x	x	n/a
1.5	Rural lands	✓	✓	See s.4.2.4
2 Environment and Heritage				
2.1	Environmental Protection Zones	✓	x	n/a
2.2	Coastal Management	x	x	n/a
2.3	Heritage Conservation	✓	✓	See s.4.2.4
2.4	Recreation Vehicle Area	✓	x	n/a
2.5	Application of E2 and E3 Zones in Environmental Overlays in Far North Coast LEPs	x	x	n/a
2.6	Remediation of Contaminated Land	x	x	n/a
3 Housing, Infrastructure and Urban Development				
3.1	Residential Zones	x	x	n/a
3.2	Caravan Parks and Manufactured Home Estates	✓	x	n/a
3.3	Home Occupations	✓	x	n/a
3.4	Integrating Land Use and Transport	x	x	n/a
3.5	Development Near Regulated Airports and Defence Airfields	x	x	n/a
3.6	Shooting Ranges	x	x	n/a
3.7	Reduction in non-hosted short term rental accommodation period	x	x	n/a
4 Hazard and Risk				
4.1	Acid Sulphate Soils	✓	✓	See s.4.2.4
4.2	Mine Subsidence and Unstable Land	x	x	n/a
4.3	Flood Prone Land	x	x	n/a
4.4	Planning for Bushfire Protection	✓	✓	See s.4.2.4
5 Regional Planning				
5.1	Implementation of Regional Strategies	x	x	n/a
5.2	Sydney Drinking Water Catchments	x	x	n/a

5.3	Farmland of State and Regional Significance on the NSW Far North Coast	x	x	n/a
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	x	x	n/a
5.9	North West Rail Link Corridor Strategy	x	x	n/a
5.10	Implementation of Regional Plans	✓	✓	See s.4.2.4
5.11	Development of Aboriginal Land Council land	x	x	n/a
6 Local Plan Making				
6.1	Approval and Referral Requirements	✓	x	n/a
6.2	Reserving Land for Public Purposes	✓	x	n/a
6.3	Site Specific Provisions	x	x	n/a
7 Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	x	x	n/a
7.2	Implementation of Greater Macarthur Land Release Investigation	x	x	n/a
7.3	Parramatta Road Corridor Urban Transformation Strategy	x	x	n/a
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	x	x	n/a
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	x	x	n/a
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	x	x	n/a
7.9	Implementation of Bayside West Precincts 2036 Plan	x	x	n/a
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	x	x	n/a