

**Attachment 5 – Consistency with State Environmental Planning Policies and section 9.1 Ministerial Directions (Local Planning Directions)**

<b>Table 1: Consistency with State Environmental Planning Policies</b>	
<b>State Environmental Planning Policy (SEPP)</b>	<b>Comment on Consistency</b>
SEPP (Planning Systems) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Biodiversity and Conservation) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Primary Production) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resilience and Hazards) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Industry and Employment) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts – Eastern Harbour City) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts – Central River City) 2021	Not Applicable
SEPP (Precincts – Western Parkland City) 2021	Not Applicable
SEPP (Precincts – Regional) 2021	Not Applicable
SEPP (Exempt and Complying Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Sustainable Building) 2022 ( <i>Not in effect till Oct 2023</i> )	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

Table 2: Consistency with section 9.1 Ministerial Directions (Local Planning Directions)	
Direction	Comment on Consistency
<b>Focus Area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	Applicable. The planning proposal is consistent with the objectives of the Greater Sydney Regional Plan: A Metropolis of Three Cities, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.  The planning proposal is also consistent with the directions of the Eastern City District Plan, particularly planning priority E6 and Action 20.
1.2 Development of Aboriginal Land Council land	Not applicable. This planning proposal does not affect Aboriginal Land Council Land.
1.3 Approval and Referral Requirements	The planning proposal seeks the heritage listing of five properties on Macarthur Parade, Dulwich Hill. This is not expected to require any additional approval or referral requirements. The planning proposal is consistent with this direction
1.4 Site Specific Provisions	The planning proposal does not contain any unnecessarily restrictive site-specific planning controls. The planning proposal is consistent with the direction
<b>Focus Area 2: Planning Systems – Place-based</b>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not Applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable

1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not Applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not Applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable
1.14 Implementation of Greater Macarthur 2040	Not Applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not Applicable
1.16 North West Rail Link Corridor Strategy	Not Applicable
1.17 Implementation of the Bays West Place Strategy	Not Applicable. The subject sites do not fall within the Bays West Place Strategy land.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not Applicable
1.19 Implementation of the Westmead Place Strategy	Not Applicable
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not Applicable
1.21 Implementation of South West Growth Area Structure Plan	Not Applicable
1.22 Implementation of the Cherrybrook Station Place Strategy	Not Applicable
<b>Focus area 2: Design and Place</b>	
<b>Focus area 3: Biodiversity and Conservation</b>	
3.1 Conservation Zones	Applicable. Consistent. The planning proposal will not affect the conservation standards of any environmentally sensitive land.
3.2 Heritage Conservation	Applicable. Consistent. Heritage listing of the subject sites will provide ongoing protection and recognition of the heritage significance of the item.
3.3 Sydney Drinking Water Catchments	Not Applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable
3.5 Recreation Vehicle Areas	Not Applicable
3.6 Strategic Conservation Planning	Not Applicable
3.7 Public Bushland	Not Applicable
3.8 Willandra Lakes Region	Not Applicable

3.9 Sydney Harbour Foreshores and Waterways Area	Not Applicable
3.10 Water Catchment Protection	Not Applicable
<b>Focus area 4: Resilience and Hazards</b>	
4.1 Flooding	Not Applicable
4.2 Coastal Management	Not Applicable
4.3 Planning for Bushfire Protection	Not Applicable
4.4 Remediation of Contaminated Land	Not Applicable
4.5 Acid Sulfate Soils	Not Applicable
4.6 Mine Subsidence and Unstable Land	Not Applicable
<b>Focus area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	<p>Applicable.</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of:</p> <ul style="list-style-type: none"> <li>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</li> <li>The Right Place for Business and Services – Planning Policy (DUAP 2001).</li> </ul>
5.2 Reserving Land for Public Purposes	<p>The planning proposal does not amend reservations of land for public purposes.</p> <p>The planning proposal is consistent with the direction.</p>
5.3 Development Near Regulated Airports and Defence Airfields	Not Applicable
5.4 Shooting Ranges	Not applicable.
<b>Focus area 6: Housing</b>	
6.1 Residential Zones	<p>Applicable.</p> <p>Inconsistent. The draft PP seeks to introduce new heritage restrictions on residential-zoned land, that would have the effect of reducing the permissible residential density on this land and is, therefore, inconsistent with this Direction. The proposed amendments do not affect the delivery of housing supply and diversity-related actions under Council's Local Housing Strategy, or Council's environment and sustainability goals. The changes are also supported by expert heritage advice.</p> <p>Therefore, the inconsistency with this Direction is of minor significance.</p>
6.2 Caravan Parks and Manufactured Home Estates	Not Applicable
<b>Focus area 7: Industry and Employment</b>	
7.1 Business and Industrial Zones	Not Applicable
7.2 Reduction in non-hosted short-term rental accommodation period	Not Applicable
7.3 Commercial and Retail Development along the Pacific Highway, North	Not Applicable
<b>Focus area 8: Resources and Energy</b>	

8.1 Mining, Petroleum Production and Extractive Industries	Not Applicable
<b>Focus area 9: Primary Production</b>	
9.1 Rural Zones	Not Applicable
9.2 Rural Lands	Not Applicable
9.3 Oyster Aquaculture	Not Applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable