



Planning Proposal

August 2023

To reclassify public land from Community to Operational Land at Evans Road/Orcam Lane, Rooty Hill

Table of Contents

Part 1 – Objectives and intended outcomes	1
1.1 Introduction	1
1.2 Applicable land	1
1.3 Current planning controls	3
Part 2 – Explanation of provisions	3
2.1 Amendments to Local Environmental Plan 2015	3
Part 3 – Justification of strategic and site-specific merit	3
Section A – Need for the Planning Proposal	3
Section B – Relationship to the Strategic Planning Framework	4
Section C – Environmental, Social and Economic Impact	6
Section D – Infrastructure (Local, State and Commonwealth)	6
Section E – State and Commonwealth Interests	6
Part 4 – Maps	7
Part 5 – Community consultation	7
Part 6 – Project timeline	7
Attachments	
Attachment 1:	Consistency with the Greater Sydney Region Plan, Central City Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement
Attachment 2:	Consistency with Applicable SEPPs
Attachment 3:	Consistency with Relevant Section 9.1 Directions by the Minister

Part 1 – Objectives and intended outcomes

1.1 Introduction

Council is requesting to reclassify Council owned land from Community to Operational under the *Local Government Act 1993* (LG Act).

In accordance with the provisions of the Local Government Act, Council classified all of its land as either "Operational" or "Community" before 1st July, 1994.

Classification as "Community" reflects the importance of the land to the community because of its use or special features. Generally, land classified as community is intended for public access and use, or where other restrictions applying to the land creates some obligation to maintain public access (such as a trust deed, or dedication under former section 94 of the *Environmental Planning and Assessment Act 1979*). This gives rise to the restrictions in the Local Government Act, intended to preserve the qualities of the land. Community land ordinarily comprise land such as a public park, sportsground or bushland and cannot be sold (s45 LG Act); cannot be leased, licenced or any other estate granted over the land for more than 21 years (without Ministerial consent) (s47 LG Act); and must have a plan of management prepared for it (s35 LG Act).

In contrast, "Operational" land has no special restrictions other than those that may ordinarily apply to any parcel of land. Operational land is unfettered land and would ordinarily comprise land that facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as council offices, a works depot, sewer or water pump station or a council quarry. It also includes land held by Council as a temporary asset or as an investment.

The purpose of the classification of land is to identify clearly land which should be kept for use by the general public (Community land) and that land which need not (Operational land). If land is classified Community and Council wishes to consider various dealings with the land such as a change in usage, development, sale or long-term leasing, this requires the process of a Local Environmental Plan with public exhibition including a public hearing to alter the classification.

1.2 Applicable land

The Planning Proposal applies to the subject land as shown in Figure 1. It is Lot 201 DP 592610, Evans Road/Orcam Lane, Rooty Hill. It is located on the western side of Orcam Lane, facing Evans Road, and adjoining a neighbourhood retail centre.

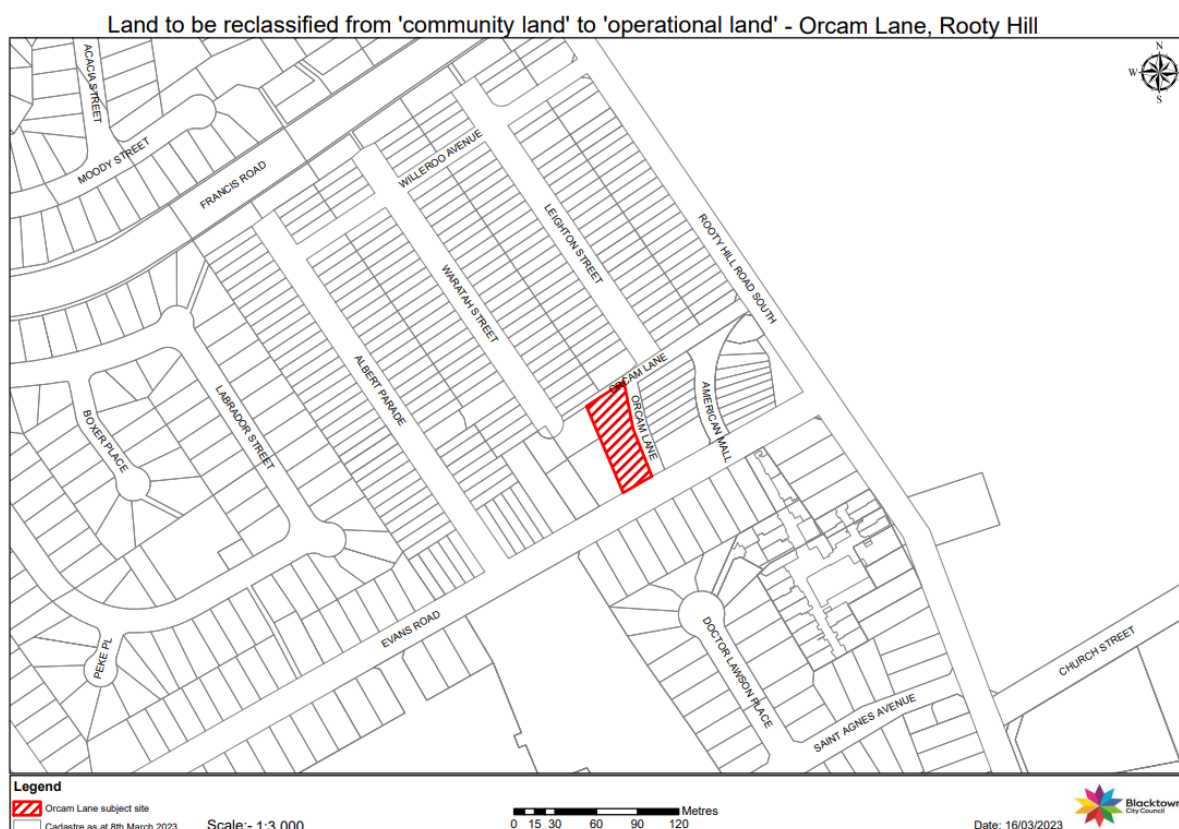


Figure 1 - Subject land to be reclassified indicated in red

The subject land came into Council's ownership as Lot 20 DP 30448 by way of Memorandum of Transfer dated 23 November 1959. When the subdivision plan was registered on 8 March 1960, Lot 20 DP 30448 was transferred to Council 'as a site for accommodation of vehicles'.

When the subject land was first dedicated to Council in 1960, it was intended to be used for car parking, to service future retail development on the eastern side of Orcam Lane. When this retail development occurred, in 1990, the shops were orientated to the east, with parking, and a road provided on the eastern side – on Lot 1 DP 456635 (owned by Council) rather than on the subject land in Orcam Lane.

The land remains registered in Council's name but subject only to reservations and conditions in the Crown Grant(s). The land cannot be used or otherwise developed for purposes inconsistent with the trust (see s35 of the LG Act); unless and until it is reclassified as operational and the trust dissolved. This cannot be done other than by a Local Environmental Plan in accordance with s30 of the LG Act.

The purpose of this Planning Proposal is to reclassify this land which is surplus to Council and the community's needs. The Planning Proposal will facilitate the subdivision and sale of the land by potentially creating three new residential lots.

1.3 Current planning controls

Blacktown LEP 2015 applies to the subject land.

1.3.1 Land use zones

The subject land is zoned R2 Low Density Residential under the Blacktown LEP 2015.

A map showing the existing land use zone is included as Figure 2.

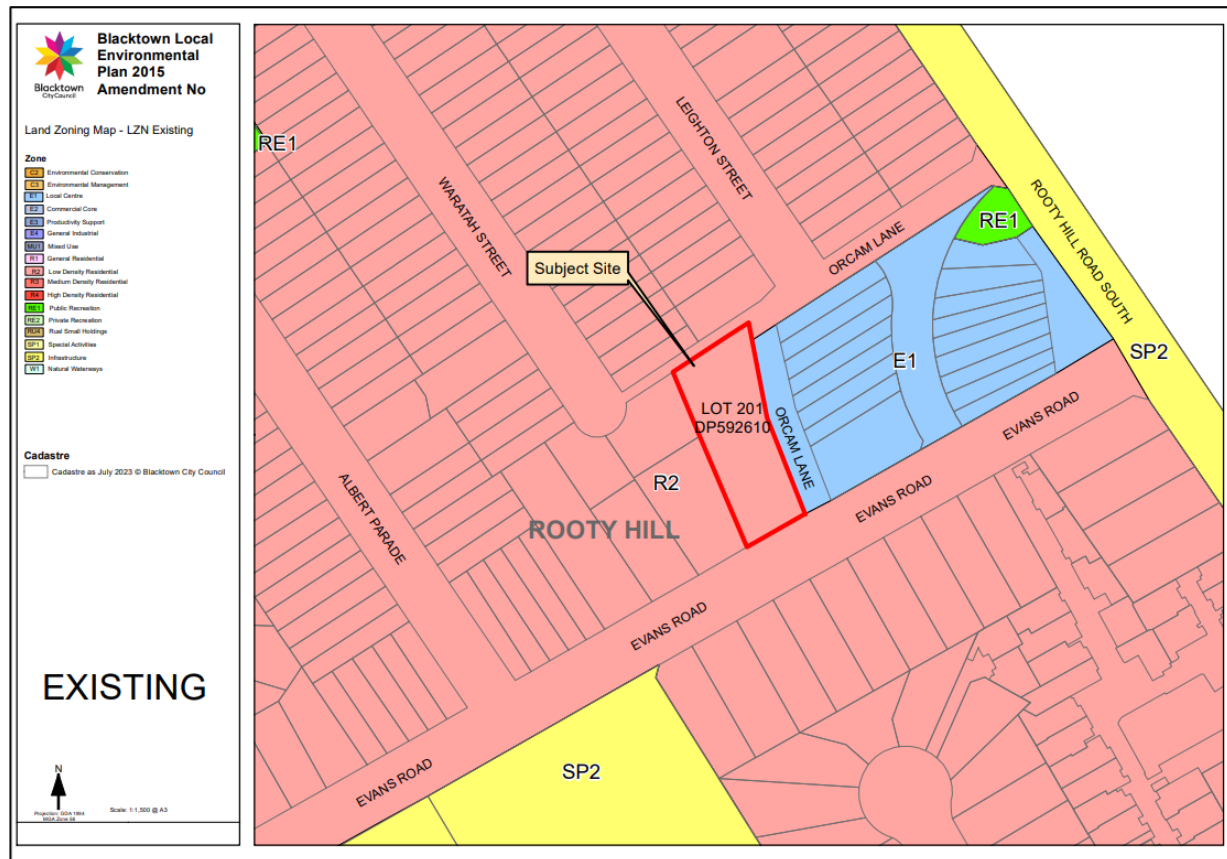


Figure 2 – Existing Land use zone applicable to the subject land

Part 2 – Explanation of provisions

2.1 Amendments to Local Environmental Plan 2015

The Planning Proposal seeks to include the subject land under Schedule 4; Part 2 of Blacktown LEP 2015 as Land classified, or reclassified, as operational land – interests changed, thereby confirming reclassification of such land from community to operational.

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is not the result of any specific strategy or study. The need for the Planning Proposal has arisen from the subject land being surplus to Council and the community's needs.

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

An amendment to the BLEP 2015 is required under the EPA Act and LG Act to achieve the intended outcome of the Planning Proposal.

Section B – Relationship to the Strategic Planning Framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is consistent with the objectives and actions of the regional and district strategic planning framework as represented by the following relevant plans:

- Greater Sydney Region Plan: A Metropolis of Three Cities
- Central City District Plan.

a) Greater Sydney Region Plan: A Metropolis of Three Cities

The Planning Proposal is consistent with the following objectives in the Region Plan as detailed in Attachment 1:

- Objective 5: Benefits of growth realised by collaboration of governments, community and business
- Objective 6: Services and infrastructure meet communities' changing needs
- Objective 10: Greater Housing Supply

b) Central City District Plan

This Planning Proposal deals with planning matters at the neighbourhood scale that are of a limited local planning significance. The Planning Proposal is consistent with the following objectives in the District Plan:

- Planning Priority C1 Planning for a city supported by infrastructure
- Planning Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport

The proposal will enable new housing provision to meet demand through a open market and place-based approach as detailed in Attachment 1.

4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The Planning Proposal is consistent with Blacktown LSPS which is the key strategic land use planning document to facilitate and manage future growth and development within the Blacktown City. The Blacktown LSPS builds on the community engagement and outcomes of Council's Community Strategic Plan and Our Blacktown 2041. The Blacktown LSPS outlines how Council will manage growth sustainably over a 20-year period.

The subject site adjoins a Local Centre. The Planning Proposal is consistent with the vision and land use planning for Local Centres and supports Council's endorsed LSPS (Local Planning Priority 5) by providing housing supply, choice and affordability with access to jobs, services and public transport as detailed in Attachment 1.

a) Blacktown Local Strategic Planning Statement 2020 (Blacktown LSPS)

The Planning Proposal aligns with the Blacktown LSPS which is the Key Strategic land use planning document to facilitate and manage future growth and development within Blacktown City, following the below objectives:

- Local Planning Priority 5: Providing housing supply, choice and affordability with access to jobs, services and public transport
- Local Planning Priority 6: Creating and renewing great places and centres
- Local Planning Priority 7: Delivering integrated land use and transport planning and a 30-minute city

The proposed reclassification of land supports these planning priorities by providing new infill housing opportunities within existing suburban areas and in close proximity to an identified urban renewal precinct and good accessibility to regional transport linkages.

b) Our Blacktown 2041 - Community Strategic Plan

The Planning Proposal is consistent with the Community Strategic Plan as detailed in Attachment 1.

The Community Strategic Plan outlines Council's vision and aspirations for the future of the City and facilitates and manages future growth and development within the City to 2041.

Our Blacktown 2041 - Community Strategic Plan identifies 6 Strategic Directions:

- A vibrant, inclusive and resilient community
- A clean, sustainable and climate resilient city
- A smart and prosperous economy
- A growing city supported by accessible infrastructure
- A healthy, sporting and active city
- A leading city.

5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

This Planning Proposal will not contradict or hinder the application of any relevant State and regional studies or strategies as detailed in Attachment 2.

6. Is the Planning Proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with applicable state environmental planning policies (SEPPs) as detailed in Attachment 2.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 Directions by the Minister)?

The Proposal is consistent with applicable Section 9.1 Ministerial Directions as detailed in Attachment 3.

Section C – Environmental, Social and Economic Impact

- 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The Planning Proposal will not affect critical habitat or threatened species, populations or ecological communities, or their habitats. The site is within an urbanised area that does not contain flora or fauna that is of significance to the ecological community.

- 9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?**

There are no other likely environmental effects as a result of the Planning Proposal. When a Development Application is lodged, a full assessment of environmental impacts will be undertaken with respect to the development.

- 10. Has the Planning Proposal adequately addressed any social and economic effects?**

The site is considered suitable for the proposed use. The Planning Proposal is not of scale type that can be expected to result in any significant negative economic or social impacts within the neighbourhood or Blacktown LGA.

Section D – Infrastructure (Local, State and Commonwealth)

- 11. Is there adequate public infrastructure for the Planning Proposal?**

The site is located within an established suburban area with existing access to existing of urban infrastructure and services including, water, energy utilities, telecommunication and regional transport linkages. It is not expected that the scale of development likely to be generated by the Planning Proposal would result in demand on that infrastructure which is beyond their existing carrying capacities.

Section E – State and Commonwealth Interests

- 12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

Relevant State and Commonwealth public authorities will be consulted during the exhibition of the Planning Proposal in accordance with the Gateway determination directions.

Part 4 – Maps

The proposed amendment does not amend any maps because it proposes to amend Schedule 4 of the Blacktown LEP 2015 to reclassify the subject land from Community to Operational Land.

Part 5 – Community consultation

Community consultation will be carried out in accordance with the requirements of any Gateway determination, the *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993*.

A public hearing will be undertaken in accordance with the *Local Government Act 1993*.

Part 6 – Project timeline

The following project timeline provides an estimated timeframe for each stage of the Planning Proposal.

Table 1 – Indicative project timeline

Stage	Timeframe and/or date
Consideration by Local Planning Panel	August 2023
Consideration by Council at Council Meeting	September 2023
Council decision	September 2023
Gateway determination	October 2023
Pre-Exhibition	November 2023
Commencement and completion of public exhibition period	December 2023/ January 2024
Consideration of submissions	January 2024
Post-exhibition review and additional studies	February 2024
Public consultation and public hearing	February 2024
Submission to the Department for finalisation (where applicable)	March 2024
Gazettal of LEP amendment	May 2024

Consistency with Greater Sydney Region Plan, Central City District Plan, Blacktown Community Strategic Plan and Blacktown Local Strategic Planning Statement

A. Greater Sydney Region Plan – A Metropolis of 3 Cities

Direction	Objective	Does this objective apply to the Planning Proposal	How does this Planning Proposal implement the Direction and Objective?
Infrastructure and Collaboration			
A city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Yes	Consistent. The site is located within an established urban area with existing access to infrastructure.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Yes	Consistent. The proposed amendment supports the delivery of housing.
	Objective 3: Infrastructure adapts to meet future needs	Yes	Consistent. The proposed amendment will enable delivery of housing to meet future needs of the community.
	Objective 4: Infrastructure use is optimised	Yes	Consistent. The proposed amendment will enable the existing and continuing use of existing economic and recreational infrastructure.
A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Yes	Consistent. The Planning Proposal will enable delivery of much needed housing in NSW.

Liveability

A city for people	Objective 6: Services and infrastructure meet communities' changing needs	Yes	Consistent. The proposal will enable the community to access housing in an increasingly tight housing market.
	Objective 7: Communities are healthy, resilient and socially connected	Yes	Consistent. The delivery of housing that is in proximity to infrastructure, supports the needs of the growing population.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	Yes	Consistent. The proposal will encourage a diverse population by allowing additional housing stock accessible by a diverse population.
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	No	Not applicable.
Giving people housing choices	Objective 10: Greater housing supply	Yes	Consistent. The proposal will enable greater housing supply.
	Objective 11: Housing is more diverse and affordable	Yes	Consistent. By reclassifying the land as operational, this will enable delivery of housing that contributes to diverse and affordable housing within Blacktown City.
A city of great places	Objective 12: Great places that bring people together	Yes	Consistent. The proposal will increase opportunity for social connections between residents and the community.
	Objective 13: Environmental heritage is identified, conserved and enhanced	No	Not applicable. The site is not identified as a heritage item under Blacktown LEP 2015

Productivity			
A well-connected city	Objective 14: A Metropolis of 3 Cities – integrated land use and transport creates walkable and 30- minute cities	Yes	Consistent. The site is in close walking distance to educational, commercial and residential uses as well as public transport services.
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive.	No	Not applicable
	Objective 16: Freight and logistics network is competitive and efficient	No	Not applicable
	Objective 17: Regional connectivity is enhanced	No	Not applicable

Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive	No	Not applicable
	Objective 19: Greater Parramatta is stronger and better connected	No	Not applicable
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	Not applicable
	Objective 21: Internationally competitive health, education, research and innovation precincts	No	Not applicable
	Objective 22: Investment and business activity in centres	Yes	Consistent. The subject site is in proximity to retail and commercial activity.
	Objective 23: Industrial and urban services land is planned, retained and managed	Yes	Consistent. The Planning Proposal is on urban services land. There is no change to the zoning of the land.
	Objective 24: Economic sectors are targeted for success	Yes	Consistent. Development of the site will enable continued use of economic centres located within proximity to the land.
Sustainability			
A city in its landscape	Objective 25: The coast and waterways are protected and healthier	No	Not applicable
	Objective 26: A cool and green parkland city in the South Creek corridor	No	Not applicable

	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	Not applicable
	Objective 28: Scenic and cultural landscapes are protected	No	Not applicable
	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	Yes	Not applicable
	Objective 30: Urban tree canopy cover is increased	Yes	Not applicable. The subject site is a vacant parcel of land.
	Objective 31: Public open space is accessible, protected and enhanced	Yes	Consistent. The site is within walking distance to open spaces including the Morreau Reserve and Blacktown International Sports Park.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	Not applicable
An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Yes	Consistent. Any building works will have to comply with relevant development controls.
	Objective 34: Energy and water flows are captured, used and re-used	Yes	Consistent. Specific requirements will be addressed during the development application stage.
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	Yes	Consistent. Specific requirements will be addressed during the development application stage.

A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	Yes	Consistent. Blacktown development controls and BASIX will apply and addressed when assessing development applications.
	Objective 37: Exposure to natural and urban hazards is reduced	Yes	Consistent. This will be addressed when assessing development applications.
	Objective 38: Heatwaves and extreme heat are managed	Yes	Consistent. This will be addressed when assessing development applications.
Implementation			
Implementation	Objective 39: A collaborative approach to city planning	No	Not applicable
	Objective 40: Plans refined by monitoring and reporting	No	Not applicable

B. Central City District Plan

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
Infrastructure and Collaboration		
C 1: Planning for a city supported by Infrastructure	Yes	Consistent. The site is supported by infrastructure given it is located within an established suburban area with existing access to urban infrastructure.
C 2: Working through collaboration	Yes	Consistent. This proposal will be in collaboration with the Department of Planning and Environment and submitted for Gateway determination.
Liveability		
C 3: Providing services and social infrastructure to meet people's changing needs	Yes	Consistent. This proposal seeks to enable opportunity for additional residential developments.
C 4: Fostering healthy, creative, culturally rich and socially connected communities	Yes	Consistent. The proposal encourages socially connected communities located in walking distance of local infrastructure and services.
C 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	Consistent. The proposal enables provision of housing supply with access to services and public transport.
C 6: Creating and renewing great places and local centres, and respecting heritage the District's heritage	Yes	Consistent. The proposal will contribute to the existing local area and community.
Productivity		
C 7: Growing a stronger and more competitive Greater Parramatta	No	Not applicable
C 8: Delivering a more connected and competitive GPOP Economic Corridor	No	Not applicable

C 9: Delivering integrated land use and transport planning a 30-minute city	Yes	Consistent. The site is in close walking distance to education, commercial and residential uses as well as public transport services.
C 10: Growing investment, business opportunities and jobs in strategic centres	Yes	Consistent. The subject site is in proximity to retail and commercial activity which will encourage growth in local business opportunities.
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Consistent. The Planning Proposal is on urban services land.
C 12: Supporting growth of targeted industry sectors	No	Not applicable
Sustainability		
C 13: Protecting and improving the health and enjoyment of the District's waterways	No	Not applicable
C 14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	Not applicable
C 15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Yes	Consistent. The proposal does not impact on the ecological landscape of the area.
C 16: Increasing urban tree canopy cover and delivering Green Grid connections	No	Not applicable
C 17: Delivering high quality open space	No	Not applicable
C 18: Better managing rural Areas	No	Not applicable
C 19: Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Consistent. Development will have to comply with the relevant Council development controls and BASIX.

C 20: Adapting to the impacts of urban and natural hazards and climate change	Yes	Consistent. Development will have to comply with the relevant Council development controls and BASIX.
Implementation		
C 21: Preparing local strategic planning statements informed by local strategic planning	No	Not applicable
C 22: Monitoring and reporting on the delivery of the plan	No	Not applicable

C. Our Blacktown 2041 - Community Strategic Plan

Strategic Direction	Compliance
A vibrant, inclusive and resilient community	Consistent. The reclassification of the land will enable delivery of new homes and creating more inclusive environment that will encourage a resilient community.
A clean, sustainable and climate resilient city	Consistent. The activities on site are not considered to negatively impact on the environment.
A smart and prosperous economy	Consistent. The additional provision of homes will increase the demand for the local economy in the area
A growing city supported by accessible infrastructure	Consistent. The site is located in walking distance to Rooty Hill Station, and nearby bus stops with access to multiple bus routes provide sufficient transport infrastructure.
A healthy, sporting and active city	Consistent. The site is located close to Rooty Hill Outdoor Basketball Court, Tennis and Squash Centre and Angus Park.
A leading city	Consistent. The proposal will enable the provision of additional housing in the community.

D. Blacktown Local Strategic Planning Statement 2020

Planning Priorities	Does this priority apply to the Planning Proposal	How does this Planning Proposal implement the Planning Priority and Action
Infrastructure and Collaboration		
LPP 1: Planning for a city supported by Infrastructure	Yes	Consistent. The site is supported by infrastructure given it is located within an established suburban area with existing access to urban infrastructure.
LPP 2: Collaborating, partnering and engaging to implement the LSPS	Yes	Consistent. This proposal will be in collaboration with the Department of Planning and Environment and submitted for Gateway determination.
Liveability		

LPP 3: Providing services and social infrastructure to meet people's changing needs	Yes	Consistent. This proposal seeks to enable opportunity for the delivery of greater housing supply.
LPP 4: Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	Yes	Consistent. The proposal encourages socially connected communities located in walking distance of local infrastructure and services.
LPP 5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	Consistent. The proposal enables provision of housing supply with access to services and public transport.
LPP 6: Creating and renewing great places and centres	Yes	Consistent. The proposal enables provision of in-fill housing supply in an existing urban area.
Productivity		
LPP 7: Growing a stronger and more competitive Greater Parramatta	No	Not applicable
LPP 8: Growing mixed use, investment, business and job opportunities in Strategic Centres	Yes	Consistent. The increase in residents within the site may contribute to the growing economy in Rooty Hill Strategic Centre.
LPP 9: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	No	Consistent. The proposal is for a site located on urban services land.
LPP 10: Growing targeted industry sectors	No	Not applicable
Sustainability		
LPP 11: Protecting and improving the health and enjoyment of waterways	No	Not applicable

LPP 12: Creating a Parkland City urban structure and emphasising the importance of South Creek	No	Not applicable
LPP 13: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Yes	Not applicable
LPP 14: Increasing urban tree canopy cover and Green Grid connections	No	Consistent. The proposal does not affect the existing ecological landscape of the area.
LPP 15: Delivering high quality open space	No	Not applicable
LPP 16: Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Not applicable
LPP 17: Adapting to the impacts of urban and natural hazards and climate change	Yes	Consistent. Development applications will have to comply with the relevant Council development controls and BASIX.
Implementation		
LPP 18: Delivering, monitoring and reporting on the actions in the LSPS	No	Not applicable

Consistency with Applicable SEPPs

State Environmental Planning Policy	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes. The proposal does not affect the biodiversity and ecological conservation of the area. Any clearing of vegetation will be assessed during the development application process.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes. The sustainability of the development will be assessed during the development application process.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Housing) 2021	Yes. This proposal will enable the delivery of housing in a location where it will make good use of existing and planned infrastructure and services.
State Environmental Planning Policy (Industry and Employment) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP. Any housing proposed will be assessed during the development application process.
State Environmental Planning Policy (Planning Systems) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	Yes. The site is located in the Central River City. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable. The site is not located in the Eastern Harbour City. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable. The site is not located in a regional area. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable. The site is not located in the Western Parkland City. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Primary Production) 2021	Not Applicable.

State Environmental Planning Policy	Consistency
	The site is in an urban area and no primary production takes place on the site
State Environmental Planning Policy (Resilience and Hazards) 2021	Not applicable. This Planning Proposal will not contradict or hinder the application of this SEPP. The site is not located within coast affected areas.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. This Planning Proposal will not contradict or hinder the application of this SEPP. The site is not involved in mining, petroleum or extractive industries.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP. The sustainability of the development will be assessed during the development application process.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP. The site does not interfere with any transport and infrastructure projects.

Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with this Direction.
1.2 Development of Aboriginal Land Council land	Not applicable.
1.3 Approval and Referral Requirements	The Planning Proposal is consistent with this Direction.
1.4 Site Specific Provisions	The Planning Proposal is consistent with this Direction.
Focus area 1: Planning Systems – Place-based	
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 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.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable.
1.19 Implementation of the Westmead Place Strategy	Not applicable.

Direction	Consistency of Planning Proposal
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.
Focus area 2: Design and Place	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The Planning Proposal is consistent with this Direction.
3.2 Heritage Conservation	The Planning Proposal is consistent with this Direction.
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	The Planning Proposal is consistent with this Direction.
3.8 Wilandra Lakes Region	Not applicable.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable.
3.10 Water Catchment Protection	Not applicable.
Focus area 4: Resilience and Hazards	
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.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal is consistent with this Direction. It will facilitate the delivery of housing within Rooty Hill Area and in close proximity to jobs, services and public transport.
5.2 Reserving Land for Public Purposes	The Planning Proposal is consistent with this Direction.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable.
5.4 Shooting Ranges	Not applicable.

Direction	Consistency of Planning Proposal
Focus area 6: Housing	
6.1 Residential Zones	The Planning Proposal is consistent with this Direction. The subsequent provision of housing will enable residents' access to infrastructure and services.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.
Focus area 7: Industry and Employment	
7.1 Employment 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 Coast	Not applicable.
Focus area 8: Resources and Energy	
8.1. Mining, Petroleum Production and Extractive Industries	Not applicable.
Focus area 9: Primary Production	
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.