



# Planning Proposal

September 2024

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**Amendment to State Environmental Planning Policy (Precincts – Central River City) 2021 to rezone parts of Lots 37 and 38 Section 17 Deposited Plan 1480, Sydney Street, Grantham Farm, from SP2 Infrastructure (Drainage) to R2 Low Density Residential.**

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## Part 1 – Objectives and intended outcomes.

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### 1.1 Introduction

Blacktown City Council has received a request from Group Development Services Pty Ltd to prepare a Planning Proposal to rezone parts of Lots 37 and 38 Section 17 Deposited Plan 1480 (subject land).

The Planning Proposal seeks to rezone the subject land from SP2 Infrastructure (Drainage) to R2 Low Density Residential under *State Environmental Policy (Precinct – Central River City) 2021*.

The applicant has submitted a Concept Engineering Design that shows alternative drainage design to drain the land and this aligns with Council's Engineering Guide for Development (current revision July 2020).

The rezoning will also remove the need for Council to acquire the SP2 Infrastructure (Drainage) zoned land.

This rezoning will facilitate additional housing on the land.

### 1.2 Applicable land

The Planning Proposal applies to the subject land shown in Figure 1 with an aerial image provided at Figure 2.

The subject land is located within the Riverstone Precinct, which is part of the North West Growth Area. The individual lots are approximately 557.4 square metres in size with a total combined site area of approximately 1,114.8 square metres. The area of the subject land to be rezoned is 487.96 square metres. The lots are rectangular in shape and have frontage to Sydney Street. They are vacant and have been cleared of vegetation.



Figure 1: Subject lots marked in red



Figure 2: Aerial view of the subject land highlighted in yellow.

### 1.3 Current planning controls

*State Environmental Planning Policy (Precincts – Central River City) 2021 – Appendix 7 Alex Avenue and Riverstone Precinct Plan* applies to the subject land.

### 1.3.1 Existing Land Use Zones

The subject land is partly zoned SP2 Infrastructure (Drainage) and partly R2 Low Density Residential under *State Environmental Planning Policy (Precincts – Central River City) 2021*.

The map showing the existing land use zone is at Figure 3.



Figure 3: Existing Land use zone applicable to the subject land

### 1.3.2 Height of Buildings

The SP2 Infrastructure (Drainage) zoned land does not have a height of buildings control. However, the R2 Low Density Residential zoned land has a height of buildings control of 9 metres.

The map showing the existing Height of Buildings is at Figure 4.



Figure 4: Existing Height of building applicable to the subject lots.

### 1.3.3 Residential Density

The SP2 Infrastructure (Drainage) zoned land does not have a residential density control. However, the R2 Low Density Residential zoned land has a residential density control.

The map showing the existing Residential Density is at Figure 5.



**Figure 5: Existing Residential Density applicable to the subjects lots.**

### 1.3.4 Land Reservation Acquisition

Land Reservation Acquisition applies to those parts of the subject land zoned SP2 Infrastructure (Drainage).

The map showing the existing Land Reservation Acquisition is at Figure 6.



Figure 6: Land Reservation acquisition applicable to the subject lots.

## Part 2 – Explanation of provisions

### 2.1 Amendments to State Environmental Planning Policy (Precincts – Central River City) 2021

The Planning Proposal seeks to amend *State Environmental Planning Policy (Precincts – Central River City) 2021* by amending the:

- Land Zone Map (LZN\_004) to rezone the parts of the subject land that is zoned SP2 Infrastructure (Drainage) to R2 Low Density Residential.



Figure 7: Proposed Land Zone Map.

- Height of Buildings Map (HOB\_004) to apply the control to the rezoned parts of the subject land.

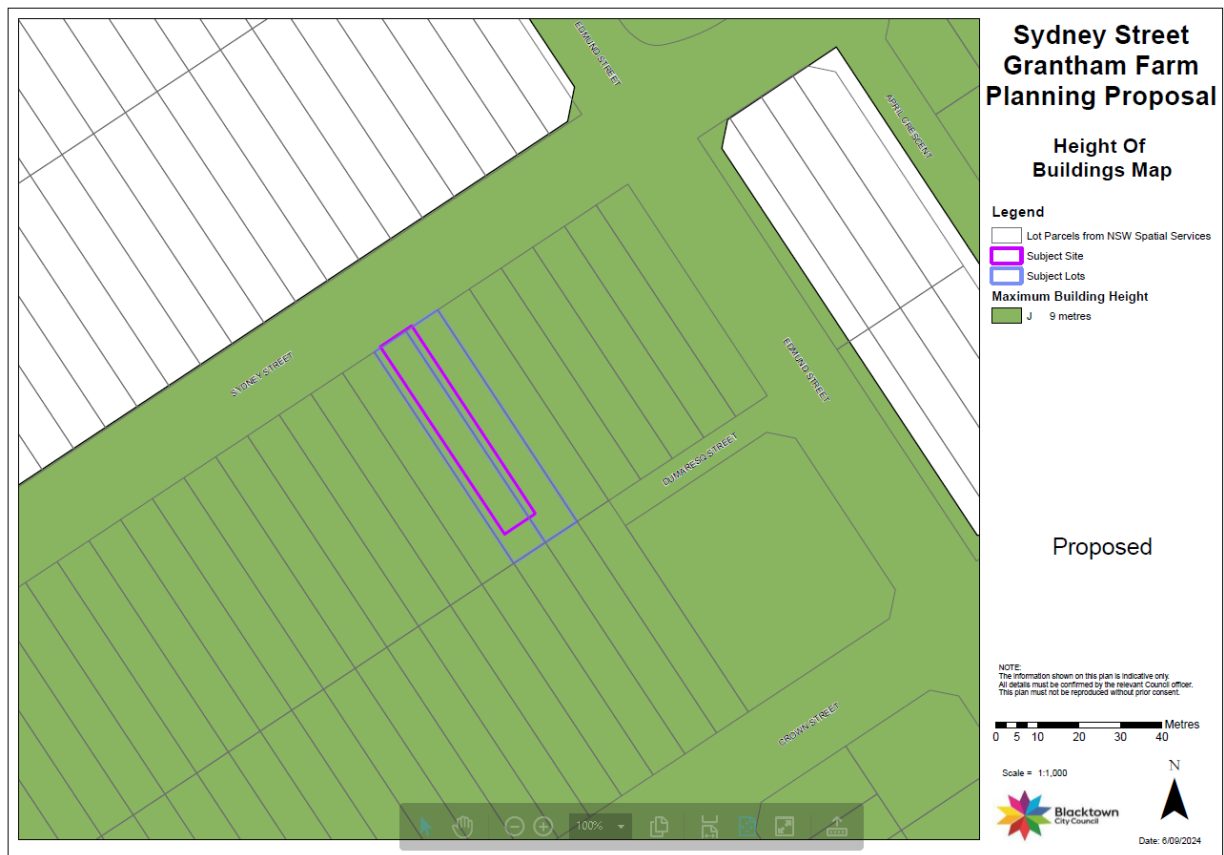


Figure 8: Proposed Height of Buildings Map.

- Residential Density Map (RDN)\_004) to apply Residential Density controls to the parts of the subject land to be rezoned to R2 Low Density Residential.



Figure 9: Proposed Residential Density Map

- Land Reservation Acquisition Map (LRA\_004) to remove Land Reservation Acquisition from those parts of the subject land to be rezoned to R2 Low Density Residential.



Figure 10: Proposed Land Reservation Map.

## Part 3 – Justification of strategic and site-specific merit

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### 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. This Planning Proposal is the result of a Concept Engineering Design report which demonstrates that an alternative underground drainage system can be installed which would be effective in maintaining stormwater drainage. This would also allow the land to be used in an efficient and productive manner and enable residential development.

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

The Planning Proposal is the best means and only way of achieving the planning objective to rezone the SP2 Infrastructure (Drainage) land to R2 Low Density Residential and amend the relevant planning controls.

### 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)?**

Yes, the Planning Proposal gives effect to the objectives and actions of the following plans and policies:

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

The *Greater Sydney Region Plan, A Metropolis of Three Cities* draws on a vision of Greater Sydney as a metropolis of three cities, where most people live within 30 minutes of jobs, education, health facilities, general services, and great places to visit.

The subject land is within the Central River City Precinct and the proposed development is consistent with the vision for this Precinct, and meets the following objectives:

- Objective 10: - Greater housing supply
- Objective 11: - Housing is more diverse and affordable.

b) Central City District Plan

The *Central City District Plan* is a 20-year plan to manage growth in the context of social, economic, and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the *Greater Sydney Region Plan, A Metropolis of Three Cities*, at a district level. The Planning Proposal is consistent with the following objectiveS in the District Plan:

- Planning Priority C5 - providing housing supply, choice and affordability with access to jobs, services and public transport.

**4. Is the Planning Proposal consistent with a council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

The Planning Proposal is consistent with Blacktown Local Strategic Planning Statement as detailed in attachment 1. It is the key strategic land use planning document to facilitate and manage future growth and development within the Blacktown City. The Blacktown Local Strategic Planning Statement builds on Council's Community Strategic Plan, Our Blacktown 2041. The Blacktown Local Strategic Planning Statement outlines how Council will manage growth sustainably over a 20-year period.

The Planning Proposal meets the following priorities:

- Local Planning Priority 1: Planning for a city supported by infrastructure
- Local Planning Priority 5: Providing housing supply, choice, and affordability with access to jobs, services, and public transport.

**a) Our Blacktown 2041 - Community Strategic Plan**

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.

The Planning Proposal is consistent with the Community Strategic Plan by providing additional housing supply, choice and affordability with access to jobs, services and public transport.

**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 and is consistent with the need to provide more diverse, suitable, and affordable housing.

**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) or key government priority?**

The Planning 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 subject land is vacant, has been cleared of vegetation and is bio-certified. Given this, it is not likely that the Planning Proposal will cause habitat loss.

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

It is not anticipated the Planning Proposal will have any significant negative environmental impacts to the site. The site will be assessed at the development stage for contamination, heritage and bushfire, and the significance of vegetation on the site will also be assessed. A Bushfire Risk Hazard Assessment for the subject land states that the subject land is not bush fire prone land however, land across Sydney Street is bush fire prone land. Given this, development on the subject land will be subject to requirements for new building or integrated land development on bush fire prone lands. A Detailed Environmental Site Assessment and Salinity Assessment Report recommends that the site is suitable for use in line with the Planning Proposal.

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

The subject land is considered suitable for the proposed use. The Planning Proposal is not of a scale that can be expected to result in any significant negative economic or social impacts within the neighbourhood or Blacktown Local Government Area. By facilitating the provision of additional housing within the Growth Precinct the Planning Proposal will likely have a positive social and economic effect.

## **Section D – Infrastructure (Local, State and Commonwealth)**

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

Future development applications will, in time further develop infrastructure and services. The site will be fully serviced with full roads, sewage, drainage and suitable access to public transport along Crown Street and Edmund Street.

## **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.

## Part 4 – Maps

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The proposed map amendments are:

- Land Zoning Map Sheet LZN\_004 to rezone the SP2 Infrastructure (Drainage) zoned parts of the subject lots to R2 Low Density Residential.
- Height of Buildings Map Sheet HOB\_004 to apply the Height of Building control to the parts of the subject lots that are rezoned to R2 Low Density Residential.
- Residential Density Map Sheet RDN\_004 control to apply the Residential Density Control to the parts of the subject lots that are rezoned to R2 Low Density Residential.
- Land Reservation Acquisition Map Sheet LRA\_004 to remove the Land Reservation Acquisition for the rezoned parts of the subjects lots.

## Part 5 – Community consultation

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

## Part 6 – Project timeline

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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	October 2024
Consideration by Council at Council Meeting	December 2024
Council decision	December 2024
Gateway determination	January 2025
Pre-Exhibition	February/March 2025
Commencement and completion of public exhibition period	March/April 2025
Consideration of submissions	April/May 2025
Post-exhibition review	May 2025
Public Hearing	NA
Submission to Council for adoption	May/June 2025
Submission to the Department for finalisation (where applicable)	June/July 2025
Gazettal of LEP amendment	August 2025

## 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?
<b>Infrastructure and Collaboration</b>			
A city supported by infrastructure	<b>Objective 1:</b> Infrastructure supports the three cities	Yes	Consistent. The redirection of the drainage catchment through engineering works will allow for functioning drainage infrastructure in the vicinity of the subject lots. The development on the property that includes the subject lots will be supported by the construction of Sydney Street and Dumaresq Street.
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	Yes	Consistent. It is anticipated that Sydney Street and Dumaresq Street will be built in the future.
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	Yes	Consistent. A revision of drainage land requirements has resulted in identifying surplus land. This land will be used for residential purposes.
	<b>Objective 4:</b> Infrastructure use is optimised	Yes	Consistent. A revision of drainage land requirements has resulted in identifying surplus land. This land will be used for residential purposes. .
A collaborative city	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	Yes	Consistent. This Planning Proposal will be submitted to the Department for Gateway Determination and publicly exhibited.
<b>Liveability</b>			

A city for people	<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	Yes	Consistent. The Planning Proposal will facilitate the provision of additional housing, meeting the community's urgent needs.
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	No	Not applicable.
	<b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	Yes	Consistent. The Planning Proposal will facilitate the provision of additional diverse housing, supporting a diverse community.
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	No	Not applicable.
Giving people housing choices	<b>Objective 10:</b> Greater housing supply	Yes	Consistent. SP2 Infrastructure Drainage land is rezoned to R2 Low Density Residential, enabling the development of more housing.
	<b>Objective 11:</b> Housing is more diverse and affordable	Yes	Consistent. The additional housing supply is proposed to be low density.
A city of great places	<b>Objective 12:</b> Great places that bring people together	No	Not applicable.
	<b>Objective 13:</b> Environmental heritage is identified, conserved and enhanced	No	Not applicable.

## Productivity

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

Jobs and skills for the city	<b>Objective 18:</b> Harbour CBD is stronger and more competitive.	No	Not applicable.
	<b>Objective 19:</b> Greater Parramatta is stronger and better connected	No	Not applicable.
	<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	Not applicable.
	<b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts	No	Not applicable.
	<b>Objective 22:</b> Investment and business activity in centres	Yes	Consistent. The site is located close to Riverstone centre.
	<b>Objective 23:</b> Industrial and urban services land is planned, retained and managed	No	Not applicable.
	<b>Objective 24:</b> 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.
<b>Sustainability</b>			
A city in its landscape	<b>Objective 25:</b> The coast and waterways are protected and healthier	No	Not applicable.
	<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	No	Not applicable.

	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	Not applicable.
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	No	Not applicable.
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced	No	Not applicable.
	<b>Objective 30:</b> Urban tree canopy cover is increased	No	Not applicable.
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	Yes	Consistent. The subject site is close to native vegetation retention area.
	<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	Not applicable.
An efficient city	<b>Objective 33:</b> 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.
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	Yes	Consistent. Specific requirements will be addressed during the development application stage.
	<b>Objective 35:</b> 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	<b>Objective 36:</b> 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.
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	Yes	Consistent. This will be addressed when assessing development applications.
	<b>Objective 38:</b> Heatwaves and extreme heat are managed	Yes	Consistent. This will be addressed when assessing development applications.
<b>Implementation</b>			
Implementation	<b>Objective 39:</b> A collaborative approach to city planning	No	Not applicable.
	<b>Objective 40:</b> 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
<b>Infrastructure and Collaboration</b>		
<b>C 1:</b> Planning for a city supported by Infrastructure	Yes	Consistent. The site is supported by existing infrastructure and growing and adapting infrastructure as the area develops more and more.
<b>C 2:</b> Working through collaboration	Yes	Consistent. This Planning Proposal will be in collaboration with the Department of Planning, Housing and Infrastructure land use strategy when it is submitted for Gateway Determination.
<b>Liveability</b>		
<b>C 3:</b> Providing services and social infrastructure to meet people's changing needs	No	Not applicable.
<b>C 4:</b> Fostering healthy, creative, culturally rich and socially connected communities	No	Not applicable.
<b>C 5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	Consistent. The Planning Proposal will facilitate the provision of additional housing.
<b>C 6:</b> Creating and renewing great places and local centres, and respecting heritage the District's heritage	Yes	Consistent. The Planning Proposal will contribute to the existing local area and community.
<b>Productivity</b>		
<b>C 7:</b> Growing a stronger and more competitive Greater Parramatta	No	Not applicable.
<b>C 8:</b> Delivering a more connected and competitive GPOP Economic Corridor	No	Not applicable.

<b>C 9:</b> Delivering integrated land use and transport planning a 30-minute city	Yes	Not applicable.
<b>C 10:</b> 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.
<b>C 11:</b> Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	No	Not applicable.
<b>C 12:</b> Supporting growth of targeted industry sectors	No	Not applicable.
<b>Sustainability</b>		
<b>C 13:</b> Protecting and improving the health and enjoyment of the District's waterways	No	Not applicable.
<b>C 14:</b> Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	No	Not applicable.
<b>C 15:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	Yes	Consistent. The Planning Proposal does not impact on the ecological landscape of the area, especially the protected land opposite the site.
<b>C 16:</b> Increasing urban tree canopy cover and delivering Green Grid connections	No	Not applicable.
<b>C 17:</b> Delivering high quality open space	No	Not applicable.
<b>C 18:</b> Better managing rural Areas	No	Not applicable.
<b>C 19:</b> 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.

<b>C 20:</b> 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.
<b>Implementation</b>		
<b>C 21:</b> Preparing local strategic planning statements informed by local strategic planning	No	Not applicable.
<b>C 22:</b> 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. Provision of additional diverse housing.
A clean, sustainable and climate resilient city	Consistent. Blacktown development controls and BASIX will apply and addressed when assessing development applications.
A smart and prosperous economy	Consistent. The additional provision of housing opportunity will support construction jobs in the area.
A growing city supported by accessible infrastructure	Consistent. Supports the growing city. The subject site is located between Riverstone Station and Vineyard Station.
A healthy, sporting and active city	Not applicable.
A leading city	Not applicable.

### 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
<b>Infrastructure and Collaboration</b>		
<b>LPP 1:</b> Planning for a city supported by Infrastructure	Yes	Consistent. The site is supported by existing infrastructure and growing and adapting infrastructure as the area develops more and more.
<b>LPP 2:</b> Collaborating, partnering and engaging to implement the LSPS	Yes	Consistent. This Planning Proposal will be in collaboration with the Department of Planning Housing and Infrastructure and submitted for Gateway determination.
<b>Liveability</b>		

<b>LPP 3:</b> Providing services and social infrastructure to meet people's changing needs	Yes	Consistent. Services and Infrastructure will be developed in tandem with development in the area.
<b>LPP 4:</b> Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities	No	Not applicable.
<b>LPP 5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	Consistent. The Planning Proposal will facilitate additional housing with access to jobs, services and public transport.
<b>LPP 6:</b> Creating and renewing great places and centres	Yes	Consistent. Increased population will support the Vineyard and Riverstone centres.
<b>Productivity</b>		
<b>LPP 7:</b> Growing a stronger and more competitive Greater Parramatta	No	Not applicable.
<b>LPP 8:</b> Growing mixed use, investment, business and job opportunities in Strategic Centres	No	Not applicable.
<b>LPP 9:</b> Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	Yes	Not applicable.
<b>LPP 10:</b> Growing targeted industry sectors	No	Not applicable.
<b>Sustainability</b>		
<b>LPP 11:</b> Protecting and improving the health and enjoyment of waterways	No	Not applicable.

<b>LPP 12:</b> Creating a Parkland City urban structure and emphasising the importance of South Creek	No	Not applicable.
<b>LPP 13:</b> Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes	No	Not applicable.
<b>LPP 14:</b> Increasing urban tree canopy cover and Green Grid connections	No	Not applicable.
<b>LPP 15:</b> Delivering high quality open space	No	Not applicable.
<b>LPP 16:</b> Reducing carbon emissions and managing energy, water and waste efficiently	Yes	Not applicable.
<b>LPP 17:</b> 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.
<b>Implementation</b>		
<b>LPP 18:</b> 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. This Planning Proposal will not contradict or hinder the application of this SEPP.
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. The Planning Proposal enables the application of the SEPP: The rezoning will enable additional housing within a low-density residential environment. By providing additional dwellings, the future development will further contribute to affordable housing and alternate forms of living.
State Environmental Planning Policy (Industry and Employment) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP. Increased population supports employment in the centres located close to the site.
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 within an area identified as being part of the North West Growth Centre under this SEPP. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable.
State Environmental Planning Policy (Primary Production) 2021	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes. This Planning Proposal will not contradict or hinder the application of this SEPP. The site

State Environmental Planning Policy	Consistency
	does not interfere with any transport and infrastructure projects.

## Consistency with relevant Section 9.1 Directions by the Minister

Direction	Consistency of Planning Proposal
<b>Focus area 1: Planning Systems</b>	
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.
1.4A Exclusion of Development Standards from Variation	The Planning Proposal is consistent with this Direction.
<b>Focus area 1: 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 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.

Direction	Consistency of Planning Proposal
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	The Planning Proposal is consistent with this Direction.
3.2 Heritage Conservation	Consistent. The Planning Proposal site is not within a LEP mapped European Heritage Area. Aboriginal Heritage will be assessed at the DA stage. It is noted that there is 1 Aboriginal site recorded near the Site located along Hobart Street within the Conservation Zoned Land. An Aboriginal Heritage Information Management System Search has been submitted with this application for reference. No records have been found.
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	Yes. 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.
<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	Consistent. The site is mapped as bushfire prone land, specifically as Vegetation Category 1. A Bushfire Risk Hazard Assessment has been prepared and submitted with this PP to address the bushfire impacts across the Site for future development, in accordance with this objective. The Planning

Direction	Consistency of Planning Proposal
	<p>Proposal is consistent with the objectives of direction 4.3 and will refer to 'Planning for Bush Fire Protection 2019' guidelines by the NSW RFS.</p> <p>The Bushfire Risk Hazard Assessment is at Attachment 5.</p>
4.4 Remediation of Contaminated Land	Consistent. The Site has been assessed for contamination and any remediation will be conducted during DA stage as required per Chapter 4 of SEPP (Resilience and Hazards) 2021, and as addressed in Attachment 6.
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>Consistent. The Site is located adjacent to surrounding residential zoned land with existing nearby public transport bus routes along Crown Street and Edmund Street. Riverstone and Vineyard stations are less 2.2km from the site. The further development of the Site and surrounding sites will further improve the existing public transport by creating additional demand for the services. The Planning Proposal is consistent with this direction.</p>
5.2 Reserving Land for Public Purposes	<p>Consistent. This direction restricts planning proposals from altering existing zonings and reservations of land for public purposes without approval from the relevant public authority.</p> <p>The Planning Proposal will remove the requirement for Council to acquire the land for drainage purposes.</p>
5.3 Development Near Regulated Airports and Defense Airfields	Not applicable.
5.4 Shooting Ranges and high-pressure dangerous goods pipelines.	Not applicable.
<b>Focus area 6: Housing</b>	
6.1 Residential Zones	Yes. The Planning Proposal will create additional land for residential.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.
<b>Focus area 7: Industry and Employment</b>	
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.

Direction	Consistency of Planning Proposal
<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.