

*Blacktown City Council
Finalisation Report
Planning Proposal*



INTRODUCTION

In June 2013, Blacktown City Council received a request from Mecone Pty Ltd on behalf of the Townson Road Landowner Group, to prepare a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the “Growth Centres SEPP”). It applies to land in the West Schofields Precinct of the North West Growth Centre (NWGC).

The request relates to land on the southern side of Townson Road, east of Bells Creek and immediately adjoining the Colebee Precinct. The land was released for urban development by the then NSW Minister for Planning and Infrastructure on 10 May 2013 as it forms an obvious extension to existing development in Colebee. It would complete a logical urban boundary up to Townson Road. The Townson Road Precinct Landowner Group indicated that the site has potential to provide around 336 serviced residential lots to the market in the short-term which is consistent with the State Government’s policy to expedite the supply of housing in Sydney.

The request for a Planning Proposal seeks to rezone the Townson Road Precinct from its current RU4 Rural Small Holdings under Blacktown LEP 2015 to new urban zonings (mainly low density residential) under the Growth Centres SEPP.

The request to prepare a Planning Proposal was supported by relevant studies and associated draft SEPP maps. The request was accompanied by a letter of offer on behalf of the Townson Road Precinct Landowners Group to enter into a Voluntary Planning Agreement (VPA) with Blacktown City Council. This will provide essential local infrastructure in lieu of a Section 94 Contributions Plan. The provision of the infrastructure will be at no cost to government.

Mecone submitted a request for Council to prepare a draft amendment to the *Blacktown City Council Growth Centre Precincts Development Control Plan 2013* (the “Growth Centres DCP”). This included site-specific development controls for the Townson Road Precinct. It ensures consistency with the SEPP changes sought via the Planning Proposal. Council exhibited the DCP concurrently with the Planning Proposal. The draft VPA was exhibited concurrently with the Planning Proposal and the draft DCP.

Site Identification

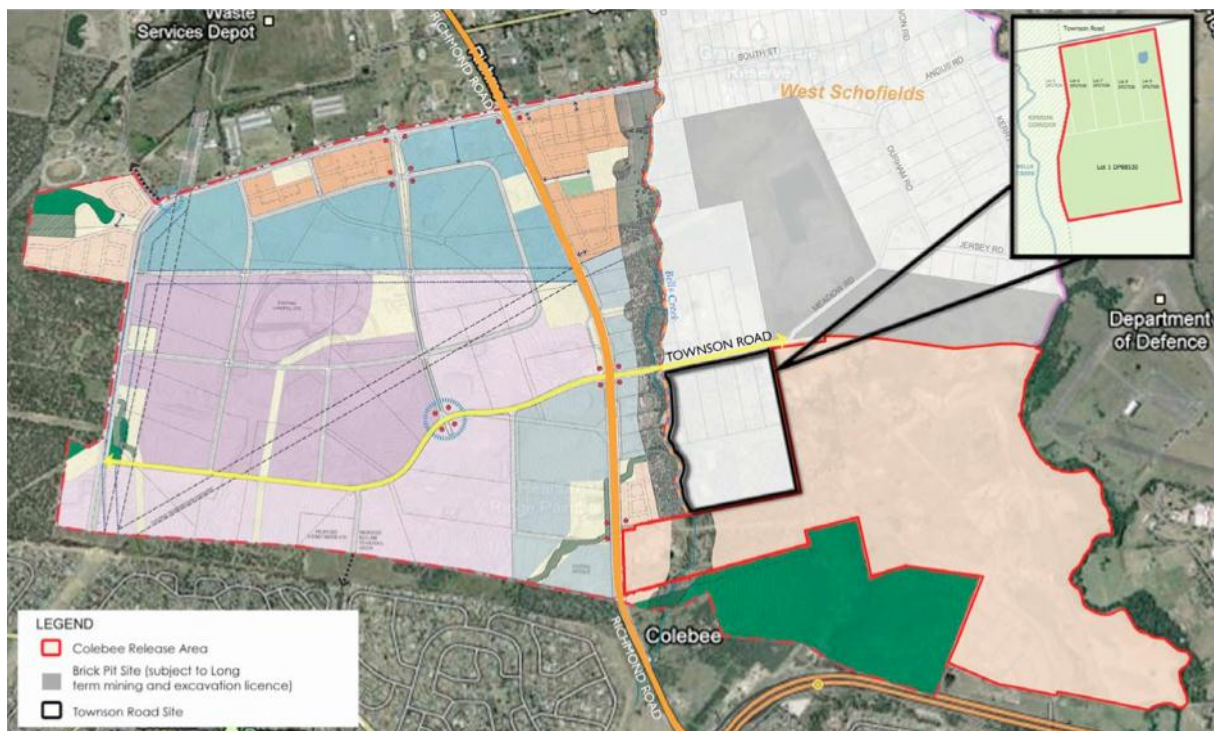
The Townson Road Precinct is located on the southern side of Townson Road between the Colebee Release Area and Bells Creek. The site forms the southern part of the West Schofields Precinct which is yet to be released in its entirety for urban development.

The Townson Road Precinct is zoned RU4 Rural Small Holdings under Blacktown LEP 2015. The land is partially cleared and is predominantly used for low intensity rural activities with a small residential building located towards the north-eastern corner of the site. The southern part of the site consists of one large landholding. The northern portion of the study area is made up of 5 smaller allotments that front Townson Road and the rear portions of 4 similar sized allotments which face Richmond Road. Bells Creek forms the western site boundary.

The area is surrounded by urban development on 3 sides with the CSR Brick Pits to the north. The site has the potential to provide at least 336 dwellings and a population of around 974 people in a low density residential neighbourhood.

The location of the Townson Road Precinct is shown in **Figure 1**.

Figure 1: Location of Townson Road Precinct



Land Ownership

The Townson Road Precinct comprises (parts of) 10 separate lots with 7 individual owners, as shown in **Table 1** below.

The Townson Road Precinct Landowners Group is formed by the 3 majority landowners with development potential on the eastern side of Bells Creek. Mecone has been instructed to act on behalf of all landowners within the Precinct and to ensure that all lots are included in the detail of the technical/precinct planning studies that informed the preparation of the Planning Proposal.

Table 1: Townson Road Precinct Landholdings

Parcel	Area (ha)
Lot 60 DP 1204537 ₁	14.1
Lot 5 DP 27536	3.037
Lot 6 DP 27536	3.023
Lot 7 DP 27536	3.058
Lot 8 DP 27536	2.979
Lot 9 DP 27536	3.082
Part Lot 44 DP 1175138	0.693
Part Lot 45 DP 1175138	0.541
Part Lot 46 DP 1175138	0.82
Part Lot 47 DP 1175138	0.833

Parcel	Area (ha)
Total Precinct Area	32.2

¹ Lot 1 DP 88530 (referred to in the exhibited Planning Proposal) was superseded by Lot 60 DP 1181670 (registered 13/2/2013). It excludes land acquired by RMS for road widening along Richmond Road.

Lot 60 DP 1181670 was subsequently superseded by Lot 60 DP 1204537 (registered 10/2/15). This lot excludes that part of Alderton Drive that has been dedicated as a public road. In both Lot 60 DP 1181670 and Lot 60 DP 1204537, the changes do not affect the area known as the Townson Road Precinct. They affect land west of Bells Creek.

Even though the dated legal description of the land was placed on public exhibition, the changes in the boundaries do not affect the land to be rezoned. Re-exhibition is not required.

Council Resolution

There was a review of the submitted information and extensive meetings between Council staff and Mecone. After the review, the request to amend the Blacktown LEP to facilitate an amendment to the Growth Centres SEPP was reported to Council at its Ordinary Meeting on 19 February 2014. At the meeting Council resolved the following:

1. *Council prepare a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and rezone the part West Schofields Precinct Release Area as described in this report in the vicinity of Townson Road, Marsden Park, to enable urban development.*
2. *The Planning Proposal be forwarded to the Minister for Planning and Infrastructure seeking a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979, but only following the resolution of all outstanding matters as identified and detailed in this report to the satisfaction of the General Manager.*
3. *Council resolve to prepare and exhibit corresponding amendments to the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 to include site specific development controls for the part West Schofields Precinct Release Area. The draft Development Control Plan be exhibited concurrently with the Planning Proposal following receipt of a Gateway Determination.*
4. *The Applicant be advised of Council's resolution.*

Council and Mecone were successful in resolving matters outlined in the Council Report of 19 February 2014. These matters involved the proposed location of and interrelationship between open space, drainage infrastructure and biodiversity conservation along the Bells Creek corridor.

This Planning Proposal was prepared by Council Officers in accordance with the guide outlined in "A guide to preparing planning proposals" dated October 2012. The planning proposal contains information from Mecone.

The Planning Proposal is accompanied by the following documents commissioned by Mecone:

- i. Preliminary Environmental Site Assessment – Townson Road, Marsden Park, dated September 2013 and prepared by DLA Environmental Pty Ltd.
- ii. Flood Study and Detention Assessment for Rezoning Application – Townson Road Precinct Colebee, dated 25 July 2014 and prepared by Hyder Pty Ltd.
- iii. Water Quality Modelling and WSUD Assessment for Rezoning Application – Townson Road Precinct Colebee, dated 25 July 2014 and prepared by Hyder Pty Ltd.
- iv. Traffic Impact Assessment, Townson Road Rezoning, Colebee dated July 2014 and prepared by Traffix Pty Ltd.
- v. Aboriginal Heritage Assessment Townson Road, Marsden Park, dated July 2014 and by Kelleher Nightingale Consulting Pty Ltd.
- vi. Townson Road Precinct Environmental Noise Impact Report, dated March 2014 and prepared by Renzo Tonin and Associates.
- vii. Proposed Utilities Investigation – Townson Road Precinct, dated July 2014 and prepared by Hyder Pty Ltd
- viii. Townson Road Precinct, Marsden Park Planning Study Biodiversity, Riparian and Bushfire Assessment July 2014 by EcoLogical Australia Pty Ltd.
- ix. Growth Centres Biodiversity Certification Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and West Schofields (Part) Precinct July 2014 by EcoLogical Australia Pty Ltd.
- x. Growth Centres Strategic Assessment Program Assessment of Consistency between the Commitments of the Strategic Assessment Program and Schofields West (Part) Precinct July 2014 by EcoLogical Australia Pty Ltd.
- xi. Heritage Assessment and Statement of Heritage Impact – Townson Road Precinct Townson Road Colebee December 2012.

Further Supplementary Information

As a result of public authority consultation, further information was sought from a traffic and biodiversity perspective. The additional information is provided below:

- i. Traffic Impact Assessment, Townson Road, Colebee – Planning Proposal Addendum February 2015
- ii. Letter from Traffix dated 1 April 2015 responding to comments from RMS dated 24 March 201
- iii. Letter from Ecological Australia dated 3 March 201
- iv. Email from Blacktown City dated 20 March 2015 to Richard Bonner from Office from Environment and Heritage
- v. Traffic Modelling from Traffix dated 14 April 2015

THE PLANNING PROPOSAL

PART 1 – Objectives and Intended Outcomes

Objectives

The key objectives of the Planning Proposal are:

- i. To rezone land within the Townson Road Precinct to allow urban development to occur in the manner envisaged by the North West Growth Centre Structure Plan, including the establishment of residential, environmental conservation, recreational and infrastructure land use zones;
- ii. To provide building forms and an urban design character that will integrate with the desired future neighbourhood character for the locality;
- iii. To provide public reserves to be utilised by future residents of the Precinct;
- iv. To control the bulk and scale of future development by setting maximum building height controls;
- v. To protect and enhance the riparian corridor and natural vegetation through development controls that prevent the further clearing of existing native vegetation on this land; and

The Planning Proposal seeks to achieve these objectives by rezoning the land to R2 Low Density Residential with associated areas of E2 Environmental Conservation, RE1 Public Recreation and SP2 Infrastructure under the provisions of the Growth Centres SEPP. The proposed zonings will allow mainly single residential allotments and public reserves on the site. It will ensure the protection of the Bells Creek riparian corridor and provide sufficient infrastructure to service the development.

Intended Outcomes

It is estimated that the rezoning of the Townson Road Precinct will provide:

- i. A minimum of 336 lots with a population of at least 974 people.
- ii. 1.85 hectares of passive open space.
- iii. 6.7 hectares riparian land zoned E2 Environmental Conservation.
- iv. 1.574 hectares for drainage infrastructure.

A draft Indicative Layout Plan (ILP) shows the intended layout for the Precinct (see **Attachment 1**). This plan will be incorporated into the *Blacktown City Council Growth Centres Development Control Plan 2014* via a separate process.

PART 2 – Explanation of Provisions

The Planning Proposal seeks to amend Appendix 12 – Blacktown Growth Centres Precinct Plan of the Growth Centres SEPP to make it apply to the Townson Road Precinct. The Planning Proposal also seeks to amend the provisions and the maps to the Growth Centres SEPP. This will make the Townson Road Precinct amendments to the Blacktown Growth Centres Precinct Plan effective.

An Explanation of Intended Effect (EoIE) is provided at **Attachment 3**. The EoIE provides a “plain English” description of the planning controls which apply under the Precinct Plan. In summary, the EoIE outlines the following:

- i. Permitted and prohibited development. This part of the Precinct Plan establishes the zoning of land and the land uses that are permitted without consent, permitted with consent or are

prohibited in each zone. This part will remain unchanged to ensure consistency with other Blacktown Council Growth Centre release areas.

- ii. Principal development standards. This part of the Precinct Plan establishes controls on the size and scale of development. No changes are proposed to this part.
- iii. Miscellaneous provisions. These provisions control particular types of development in more detail than the controls in the previous parts of the Precinct Plan. No changes are proposed to these provisions.

In addition to the written instrument amendments, various SEPP map amendments are required to facilitate the Planning Proposal. These include:

- i. Draft Land Application Map – identifies land to which the amendments will apply.
- ii. Draft Land Zoning Map – identifies proposed land uses zones.
- iii. Draft Height of Buildings Map – identifies proposed maximum building height limits.
- iv. Draft Development Control Map – identifies flood prone and major creeks land.
- v. Draft Land Reservation Acquisition Map – identifies land proposed for acquisition by a public authority.
- vi. Draft Residential Density Map – identifies proposed minimum residential density controls.
- vii. Draft Riparian Corridor Protection Area Map – identifies riparian land to be protected.
- viii. Draft Native Vegetation Map – identifies native vegetation to be retained.

These maps are compiled as **Attachment 4** to this Planning Proposal.

PART 3 – Justification

Section A – Need for the Planning Proposal

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

The Townson Road Precinct comprises a part release of the West Schofields Precinct within the NWGC. The request for a Planning Proposal is supported by a suite of technical/precinct planning studies including:

- i. Environmental Site Assessment
- ii. Flood Study and Detention Assessment
- iii. Water Quality Modelling and WSUD Assessment
- iv. Traffic Impact Assessment
- v. Aboriginal and European Heritage Assessment
- vi. Environmental Noise Impact Report
- vii. Proposed Utilities Investigation
- viii. Biodiversity, Riparian and Bushfire Assessment
- ix. Open Space and Community Facilities Assessment

Also included in support of the Planning Proposal are the following documents:

- i. Growth Centres Biodiversity Certification Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Schofields West (Part) Precinct.
- ii. Growth Centres Strategic Assessment Program Assessment of Consistency between the Commitments of the Strategic Assessment Program and West Schofields (Part) Precinct.

These documents are included as **Attachments 5 to 15** to this Planning Proposal.

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 Growth Centres SEPP is required to effect the rezoning of the subject land. A Planning Proposal is an appropriate means for achieving the intended planning outcome for the Townson Road Precinct, as it is an established procedure that will allow consideration of the request for amendment to the SEPP by both Council and the Department of Planning and Environment (DPE) through the LEP Gateway. This approach is appropriate given the manner in which the SEPP, zoning and land use table operates in the NWGC is similar to an LEP. The alternate way without needing a Planning Proposal would be a direct amendment to the SEPP by the DPE.

Section B – Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The Planning Proposal is consistent with the aims and actions contained within the A Plan for Growing Sydney. This is discussed as follows:

A Plan for Growing Sydney 2014

A Plan for Growing Sydney 2014 identifies Growth Centres in the North West and South West of Sydney as sites for future housing and employment. A Structure Plan shows future planning and development in the NWGC. The Planning Proposal is consistent with the Structure Plan in respect of land in the West Schofields Precinct.

Rezoning of the Townson Road Precinct is also consistent with the following Directions in the A Plan for Growing Sydney 2014.

- Direction 2.4 – Deliver timely and well planned greenfield precincts and housing

Action 2.4.1 Deliver greenfield housing supply in the north west and south west growth centres is a key action this Planning Proposal. It states the Government will continue rezoning land in the North West and South West Growth Centres to maintain a steady supply of greenfield sites for development.

West Central Subregion

The Schofields West Precinct is located in the West Central Subregion under the A Plan for Growing Sydney. The Subregion consists of six local government areas: The Hills, Blacktown, Parramatta, Holroyd, Auburn and Bankstown. The NWGC is the focus for new land releases over the next 25 years. Rezoning of the Townson Road Precinct is consistent with the following Priorities:

- Accelerate housing supply, choice and affordability and build great places to live

It is a goal to plan for continued delivery of housing in the NWGC with planning focused on infrastructure delivery when needed, housing choice, affordability and sustainability.

The Planning Proposal will provide a variety of housing in the NWGC with supporting infrastructure.

- Protect the natural environment and promote its sustainability and resilience

It is a goal to work with councils to protect and improve the health of waterways and aquatic habitats including Parramatta River, Georges River and the South Creek sub-catchment of the Hawkesbury-Nepean Catchment.

The Bells Creek Corridor forms part of the South Creek sub catchment. There are appropriate controls in the Planning Proposal and supporting documents to protect Bells Creek which lies on the western edge of the Precinct.

4. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

The Planning Proposal is consistent with Council's Community Strategic Plan as discussed below.

Blacktown Community Strategic Plan

The Planning Proposal is consistent with the Blacktown City 2025 Community Strategic Plan. The Proposal meets the following key strategies:

- i. Strategy 1: A Creative, Friendly and Inclusive City by providing additional public open space for use by future residents and surrounding localities and ensuring adequate pedestrian and cycle links to access public open space.
- ii. Strategy 2: Environmental Sustainability by improved water systems and an upgrade to the stormwater drainage on site, and the introduction of an E2 Environmental Conservation Zone to ensure protection of Bells Creek and its riparian area.
- iii. Strategy 5: Urban Living and Infrastructure by providing land available for a minimum of 336 additional housing lots to assist in meeting the increasing housing demands.
- iv. Strategy 6: Clean Green Spaces and Places by providing approximately 1.85 ha of additional public open space.
- v. Strategy 7: Getting Around by incorporating an indicative road network that is functional and will support the needs of all road users including vehicles, pedestrians and cyclists.

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

A review of State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised in **Attachment 2**. This Planning Proposal does not propose provisions that will contradict or hinder the application of these SEPPs.

6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 117 Ministerial Directions (under Section 117(2) of the *Environmental Planning and Assessment Act 1979*) provide local planning directions and are to be considered when rezoning land. The proposed amendment is consistent with most of the Section 117 Directions issued by the Minister for Planning and Infrastructure. The planning proposal is inconsistent with some of the directions but only to a minor degree.

The following table outlines the consistency of the Planning Proposal to relevant Section 117 directions:

Section 117 Direction	Consistency of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	No business or industrial zones are proposed.
1.2 Rural Zones	<p>The proposal is inconsistent with the direction as it rezones rural land to urban purposes. The inconsistency is justified because the land is located with the NWGC (Schofields West Precinct). The proposal is consistent with A Planning for Growing Sydney.</p> <p>The NWGC is located within the West Central Subregion. It is the focus for new land releases over the next 25 years. The sub region consists of six local government areas including Blacktown. Rezoning of the land is consistent with the following priorities for the West Central subregion:</p> <ul style="list-style-type: none"> • Accelerate housing supply, choice and affordability and build great places to live • Protect the natural environment and promote its sustainability and resilience
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	The proposal is consistent with the NWGC Strategy.
2. Environment and Heritage	

Section 117 Direction	Consistency of Planning Proposal
2.1 Environment Protection Zones	<p>Land on the eastern side of the Bells Creek Corridor is planned to be zoned E2 Environmental Conservation. The land to be zoned includes all land which is non-certified.</p> <p>The Commonwealth Department of Environment associated with development inside the Growth Centres, as described in the program report, were approved in February 2012 under section 146B of the EPBC Act. Development proposals associated with the Sydney Growth Centres do not need further approval under the EPBC Act, if they comply with the endorsed program.</p> <p>The reports including Assessment of Consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and West Schofields (Part) Precinct and Assessment of Consistency Between the Commitments of the Strategic Assessment Program and West Schofields (Part) Precinct demonstrate compliance the EPBC Act.</p> <p>The Office of Environment and Heritage (OEH) were concerned that the drainage basins could be relocated the certified areas within the proposed SP2 and RE1 zoned land. This would improve the viability of the protected ENV by reducing edge impacts.</p> <p>The maps show the basins are within the certified area and do not encroach on non-certified land. The SP2 zoning covers the extremities of the basins, including batters, so that edge impacts on any non-certified land are reduced.</p> <p>The Planning Proposal is consistent with this Direction. The DCP Schedule will include controls which apply to habitable structure located on the R2 land adjacent to the E2 land. The controls will limit how close the dwelling can be built from the R2/E2 zoned land. The purpose of this is to ensure there is no clearing of the E2 zoned land under the 10/50 vegetation clearing rules.</p>
2.2 Coastal Protection	Not applicable

Section 117 Direction	Consistency of Planning Proposal
2.3 Heritage Conservation	<p>There are no European heritage items which are affected by the Planning Proposal.</p> <p>The Aboriginal archaeology study found that the road layout as shown in the ILP will affect known Aboriginal archaeological sites.</p> <p>A program to mitigate the impacts to Aboriginal archaeological sites of moderate or better significance would be required. In recognition of the strong connection and cultural heritage values of the Plumpton Ridge landform and associated sites within the study area, mitigation may also include identifying opportunities for interpretation and future educational outcomes.</p> <p>An Aboriginal heritage impact permit (AHIP) is required prior to impacting Aboriginal sites/objects. A mitigation program comprising archaeological salvage will be required prior to impacting sites exhibiting moderate significance and identified Aboriginal cultural heritage value.</p> <p>Kelleher Nightingale is completing their application for an AHIP. It will be finalised after gazettal of the SEPP Amendment.</p> <p>The inconsistency with this Direction is justified because the impact is minor.</p>
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
<p>3.1 Residential Zones</p> <p>(1) The objectives of this direction are:</p> <p>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>The land is RU 4 Rural Small Holdings under Blacktown Local Environmental Plan, 2015. Under this zone, only dwellings are permissible.</p> <p>In the proposed R2 zone under the Growth Centres SEPP, more forms of accommodation are permissible. These include dwellings, dual occupancies, group homes, secondary dwellings, semi-detached dwellings, senior housing, shop top housing and studio dwellings. The Planning Proposal will provide a choice of housing which can meet the existing market demands.</p> <p>The Planning Proposal is consistent with the Direction.</p>
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable

Section 117 Direction	Consistency of Planning Proposal
<p>3.4 Integrated Land Use and transport Objectives</p> <p>(1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport;</p> <p>(b) increasing the choice of available transport and reducing dependence on cars;</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.</p>	<p>This direction ensures that housing and jobs are easily accessible through a variety of means including walking, cycling and public transport, reliance on private vehicle use is minimised, and that development.</p> <p>A Traffic Impact Assessment identifies the Townson Road Precinct as having adequate accessibility incorporating appropriate roads, pedestrian and cycle links (running north south along the Bells Creek Corridor).</p> <p>Public transport is limited but this will improve once the area and adjacent precincts start to develop.</p> <p>Any inconsistency is only likely to be short term whilst the area changes from rural land uses to urban land uses.</p>
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	<p>The site is not known to be affected by acid sulphate soils. The Acid Sulphate Soils Risk Map shows that the land does not have acid sulphate soils.</p> <p>The Planning Proposal is consistent with this Direction.</p>
4.2 Mine Subsidence and Unstable Land	<p>The site is not known to be affected by unstable land. No comment on soil stability was made by public authorities. The Planning Proposal is consistent with this Direction.</p>
4.3 Flood Prone Land	<p>A Flood Study by Hyder Consulting supports this Planning Proposal. Provisions are applied to manage any impact on and by flood planning measures as appropriate to the site. The ILP includes basins which assist in flood mitigation. These basins are wholly in the certified areas.</p> <p>The Planning Proposal is generally in accordance with the NSW Flood Prone Land Policy and principles of the Floodplain Development Manual 2005.</p> <p>Council engineers are generally satisfied with the basins and WSUD measures proposed in documentation submitted in support of the Planning Proposal.</p>

Section 117 Direction	Consistency of Planning Proposal
4.4 Planning for Bushfire Protection	<p>A Bushfire Assessment by EcoLogical Australia Pty Ltd provides a number of planning principles for the ILP and zoning. There is a perimeter road of at least 8m with two way access on the western side, establishment of adequate APZs of between 15 m – 20m. The minimum allotment depths cater for APZs for lots which front perimeter roads. The APZs will vary based on BAL and slope.</p> <p>The RFS raised no objection to the Planning Proposal subject to the subdivision complying with <i>Planning for Bushfire Protection 2006</i>. This includes the provision of perimeter roads as the preferred solution all public roads comply with Section 4.1.3(1) of <i>Planning for Bushfire Protection 2006</i> and provision of APZs in accordance with Table A2.4 and A2.6 of <i>Planning for Bushfire Protection, 2006</i>.</p>
5. Regional Planning	
5.1 Implementation of Regional Strategies	The Planning Proposal complies with the aims and objectives of the Plan for Growing Sydney 2014 and West Central Subregion.
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008
5.7 Central Coast	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal will not require provisions for concurrence from any public authority.
6.2 Reserving Land for Public Purposes	<p>The Townson Road Precinct does not have any land reserved for a public purpose.</p> <p>The Planning Proposal creates land for public ownership through the creation of land for open space and drainage purposes. The land is proposed to be rezoned to SP2 and the relevant acquisition authority has been identified in the Explanation of Intended Effect and the land shown on the SEPP Acquisition Map. The Planning Proposal is consistent with this direction.</p>

Section 117 Direction	Consistency of Planning Proposal
6.3 Site Specific Provisions	Not applicable
7. Metropolitan Planning	
7.1 A Plan for Growing Sydney	The Proposal complies with the aims, objectives and provisions of the A Plan for Growing Sydney 2014.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that Critical Habitat or Threatened Species populations or ecological communities or their habitats, will be adversely affected as a result of the proposal?

The Townson Road Precinct includes certified and non-certified land under the *NSW Threatened Species Act 1995* (TSC Act). The site has been partially cleared and used in part for low intensity rural residential development over many years. The Biodiversity and Riparian Assessment by EcoLogical Australia found critically endangered ecological communities of Cumberland Plain Woodland (CPW) consisting of *Shale Plains* and *Shale Hills Woodland*. Most of CPW across the site is in good condition, particularly the stands in Lot 5 DP 27536 and Lot 6 DP 27536.

The Assessment found Alluvial Woodland (AW) within the study area. This comprises of the endangered ecological community *River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions* (River-Flat Eucalypt Forest) as listed in Schedule 1 of the TSC Act. AW occurs exclusively along the main watercourse within the Bells Creek Corridor.

The Assessment found the following threatened flora species:

- Juniper-Leaved Grevillea *Grevillea juniperina* var *juniperina*
- *Dillwynia tenuifolia*

The Assessment found the following threatened fauna species under the TSC and/or *Environmental Planning & Biodiversity Conservation Act, 1999* (EPBC):

- Cattle Egret (*Ardea ibis*)
- Grey-headed Flying Fox (*Pteropus poliocephalus*)
- Eastern Bent-wing Bat (*Miniopterus schreibersii oceanensis*)
- Eastern Freetail Bat (*Mormopterus species*)

Residential development area, drainage basins, open space, asset protection zones, roads and sewer pumping station are located wholly within the certified areas. No threatened species or ENV within the non-certified areas will be affected by the development of the area.

Further reports including Assessment of Consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and West Schofields (Part) Precinct and Assessment of Consistency between the Commitments of the Strategic Assessment Program and West Schofields (Part) Precinct are also provided.

In relation to the former report, the Townson Road Study Area planning is consistent with the biodiversity certification of the Growth Centres SEPP. In relation to the latter, the Schofields West

(Part) Precinct (Townson Road Study Area) is consistent with the Strategic Assessment of the Growth Centres SEPP. This satisfies the requirements of the Commonwealth Department of Environment.

The Commonwealth Department of Environment advise the actions associated with development inside the growth centres, as described in the program report, were approved in February 2012 under section 146B of the EPBC Act. Development proposals associated with the Sydney Growth Centres do not need further approval under the EPBC Act, if they are undertaken as per the endorsed program.

The Office of Environment and Heritage (OEH) advise that it they would like all the E2 land be in public ownership. Due to restrictions on what can be levied as S94 Contributions and limitations in funding of land for purchase, embellishment and maintenance, we cannot purchase and maintain the land. Unless another public authority is able to purchase the land, the only alternative is private ownership.

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

Likely environmental impacts have been considered as part of the preparation of the Planning Proposal. The following lists the potential impacts and associated proposed management strategies.

Impact of Bushfire Measures on ENV Land

OEH raised concern about the impact of the 10/50 Vegetation Clearing Code of Practice (sometimes known as “the 10/50 rule”) on the residential land adjacent to the E2 land, south of Townson Road. The RFS advised that the 10/50 rule applies to the Precinct. To mitigate any unintended impact of the 10/50 vegetation clearing rule, controls can be placed on the DCP which will limit where a habitable structure could be built. This limitation will ensure that the 10 m clearing of trees will not impact the E2 zone land.

OEH are concerned that the subdivision will result in some clearing of shrub vegetation (the 50 rule). If clearing were to occur within the E2 zone (by application of this rule) then this will change the ENV calculations. OEH and Ecological Australia (the applicant’s consultant) disagree on this point. Blacktown City staff concur with OEH’s assessment on this matter.

A Property Management Plan (PMP) under Section 113B of the *Threatened Species Act* is proposed to provide an exemption to harm/pick species. The applicant has provided an outline to the PMP to OEH. The PMP can protect the EEC communities as it is not overridden by the 10/50 rule. Council, OEH have met with the applicant, Mecone and advised what the PMP should contain.

Further, the DCP Schedule for the Schofields West Precinct will state the requirement for the PMP of the subject lot. The PMP should be submitted for approval as part of the application for subdivision and be registered on the title of the lot prior to issue of the Subdivision Certificate.

The 10/50 rule is being reviewed by the RFS. The State Government may make changes to the 10/50 Rule this year. By the time the Planning Proposal is finalised, there may be gazetted changes to the rule. The Planning Proposal is not reliant on any possible changes to the 10/50 rule to protect the vegetation, as this can be managed through the PMP.

European Heritage

There are no European heritage items found in the Townson Road Precinct, nor does it form part of a Heritage Conservation Area. A Heritage Assessment and Statement of Heritage Impact Study are submitted with the request for a Planning Proposal.

Aboriginal Heritage

The Aboriginal archaeology study found that the proposed road layout shown in the ILP will affect known Aboriginal archaeological sites. A program to mitigate the impacts to Aboriginal archaeological sites of moderate or better significance would be required. In recognition of the strong connection and cultural heritage values of the Plumpton Ridge landform and associated sites within the study area, mitigation may also include identifying opportunities for interpretation and future educational outcomes.

An Aboriginal heritage impact permit (AHIP) will be required to be obtained prior to impacting Aboriginal sites/objects. A mitigation program comprising archaeological salvage will be required prior to impacting sites exhibiting moderate significance and identified Aboriginal cultural heritage value.

The NSW Aboriginal Land Council made no specific comment in relation to the proposal. They only suggested the proposal be sent to Deerubbin Local Aboriginal Land Council, NTSCorp Head Office, Office of the Registrar Aboriginal *Land Rights Act* and National Native Title Tribunal. Derrubbin Local Aboriginal Land Council were consulted in relation to the proposal at the same time as other public authorities were consulted. The other groups suggested by the NSW Aboriginal Land Council were not consulted. Kelleher Nightingale (the consultants who undertook the Aboriginal archaeological study) state that these groups were consulted in May 2014 during the IHIP process. Under the circumstances, it is unnecessary to consult these groups twice.

The NTSCorp Head Office, Office of the Registrar Aboriginal *Land Rights Act* and National Native Title Tribunal advised in May 2014 that no native title exists on the land. No response was received from Derrubbin Local Aboriginal Land Council, Darug Tribunal Land Corporation or Darug Custodian Aboriginal Corporation.

Flooding and Stormwater

A Flood Study was undertaken to assess the potential impact of the proposed residential development within the Townson Road Precinct in Colebee. The Study aimed to determine potential flooding and the sizing of two regional on site detention storages. No change in the 100 year flood levels was predicted for areas external to the Precinct as the result of the proposed development.

The Planning Proposal is generally in accordance with the NSW Flood Prone Land Policy and principles of the Floodplain Development Manual 2005. Council engineers are generally satisfied with the basins and WSUD measures proposed in documentation submitted in support of the Planning Proposal.

Traffic and Parking

A Traffic Impact Assessment stated the proposed road network complies with the Blacktown City Council Growth Centres DCP. The proposal complies with findings outlined in the NWGC Road Framework. This analysis shows the impacts of the rezoning on the future road network have been assessed having regard for the NWGC Road Framework and other planning controls adopted for the

design of the future road network. The analysis shows consistency with these requirements. The development is supportable on traffic planning grounds.

The Townson Road Precinct is serviced by a single bus route. As density within the NWGC increases, access to both rail and the local bus network are expected to improve. New services will generally follow collector roads with strategic bus corridors provided along transit boulevards and arterial roads.

Key conclusions of the traffic report are summarised below:

- i. Primary access for the site is via the Smith's Land Access Road to the south.
- ii. The proposed internal road network is consistent with the Blacktown City Council Growth Centres Precincts DCP and provides a high level of connectivity while limiting through connections to the major road network.
- iii. Traffic generation impacts as a result of the proposal are consistent with the future intersection requirements and traffic planning for the NWGC and are supportable on traffic planning grounds.

Townson Road and a north south road which is located east of the Townson Road Precinct are the proposed bus routes. Transport for NSW (TfNSW) are concerned about the width of collector roads (11 m carriageway). "The Austroads, Guide to Road Design – Part 3, Geometric Design" indicate a minimum of 3.5 m lane width. An 11 m carriageway width would not be sufficient to accommodate a 3.5 m bus travel lane with kerb side parking.

The collector road width is adequate. The road widths in the Blacktown City Council Growth Centres DCP 2014 is under review. This matter may affect the final plan of subdivision in the Townson Road Precinct.

RMS raised concern about the traffic modelling submitted with the Planning Proposal because it did not consider the traffic generation expected from this rezoning on the intersections with Richmond Road. The Model used a rate of 0.57 trips per dwelling. This was based on the average residential rate used for strategic model for the Marsden Park Industrial Precinct. The model did not assess the impact of the Costco Planning Proposal. The applicant submitted a revised traffic model which addressed these issues.

RMS were also concerned with the intersection of Smith's Land Access Road (known as Colebee Road) and Richmond Road (letter dated 24 March 2015). This intersection may have significant queue lengths during the 2025 peak as a result of this rezoning.

Based on further information from Traffix, Traffic Report (14 April 2014), RMS advised the revised traffic modelling of the development anticipated as a result of this rezoning would indicate that the 95% queue from Colebee Road/ Richmond Road intersection would extend to close to the roundabout during the 2025 PM peak (Base and Development). The roundabout could lock up and cause queuing back to Richmond Road.

To mitigate this, the developer needs to construct an additional 20 m long approach lane within Colebee Road and amend the lane configuration as shown in the diagram known as "Tab A" in correspondence from RMS dated 6 May 2015. The provision of the additional approach lane could be accommodated within the median island on Colebee Road.

Noise

The Noise Assessment Study identified the first row of housing fronting Townson Road, the eastern boundary north/south collector road and the southern boundary east/west local collector road will have road traffic noise exceeding the Infrastructure SEPP criteria. Affected houses will require architectural acoustic treatment to comply with the internal noise criteria. A more detailed assessment will be undertaken once the subdivision is finalised. There are provisions in the Blacktown City Council Growth Centres DCP that address issues related to noise from external sources. There is also a map in the DCP Schedule which identifies where

Land Contamination

The Preliminary Environmental Site Assessment Townson Road Marsden Park, September 2013 found asbestos fragments on the surface of the northern batter of the dam at Lot 9 DP 27536. 68 Townson Road. Recommendation was made for a Clearance Certificate. An Asbestos Clearance Certificate was submitted to Council. The Certificate states that asbestos containing materials have been successfully removed from the surface of the dam bank in the north east of the Townson Road Precinct. The area does not pose a risk to health or the environment.

Crime Prevention through Environment Design

Quakers Hill LAC (NSW Police) have no objections to the Planning Proposal. Development applications such as those for large scale residential development and open space areas are to be referred to the Crime Prevention Officers at Quakers Hill LAC in the future for comment.

9. Has the Planning Proposal adequately addressed any social and economic effects?

The creation of additional residential allotments will assist meeting the demand for housing in the Sydney Metropolitan Area. This will improve the local economy by providing employment during the construction phase and by providing housing lots.

The Townson Road Precinct does not generate significant demand for infrastructure. As there is no adopted Section 94 contributions plan for this Precinct, the applicant has entered into a VPA with Blacktown City. The VPA will be on the basis that the cost to the applicant will be no more than \$30 000 per residential lot. There will be no cost to government.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

Public infrastructure will be provided to the development at no cost to government. The Proposed Utilities Investigation details the investigation of existing utilities close to the development site. It shows the likely points of connection for utilities and associated utility infrastructure reinforcement. This report provides for sewer, potable water and gas.

Sewer

The concept design shows the proposed rising main, connecting into a newly constructed pit, located to the south-east of the site, within a newly constructed subdivision roadway. From this pit, sanitary drainage would flow by gravity to the existing network, to the existing sewer pump station within the Stonecutters Ridge development. Sydney Water confirmed that it is possible to utilise capacity within the pump station at Stonecutters Ridge.

Sydney Water advised that this area will be serviced by a low infiltration sewer system. Extensions will be required to service the proposed development discharging to SPS 1181. Completion is expected by mid-late 2015.

An accredited hydraulic designer will be required to ensure that the proposed wastewater infrastructure for this development will be sized & configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002) and the Technical Specification for Low Infiltration Systems. Evidence of Code compliance should be attached with the design (flow schedule and catchment plan).

Potable Water

Sydney Water advises that there is enough capacity within the existing potable water network to service both the Townson Road Precinct and the site located to the south. Sydney Water state that the proposed development will be serviced by drinking water extensions off the 200mm drinking water main in Collector Road. The size of the drinking water mains will need ascertained as per the scheme plan.

Gas

Jemena has confirmed the presence of the 1,050 kPa gas main located within Richmond Road, and that there is sufficient capacity to service the proposed development. This network is not suitable for reticulation throughout a residential development, for individual house connections. A Zone Pressure Reduction station will be required to allow a new low pressure public network to be reticulated, via a shared trench arrangement throughout the development. New gas infrastructure is also proposed during the Richmond Road upgrade works.

Electrical

To cater for the total load of the entire development, a new feeder is required to be installed. This feeder could come from either the new Schofields zone substation or more likely Quakers Hill. Endeavour Energy and Jemena did not provide a response to our request for comment.

Communications

The presence of optical fibre infrastructure close to the Townson Road Precinct suggests that broadband infrastructure is available in the area. Telstra may require a detailed assessment prior to determining any service strategy, to the Townson Road Precinct. Other providers are also likely to be capable of providing this service.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Public authorities were consulted in accordance with the Gateway Determination issued on 14 January 2015. The public authorities were sent letters with accompanying documentation on 15 and 16 January 2015. They were given until 6 February 2015. Most submissions were received after 6 February, 2015. Some public authorities were granted extensions to provide comments. At the time of finalisation of the draft Planning Proposal (April 2015), 8 out of 18 responses from public authorities were received.

The public authorities were given another opportunity to make a comment during public exhibition. No submissions from the public authorities were received during the exhibition period (9 June and 7 July 2015).

The following table summaries which Commonwealth and State public authorities made submissions, their concerns and how their issues were addressed.

State Authority	Consideration of Issue
<p>RMS</p> <p>Response received 13 Feb 2015 and 24 Mar 2015</p>	<p>RMS stated the traffic modelling did not consider the traffic generation expected from this rezoning on the intersections with Richmond Road.</p> <p>RMS were also concerned with the intersection of Smith's Land Access Road (known as Colebee Road) and Richmond Road. This intersection may have significant queue lengths during the 2025 peak as a result of this rezoning.</p> <p>Based on further information in the Traffix Report (14 April 2014), RMS advised the roundabout could lock up and cause queuing back to Richmond Road.</p> <p>To mitigate this, the developer needs to construct an additional 20 m long approach lane within Colebee Road and amend the lane configuration. The additional approach lane can be accommodated within the median island on Colebee Road.</p>
<p>TfNSW</p> <p>Response received 18 Feb 2015</p>	<p>TfNSW are concerned about the width of collector roads (11 m carriageway). "The Austroads, Guide to Road Design – Part 3, Geometric Design" indicate a minimum of 3.5 m lane width. A 11 m carriageway width would not accommodate a 3.5 m bus travel lane with kerb side parking.</p> <p>We believe the collector road width is adequate. However, we are considering increasing the widths of the collector roads in the Growth Centres DCP.</p>
<p>Sydney Water</p> <p>Response received 10 Feb 2015</p>	<p>Sydney Water advised that this area will be serviced by a low infiltration sewer system.</p> <p>Sydney Water advises that there is enough capacity within the existing potable water network to service the Townson Road Precinct and the site located to the south.</p>
<p>Office of Water / Office of Environment and Heritage</p> <p>Response received 16 Feb 2015 and 19 March 2015</p>	<p>OEH prefer the E2 land be in public ownership. S94 Contributions limits funding of land for purchase, embellishment and maintenance. We cannot purchase and maintain the land. Unless another public authority is able to purchase the land, the only alternative is private ownership.</p> <p>See further OEH comments under RFS.</p>
<p>NSW Police</p> <p>Response received 2 Feb 2015</p>	<p>Quakers Hill LAC (NSW Police) have no objections to the Planning Proposal.</p>
<p>Commonwealth Department of Environment</p> <p>Response received 27 Jan 2015</p>	<p>They advise the proposal is consistent with the Strategic Assessment of the Growth Centres SEPP. They advise the actions associated with development were approved in February 2012 under S.146B of the EPBC Act.</p>
<p>RFS</p>	<p>The RFS raise no objection to the proposal. They advised that the 10/50 rule applies to the Precinct. This rule is being reviewed by</p>

Response received 17 Feb 2015	<p>the RFS. By the time the rezoning is gazetted, there may be changes to the rule.</p> <p>OEH are concerned that the subdivision will result in some clearing of shrub vegetation by the landowner using the 10/50 rule.</p> <p>The Planning Proposal is not reliant on any changes to the 10/50 rule, as it can be managed through the PMP.</p>
NSW Aboriginal Land Council Response received 10 Feb 2015	<p>The NSW Aboriginal Land Council suggested the proposal be referred to Deerubbin Local Aboriginal Land Council, NTSCorp Head Office, Office of the Registrar Aboriginal <i>Land Rights Act</i> and National Native Title Tribunal.</p> <p>Derrubbin Local Aboriginal Land Council were consulted on the proposal at the same time as other public authorities were consulted. The other groups were not consulted. The consultants who did the Aboriginal archaeological study advised these groups were contacted during the IHIP process. Under the circumstances, it is unnecessary to consult these groups twice.</p>

The following Commonwealth and State public authorities did not respond to the invitation to make a comment on the proposal:

- Jemena
- Endeavour Energy
- Dept of Education and Communities
- NSW Health
- EPA
- Fire and Rescue
- Deerubbin Local Aboriginal Land Council
- SES
- Darug Custodian Aboriginal Corporation
- Darug Tribal Aboriginal Land Corporation

Part 4 – Mapping

The Planning Proposal is accompanied by the following relevant draft SEPP Maps:

- i. Draft Development Control Map
- ii. Draft Land Application Map
- iii. Draft Height of Buildings Map
- iv. Draft Land Reservation Acquisition Map
- v. Draft Zoning Map
- vi. Draft Native Vegetation Map
- vii. Draft Residential Density Map
- viii. Draft Riparian Protection Area Map

These maps are compiled as **Attachment 4** to this Planning Proposal.

Part 5 - Community Consultation

The Planning Proposal was exhibited from 9 June and 7 July 2015. During the exhibition period no submission was received. A final report was submitted to the Council at its Ordinary Meeting on 29 August 2015. At the meeting Council resolved that:

1. Support the amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Appendix 12 Blacktown Growth Centres Precinct Plan, for part of the Schofields West Precinct, known as the 'Townson Road Precinct'.
2. Adopt draft Schedule 7.1 Schofields West Precinct - Townson Road Precinct which provides site specific controls for the precinct.
3. Forward the amended draft Development Control Plan (DCP) to the Secretary of the Department of Planning and Environment at least 15 days before the DCP is made in accordance with the Instrument of Delegation given to Council.
4. Forward the Planning Proposal and supporting documentation to the Department of Planning and Environment to request that the Minister for Planning make the plan once a Voluntary Planning Agreement has been entered into to cover essential local infrastructure.
5. The DCP Schedule come into effect when a notice is published in the local newspapers.
6. Advise the applicant of Council's decision

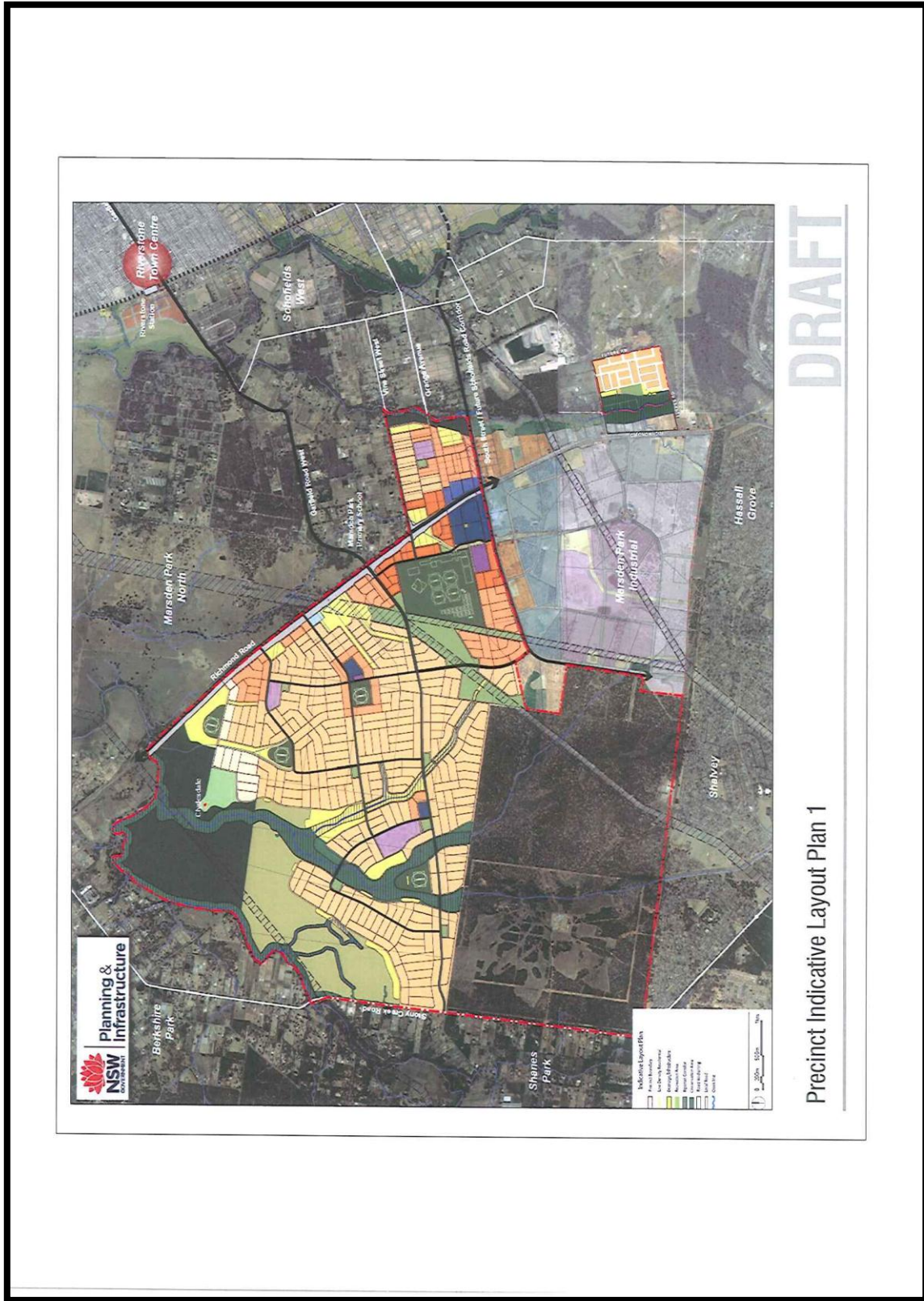
Part 6 – Time Line

The proposed time line is based on Council's best estimation on how long this Planning Proposal will take to be finalised. It is also based on the premise that there will be no significant delays in state government consultation or that any objection received can be addressed without the need for independent peer review.

Milestone	Timeframe
Commencement date	June 2013
Anticipated time frame for the completion of required technical information	December 2013
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway Determination)	December 2014
Commencement of public exhibition	June 2015
Completion of public exhibition	July 2015
Time frame for consideration of a proposal post exhibition	July 2015
Date of submission to the Department to finalise the SEPP Amendment	January 2016
Anticipated date RPA will forward to the Department for notification	March 2016

ATTACHMENT 1

INDICATIVE LAYOUT PLAN





DRAFT

Precinct Indicative Layout Plan 2

ATTACHMENT 2
CONSISTENCY WITH SEPPs

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	Not applicable.
SEPP 14 Coastal Wetlands	Not applicable.
SEPP 15 Rural Landsharing Communities	Not applicable.
SEPP 19 Bushland in Urban Areas	Not applicable.
SEPP 21 Caravan Parks	Not applicable.
SEPP 26 Littoral Rainforests	Not applicable.
SEPP 29 Western Sydney Recreation Area	Not applicable.
SEPP 30 Intensive Agriculture	Not applicable.
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	Not applicable.
SEPP 33 Hazardous and Offensive Development	Not applicable.
SEPP 36 Manufactured Home Estates	Not applicable.
SEPP 39 Spit Island Bird Habitat	Not applicable.
SEPP 44 Koala Habitat Protection	Not applicable.
SEPP 47 Moore Park Showground	Not applicable.
SEPP 50 Canal Estate Development	Not applicable.
SEPP 52 Farm Dams, Drought Relief and Other Works	Not applicable.
SEPP 55 Remediation of Land.	The Townson Road Precinct is remediated so that it is suitable for residential development.
SEPP 59 Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP 62 Sustainable Aquaculture	Not applicable.
SEPP 64 Advertising and Signage	Not applicable.
SEPP 65 Design Quality of Residential Flat Development	Not applicable.
SEPP 70 Affordable Housing (Revised Schemes)	Consistent.
SEPP 71 Coastal Protection	Not applicable.
SEPP (Building Affordable Rental Housing) 2009	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent.
SEPP (Exempt and Complying Development Codes) 2008	Consistent.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent.
SEPP (Infrastructure) 2007	Consistent.

Environmental Planning Instrument	Consistency
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable.
SEPP (Kurnell Peninsula) 1989	Not applicable.
SEPP (Major Development) 2005	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Miscellaneous Consent Provisions) 2007	
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable.
SEPP (State and Regional Development) 2011	Not applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable.
SEPP (Sydney Region Growth Centres) 2006	Complies Refer to Section B
SEPP (Three Ports) 2013	Not applicable.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
Sydney REP 8 (Central Coast Plateau Areas)	Not applicable.
Sydney REP 9 - Extractive Industry (No 2-1995)	Not applicable.
Sydney REP 11 - Penrith Lakes Scheme	Not applicable.
Sydney REP 16 - Walsh Bay	Not applicable.
Sydney REP 18 - Public Transport Corridors	Not applicable.
Sydney REP 19 - Rouse Hill Development Area	Not applicable.
Sydney REP 20 - Hawkesbury–Nepean River (No. 2-1997)	Not applicable.
Sydney REP 24 - Homebush Bay Area	Not applicable.
Sydney REP 25 - Orchard Hills	Not applicable.
Sydney REP 26 - City West	Not applicable.
Sydney REP 30 - St Marys	Not applicable.
Sydney REP 33 - Cooks Cove	Not applicable.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Not applicable.