



Planning Proposal

**34 Allan Avenue &
Benda Street
Reserve, Belmore**

May 2022





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Introduction

The Canterbury Local Environmental Plan 2012 (CLEP 2012) is the statutory planning instrument that establishes land use zones and building envelope controls such as floor space ratios and building heights in the former City of Canterbury within Canterbury Bankstown Local Government Area (LGA).

At Council's Ordinary Meeting of 26 October 2021, Council resolved to remove 34 Allan Avenue, Belmore from the Land Acquisition Map under CLEP 2012, as this site is no longer a priority for acquisition for open space. Consequently, Council resolved to rezone the site from RE1 Public Recreation to R3 Medium Density Residential and apply the following planning controls:

- A Floor Space Ratio of 0.5:1;
- A Maximum Height of Buildings limit of 8.5m; and
- A Minimum Lot Size Area of 460m².

At the same meeting Council also resolved to rezone Benda Street Reserve, Belmore from R3 Medium Density Residential to RE1 Public Recreation. This rezoning will ensure that the zoning of the site reflects the current and future use of the site as public open space. Council resolved to remove the following controls from this site to reflect the proposed rezoning:

- Floor Space Ratio of 0.5:1;
- 8.5 Maximum Height of Buildings limit; and
- Minimum Lot Size Area of 460m².

According to the Department of Planning and Environment's (DPE) publication '*Local Environmental Plan Making Guideline*', a Planning Proposal is a document that sets out the justification for making changes to the CLEP 2012. A Planning Proposal is comprised of the following components:

Part 1	A statement of the objectives and intended outcomes of the Planning Proposal. It is a statement of what is planned to be achieved, not how it is to be achieved.
Part 2	An explanation of the proposed changes to CLEP 2012 to achieve the intended outcomes.
Part 3	The strategic and site-specific justification for making the proposed changes to CLEP 2012.
Part 4	Maps to identify the intended outcomes of the Planning Proposal.



Part 5	Details of the community consultation that is to be undertaken on the Planning Proposal.
Part 6	Outline the indicative project timeline

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to the Planning Proposal.

In accordance with the LEP Making Guideline, this Planning Proposal falls under the 'Basic' category. The amendments proposed to CLEP 2012 are administrative in nature, relating to the removal a historic property acquisition at 34 Allan Avenue, Belmore and the correction of a minor zoning error on Benda Street Reserve, Belmore. The Planning Proposal will not facilitate any change in land use on either site and will not have any adverse effects on the environment or adjoining properties.

On 14 April 2022, DPE issued a Gateway Determination for the Planning Proposal to proceed subject to conditions. Council as a planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:

- Council has satisfied all the conditions of the gateway determination;
- the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- there are no outstanding written objections from public authorities.

Condition 1(c) of the Gateway Determination seeks clarification on the ownership of Benda Street Reserve. Benda Street Reserve is a road reserve and is not defined as public land under the Local Government Act 1993. Ownership of the land will be unaffected by this proposal and the land will remain in Council ownership.

In accordance with Condition 1(a), Appendix A – State Environmental Planning Policies has been updated to reflect the current names and numbering noting the changes effective from 1 March 2022.



Background

Site Description

The subject sites at 34 Allan Avenue, Belmore comprises a single allotment. Benda Street Reserve Belmore forms part of a road reserve and does not have a legal description. Refer to Table 1 and Figure 1.

Table 1: subject site details

Property Address	Property Description	Current Zone
34 Allan Avenue, Belmore	Lot B DP 355867	RE1 Public Recreation
Benda Street Reserve, Belmore	-	R3 Medium Density Residential

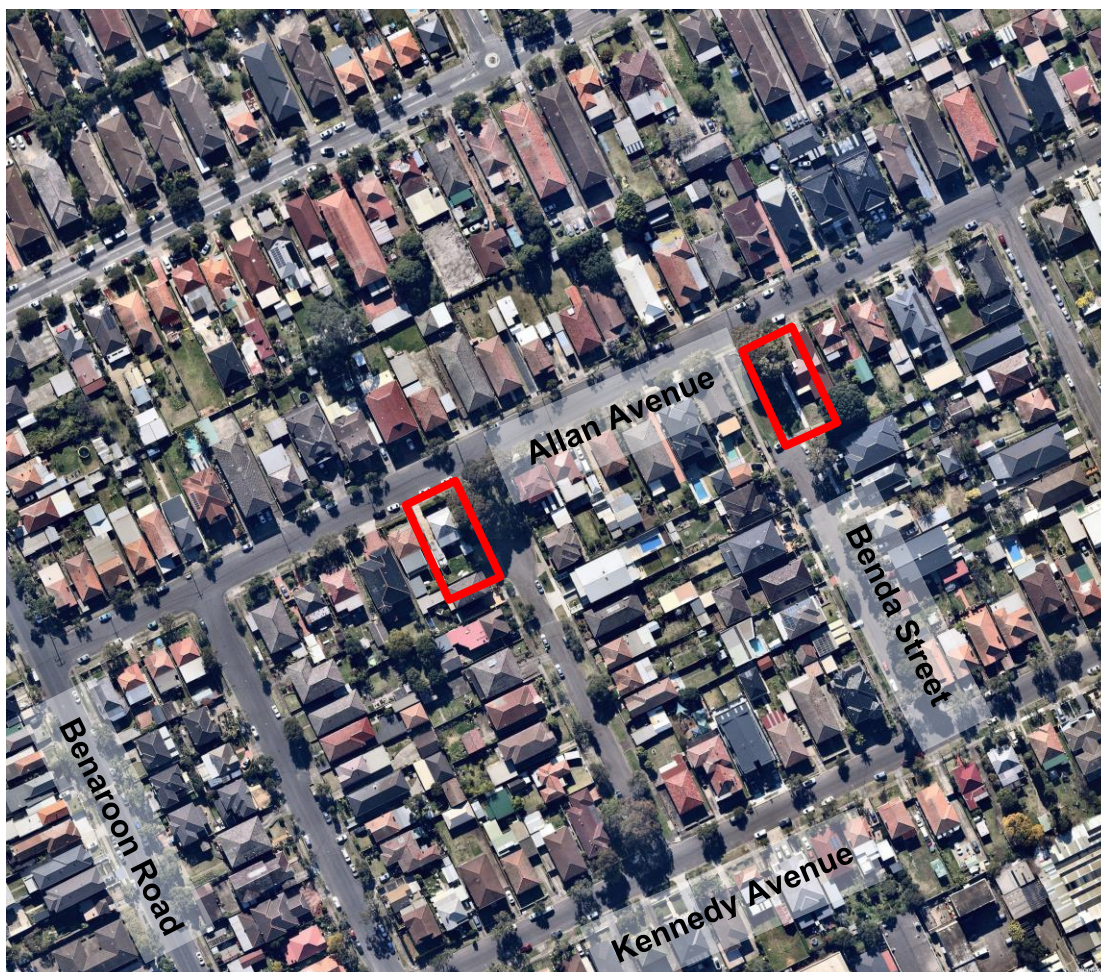


Figure 1: Site Map (Source: Nearmap 2021)



34 Allan Avenue currently contains a single storey residence with frontages to Allan Avenue to the north and Dinora Street Reserve to the east. Benda Street Reserve is located at the northern end of Benda Street, Belmore and frontages to both Allan Avenue and Benda Street.

Site Context

The sites are located on Allan Avenue in Belmore, approximately 800m northwest of Belmore Train Station and approximately 700m south of Punchbowl Road. Belmore Boys High School and the Belmore North Public School are located within a walking distance of 400m to the east. Other public open spaces in the vicinity include Knox Street Reserve and Peel Street Reserve located approximately 340m north and 410m south respectively from 34 Allan Avenue.

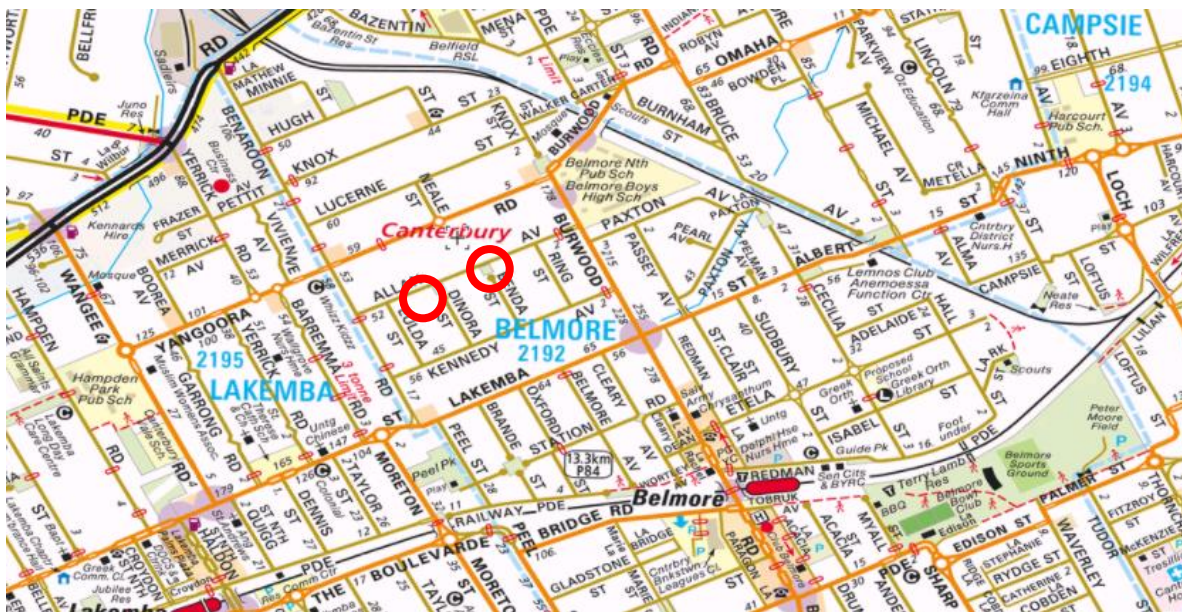


Figure 2: Context Map with subject sites circled in red (Source: Sydway 2021).

The surrounding area is zoned predominantly R3 Medium Density Residential and existing development consists of one and two storey detached dwellings and dual occupancies.





Figure 3: View of 34 Allan Avenue from Allan Avenue .



Figure 4: Allan Avenue and Dinora Street Reserve viewed from Allan Avenue.



Figure 5: Dinora Street Reserve viewed from Dinora Street.

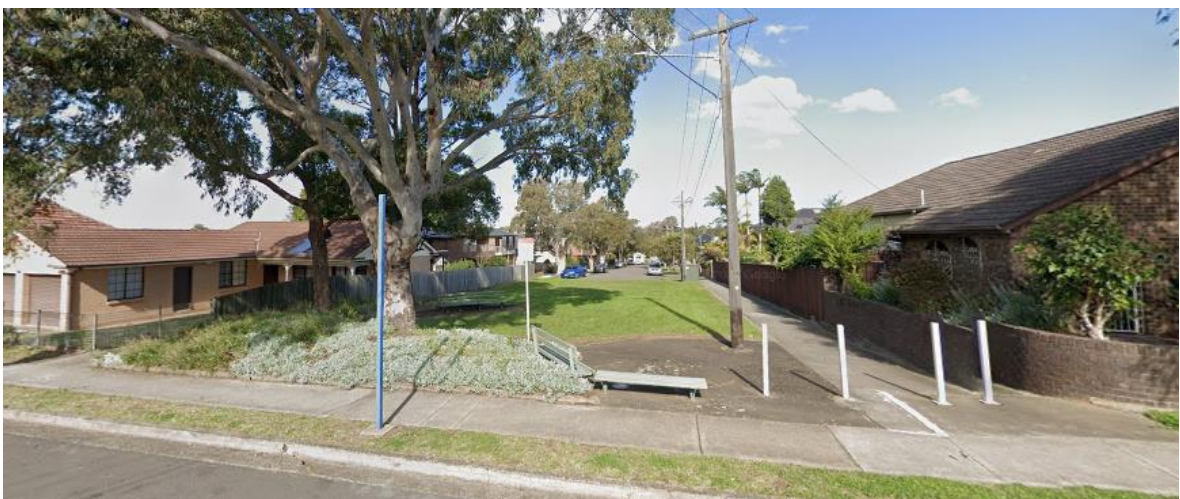


Figure 6: View of Benda Street Reserve site from Allan Avenue.



Figure 7: View of Benda Street Reserve from Benda Street.

Site History

In 1993, the former Canterbury Council reviewed its land use policies under the Canterbury Planning Scheme Ordinance 1970 to address the provision of public open space for Belmore-Lakemba Precinct. The review recommended acquisition of 34 Allan Avenue in Belmore and two other properties in Lakemba for the purposes of Public Open Space.

The gazettal of the Canterbury Local Environmental Plan 178 (Belmore-Lakemba Precinct) in October 1998 confirmed the proposed acquisition and rezoning of the subject site for the purposes of public open space. Although zoned for open space, the subject site has remained in private ownership and has continued to be used for the purposes of a residential dwelling.

Benda Street Reserve was formerly a road carriageway that was closed to traffic by Council and converted to a public reserve. The historical aerial map from 1943 below shows the use of the site at 34 Allan Avenue for residential purposes and Benda Street Reserve as a road carriageway connecting with Allan Avenue.



Figure 8: Historical aerial photo of the subject sites (Source: SIX Maps, NSW Government).



Part 1 – Objectives and Intended Outcomes

The objectives and intended outcomes of the Planning Proposal relevant to 34 Allan Avenue, Belmore are:

- To rezone the site from Zone RE1 Public Recreation to Zone R3 Medium Density Residential to reflect the existing use of the site.
- To remove reservation of land for a public purpose that has been identified as a low priority and therefore no longer required by Council in light of other higher demands across the city.
- Provide certainty for the landowner and the community as to the long term land use envisaged for the site.
- To provide for a range of development that facilitates housing within Zone R3 Medium Density Residential Zone.
- To ensure future redevelopment of the site is consistent with the existing local character of the area.

For Benda Street Reserve:

- To rezone the site from Zone R3 Medium Density Residential to RE1 Public Recreation.
- To reflect and formalise the long-standing use of the land as public open space and to safeguard its use for this purpose.
- Provide certainty for the community as to the long term land use envisaged for the site.



Part 2 – Explanation of Provisions

Canterbury Local Environmental Plan 2012

To achieve the intended outcomes, the proposed amendments to CLEP 2012 in relation to 34 Allan Avenue, Belmore are:

- Amending the *Canterbury LEP 2012* Land Acquisition Map to remove the site.
- Amending the *Canterbury LEP 2012* Land Zoning Map to rezone the site from RE1 Public Recreation to R3 Medium Density Residential (refer to Part 4, Map 3).
- Amending the *Canterbury LEP 2012* Floor Space Ratio Map to apply an FSR of 0.5:1 across the entire site (refer to Part 4, Map 5).
- Amending the *Canterbury LEP 2012* Height of Building Map to apply an 8.5 maximum height of buildings (refer to Part 4, Map 5).
- Amending the *Canterbury LEP 2012* Lot Size Map to apply a minimum lot size area of 460m² (refer to Part 4, Map 7).

To achieve the intended outcomes, the proposed amendments to CLEP 2012 in relation to Benda Street Reserve, Belmore are:

- Amending the *Canterbury LEP 2012* Land Zoning Map to rezone the site R3 Medium Density Residential to RE1 Public Recreation (refer to Part 4, Map 3).
- Amending the *Canterbury LEP 2012* Floor Space Ratio Map to remove the FSR of 0.5:1 from the site (refer to Part 4, Map 5).
- Amending the *Canterbury LEP 2012* Height of Building Map to remove the 8.5 maximum height of buildings from the site (refer to Part 4, Map 5).
- Amending the *Canterbury LEP 2012* Lot Size Map to remove the minimum lot size area of 460m² from the site (refer to Part 4, Map 7).

Extracts of the proposed mapping amendments are included at Part 4 – Maps, and the relevant LEP Maps are included in Appendix C.

For the avoidance of any doubt, any reference to Canterbury LEP 2012 in this Planning Proposal is to be taken as a reference to the draft Consolidated Canterbury Bankstown LEP which has yet to be finalised by the Department of Planning, Industry and Environment.



Part 3 – Justification

Section A–Need for the Planning Proposal

- 1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?**

No, this Planning Proposal is not the result of any strategic study or report.

This Council initiated Planning Proposal is in response to a resolution made by Council at its meeting on 26 October 2021, where it was resolved to rezone both subject sites to reflect their current longstanding land uses.

The Planning Proposal will provide certainty to community regarding the intended future use of both sites.

A detailed strategic merit assessment is included in Section B of this Planning Proposal. Following the granting of a Gateway Determination, and public exhibition, this Planning Proposal will be updated to include community and state agency feedback.

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

This Planning Proposal is the best means to achieve the intended outcome which is to rezone each site to the zoning that which best reflects its current and future use.

Section B–Relationship to 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)?**

3.1 Greater Sydney Region Plan ‘A Metropolis of Three Cities’

The Greater Sydney Region Plan (GSRP) was released by the GSC in March 2018. It provides a 40-year vision for the Greater Sydney region and is designed to inform district and local plans and the assessment of Planning Proposals.

The GSRP identifies several key objectives around the need to ensure communities are healthy, resilient and socially connected; and improving housing supply to all groups in the community.



The Planning Proposal is consistent with several planning objectives in the GSRP. These include:

Objective	Consistent / Rationale
Objective 6: Services and infrastructure meet communities' changing needs. Objective 7: Communities are healthy, resilient and socially connected.	This Planning Proposal will ensure that Benda Street Reserve is retained as open space. By virtue of Dinora Reserve located adjacent to 34 Allan Street being retained as RE1 zoned land, there will be no loss of public open space within a 200m walking catchment of the subject sites.
Objective 12: Great places that bring people together.	This Planning Proposal will ensure that the zoning of Benda Street Reserve reflects its ongoing role within the local open space network. No changes are proposed to the current uses of each site.
Objective 30: Urban tree canopy cover is increased. Objective 31: Public open space is accessible, protected and enhanced.	The Planning Proposal will protect Benda Street Reserve as local open space by rezoning the land from R3 Medium Density Residential Zone to RE1 Public Recreation Zone. The Planning Proposal also removes 34 Allan Avenue from the Land Reservation Map, allowing higher priority open space projects to be prioritised by Council in the future. The overall social effects of the Planning Proposal are therefore considered to be positive.

3.2 South District Plan

The GSC released the South District Plan on 18 March 2018 to give effect to the Greater Sydney Regional Plan. The District Plan contains priorities and actions to guide the development and planning of the south district while improving the district's social, economic and environmental assets.

Objective	Consistent / Rationale
Infrastructure Planning Priority S1: Planning for a city supported by Infrastructure.	The Planning Proposal seeks to remove 34 Allan Avenue from the Land Reservation Acquisition Map as it is no longer considered a priority for open space provision. This will allow Council to refocus funding towards higher priority open space projects within centres or along the Sydenham to Bankstown corridor, better aligning recreation and open space infrastructure with anticipated residential and employment growth.



Objective	Consistent / Rationale
<u>Liveability</u> Planning Priority S3: Providing services and social infrastructure to meet communities' changing needs Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities	<p>The District Plan recognises the social, physical and mental health benefits of open spaces to local communities and the contribution they make to the attractiveness of the district as a place to live, work and visit.</p> <p>This Planning Proposal responds to the changing open space hierarchies in the Canterbury Bankstown LGA and seeks to update the property acquisition plan accordingly. By removing 34 Allan Avenue from the Land Reservation Acquisition Map, the Planning Proposal will allow Council to direct financial resources towards higher priority open space projects where future growth will be planned.</p>
<u>Sustainability</u> Planning Priority S15: Increasing urban tree canopy cover and delivering Green Grid connections Planning Priority S16: Delivering high quality open space	<p>This Planning Proposal will rezone Benda Street Reserve to RE1 Public Recreation, reflecting its intended future use for local recreation and providing certainty to the community in the long term regarding its continued use as open space.</p> <p>By removing 34 Allan Avenue from the Land reservation Acquisition Map, the Planning Proposal also allows Council to reprioritise funds to more significant Green Grid connections and open space corridors along the Sydenham to Bankstown Corridor and Cooks River Foreshore. This will ensure the delivery of high quality open spaces in alignment with infrastructure delivery and expected residential and employment growth within centres.</p>

4. Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

4.1 Community Strategic Plan 'CBCity 2028'

CBCity 2028 is Council's 10-year plan to guide the City of Canterbury Bankstown on its journey to be a thriving and dynamic city.

The Planning Proposal is consistent with the identified "destinations" in CBCity 2028 in that it will respond to the 'Clean & Green' and 'Liveable & Distinctive' destinations.

4.2 Local Strategic Planning Statement 'Connective City 2036'

Connective City 2036 guides the 20-year planning vision and changes to Council's planning framework for the LGA. The vision of the LSPS is about sustainably growing the City, protecting environmental values, creating vibrant and connected centres, delivering housing and jobs in well planned locations around public transport.

This Planning Proposal is consistent with Council's Local Strategic Planning Statement (LSPS) - *Connective City 2036*, namely Action E6.4 Protect the low-density character of suburban neighbourhoods and E5.12 Create diversity in open/public space character and types.



The directions and actions under Evolution Five – Green Web, given in the table below, are of particular relevance to this Planning Proposal.

Priorities	Actions
E5.5 Develop an integrated network of City-wide parks and trails	E5.98 Deliver the priorities of Council's existing policies in alignment with green web and active transport priorities.
	E5.99 Use open space hierarchies to guide decision making.
E5.6 Provide equitable access to open space	E5.100 Update the property acquisition and divestment plan to prioritise open space deficiencies, use open space hierarchies to guide decision making and avoid exclusive leases on open spaces.
E5.12 Create diversity in open/public space character and types	

4.3 Canterbury Open Space Strategy 2017

The objectives of the Canterbury Open Space Strategy (the Strategy) 2017 are to provide strategic direction for development and management of open space in the former City of Canterbury Local Government Area (LGA) and guide Council on the future provision, allocation of resources for open space provision and improvements as Council resources and funds become available. However, this strategy made no findings in relation to the Dinora Street Reserve or Benda Street Reserve when assessing the provision of open space in this area of Belmore.

4.4 Housing Strategy 2020

On 23 June 2020, Council adopted the Canterbury Bankstown Housing Strategy (the Housing Strategy) to support the LSPS, *Connective City 2036* to guide future planning decisions in the City. The Strategy was endorsed by the Department of Planning, Industry & Environment (DPIE) in June 2021.

With a forecast population of 500,000 by 2036, the Housing Strategy intends to deliver 80% of new dwellings within walking distance of centres as set out in the LSPS, with a majority of the dwelling targets to be delivered in places of high amenity such as the Bankstown Strategic Centre and the Campsie Town Centre. Council is progressing with the master plans for the key strategic centres of Bankstown and Campsie which intend to accommodate 38% of new dwellings and 40% jobs growth projected in Council's LSPS for the LGA to 2036.

This Planning Proposal intends to revert approximately 505m² of RE1 Public Recreation zoned land to residential uses and rezone an existing reserve from R3 Medium Density Residential to RE1 Public Recreation. This will ensure that there is certainty for the local community around the provision of local open space in Belmore. The potential implication of



this on meeting dwelling targets for the overall LGA is negligible as the proposed zonings will reflect the current uses of the subject sites.

In light of the above, this Planning Proposal is consistent with Council's Housing Strategy.

4.5 Canterbury Development Contributions Plan 2013

The subject site at 34 Allan Avenue is identified in the Works Schedule of the Canterbury Development Contributions Plan 2013 for open space acquisition.

However, funds collected through Section 7.11 Development Contributions for open space provision should be focused on sites that demonstrate a strong nexus with residential and employment growth and urban renewal opportunities, consistent with the Department's Development Contributions Practice Note. This Practice Note also advises that Council can amend its Section 7.11 works schedule, including substituting existing works with other works which are more appropriate to meet the identified needs.

As 34 Allan Avenue has been identified as a low priority for acquisition and that this locality is not expected to substantially change into the future, its removal from the Section 7.11 works schedule is considered justified. This item will be removed from the Development Contributions Plan as part of preparation of a forthcoming consolidated contributions plan for the LGA.

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

There are no other State or regional studies relevant to this Planning Proposal.

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

This Planning Proposal's consistency with applicable State Environmental Planning Policies is summarised in Appendix A.

7. Is the Planning Proposal consistent with applicable Ministerial Directions? (s9.1 Directions)

This Planning Proposal is consistent with most applicable Ministerial Directions (refer to Appendix B – Local Planning Directions), and discussed further below:



Direction	Consistent / Rationale
Direction 4.4 Remediation of Contaminated Land	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities. Council's records and historic aerial photos indicate that 34 Allan Avenue, Belmore has been used for residential purposes prior to being rezoned and reserved for acquisition and the Planning Proposal (refer to Figure 8). Benda Street Reserve is an existing public open space that was formerly a road carriageway. A search of Council's records indicates that there is no evidence that previous uses on either site falls within a purpose referred to in Table 1 to the contaminated land planning guidelines.</p> <p>This Planning Proposal is therefore consistent with the Local Planning Direction. However, if additional information is considered necessary, a preliminary site investigation report can be prepared and supplied to the Department's satisfaction, as a condition of a Gateway Determination.</p>
Direction 5.2 Reserving Land for Public Purposes	<p>The objective of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes.</p> <p>In regard to 34 Allan Avenue, the proposal will satisfy the objective of this Local Planning Direction as it seeks to facilitate the removal of a reservation of land for public purposes where the land is no longer required for acquisition.</p> <p>The Local Planning Direction does not apply to Benda Street Reserve as the site is not included on the Council's land reservation acquisition map nor is it proposed to include the site on the land reservation acquisition map in this Planning Proposal.</p> <p>The Planning Proposal is therefore consistent with this Direction.</p>
Direction 6.1 Residential Zones	<p>The objectives of this direction are to encourage a variety and choice of housing types, to provide for existing and future housing needs and to make efficient use of existing infrastructure and services.</p> <p>The proposal intends to rectify a minor anomaly on the existing zoning map to reflect the existing use of Benda Street Reserve as local open space. While the Planning Proposal would result in a deficit of 215m² of residential zoned land, this inconsistency is of a minor nature given that Council does not intend to redevelop the Benda Street Reserve site for residential purposes. Therefore, there will be no actual loss of residential development capacity as a result of the Planning Proposal.</p>

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 as a result of the proposal?

This Planning Proposal does not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.



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

The Planning Proposal intends to rezone 34 Allan Avenue, Belmore to reflect the current and longstanding residential use of the land and to align with the residential zoning of the surrounding area. This will allow the current residential use of the site to continue. The proposal also seeks to rezone Benda Street Reserve to RE1 Public Recreation, in line with the zoning for open space throughout the LGA and to also reflect the existing public open space use of the site. The Planning Proposal does not propose to facilitate any change in the current uses on these sites and as such there are no likely environmental effects resulting from the Planning Proposal.

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

Sections 3.1 and 3.2 provide details of the social and community benefits arising from this Planning Proposal.

The intended outcome of this Planning Proposal is to remove 34 Allan Avenue from the land reservation acquisition map in the Canterbury LEP 2012 to enable Council to divert these funds towards higher priority open space land acquisitions and open space works, that service a greater number of residents and workers and better align with forecast growth.

In addition to the above, this Planning Proposal will provide certainty to the community on the intended future use of Benda Street Reserve as local open space and rectify a legacy land zoning anomaly. This will ensure that Benda Street Reserve is safeguarded as public open space which is also considered a social benefit of the Planning Proposal. The economic implications of rezoning Benda Street Reserve are considered to be negligible, as the land is already used as local open space.

The Planning Proposal is therefore considered to have positive social and economic impacts.

Section D–State and Commonwealth interests

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

As the Planning Proposal does not intend to facilitate any change of the current land use on the subject sites, the existing public infrastructure is considered adequate to support the proposed rezonings.

12. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The Gateway Determination will require consultation with the following agencies:



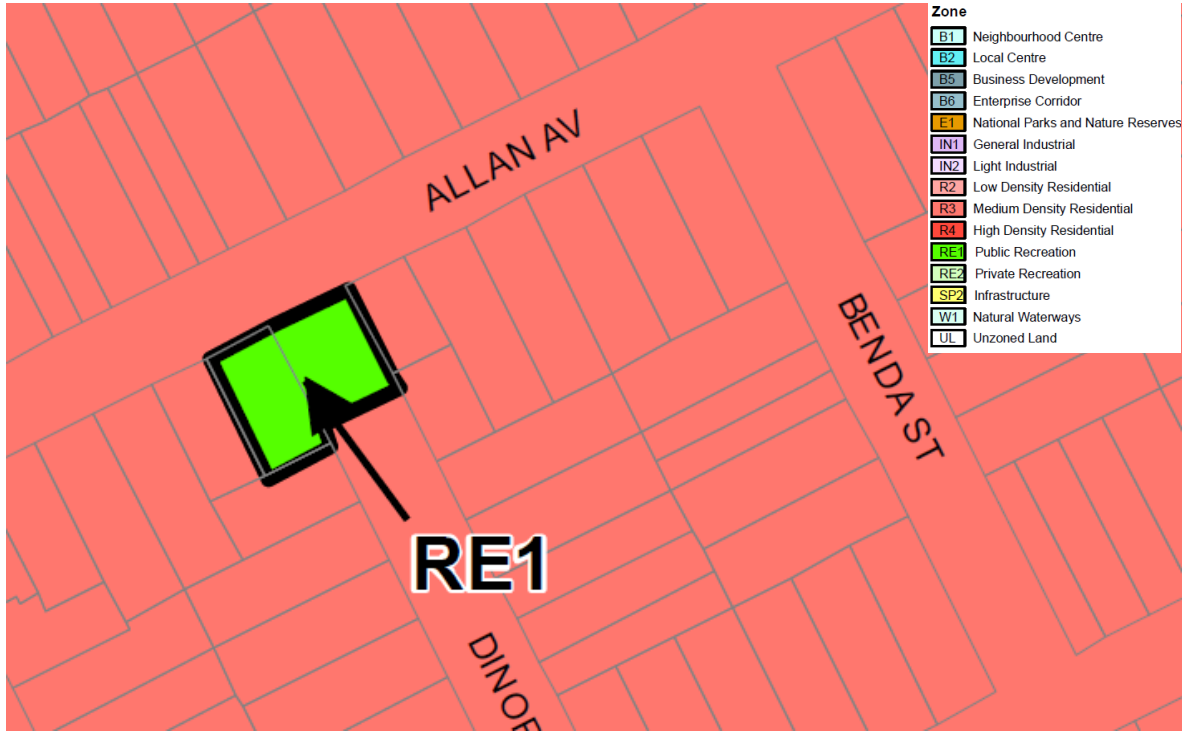
- Sydney Water.
- Ausgrid.

This section will be updated following consultation with public authorities in accordance with the Gateway Determination.

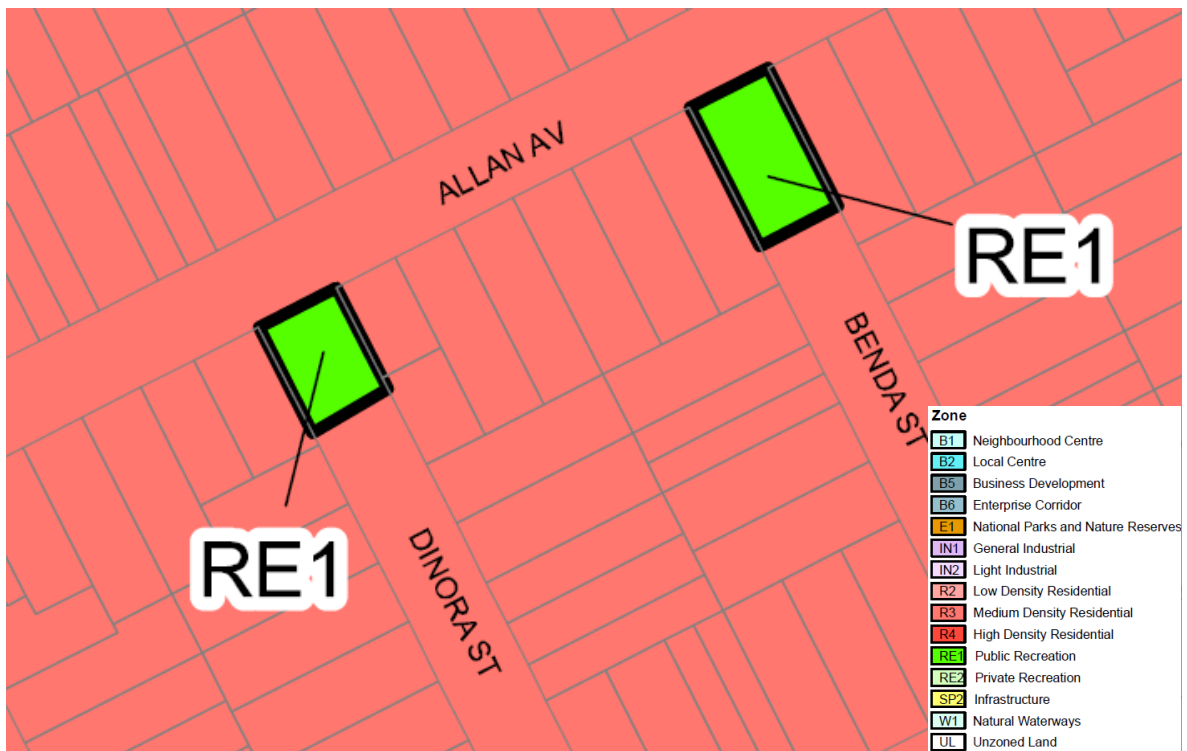


Part 4 – Maps

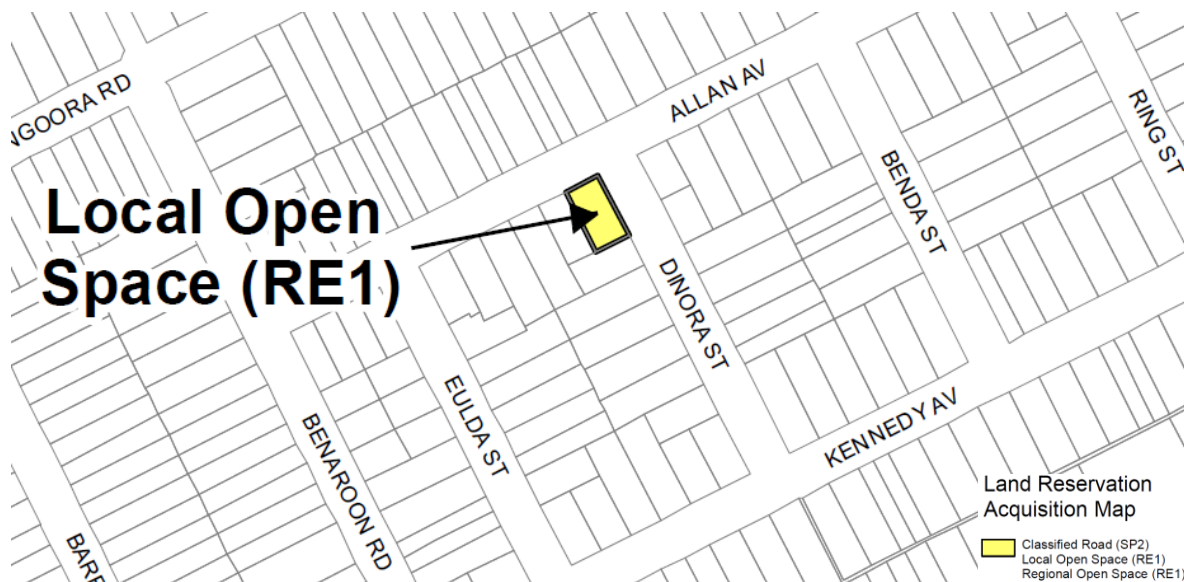
The maps accompanying this Planning Proposal are included in full Appendix C. The following section provides relevant extracts of the proposed LEP Sheets:



Map 1: Existing Land Zoning Map



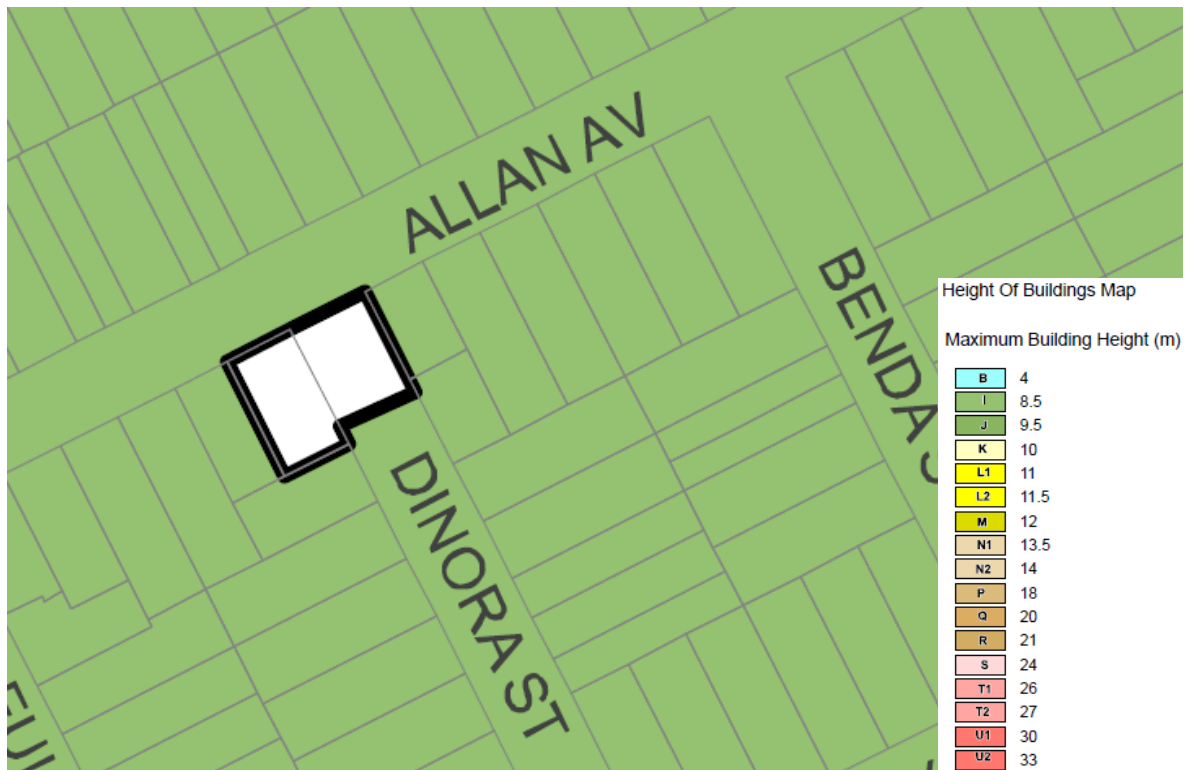
Map 2: Proposed Land Zoning Map



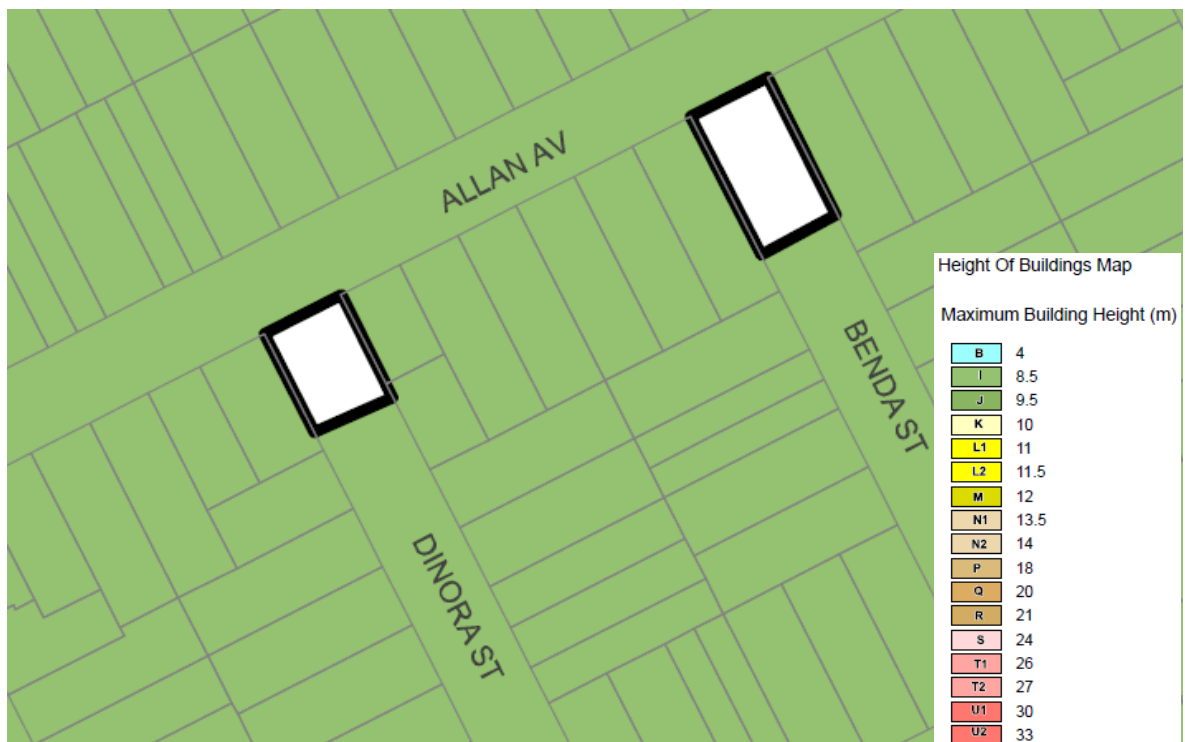
Map 3: Existing Land Reservation Acquisition Map



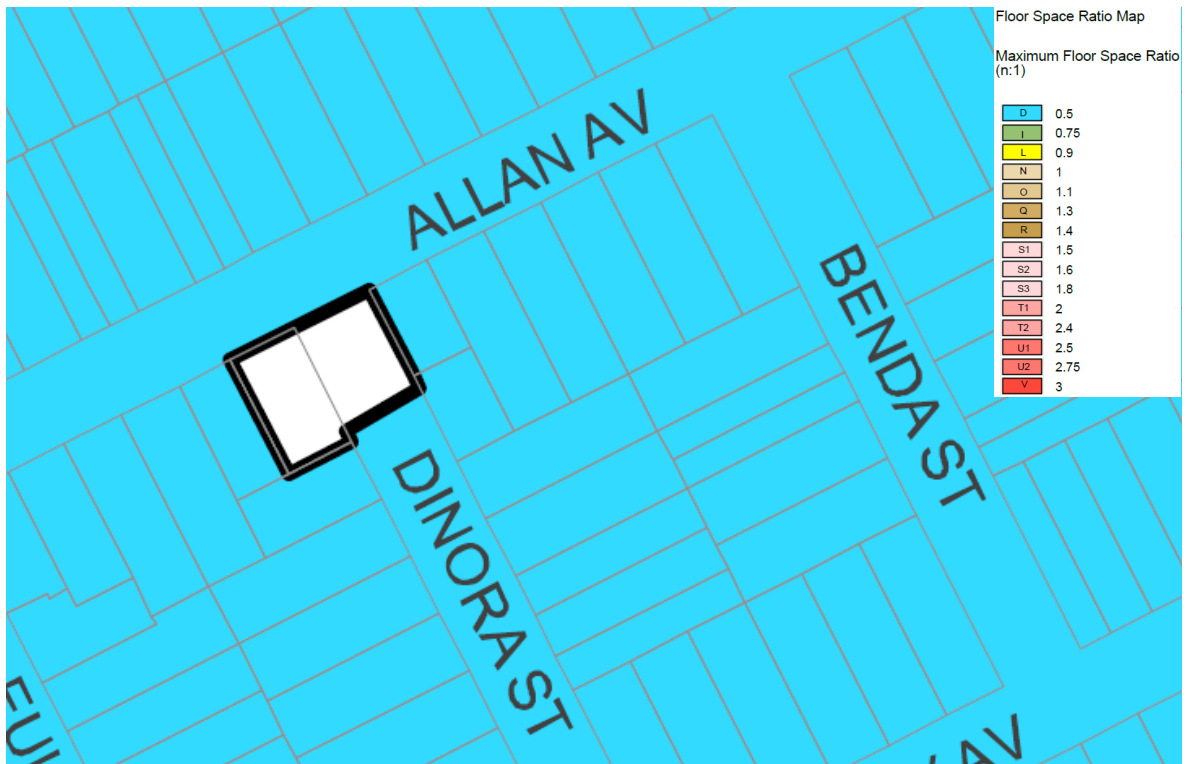
Map 4: Proposed Land Reservation Acquisition Map



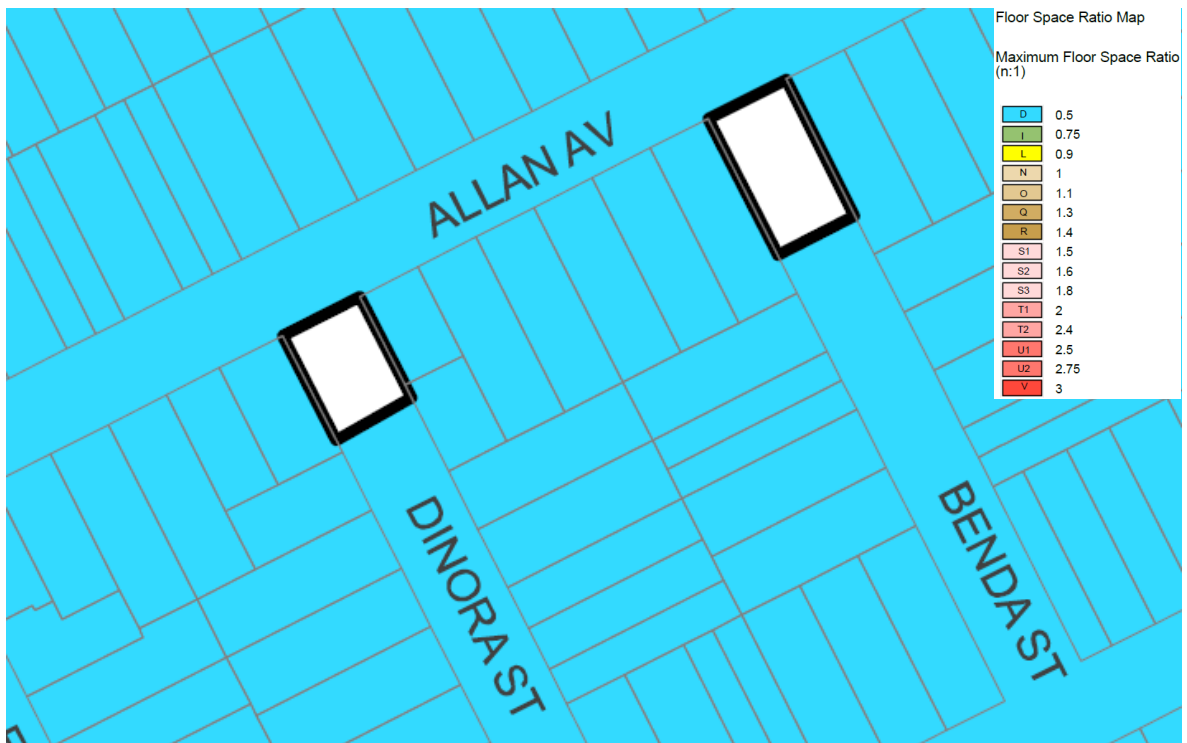
Map 5: Existing Heights of Buildings Map



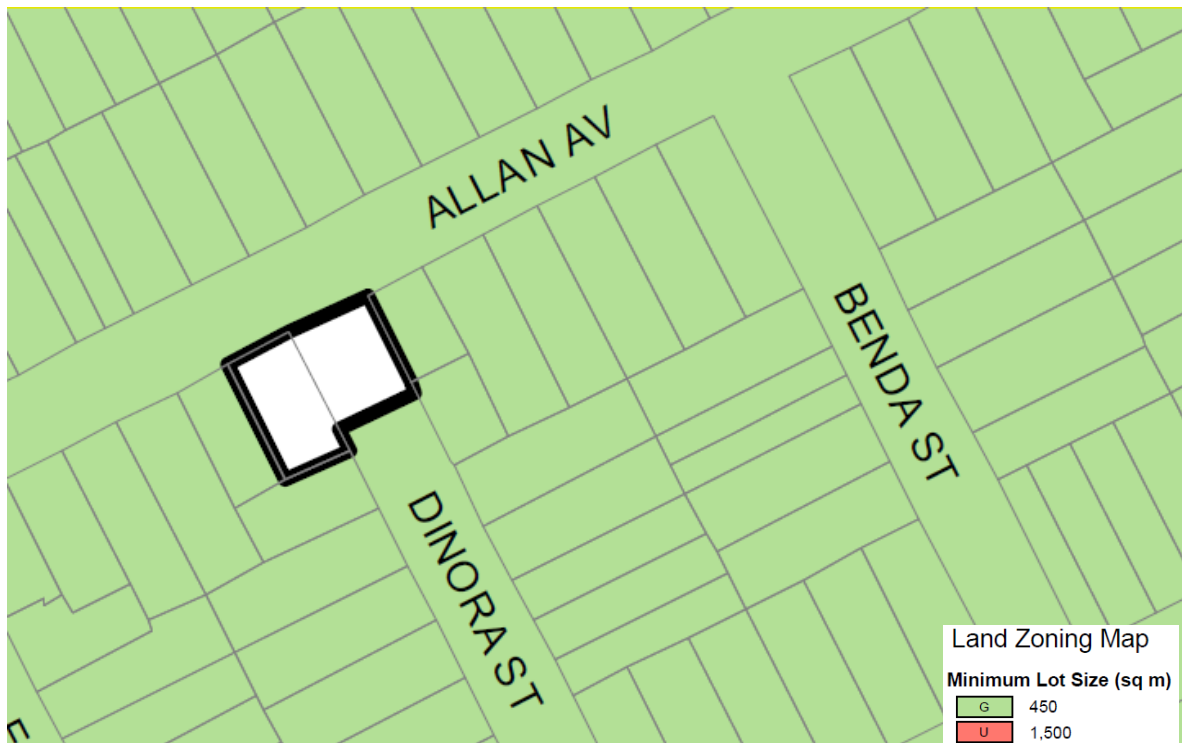
Map 6: Proposed Heights of Buildings Map



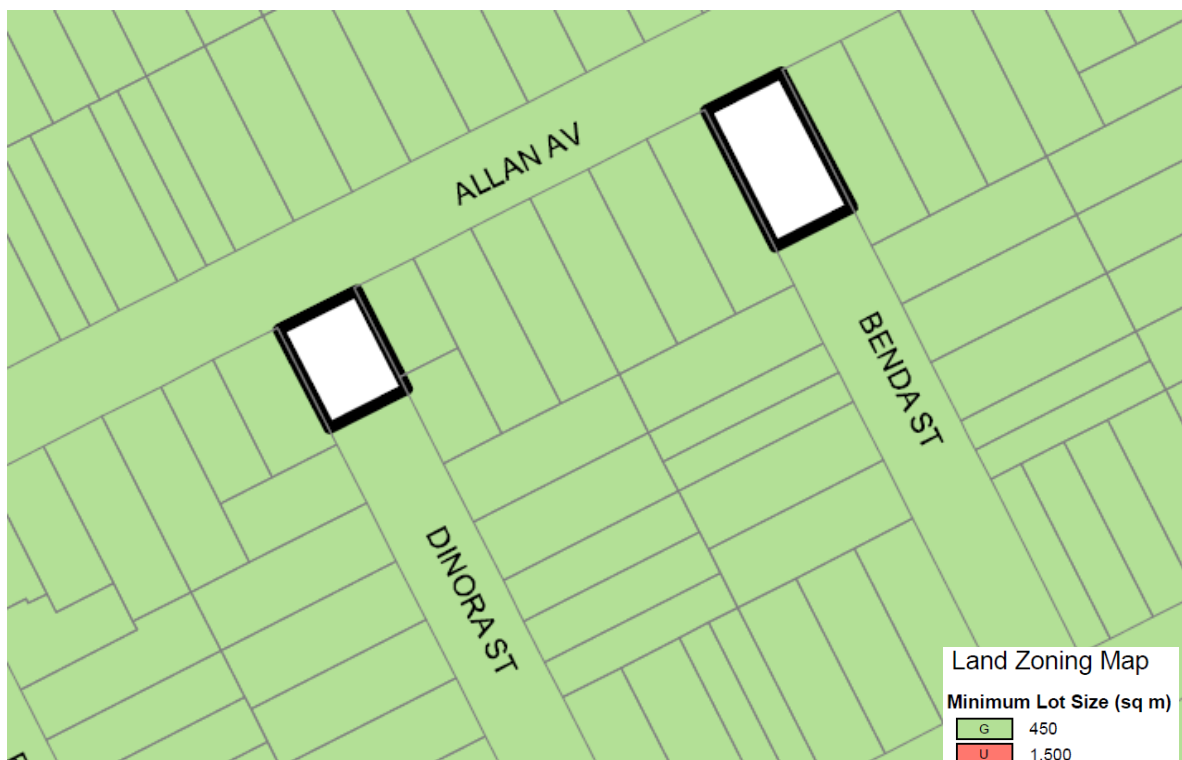
Map 7: Existing Floor Space Ratio Map



Map 8: Proposed Floor Space Ratio Map



Map 9: Existing Lot Size Map



Map 10: Proposed Lot Size Map



Part 5 – Community Consultation

The Planning Proposal will be placed on public exhibition in accordance with the Gateway Determination, Canterbury Bankstown Community Participation Plan and relevant applicable public health orders for a minimum of 28 days, comprising of:

- Notification in the local newspaper that circulates in the area affected by this Planning Proposal.
- Displays on the Council's "Have Your Say" website.
- Written notification to affected and adjoining property owners.
- Written notification to public authorities listed in Section D, Item 11 above.



Part 6 – Project Timeline

The anticipated timeline for completion of the Planning Proposal is as follows:

Dates	Project timeline
December 2021	Submit Planning Proposal to the Department of Planning, Industry and Environment for Gateway Determination
April 2022	Issue of Gateway Determination
April-May 2022	Prepare for public exhibition
May-June 2022	Commencement and completion of public exhibition period
July 2022	Consideration of submissions and post exhibition review
July 2022	Report to Council following the exhibition
August 2022	Council as the Local Plan Making Authority finalises the LEP amendment
October 2022	Notification of instrument being made (Gazettal of LEP amendment)



APPENDIX A—State Environmental Planning Policies

SEPPs	Applicable	Consistent
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	Yes
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	Yes
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes
State Environmental Planning Policy (Housing) 2021	Yes	Yes
State Environmental Planning Policy (Industry and Employment) 2021	No	N/A
State Environmental Planning Policy (Planning Systems) 2021	Yes	Yes
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	No	N/A
State Environmental Planning Policy (Precincts - Central River City) 2021	No	N/A
State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021	No	N/A
State Environmental Planning Policy (Precincts - Regional) 2021	No	N/A
State Environmental Planning Policy (Precincts - Western Parkland City) 2021	No	N/A
State Environmental Planning Policy (Primary Production) 2021	No	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	Yes
State Environmental Planning Policy (Resources and Energy) 2021	Yes	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	Yes



APPENDIX B—Ministerial Directions

Local Planning Directions (as at 05/05 2022)		Applicable	Consistent
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	Yes	Yes
1.2	Development of Aboriginal Land Council land	No	N/A
1.3	Approval and Referral Requirements	Yes	Yes
1.4	Site Specific Provisions	No	N/A
Focus area 1: Planning Systems – Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A
1.14	Implementation of Greater Macarthur 2040	No	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A
1.16	North West Rail Link Corridor Strategy	No	N/A
1.17	Implementation of the Bays West Place Strategy	No	N/A
Focus area 2: Design and Place			
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	Yes	Yes
3.2	Heritage Conservation	Yes	Yes
3.3	Sydney Drinking Water Catchments	No	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5	Recreation Vehicle Areas	Yes	Yes
Focus area 4: Resilience and Hazards			



4.1	Flooding	No	N/A
4.2	Coastal Management	No	N/A
4.3	Planning for Bushfire Protection	No	N/A
4.4	Remediation of Contaminated Land	No	N/A
4.5	Acid Sulfate Soils	No	N/A
4.6	Mine Subsidence and Unstable Land	No	N/A
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Yes	Yes
5.2	Reserving Land for Public Purposes	Yes	Yes
5.3	Development Near Regulated Airports and Defence Airfields	No	N/A
5.4	Shooting Ranges	No	N/A
Focus area 6: Housing			
6.1	Residential Zones	Yes	Yes
6.2	Caravan Parks and Manufactured Home Estates	Yes	Yes
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	No	N/A
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A
Focus area 9: Primary Production			
9.1	Rural Zones	No	N/A
9.2	Rural Lands	No	N/A
9.3	Oyster Aquaculture	No	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A



APPENDIX C—Local Environmental Plan Maps

- Map 1 – Existing Land Zoning Map
- Map 2 – Proposed Land Zoning Map
- Map 3 – Existing Land Reservation Acquisition Map
- Map 4 – Proposed Land Reservation Acquisition Map
- Map 5 – Existing Height of Buildings Map
- Map 6 – Proposed Height of Buildings Map
- Map 7 – Existing Floor Space Ratio Map
- Map 8 – Proposed Floor Space Ratio Map
- Map 9 – Existing Lot Size Map
- Map 10 – Proposed Lot Size Map