

Table 1: Consistency with Strategic Plans and EPIs

Strategic Plan / Instrument / Clause	Comment
NSW State Plan	
<p>The New South Wales State Plan (2006) sets the strategic direction and goals for the NSW Government across a broad range of services and infrastructure. The Plan nominates one of the key challenges for the State as being the planning challenges that arise from a continuing population growth. In addition to this, the Plan nominates environmental challenges from climate change and drought.</p>	<p>The redevelopment of North Penrith will provide a substantial amount of new commercial floor space and housing in an area which is highly accessible to public transport infrastructure and social services. It will also demonstrate a high level of sustainability with the implementation of the proposed infrastructure and specific ecologically sustainable initiatives.</p>
Sydney Metropolitan Strategy	
<p>The Sydney Metropolitan Strategy outlines seven key strategies for the development of Sydney over the next 25 years. North Penrith is located within the North-Western Subregion, which includes the Penrith, Blacktown, Hawkesbury, Hills Shire and Blue Mountains LGAs.</p> <p>The Strategy sets specific housing and job targets in the major centres of Sydney. The specific targets set for the entire North-Western Subregion are:</p> <ul style="list-style-type: none"> ■ An additional 130,000 new jobs created between 2004 and 2031, to bring the total to 367,000; and ■ An additional 140,000 dwellings between 2004 and 2031 to a total of 391,000. 	<p>The proposed initial provision of 1,000 dwellings and 770 jobs on the site will immediately assist in achieving the above targets and a number of other objectives of the Metropolitan Strategy including intensification of development around centres, locating dwellings close to transport nodes, town centres and places of employment, integrating land use and transport generally and “ageing in place”.</p> <p>The project seeks to deliver a range of densities that will enable a range of dwelling types. This will allow for social and demographic diversity and provide a proportion of dwellings at affordable price points. The project includes a specific component of moderate income housing and seniors housing. A fundamental objective of the project is to provide 100 aged persons dwellings, 44 affordable dwellings and 44 adaptable dwellings.</p> <p>Landcom proposes to deliver a significant component of the lead-in infrastructure required to allow development to proceed. The project will support and promote transit oriented development in proximity to Penrith Rail Station. The Village Centre is proposed to accommodate up to 12,500m² of retail, business and office floor space and provide job opportunities for some 530+ workers (on site). In addition, the industrial land along Coreen Avenue provides further employment opportunities, enabling the entire site to initially deliver over 770 jobs on site.</p>

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	<p>From a longer term perspective, the SSS will provide enables future intensification of development on the sites to accord to provide opportunities for intensification of employment and housing outcomes.</p> <p>In this regards, the project is consistent with and will assist in the delivery of key outcomes set out in the Metropolitan Plan by contributing to the supply to market of appropriately located land to sustainably accommodate the projected housing and employment needs of the region's population over the next 25 years.</p>
<p>North West Draft Subregional Strategy</p> <p>The draft North Western Subregional Strategy implements the Sydney Metropolitan Strategy on a subregional scale.</p> <p>The draft Subregional Strategy sets targets for provision of housing and employment for each of the LGAs that comprise the Subregion.</p> <p>A target of 25,000 additional dwellings by 2031 in the Penrith LGA is set by the draft Subregional Strategy, with 10,000 additional residents to be accommodated specifically in Penrith Town Centre. An additional 28,000 jobs in the LGA by 2031 is targeted, to bring the total to 86,000.</p> <p>Penrith is classified as a 'Regional City' in the draft Subregional Strategy and as such provides a full range of business, government, retail, cultural, entertainment and recreational activities and is a regional focal point for goods, jobs and services.</p> <p>Developing Penrith as a Regional City is nominated as a Key Direction of the draft Subregional Strategy. A Key Objective is the preparation of a structure plan for the North Penrith Defence Lands to complement the existing city centre</p>	<p>Relevant to the project the key aims of the North West Subregional Strategy include:</p> <ul style="list-style-type: none"> ▪ provision of mixed housing through appropriate range of residential zones; ▪ renewing local centres through planning for increased housing densities; and ▪ improving the affordability of housing through use of planning mechanisms (ie. zoning and development approvals). <p>The proposed amendments to the existing land use zones that apply to North Penrith to allow for the implementation of the Concept Plan will be effected through the inclusion of the site as a SSS under Schedule 3 of the Major Development SEPP. The proposal for the amendment to the Major Development SEPP is included at Section 7 of the EAR, and importantly enables future intensification of development on the sites to accord with the North West Subregional Strategy's longer term vision for the site.</p> <p>The Concept Plan assists in significantly contributing towards the Subregional Strategy housing and employment targets for the Penrith LGA. It is also central to the future development of North Penrith to compliment the growth of the CBD and of Penrith as a Regional City.</p>

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	<p>Despite the growth in the health and education sectors occurring elsewhere in Penrith (ie. Nepean Hospital, University of Western Sydney at Werrington and the Penrith City Centre's State Government building), the Penrith City Centre is still considered to be in the very early stages of growth towards achieving 'Regional City' status. Hence, adaptability to accommodate future high density employment uses has been a key consideration in the design of the commercial areas of North Penrith. Consequently Landcom has drafted the SSS provisions to provide sufficient flexibility to not only suit the current market gaps but also enable future infill (higher density) development in the future, allowing the North Penrith site to grow intrinsically with that of the city centre into a Regional City. The result of this will ensure that the development of North Penrith will be compatible with the city's growth patterns.</p>
Metropolitan Development Programme (MDP)	
	<p>The MDP identifies North Penrith as a Major Site (ID No. Penr 01), with the potential for 850 dwellings in the medium term (i.e. to 2017/18). For the purposes of the MDP, major sites are those with the potential to yield 50 dwellings or more through the redevelopment of urban land). The Concept Plan and SSS exceed the MDP targets in light of the site's strategic location adjacent to public transport connections.</p>
Metropolitan Transport Plan 2010	
<p>The Metropolitan Transport Plan 2010 has the aim of better integrating land use and transport. The Plan has been prepared to integrate with the Sydney Metropolitan Strategy.</p>	<p>The proposed development will serve the objectives of the Metropolitan Transport Plan by locating both residential and employment generating uses close to Penrith Railway Station. This will promote the use of public transport and is consistent with a specific goal of the Metropolitan Transport Plan to develop North Penrith as an element of the Penrith CBD to then encourage greater use of public transport use.</p>
State Environmental Planning Policy No. 32 – Urban Consolidation (SEPP 32)	
<p>SEPP 32 promotes the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used, to be redeveloped for multi-unit housing and related development. In determining a proposal for urban</p>	<p>The provisions of SEPP 32 are satisfied as the site has been identified as suitable for a range of medium density residential, commercial and retail uses by previous planning for the site and by the Land Use and Economic Assessment by SGS Economics and Planning(Appendix I).</p>

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<p>consolidation:</p> <p><i>Each council must consider and the Minister must consider whether urban land is no longer needed or used for the purposes for which it is currently zoned or used, whether it is suitable for redevelopment for multi-unit housing and related development in accordance with the aims and objectives of this Policy and whether action should be taken to make the land available for such redevelopment.</i></p>	<p>The ability of the site to accommodate the proposed medium density residential, commercial and retail development without adverse environmental or amenity impacts is demonstrated in the EAR. The proposal will promote urban consolidation through the location of medium density residential development close to an existing centre. Housing on the site will be in close proximity to existing and proposed community services, public and transport infrastructure and employment generating uses, both on the site and on Penrith CBD.</p> <p>In addition, an appropriate quantum of industrial land is to be provided on the site, in accordance with the recommendations of SGS Economics and Planning.</p>
State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)	
<p>SEPP 55 provides that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable for the purpose for which the development is proposed to be carried out. Further, it requires that where remediation is required to make the land suitable for a proposed use, the consent authority must be satisfied that the land will be remediated before the land is used for that purpose.</p>	<p>As discussed in the EAR, two Site Audit Statements (SAS) were prepared for the site in accordance with the NSW Contaminated Land Management Act 1997. The SAS's consider previous extensive environmental investigations and finds that the site is suitable for residential development with accessible soil including gardens, day care, pre-school and primary school uses, secondary schools, parks, recreational facilities and open space and commercial and industrial uses.</p>
State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)	
<p>SEPP 64 applies to all signage that is permissible with or without consent under another environmental planning instrument. A consent authority must not grant consent to a DA for signage unless it is satisfied that it is consistent with the objectives of the SEPP and the assessment criteria specified in Schedule 1 of the Policy. The objectives of the SEPP relate to <i>compatibility with the amenity and visual character, effective communication and design and finish.</i></p>	<p>Sales and marketing signage incorporated into the proposed entry statement at the intersection of the entry boulevard and Coreen Avenue is in accordance with SEPP 64 as:</p> <ul style="list-style-type: none"> ▪ it is not incompatible with the surrounding visual character defined by a mix of industrial uses to the north of Coreen Avenue and the underutilised pasture on the site; ▪ is compatible with the desired future character of residential development on the site and the mixed theme of signage in the surrounding area; and ▪ it effectively identifies the site, is of high quality design and finish and does not significantly affect environmentally sensitive areas, heritage areas, natural or other conservation areas, open space area or views.

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<p>These assessment criteria in Schedule 1 of the Policy include those relating to compatibility with surrounding character, effects on special areas, views and vistas, streetscape, compatibility with the site and safety impacts.</p>	<p>Other signage to be installed on the site may be appropriately assessed as part of Development or Project Applications.</p>
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65)	
<p>SEPP 65 aims to improve the design quality of residential flat development in New South Wales.</p> <p>Under clause 30 of SEPP 65, in assessing a development application, a consent authority must consider the Design Quality Principles in clause 17 of the SEPP and the provisions of the Residential Flat Design Code (RFDC) (published by the Department of Planning in 2002).</p> <p>The Quality Principles in clause 17 of the Policy relate to:</p> <ul style="list-style-type: none"> ▪ Response to context; ▪ Scale; ▪ Built form; ▪ Density; ▪ Resources, energy and water efficiency; ▪ Landscaping; ▪ Amenity; ▪ Safety and security; 	<p>Future residential flat buildings will be assessed against the principles of clause 17 of the SEPP and the RFDC, when sufficient design detail will be available. Notwithstanding this, the overall Concept Plan design satisfies the Design Quality Principles as follows:</p> <ul style="list-style-type: none"> ▪ the height, bulk, scale and density of the proposed building envelopes are appropriate to the site's context within a future inner urban residential area, adjacent to Penrith CBD; ▪ height and bulk will be concentrated to the south of the site, in proximity to the taller buildings of the CBD. Lesser building heights will be provided in proximity to site boundaries to existing low density residential areas; ▪ proposed residential densities are an appropriate response to the site's location in proximity to community services and transport infrastructure; and ▪ the proposed development responds to the needs of the community by providing affordable housing, seniors housing and adaptable dwellings.

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<ul style="list-style-type: none"> ▪ Social dimensions and housing affordability; ▪ Aesthetics. 	
State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP)	
In accordance with clause 6 of the Major Development SEPP, development that is, in the opinion of the Minister, described in Schedule 1 <i>Classes of Development</i> of the policy, is development to which Part 3 of the EP&A Act applies.	Schedule 1 of the policy includes residential, commercial or retail projects with a capital investment of more than \$100 million. The proposed development has a capital investment value of \$423million. Accordingly, the Minister has formed the opinion that the development is of a kind referred to in Schedule 1 of the SEPP and has is declared it to be a project to which Part 3A applies.
In accordance with clause 7 of the SEPP, Schedule 3 State Significant Sites of the policy identifies significant State sites, including development on those sites that is a project to which Part 3A of the PE&A Act applies.	It is proposed that the site be listed as a State Significant Site within Schedule 3 of the SEPP for the reasons set out in the EAR.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Exempt and Complying Development SEPP)	
The Exempt and Complying SEPP applies to the site and permits development of minor environmental significance without the need for development consent. The SEPP lists developments that are exempt development and do not require consent and some developments which are complying development for the purposes of the EP&A Act.	The provisions of the SEPP in permitting developments of minor environmental significance without the need for development consent will be considered in future development of the site.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSPD SEPP)	
The HSPD SEPP aims to increase the supply and diversity of residences suitable for seniors or people with a disability while making efficient use of existing infrastructure and services.	For the purposes of the SEPP, the site is zoned for urban purposes. Future Development Applications for particular seniors housing projects on the site will be made with consideration of the provisions of the HSPD SEPP. Criteria and standards relating to such developments will be addressed in the relevant Project or Development Applications.

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<p>This is to be achieved by setting aside local planning controls that would prevent the development of housing for seniors or people with a disability provided certain criteria and standards are met.</p> <p>These standards relate to built form, amenity and proximity to the facilities and services required to support housing for seniors and people with a disability.</p> <p>Pursuant to Clause 15 <i>What Chapter Does</i> of the SEPP, seniors housing is permissible on any land zoned primarily for urban purposes.</p> <p>Land zoned primarily for urban purposes includes (but is not limited to) land in a zone identified as principally for rural uses, a zone identified as principally for urban investigation, or a zone identified as principally for residential uses on large residential allotments.</p>	<p>The Concept Plan's consistency with the SEPP's provisions may therefore be assessed at Project or Development Application stage</p>
State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Housing SEPP)	
<p>The Affordable Housing SEPP facilitates the delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards. It also facilitates an expanded role for not-for-profit-providers of affordable rental housing. It supports local business centres by providing affordable rental housing for workers close to places of work and facilitates.</p>	<p>Future Project or Development Applications for affordable housing projects on the site will be made with consideration of the provisions of the SEPP. The Concept Plan's consistency with such provisions may therefore be assessed at Project or Development Application stage.</p>
State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)	
<p>State Environmental Planning Policy (Infrastructure) 2007 aims to facilitate the effective delivery of infrastructure across the State and identifies matters to be considered in the assessment of development adjacent to particular types of infrastructure development.</p>	<p>As a whole, the Concept Plan falls into several of the classifications of traffic generating development and so must be referred to the RTA for comment. The classifications relevant to the Concept Plan are those with the following (with access to any road):</p>

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Pursuant to clause 104 of the Infrastructure SEPP, developments that fall within the classifications of development Schedule 3 of the SEPP are traffic generating developments and must be referred to the Roads and Traffic Authority (RTA) for comment.	<ul style="list-style-type: none"> ▪ Apartment buildings with 300 or more dwellings; ▪ Car parks for 200 or more vehicles; ▪ Commercial premises of 10,000m² or more in area; ▪ Commercial premises and industry of 15,000m² or more in area; ▪ Industrial uses of 20,000m² or more in area; ▪ Shops of 2,000m² in area ▪ Shops and Commercial Premises of 4,000m² or more in area; and ▪ Subdivision for 200 or more allotments.
State Environmental Planning Policy (Temporary Structures) 2007 (Temporary Structures SEPP)	
The Temporary Structures SEPP aims to ensure the safety of people using temporary structures and encourage the protection of the environment in the vicinity of temporary structures by (among other things) managing noise, parking and traffic impacts. It specifies the circumstances in which the erection and use of temporary structures are complying development or exempt development.	The provisions of the SEPP may be addressed as by future Development Applications for the site.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP)	
BASIX, the Building Sustainability Index, was introduced by the NSW Government, to ensure homes and units are designed to use less potable water and emit fewer greenhouse gas emissions. BASIX sets minimum energy and water reduction targets for houses and units to achieve this goal.	Residential buildings to be constructed on the site under the Concept Plan will be assessed in accordance with SEPP BASIX as part of future development applications for the site.
Penrith Local Environmental Plan 1998 (Urban Land) (Urban Land LEP 1998)	
<p>The Urban Land LEP 1998 applies the following zones to the site:</p> <ul style="list-style-type: none"> ▪ Zone 2 (a) Residential (Urban and Landscape Protection); ▪ Zone 2 (c) Residential (Low – Medium Density) 	It is proposed that the site be listed as a State Significant Site within Schedule 3 of the Major Development SEPP. This will establish a new planning regime for the site and replace current local environmental planning instruments applying to the land. The amendment to Schedule 3 will apply the R1 General Residential, B4 Mixed Uses, IN2 Light Industrial, RE1 Public Recreation and E3 Environmental Management zones to the site.

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<ul style="list-style-type: none"> ▪ Zone 2 (d) Residential (Medium Density); ▪ Zone 2 (e) Residential (Medium – High Density); ▪ Zone 5 (a) Car Park; ▪ Zone 5 (a) Parking; and ▪ Zone 5 (a) Civic Square. 	<p>Proposed zonings are generally in accordance with the provisions of the Standard Instrument (Local Environmental Plans) Order 2006 (the Standard LEP Template) and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).</p> <p>The amendment will also identify principal development standards, nominate matters for consideration for future development to, on or within the vicinity of heritage items and identify future consent role and approvals requirements/responsibilities.</p>
<p>Clause 35 of the LEP contains provisions specific to the North Penrith area. Consent must not be granted to developments in North Penrith unless they are consistent with the objectives that relate to:</p> <ul style="list-style-type: none"> ▪ encouraging mixed use development which enhances the gateway location of the site in relation to Penrith; ▪ providing high quality development adjacent to the Penrith Railway Station; ▪ the development of retail and office uses without adversely impacts on Penrith City Centre; ▪ promoting mixed use development and transit orientation; ▪ employment generation that balances potential supply of housing; ▪ social and cultural facilities that cater for the needs of the home based business industry and future residents; ▪ traffic issues; ▪ safety and crime prevention; 	<p>While the Urban Land LEP 1998 will not apply to the site following the gazettal of the amendment to Schedule 3 of the Major Development SEPP, the proposal nonetheless accords with clause 35 of the LEP as it:</p> <ul style="list-style-type: none"> ▪ Encourages mixed use development and of a high quality design that will not detract from the visual character of roads into Penrith; ▪ Provides high quality development adjacent to the Penrith Railway Station, which will benefit from the amenity afforded by the proposed Village Square with pedestrian connections to Heritage Park; ▪ Provides retail and office uses without adversely impacting on the economic potential of the adjacent Penrith City Centre (as discussed in the Land Use and Economic Assessment by SGS Economics and Planning at Appendix ?); ▪ Promotes the principles of mixed land use and transit orientation; ▪ Provides employment generating uses to balances the supply of housing; ▪ Provides social and cultural facilities in the form of retail uses, open space and recreational facilities that will cater for the needs of home based businesses, industry and future residents; ▪ Adequately addresses traffic issues (refer to the TMAP); ▪ Conserves, manages and commemorates heritage and historic features through the incorporation of Thornton Hall, the Heritage Oval and the alignment of the former speedway into future development on the site; ▪ Allows for the continued use of Thornton Hall as a residence, which is identified as an appropriate future use for the building by the Statement of Heritage Impact; ▪ Minimises adverse impacts on residential amenity by through the preparation of a DCP.

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<ul style="list-style-type: none"> the conservation, management and commemoration of the heritage and historic features; the appropriate use 'Thornton Hall' and its curtilage; and minimising adverse impacts on residential amenity by devising appropriate assessment criteria and applying specific impact mitigation requirements in accordance with any DCP. <p>Council must not grant consent to development unless it is satisfied that adequate servicing will be provided for the incoming population and that impacts generated by non-residential development will be minimised. Consent must not be granted unless Council has adopted a Local Area Traffic Management Plan, a Heritage Management Plan, a Heritage Interpretation Strategy, and a Community Safety and Crime Prevention Strategy for the land.</p>	<ul style="list-style-type: none"> Adequate servicing of the site will be provided, as demonstrated by the Utilities Servicing and Stormwater Management reports ; Acoustic impacts will be minimised, as discussed in the Noise and Vibration Assessment. The residential amenity of the site will be addressed in subsequent Development Applications for the development of the site; and Measures for the management of traffic and the interpretation of heritage significance on the site are set out in the Heritage Interpretation Strategy and the TMAP.
<p>Clause 36 of the LEP relates to Thornton Hall and land in its vicinity. Consent must not be granted to development at Thornton Hall that exceeds one storey or utilises attic space as living space.</p>	<p>While the Urban Land LEP 1998 will not apply to the site following the gazettal of the amendment to Schedule 3 of the Major Development SEPP, the proposal nonetheless accords with clause 35 of the LEP as:</p> <ul style="list-style-type: none"> The acceptability of the proposed development in terms of its relationship with and conservation of heritage significance on the site is demonstrated by the Statement of Heritage Impact; The proposed conservation of the Hall and its continued use as a dwelling will not involve any additions to the building that would result in it being more than one storey in height.
Penrith Local Environmental Plan 2010 (LEP 2010)	
<p>LEP 2010 applies the IN1 General Industrial and IN2 Light Industrial zones to the site.</p>	<p>As discussed above in relation to the Urban Land LEP 1998, the site is to be listed as a State Significant Site within Schedule 3 of the Major Development SEPP. This will establish a new planning regime for the site and replace current local environmental planning instruments applying to the land.</p>

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<p>Penrith Planning Scheme Ordinance 1960 (PPSO 1960)</p> <p>The PPSO 1960 applies the following zones to the site:</p> <ul style="list-style-type: none"> General Industrial 4(a); and Special Uses 5(a) (Army Stores Area). <p>For consent to be granted to a development in the 4(a) and 5(a) zones, it must not be specifically prohibited by the land use table in the LEP. Industrial uses that are specifically prohibited include offensive or hazardous industries. Other industrial uses are therefore permissible.</p>	<p>As discussed above, the site is to be listed as a State Significant Site within Schedule 3 of the Major Development SEPP. This will establish a new planning regime for the site and replace current local environmental planning instruments applying to the land.</p>

Section 117 Directions under the Environmental Planning and Assessment Act 1979

Direction	Terms of the Direction	Rezoning Proposal	Consistent
1.1 Business and Industrial Zones	<p>Objectives are to:</p> <ul style="list-style-type: none"> - Encourage employment growth in suitable locations; - Protect employment land in business and industrial zones; and - Support the viability of identified strategic centres. <p>A draft LEP shall:</p> <ul style="list-style-type: none"> - give effect to the objectives of this direction; - retain the areas and locations of existing business and industrial zones; - not reduce the total potential floor space area for employment uses and related public services in business zones; - not reduce the total potential floor space area for industrial uses in industrial zones; and - ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director General of the Department of Planning. <p>Consistency</p> <p>A draft LEP may be inconsistent with the terms of this direction if the Director-General of the Department of Planning can be satisfied that the inconsistency:</p> <ul style="list-style-type: none"> - Is justified by a strategy which gives consideration to the objective of the direction and is approved by the Director-General of the Department of Planning; or - Is justified by an environmental study (prepared in accordance with section 57 of the EP&A Act); or 	<p>The proposed rezoning of the site through an amendment to Schedule 3 of State Environmental Planning Policy (Major Development) 2005 (the Major Development SEPP) will result in the provision of industrial (IN2) and mixed uses (B4) that will create significant employment opportunities and consequently contribute approximately 770 jobs in the Penrith LGA.</p> <p>The SSS listing will marginally reduce the existing quantum of industrial lands, however the provision of the B4 mixed uses zone which contains a higher density of jobs continues to satisfy this Direction.</p> <p>In addition, the SSS listing is consistent with the Department of Planning's Metropolitan Strategy and Subregional Strategy which identify the North Penrith site as a strategic site close to the Penrith CBD.</p>	

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	<ul style="list-style-type: none"> - Is in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of the direction; or - Is of minor significance. 		
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	The site is not zoned for rural purposes and has been zoned for urban purposes for some time. The Direction is not an issue for the proposed rezoning.	N/A
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	This Direction is not an issue for the proposed rezoning.	N/A
1.4 Oyster Aquaculture	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) To ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a draft LEP, (b) To protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such as area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers. 	This Direction is not an issue for the proposed rezoning.	N/A
1.5 Rural Lands	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic development of rural lands for rural and related purposes. 	The site is not subject to rural or environmental protection zonings. This Direction is not an issue for the proposed rezoning.	
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	The site is not designated an environmental protection zone nor an environmentally sensitive area. This Direction is not an issue for the proposed rezoning.	N/A
2.2	The objective of this direction is to implement the principles	The site is not located within the Coastal Zone. This Direction	N/A

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Coastal Protection	in the NSW Coastal Policy.	is not an issue for the proposed rezoning.	
2.3 Heritage Conservation	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>A draft LEP shall contain provisions that facilitate the conservation of:</p> <ul style="list-style-type: none"> (c) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area; (d) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (e) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. 	<p>In accordance with the proposed amendment to Schedule 3 of the Major Development SEPP, Thornton Hall and its surrounds is proposed to be mapped as a heritage item. Under the SEPP amendment:</p> <ul style="list-style-type: none"> - Development consent will be required for works that involve disturbing a place of Aboriginal heritage significance, erecting or demolishing a building on land on which a heritage item is located or that is within a heritage conservation area or altering a heritage item, relic, tree or place within a heritage conservation area; - A consent authority must, before granting consent to the development in a place of Aboriginal heritage significance consider the effect on that heritage significance and on any Aboriginal object. It must also notify the local Aboriginal communities; - If works are proposed to a heritage item or in a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area; - The consent authority may, before granting consent to a development on or in proximity to land on which a heritage item is situated, or within or in proximity to a heritage conservation area require a Heritage Impact Statement to be prepared. A consent authority may also require the submission of a Heritage Conservation Management Plan; - The consent authority must, before granting consent to development on an archaeological site, notify the Heritage Council of its intention to grant consent. - The consent authority must, before granting consent for 	Y

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		the demolition of a heritage item of State significance notify the Heritage Council about the application.	
2.4 Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	This Direction is not an issue for the proposed rezoning.	N/A
3.1 Residential Zones	<p>The objectives of the direction are:</p> <ul style="list-style-type: none"> (a) To encourage a variety and choice of housing types to provide for existing and future housing needs, (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) To minimise the impact of residential development on the environment and resource lands. <p>A draft LEP shall include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> (a) Broaden the choice of building types and locations available in the housing market, and (b) Make more efficient use of existing infrastructure and services, and (c) Reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) Be of good design. <p>A draft LEP shall, in relation to land to which this direction applies:</p> <ul style="list-style-type: none"> (a) Contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), 	<p>The Schedule 3 amendment will apply the R1 General Residential and B4 Mixed Uses zones to the site in accordance with the provisions of the Standard Instrument (Local Environmental Plans) Order 2006 (the Standard LEP Template).</p> <p>The R1 Residential zone is the most flexible of the residential zones available under the Standard LEP Template and provides for a variety of housing types and densities consistent with this Direction. The B4 Mixed Use zone will allow for the provision of dwellings in the proposed Village Centre in buildings that also include commercial / retail uses. This will enable the provision of an inner urban type of development on the site, thereby promoting variety in the housing market.</p> <p>The location of housing in proximity to Penrith Railway Station and Penrith CBD will promote the efficient use of existing infrastructure.</p> <p>All major services including water, electricity, telecommunications and gas are available on, or can be provided to the site, subject to extension and augmentation.</p>	Y

Direction	Terms of the Direction	Rezoning Proposal	Consistent
	and (b) Not contain provisions which will reduce the permissible residential density of land.		
3.2 Caravan Parks and Manufactured Home Estates	The objectives of this direction are: (a) To provide for a variety of housing types, and (b) To provide opportunities for caravan parks and manufactured home estates.	This Direction is not an issue for the proposed rezoning.	N/A
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	The Schedule 3 amendment is directly consistent with this Circular in that home occupations are a mandatory permitted use in the R1 General Residential Zone.	Y
3.4 Integrating Land Use and Transport	The objective of this direction is to ensure the urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) Improving access to housing, jobs and services by walking, cycling and public transport, and (b) Increasing the choice of available transport and reducing dependence on cars, and (c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) Supporting the efficient and viable operation of public transport services, and (e) Providing for the efficient movement of freight. A draft LEP shall locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and (b) <i>The Right Place for Business and Services – Planning</i>	The proposed rezoning will locate housing, employment uses and retail services within the site, close to Penrith Railway Station and Penrith CBD. This will allow for convenient access to residences and places of employment by public transport and on foot, thereby reducing the use of the car.	Y

Direction	Terms of the Direction	Rezoning Proposal	Consistent
	<i>Policy</i> (DUAP 2001).		
3.5 Development Near Licensed Aerodromes	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to ensure the effective and safe operation of aerodromes, (b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. 	This Direction is not an issue for the proposed rezoning.	N/A
4.1 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Reference to the Acid Sulphate Soil Risk Map published by the NSW Department of Land and Water Conservation (1997) indicates that acid sulphate soils (ASS) are not present within parts of the site, generally below depths of 2 to 3 metres.	Y
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	This Direction is not an issue for the proposed rezoning.	N/A
4.3 Flood Prone Land	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	As discussed in the Regional Flooding Assessment, the proposed development complies with the <i>Flood Prone Land Policy</i> and the <i>Floodplain Development Manual 2005</i> by adopting the flood planning level for habitable floor area. The Flood Planning Level adopted is the 100 year Annual Recurrence Interval (ARI) flood level plus a 500mm freeboard. Some areas of the site that are flood prone will require filling to bring them above the adopted Flood Planning Level. Worley Parsons finds that the required filling is acceptable as it would have no significant adverse impacts on flood behaviour.	Y

Direction	Terms of the Direction	Rezoning Proposal	Consistent
	<p>A draft LEP shall include provisions that give effect to and are consistent with the <i>NSW Flood Prone Land Policy</i> and the principles of the <i>Floodplain Development Manual 2005</i>.</p> <p>A draft LEP shall not rezone flood prone land from Special Uses to Residential or Business, industrial or special purpose zone. A draft LEP shall not contain provisions for flood prone land that:</p> <ul style="list-style-type: none"> - permit development in flood ways; - that will result in significant flood impacts to other properties; - permit a significant increase in the development of the land; - are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services; or - permit development to be carried out without development consent except for the purposes of agriculture, roads or exempt development. <p>A draft LEP must not impose flood related development controls above the residential flood planning level for residential development on land, unless a council provides adequate justification for those controls to the satisfaction of the Director-General.</p> <p>A draft LEP may be inconsistent with this direction if council can satisfy the Director-General that:</p> <ul style="list-style-type: none"> - the draft LEP is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development 	<p>The proposal is not expected to raise significant flood impacts on other properties and will not require substantial increases in government spending on flood mitigation measures, infrastructure or services.</p>	

Direction	Terms of the Direction	Rezoning Proposal	Consistent
	Manual 2005; or - the provisions of the draft LEP that are inconsistent are of minor significance.		
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in the bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	This Direction is not an issue for the proposed rezoning as the site is not identified as being bushfire prone land.	Y
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	Does not apply to the Penrith LGA. Notwithstanding this, the SEPP amendment is consistent with the subregional strategy as outlined in the EAR.	
5.2 Sydney Water Drinking Catchments	The objective of this direction is to protect water quality in the hydrological catchment.	Does not apply to the Penrith LGA.	N/A
5.3 Farmland of State and Regional Significance on NSW Far North Coast	The objectives of this direction are: (a) to ensure that the best agricultural land will be available for current and future generations to grow food and fibre, (b) to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and (c) to reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.	Does not apply to the Penrith LGA.	N/A
5.4 Commercial and Retail	The objectives for managing commercial and retail development along the Pacific Highway are:	Does not apply to the Penrith LGA.	N/A

Direction	Terms of the Direction	Rezoning Proposal	Consistent
development along the Pacific Highway, North Coast	<ul style="list-style-type: none"> (a) to protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route; (b) to prevent inappropriate development fronting the highway (c) to protect public expenditure invested in the Pacific Highway, (d) to protect and improve highway safety and highway efficiency, (e) to provide for the food, vehicle service and rest needs of travellers on the highway, and (f) to reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns. 		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	The objective of this direction is to ensure that development in the vicinity of the villages of Ellalong, Paxton and Millfield is consistent with the Cessnock City Wide Settlement Strategy and the Lower Hunter Regional Strategy.	Does not apply to the Penrith LGA.	N/A
5.6 Sydney to Canberra Corridor	The objective of this direction is to ensure that draft LEPs are prepared in accordance with the Sydney to Canberra Corridor Strategy.	Does not apply to the Penrith LGA.	N/A
5.7 Central Coast	The objective of this direction is to ensure that land is zoned in accordance with the appropriate regional strategy for the Central Coast.	Does not apply to the Penrith LGA.	N/A
5.8 Second Sydney Airport: Badgerys Creek	The objective of this direction is to avoid and incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.	The site is not located within the predicted 20 ANEF for the future airport at Badgerys Creek.	Y
6.1	The objective of this direction is to ensure that LEP	Noted. The proposed SEP Amendment to Schedule 3 of the	Y

Direction	Terms of the Direction	Rezoning Proposal	Consistent
Approval and Referral Requirements	<p>provisions encourage the efficient and appropriate assessment of development.</p> <p>A draft LEP shall:</p> <ul style="list-style-type: none"> (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the council has obtained the approval of: <ul style="list-style-type: none"> (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to a certificate under section 65 of the Act being issued, and (c) not identify development as designated development unless the council: <ul style="list-style-type: none"> (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to a certificate being issued under section 65 of the Environmental Planning and Assessment Act 1979. 	Major Development SEPP does not propose any concurrences, consultation or referrals of future development applications to a Minister or other public authorities consistent with this Direction.	
6.2 Reserving Land for	The objectives of this direction are:	The proposed amendment identifies land to be zoned RE1 – Public Recreation which Landcom proposes to deliver as public	N/A

Direction	Terms of the Direction	Rezoning Proposal	Consistent
Public Purposes	(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	open space. The SEPP does not propose to set aside any land for other public purposes.	
6.3 Site Specific Provisions	<p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>A draft LEP that amends another environmental planning instrument in order to allow a particular development proposal to be carried out shall either:</p> <ul style="list-style-type: none"> (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. <p>A draft LEP shall not contain or refer to drawings that show details of the development proposal.</p>	There are no site specific provisions proposed other than the flexibility proposed to be afforded to the Opportunity Site to encourage additional commercial uses should a tenant be available to develop the site. Notwithstanding the Opportunity Site provisions seek to encourage development rather than restrict it, whilst enabling the proposed welling and employment targets to be achieved, consistent with the Department of Planning's strategic positioning for Penrith.	Y

Consistency with Sydney Metropolitan Strategy Sustainability Criteria for New Land Release

Threshold sustainability Criteria for MDP Listing	Measurable explanation of criteria	Proposal
1. Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way	<ul style="list-style-type: none"> Development is consistent with any relevant residential development strategy, subregional strategy, regional infrastructure plan and Metropolitan Strategy. The provision of infrastructure (utilities, transport, open space, and communications) is costed and economically feasible based on Government methodology for determining infrastructure contribution. Preparedness to enter into development agreement 	<ul style="list-style-type: none"> The proposal will provide 1,000 dwellings and 770 jobs that will support the housing and employment targets of the Sydney Metropolitan Strategy. It will also promote intensification around centres, locating dwellings close to transport nodes, town centres and places of employment, integrating land use and transport generally and “ageing in place. The proposed development contributions framework is set out in the EAR and Statement of Commitments.
2. Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided	<ul style="list-style-type: none"> Accessibility of the area by public transport and/or appropriate road access in terms of: <ul style="list-style-type: none"> Location/land use — to existing networks and related activity centres. Network — the area’s potential to be serviced by economically efficient transport services. Catchment — the area’s ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network. 	<ul style="list-style-type: none"> The Concept Plan development will be located adjacent to Penrith Railway Station, with regular services to Parramatta and Central Sydney. Bus services leave from the public transport interchange adjacent to the station to surrounding centres. Pedestrian access is provided from the station and bus services to retail and commercial uses in the proposed Mixed Use precinct; Locating the Concept Plan development adjacent to public transport services will support the viability of such services; and The Concept Plan development will contribute to the regional city centre of Penrith, thereby supporting the viability of public transport services within that centre.
3. Housing Diversity Provide a range of housing choices to ensure a broad population can be housed	<ul style="list-style-type: none"> Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing. 	As discussed above, the proposal will contribute towards the achievement of Sydney Metropolitan housing targets, increase the variety of housing types available in the geographic area of Penrith and increase the supply of

Threshold sustainability Criteria for MDP Listing	Measurable explanation of criteria	Proposal
		affordable housing.
4. Employment Lands Provide regional/local employment opportunities to support the Sydney's role in the global economy	<ul style="list-style-type: none"> ▪ Maintain or improve the existing level of subregional employment self containment. ▪ Meets subregional employment capacity targets: <ul style="list-style-type: none"> - Employment related land is provided in appropriately zoned areas 	<ul style="list-style-type: none"> ▪ The proposed development will involve the development of presently underutilised land to provide employment generating uses. As demonstrated in the Land Use and Economic and Land Use Assessment, the Concept Plan development has the potential to provide office based jobs that are likely to be taken by residents of Penrith LGA. The Concept Plan development therefore promotes self-containment of subregional employment; ▪ Appropriately zoned employment lands are provided within the Concept Plan; and ▪ The proposal will serve the need to fulfil State Government housing targets.
5. Avoidance of Risk Land use conflicts, and risk to human health and life, avoided	<ul style="list-style-type: none"> ▪ Available safe evacuation route (Flood and Bushfire). ▪ No residential development within 1:100 floodplain. ▪ Avoidance of physically constrained land: high slope; highly erodible. ▪ Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under regional strategy. 	<ul style="list-style-type: none"> ▪ Land on the site is not bushfire prone; ▪ As discussed in the Regional Flooding Assessment three evacuation routes are available from the site to the Great Western Highway that will remain passable during a flood in excess of the 100 year annual recurrence interval (ARI) event; ▪ As discussed in the Regional Flooding Assessment, the proposed development adopts a flood planning level for habitable floor that is area equal to the 100 year ARI flood level plus a 500mm freeboard. This will require some areas of the site that are flood prone to be filled to bring them above the adopted Flood Planning Level. Worley Parsons finds that the required fill is acceptable as it would have no significant adverse impact on flood behaviour. The proposal will

Threshold sustainability Criteria for MDP Listing	Measurable explanation of criteria	Proposal
		<p>not causing significant flood impacts on other properties and complies with the <i>Flood Prone Land Policy</i> and the <i>Floodplain Development Manual</i> 2005.</p> <ul style="list-style-type: none"> ▪ The Concept Plan does not include development on land that is constrained by slope. ▪ Residential uses are separated from the Main Western Railway Line and away from main roads and industrial uses as far as practicable. This minimises the potential for conflicting land uses on the site. The Noise and Vibration Assessment concludes that strategic building layouts and construction details will enable sufficient mitigation for noise impacts on the site and that the relevant noise criteria can be achieved.
<p>6. Natural Resources</p> <p>Natural resource limits not exceeded/environmental footprint minimised</p>	<ul style="list-style-type: none"> ▪ Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows. ▪ Demonstrates most efficient/suitable use of land. <ul style="list-style-type: none"> - Avoids identified significant agricultural land. - Avoids impacts on productive resource lands; extractive industries, coal, gas and other mining, and quarrying. ▪ Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy; requires demonstration of efficient and sustainable supply solution 	<ul style="list-style-type: none"> ▪ The Utilities Servicing Report and Stormwater and Drainage Report conclude that the site is likely to be serviceable by four connections to existing surrounding water infrastructure. The likely sizing of the internal services pipes will be determined in consultation with Sydney Water. ▪ The Penrith Zone Substation, located west of the site, has capacity to supply the estimated future load demand from the development of the site (with the provision of three new dedicated high voltage feeders). ▪ Dwellings on the site will be constructed in accordance with BASIX requirements for the reduction of the consumption of energy and water. The sourcing of mains electricity from more sustainable sources is a matter that may be addressed in the ongoing use of

Threshold sustainability Criteria for MDP Listing	Measurable explanation of criteria	Proposal
		<p>the development,</p> <ul style="list-style-type: none"> ▪ The development will require the provision of a number of distribution substations (padmount type) throughout the site. These substations will interconnect to each other and the 11kV feeders to provide a reliable supply to future development. The number of these substations is to be confirmed; however initial indications are that 16 x 500KVA substations would be required. ▪ Water tanks will be installed into each dwelling on the site to reduce potable water demand. ▪ The proposal involves the development of presently underutilised land for the provision of housing, commercial floor space and retail space. The site is suitable for development being close to existing community services and public transport in the adjacent Penrith CBD and railway station. The site is within an existing urban area, adjacent to a residential area. ▪ An efficient use of land will be affected through the provision of medium density residential development on the site. Residential density of the site will be higher than that of the predominantly low density residential areas to surrounding the site the north of Penrith CBD. ▪ The Concept Plan development will not result in adverse impacts to agricultural land or natural resources.
7. Environmental Protection	<ul style="list-style-type: none"> ▪ Consistent with Government approved Regional Conservation Plan 	<ul style="list-style-type: none"> ▪ As discussed in the A Flora and Fauna Assessment

Threshold sustainability Criteria for MDP Listing	Measurable explanation of criteria	Proposal
Protect and enhance biodiversity, air quality, heritage and waterway health	<p>(if available).</p> <ul style="list-style-type: none"> ▪ Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC and DPI). This includes regionally significant vegetation communities; critical habitat; threatened species; populations; ecological communities and their habitats. ▪ Maintain or improve existing environmental condition for air quality. ▪ Maintain or improve existing environmental condition for water quality and quantity. <ul style="list-style-type: none"> - Consistent with community water quality objectives for recreational water use and river health (DEC and CMA). - Consistent with catchment and stormwater management planning (CMA and local council). ▪ Protects areas of Aboriginal cultural heritage value (as agreed by DEC). 	<p>areas of Cumberland Plain Woodland (CPW) will be retained on the site. The CPW on the site is consistent with the listing of CPW as a Critically Endangered Ecological Community under the NSW Threatened Species Conservation Act 1995). Targeted planting of appropriate species will be undertaken so as to improve the ecological condition of the woodland.</p> <ul style="list-style-type: none"> ▪ The proposal will comply with any relevant statutory requirements for water and air quality; ▪ The significance of the identified Aboriginal site on the land has is assessed in the Aboriginal Archaeological and Cultural Heritage Assessment. The Assessment includes recommendations regarding the management of the known Aboriginal site.
8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other Government services are accessible	<ul style="list-style-type: none"> ▪ Available and accessible services: <ul style="list-style-type: none"> - Do adequate services exist? - Are they at capacity or is some capacity available? - Has Government planned and budgeted for further service provision? - Developer funding for required service upgrade/access is available 	<ul style="list-style-type: none"> ▪ As discussed in the Utilities Servicing Report the site can be serviced with electricity, gas, water, telecommunications and electricity, subject to further consultation with utilities providers and any required upgrades.