

# Land Use Planning for Equitable Health Outcomes (LUPEHO) – Supplementary tables

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**Table S1: Healthy planning guidelines and their considerations of equity**

| Guideline title (Year)  | Organisation   | Jurisdiction       | Purpose   | Equity     |  |
|---|--|--------------------|---|------------|--|
|   |  |                    |   | Considered | Defined  |
| <b>Australian</b>   |  |                    |   |            |  |
| Healthy Built Environment Checklist: A guide for considering health in development policies, plans and proposals (2020)   | Centre for Population Health, for the NSW Ministry of Health | New South Wales    | The Checklist aims to improve the amenity of the built environment for people, places and public spaces. It supports the capacity of health professionals to promote healthy planning as a core component of good design.   | Yes        | Equitable access.<br><br>(There are no specific definitions.)  |
| Healthy by Design SA - A guide to planning, designing and developing healthy urban environments in South Australia (2012) | National Heart Foundation of Australia                       | South Australia    | <i>Healthy by Design: a guide to planning, designing and developing healthy urban environments in South Australia</i> (Healthy By Design SA) aims to assist planners, urban designers and related professionals to design healthy urban environments that enable people to make healthy lifestyle choices and, in particular, to incorporate incidental physical activity—such as walking and cycling for transport and recreation—into their daily routine.  | Yes        | <b>Equity</b> – Refers to fairness and justice and resource distribution guided by community need. This also aims to create equal opportunities for physical activity, healthy food choices and the associated benefits, regardless of a person’s abilities.   |
| Health Impact Assessment Guidelines (2017)  | enHealth   | Australia          | The objective of these Guidelines is to provide guidance in the conduct of HIA and encourage health impacts to be incorporated as fundamental elements of decision-making in the planning stages of relevant development projects. It also provides suggestions for the preparation of HIA reports and a range of additional resources including an Addendum of guiding questions and links to HIA resources.   | Yes        | <b>Equity:</b> The desire to reduce inequities that result from avoidable differences in health determinants and/or health status within and between different population groups. Particular attention should be paid to the distribution of health impacts and groups that may be more vulnerable to adverse impacts and consideration of ways to improve the proposed development for affected groups. |
| <b>International</b>  |  |                    |   |            |  |
| Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0 (2018)      | BC Centre for Disease Control                                | Canada (Vancouver) | This Toolkit is intended to support the inclusion of health considerations within community planning and design. The purpose of this Toolkit is to generate conversation and adaptation by outlining a rationale for “why” the built environment is important for health. For information on “how” to implement the information in this Toolkit in specific planning processes, we encourage you to refer to the practice resources in Appendix C.  | Yes        | <b>Equity (in health):</b> Exists when all people can reach their full health potential and are not disadvantaged from attaining it because of their race, ethnicity, religion, gender, age, social class, socioeconomic status, sexual orientation or other socially determined circumstance (National Collaborating Centre for Determinants of Health).  |
| Healthy Urban Planning Checklist, Third Edition (2017)  | London Healthy Urban Development Unit                        | UK (London)        | The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing the checklist seeks to mainstream health into the planning system.  | No         | -  |
| Birmingham Healthy City Planning Toolkit (2021)   | Birmingham City Council                                      | UK (Birmingham)    | The Healthy City Planning Toolkit supports the creation of healthy communities through health-promoting planning policies, design and development management in Birmingham.   | Yes        | Equitable transport strategies.<br><br>(There are no specific definitions.)  |
| Minnesota Healthy Planning: How-To Guide (2012)   | Minnesota Department of Health                               | USA (Minnesota)    | The Minnesota Healthy Planning How-To Guide includes eight desired health goals to create a sustainable, healthy community and 20 built environment strategies for achieving those desired health goals. This How-To Guide is a set of recommendations, not requirements. Not all strategies are applicable to every setting. The suggested planning practices and strategies to achieve the desired health goals and outcomes provide guidance for communities and planners, and should be adapted to fit each unique community. | No         | -  |
| How to Create and Implement Healthy General Plans: A toolkit for building healthy, vibrant communities (2012)             | ChangeLab Solutions  | USA (California)   | This toolkit provides users with a logical progression of steps that can build upon one another, without mandating a fixed entry point. It is organized around a process of engagement, from building relationships and assessing existing conditions to creating and ultimately implementing policy language.  | No         | -  |

| Guideline title (Year)  | Organisation   | Jurisdiction     | Purpose   | Equity     |  |
|---|--|------------------|---|------------|--|
|   |  |                  |   | Considered | Defined  |
| Healthy planning guide: Strategies to promote healthier communities (2021)                              | ChangeLab Solutions  | USA (California) | This guide is intended to help public health and planning departments collaborate on strategies to promote healthier communities. Each page links health risks to aspects of the built environment, outlining ways to ensure that neighborhoods are designed to support health equity and community well-being.   | Yes        | Health equity.<br><br>(There are no specific definitions.)   |
| State of Evidence: The Built Environment and Health 2011-2015 (2012)                                    | Public Health Innovation and Decision Support, Population & Public Health, Alberta Health Services | Canada           | The purpose of the Evidence Informed Recommendations report is to summarize the evidence identified in the built environment and health literature reviews and produce evidence-informed recommendations emerging from these reviews with reference to contextual information obtained from a limited environmental scan.   | No         | -  |
| The Green City Guidelines: Techniques for a healthy liveable city (2011)                                | Michelle de Roo (landscape and urban designer)   | Germany          | The 'Green City Guidelines' project is an internationally targeted initiative that aims to provide practitioners and decision-makers with the essential information they need to understand and communicate the benefits of urban green space or more accurately green infrastructure. The purpose of this project is to bring this information more into the mainstream in a form that is immediately accessible, yet at the same time supported by the evidence-based substance that practitioners globally need to implement successful green infrastructure responses.  | No         | -  |
| Integrated Planning Guide for a healthy, sustainable and resilient future, Version 3.0 (2019)           | Health in All Policies Team, Community & Public Health   | New Zealand      | The guide includes sets of questions by theme to help you consider what the impact of your project is and how to add value to it in a way that is a 'win-win' for all groups involved. The Greater Christchurch Partnership is delighted to endorse this guide, which ultimately aims to achieve more sustainable spaces, better health outcomes and greater wellbeing for all members of our communities.<br>The Integrated Planning Guide (IPG or the guide) helps you consider a wide array of forces and interrelationships that shape our communities and the impact your decisions can have. It aims to improve community health and wellbeing by strengthening the links between social, economic and environmental factors. | Yes        | While equality is the effect of treating all people in the same way, equity refers to more than just equal access or support. Equity recognises that people with different levels of advantage require different approaches and resources to get equitable (fair) outcomes. Equity is focused on ensuring that efforts and resources are used wisely to improve outcomes for those most in need. |
| Spatial Planning for Health: An evidence resource for planning and designing healthier places (2017)    | Public Health England  | UK               | The aim of the project was to develop a series of practical diagrams that illustrate the linkages, and strength of evidence, between spatial planning and health based on the findings from an umbrella literature review of the impacts of the built environment on health.  | No         | -  |
| National Design Guide - Planning practice guidance for beautiful, enduring and successful places (2021) | Ministry of Housing, Communities and Local Government  | UK               | The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.   | No         | -  |
| Healthy Development Checklist (2017)  | Riverside University Health System - Public Health   | USA              | The Healthy Development Checklist was developed to provide criteria for healthy development practices in the Inland Empire. It is intended to be used as a tool to judge the overall health performance and supportiveness of new development projects.   | Yes        | Health equity is ensuring that all people have full and equal access to opportunities that enable them to lead healthy lives.  |
| Healthy cities: good health is good politics: toolkit for local governments to support healthy (2015)   | World Health Organization (WHO)  | -                | This toolkit aims to highlight key considerations in applying the Healthy Cities approach and using it as a platform to achieve healthy urban development.  | Yes        | (There are no specific definitions.)   |

| Guideline title (Year)  | Organisation                    | Jurisdiction | Purpose   | Equity     |  |
|---|---------------------------------|--------------|---|------------|--|
|   |                                 |              |   | Considered | Defined  |
| Integrating health in urban and territorial planning: a sourcebook (2020) | World Health Organization (WHO) | -            | <p>This sourcebook provides the processes needed to harmonize UTP with concern for human health and brings together these two vital professions. It also highlights additional tools, literature resources for decision-makers, urban leaders, planners and health professionals.</p> <p>Chapter 5 outlines guidance on how to include health in UTP and discusses the principal health inputs to all planning phases (diagnosis, formulation, implementation, and monitoring and evaluation) that are needed from health professionals to contribute to the planning process.</p> <p>Chapter 7 then moves onto identifying entry points to lead to effective actions towards integrating health and UTP, using health as a catalyst for action across a range of entry points. It sets out the characteristics of a good entry point in a given situation that would lead to effective action, and provides examples of taking four different types of entry points for health to engage as an input and outcome in urban design and territorial planning (not at all an exhaustive list):</p> <ul style="list-style-type: none"> <li>• by setting (e.g. public spaces, movement corridors like routes to school, cycling paths and active transport);</li> <li>• by outcome (e.g. increasing physical activity, increasing locational access to health care);</li> <li>• by principle (e.g. road danger reduction, life-course strategies); or</li> <li>• by sector (e.g. housing and health, local economy and health).</li> </ul> | Yes        | Health equity.<br><br>(There are no specific definitions.) |

Notes:

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|---|
| Equity both considered/mentioned and defined within the guidelines        |
| Equity was considered/mentioned but not defined within the guidelines     |
| Equity was neither considered/mentioned nor defined within the guidelines |

**Table S2: State Environmental Planning Policies and their considerations of healthy planning principles**

**01 Healthy eating**

| SEPPs | Contents | References | Note |
|-------|----------|------------|------|
|       |          |            |      |

**02 Physical activity**

| SEPPs   | Contents  | References  | Note |
|---|---|---|------|
| Housing   | <p><b>Division 2 Boarding houses</b><br/> <b>24 Non-discretionary development standards—the Act, s 4.15</b><br/>                     (2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—<br/>                     (h) communal open spaces—<br/>                     (i) with a total area of at least 20% of the site area, and<br/>                     (ii) each with minimum dimensions of 3m</p>  | Part 2 / Division 2 / 24 / (2) / (h)  |      |
|   | <p><b>Part 3 Co-living housing</b><br/> <b>68 Non-discretionary development standards—the Act, s 4.15</b><br/>                     (2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—<br/>                     (d) communal open spaces—<br/>                     (i) with a total area of at least 20% of the site area, and<br/>                     (ii) each with minimum dimensions of 3m,</p>  | Part 3 / 68 / (2) / (d)   |      |
|   | <p><b>Division 7 Non-discretionary development standards</b><br/> <b>107 Non-discretionary development standards for hostels and residential care facilities—the Act, s 4.15</b><br/>                     (2) The following are non-discretionary development standards in relation to development for the purposes of hostels or residential care facilities—<br/>                     (d) internal and external communal open spaces with a total area of at least—<br/>                     (i) for a hostel—8m<sup>2</sup> for every bed, or<br/>                     (ii) for a residential care facility—10m<sup>2</sup> for every bed,<br/>                     (e) at least 15m<sup>2</sup> of landscaped area for every bed,</p>   | Division 7 / 107 / (2) / (d), (e)   |      |
| Transport and Infrastructure  | <p><b>Chapter 2 Infrastructure</b><br/>                     Part 2.3 Development controls<br/>                     Division 10 Health services facilities<br/> <b>2.63 Exempt development</b><br/>                     (1) Any of the following development is exempt development if it is carried out within the boundaries of an existing health services facility and complies with section 2.20—<br/>                     (a) development for the purposes of roads and cycleways,</p>  | Chapter 2 / Part 2.3 / Division 10 / 2.63 / (1) / (a)                           | -    |
|   | <p><b>Chapter 2 Infrastructure</b><br/>                     Part 2.3 Development controls<br/>                     Division 11 Public authority precincts<br/> <b>2.70 Exempt development</b><br/>                     (1) Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority on land to which this Division applies—<br/>                     (a) roads, cycleways, pedestrian bridges, at grade car parks, ticketing facilities and viewing platforms,</p>  | Chapter 2 / Part 2.3 / Division 11 / 2.70 / (1) / (a)                           | -    |
|   | <p><b>Chapter 2 Infrastructure</b><br/>                     Part 2.3 Development controls<br/> <b>Division 11A Certain development at the Sydney Cricket Ground</b><br/> <b>2.71 Exempt development</b><br/>                     (b) installation, maintenance and upgrading of bus shelters, pedestrian pathways, cycleways, cycle storage racks, visitor information booths, kiosks, street furniture, access ramps for people, shade shelters, awnings, fences, gates, flag poles, public art, catering outlets, bars and restaurants,</p>   | Chapter 2 / Part 2.3 / Division 11A / 2.71 / (b)                                | -    |
|   | <p><b>Chapter 2 Infrastructure</b><br/>                     Part 2.3 Development controls<br/>                     Division 12 Parks and other public reserves<br/> <b>2.73 Development permitted without consent</b><br/>                     (3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council—<br/>                     (a) development for any of the following purposes—<br/>                     (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,</p>   | Chapter 2 / Part 2.3 / Division 12 / 2.73 / (3) / (a) / (i)                     | -    |
|   | <p><b>Chapter 2 Infrastructure</b><br/>                     Part 2.3 Development controls<br/>                     Division 12 Parks and other public reserves<br/> <b>2.74 Exempt development</b><br/>                     (1) Development for any of the following purposes that is carried out in the prescribed circumstances is exempt development—<br/>                     (a) construction or maintenance of—<br/>                     (i) walking tracks, raised walking paths (including boardwalks), ramps, stairways or gates, or<br/>                     (ii) bicycle-related storage facilities, including bicycle racks and other bicycle parking facilities (except for bicycle paths), or<br/>                     (vi) sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or<br/>                     (viii) seats, picnic tables, barbecues, bins (including frames and screening), shelters or shade structures, or</p> | Chapter 2 / Part 2.3 / Division 12 / 2.74 / (1) / (a) / (i), (ii), (vi), (viii) | -    |
| <p>Chapter 3 Educational establishments and child care facilities<br/> <b>Part 3.4 Schools—specific development controls</b><br/> <b>3.39 Existing schools—exempt development</b><br/>                     (1) Development for any of the following purposes is exempt development if it is on land within the boundaries of an existing school and complies with any requirements of this subsection that apply to the development—<br/>                     (f) walking paths (including raised walking paths), boardwalks, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,</p> | Chapter 3 / Part 3.4 / 3.39 / (1) / (f)   | -   |      |



| SEPPs            | Contents  | References                              | Note   |
|------------------|---|---|--|
|                  | Chapter 3 Educational establishments and child care facilities<br>Part 3.5 Universities—specific development controls<br><b>3.49 Existing universities—exempt development</b><br>(1) Development for any of the following purposes is exempt development if it is on land within the boundaries of an existing university and complies with any requirements of this subsection that apply to the development—<br>(f) <b>cycleways, walking paths</b> (including raised walking paths), boardwalks, ramps, minor pedestrian bridges, stairways, gates, <b>seats, barbecues, shelters and shade structures</b> ,                       | Chapter 3 / Part 3.5 / 3.49 / (1) / (f) | -  |
|                  | Chapter 3 Educational establishments and child care facilities<br>Part 3.6 TAFE establishments—specific development controls<br><b>3.56 Existing TAFE establishments—exempt development</b><br>(1) Development for any of the following purposes is exempt development if it is on land within the boundaries of an existing TAFE establishment and complies with any requirements in this subsection that apply to the development—<br>(f) <b>cycleways, walking paths</b> (including raised walking paths), boardwalks, ramps, minor pedestrian bridges, stairways, gates, <b>seats, barbecues, shelters and shade structures</b> , | Chapter 3 / Part 3.6 / 3.56 / (1) / (f) | -  |
| Planning Systems | <b>Schedule 5 Critical State significant infrastructure</b><br><b>7A Parramatta Light Rail</b><br>(2) Development that is ancillary to any other development in this section including—<br>(a) construction of rail and bus interchange facilities, modification of bus facilities, railway stations, public amenities, <b>pedestrian and cycle facilities</b> and urban design features (including fencing, landscaping, lighting and planting trees), the modification and replacement of substations, utilities, amenities and signage and road and bridge modification works, and   | Schedule 5 / 7A / (2) / (a)             | <b>Pedestrian and cycle facilities</b> as Critical State significant infrastructure                    |
|                  | <b>Schedule 5 Critical State significant infrastructure</b><br><b>11. F6 Extension Stage 1</b><br>(1) Development for the purposes of the F6 Extension Stage 1 project, being—<br>(a) a new multi-lane road link from the New M5 at Arncliffe to President Avenue, Kogarah, including twin tunnels with entry and exit ramps, an intersection at Princes Highway and President Avenue and associated works to upgrade the surrounding road network and <b>to provide cycle and pedestrian pathways</b> , and  | Schedule 5 / 11 / (1) / (a)             | <b>Footpaths and shared cycle and pedestrian pathways</b> as Critical State significant infrastructure |
|                  | <b>Schedule 5 Critical State significant infrastructure</b><br><b>19. Sydney Gateway</b><br>(1) Development for the purposes of the Sydney Gateway, being the following—<br>(a) the construction and operation of the following—<br>(vi) <b>cycle and pedestrian pathways</b> along the Alexandra Canal between the Tempe Recreation Reserve and the Botany Rail Line   | Schedule 5 / 19 / (1) / (a) / (vi)      | <b>Footpaths and shared cycle and pedestrian pathways</b> as Critical State significant infrastructure |
|                  | <b>Schedule 5 Critical State significant infrastructure</b><br><b>22. Western Harbour Tunnel and Warringah Freeway Upgrade project</b><br>(1) Development for the purposes of the Western Harbour Tunnel and Warringah Freeway Upgrade project, being a new multi-lane road link connecting the M4–M5 Link at Rozelle with the Warringah Freeway at North Sydney, including—<br>(e) associated works to upgrade the surrounding road network, bridges, interchanges and ramps and <b>to provide cycle and pedestrian pathways</b> , and   | Schedule 5 / 22 / (1) / (e)             | <b>Footpaths and shared cycle and pedestrian pathways</b> as Critical State significant infrastructure |
|                  | <b>Schedule 5 Critical State significant infrastructure</b><br><b>29. Beaches Link and Gore Hill Freeway Connection project</b><br>(2) The development includes the following—<br>(e) associated works to upgrade and connect the surrounding road network, bridges, ramps, <b>footpaths and shared cycle and pedestrian pathways</b> ,   | Schedule 5 / 29 / (2) / (e)             | <b>Footpaths and shared cycle and pedestrian pathways</b> as Critical State significant infrastructure |
| Design and Place | <b>Part 2 Design principles and design considerations</b><br><b>17 Design consideration—public spaces and public life</b><br>The consent authority must be satisfied of the following—<br>(a) for development involving new public space—the public space is—<br>(i) <b>located to maximise equitable access by the public</b> , and  | Part 2 / 17 / (a) / (i)                 | -  |
|                  | <b>Part 2 Design principles and design considerations</b><br><b>17 Design consideration—public spaces and public life</b><br>(d) the development contributes to connectivity between existing and proposed landscape corridors, public spaces and <b>walking and cycling networks</b> near the site.  | Part 2 / 17 / (d)                       | -  |
|                  | <b>Part 2 Design principles and design considerations</b><br><b>19 Design consideration—sustainable transport and walkability</b><br>The consent authority must consider whether the development—<br>(a) contributes to <b>minimising car trips</b> and car travel distances by—<br>(i) <b>supporting access to public transport</b> , and  | Part 2 / 19 / (a) / (i)                 | -  |
|                  | <b>Part 2 Design principles and design considerations</b><br><b>19 Design consideration—sustainable transport and walkability</b><br>The consent authority must consider whether the development—<br>(c) supports increased opportunities for walking and cycling by integrating with, or improving connections to existing <b>walking and cycling networks</b> , and   | Part 2 / 19 / (c)                       | -  |

| SEPPs   | Contents  | References                           | Note  |
|---------|---|--------------------------------------|---|
| Housing | <p>Chapter 1 Preliminary</p> <p><b>3 Principles of Policy</b></p> <p>The principles of this Policy are as follows—</p> <p>(a) enabling the development of <b>diverse housing types</b>, including purpose-built rental housing,</p> <p>(b) encouraging the development of housing that will meet <b>the needs of more vulnerable members</b> of the community, including very low to moderate income households, seniors and people with a disability,</p> <p>(c) ensuring new housing development provides residents with a <b>reasonable level of amenity</b>,</p> <p>(d) promoting the planning and delivery of <b>housing in locations where it will make good use of existing and planned infrastructure and services</b>,</p> <p>(e) minimising adverse climate and environmental impacts of new housing development,</p> <p>(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,</p> <p>(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</p> <p>(h) mitigating the loss of existing <b>affordable rental housing</b>.</p>   | Chapter 1 / 3                        | <p>Principles:</p> <ul style="list-style-type: none"> <li>- Diversity</li> <li>- Adaptability</li> <li>- Accessibility</li> <li>- Affordability</li> </ul>  |
|         | <p><b>Chapter 2 Affordable housing</b></p> <p><b>Part 1 Preliminary</b></p> <p><b>15 Requirement for imposition of conditions—the Act, s 7.32(3)(a)</b></p> <p>Before imposing a condition under the Act, section 7.32, <b>the consent authority must consider</b> the following—</p> <p>(a) affordable housing must aim to create <b>mixed and balanced communities</b>,</p> <p>(b) affordable housing must be created and managed so that a <b>socially diverse residential population</b>, representative of all income groups, is developed and maintained in a locality,</p> <p>(c) affordable housing must be made available to very low, low and moderate income households, or a combination of the households,</p> <p>(d) affordable housing must be rented to appropriately qualified tenants and at an appropriate rate of gross household income,</p> <p>(e) <b>land provided for affordable housing</b> must be used for the purposes of the provision of affordable housing,</p> <p>(f) <b>buildings provided for affordable housing</b> must be managed to maintain their continued use for affordable housing,</p> <p>(g) affordable housing must <b>consist of dwellings constructed to a standard</b> that, in the opinion of the consent authority, <b>is consistent with other dwellings in the area</b>.</p>   | Chapter 2 / Part 1 / 15              | <ul style="list-style-type: none"> <li>- Affordability</li> <li>- Equity (“(g) affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area.”)</li> </ul> |
|         | <p><b>Chapter 2 Affordable housing</b></p> <p><b>Part 2 Development for affordable housing</b></p> <p><b>Division 1 In-fill affordable housing</b></p> <p><b>16 Development to which Division applies</b></p> <p>(1) This Division applies to residential development if—</p> <p>(a) the development is permitted with consent under another environmental planning instrument, and</p> <p>(b) <b>at least 20% of the gross floor area of the building resulting from the development will be used for the purposes of affordable housing</b>, and</p> <p>(c) for development on land in the Greater Sydney region, Newcastle region or Wollongong region—all or part of the development is within an accessible area, and</p> <p>(d) for development on other land—all or part of the development is <b>within 400m walking distance of land within 1 or more of the following zones</b> or an equivalent land use zone—</p> <p>(i) Zone B1 Neighbourhood Centre,</p> <p>(ii) Zone B2 Local Centre,</p> <p>(iii) Zone B4 Mixed Use.</p>  | Chapter 2 / Part 2 / Division 1 / 16 | <ul style="list-style-type: none"> <li>- In-fill affordable housing ----- accessibility and/or equity issues</li> <li>- Planning and design guidelines</li> </ul>   |
|         | <p><b>Chapter 2 Affordable housing</b></p> <p><b>Part 2 Development for affordable housing</b></p> <p><b>Division 1 In-fill affordable housing</b></p> <p><b>17 Floor space ratio</b></p> <p>(1) The maximum floor space ratio for development to which this Division applies is the maximum permissible floor space ratio for residential accommodation on the land plus an <i>additional floor space ratio</i> of—</p> <p>(a) if the maximum permissible floor space ratio is 2.5:1 or less—</p> <p>(i) if at least 50% of the gross floor area of the building resulting from the development will be used for affordable housing—0.5:1, or</p> <p>(ii) if less than 50% of the gross floor area of the building will be used for affordable housing—Y:1,</p> <p>where—</p> <p>AH is the percentage of the gross floor area of the building that is used for affordable housing.</p> <p><math>Y = AH \div 100</math></p> <p>or</p> <p>(b) if the maximum permissible floor space ratio is more than 2.5:1—</p> <p>(i) if at least 50% of the gross floor area of the building will be used for affordable housing—20% of the maximum permissible floor space ratio, or</p> <p>(ii) if less than 50% of the gross floor area of the building will be used for affordable housing—Z% of the maximum permissible floor space ratio,</p> <p>where—</p> <p>AH is the percentage of the gross floor area of the building that is used for affordable housing.</p> <p><math>Z = AH \div 2.5</math></p> <p>(2) The additional floor space ratio must be used for the purposes of affordable housing.</p> | Chapter 2 / Part 2 / Division 1 / 17 | <ul style="list-style-type: none"> <li>- Affordable housing (Floor space ratio)</li> <li>- Planning and design guidelines</li> </ul>  |
|         | <p><b>Chapter 2 Affordable housing</b></p> <p><b>Part 2 Development for affordable housing</b></p> <p><b>Division 1 In-fill affordable housing</b></p> <p><b>18 Non-discretionary development standards—the Act, s 4.15</b></p> <p>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of in-fill affordable housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p>   | Chapter 2 / Part 2 / Division 1 / 18 | <ul style="list-style-type: none"> <li>- Affordable housing (Non-discretionary development standards)</li> </ul>  |



| SEPPs | Contents   | References  | Note   |
|-------|--|---|--|
|       | <p>(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—</p> <p>(a) a minimum site area of 450m<sup>2</sup>,</p> <p>(b) for a development application made by a social housing provider—at least 35m<sup>2</sup> of landscaped area per dwelling,</p> <p>(c) if paragraph (b) does not apply—at least 30% of the site area is landscaped area,</p> <p>(d) a deep soil zone on at least 15% of the site area, where—</p> <p>(i) each deep soil zone has minimum dimensions of 3m, and</p> <p>(ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p>(e) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</p> <p>(f) for a development application made by a social housing provider for development on land in an accessible area—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, or</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, or</p> <p>(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,</p> <p>(g) if paragraph (f) does not apply—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, or</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space, or</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p> <p>(h) for development for the purposes of residential flat buildings—the minimum internal area specified in the Apartment Design Guide for each type of apartment,</p> <p>(i) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</p> <p>(j) if paragraphs (h) and (i) do not apply, the following minimum floor areas—</p> <p>(i) for each dwelling containing 1 bedroom—65m<sup>2</sup>, or</p> <p>(ii) for each dwelling containing 2 bedrooms—90m<sup>2</sup>, or</p> <p>(iii) for each dwelling containing at least 3 bedrooms—115m<sup>2</sup> plus 12m<sup>2</sup> for each bedroom in addition to 3 bedrooms</p> |   | - Planning and design guidelines (development standards)                           |
|       | <p><b>Chapter 2 Affordable housing</b><br/> <b>Part 2 Development for affordable housing</b><br/> <b>Division 2 Boarding house</b><br/> <b>26 Must be used for affordable housing in perpetuity</b><br/> (1) Development consent must not be granted under this Division unless the consent authority is satisfied that from the date of the issue of the occupation certificate and continuing in perpetuity—</p> <p>(a) the boarding house will be used for affordable housing, and</p>  | Chapter 2 / Part 2 / Division 2 / 26 / (1) / (a)      | Boarding house used for affordable housing   |
|       | <p><b>Chapter 2 Affordable housing</b><br/> <b>Part 2 Development for affordable housing</b><br/> <b>Division 3 Boarding houses—Land and Housing Corporation</b><br/> <b>28 Development to which Division applies</b><br/> (2) This Division does not apply to development for the purposes of boarding houses on land in Zone R2 Low Density Residential or an equivalent land use zone unless—</p> <p>(a) for land in the Greater Sydney region—the land is within an accessible area, or</p> <p>(b) otherwise—all or part of the boarding house is within 400m walking distance of land in Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone.</p>   | Chapter 2 / Part 2 / Division 3 / 28 / (2) / (a), (b) | Boarding house used for affordable housing ----- accessibility and/or equity issue |
|       | <p><b>Chapter 2 Affordable housing</b><br/> <b>Part 2 Development for affordable housing</b><br/> Division 5 Residential flat buildings—social housing providers, public authorities and joint ventures</p> <p><b>40 Must be used for affordable housing for at least 15 years</b><br/> (1) Development consent must not be granted under this Division unless the consent authority is satisfied that, for at least 15 years from the date of the issue of an occupation certificate—</p> <p>(a) at least 50% of the dwellings to which the development relates will be used for affordable housing, and</p>  | Chapter 2 / Part 2 / Division 5 / 40 / (1) / (a)      | Social housing used for affordable housing   |
|       | <p><b>Chapter 3 Diverse housing</b><br/> Part 1 Secondary dwellings<br/> <b>Division 2 Secondary dwellings permitted with consent</b><br/> <b>52 Development may be carried out with consent</b><br/> (2) Development consent must not be granted for development to which this Part applies unless—</p> <p>(c) the total floor area of the secondary dwelling is—</p> <p>(i) no more than 60m<sup>2</sup>, or</p> <p>(ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.</p>   | Chapter 3 / Part 1 / Division 2 / 52 / (2) / (c)      | - Diverse housing (Secondary dwellings)<br><br>- Planning and design guidelines    |
|       | <p><b>Chapter 3 Diverse housing</b><br/> Part 1 Secondary dwellings<br/> <b>Division 2 Secondary dwellings permitted with consent</b><br/> <b>53 Non-discretionary development standards—the Act, s 4.15</b><br/> (2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—</p> <p>(a) for a detached secondary dwelling—a minimum site area of 450m<sup>2</sup>,</p> <p>(b) the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.</p>  | Chapter 3 / Part 1 / Division 2 / 53 / (2) / (a), (b) | - Diverse housing (Secondary dwellings)<br><br>- Planning and design guidelines    |
|       | <p><b>Chapter 3 Diverse housing</b><br/> Part 2 Group homes<br/> <b>61 Development in prescribed zones</b><br/> (1) Development for the purposes of a permanent group home or a transitional group home on land in a prescribed zone may be carried out—</p> <p>(a) without consent if the development—</p> <p>(i) does not result in more than 10 bedrooms being within 1 or more group homes on a site, and</p> <p>(ii) is carried out by or on behalf of a public authority, or</p> <p>(b) otherwise—with consent.</p>  | Chapter 3 / Part 2 / 61 / (1)                         | - Diverse housing (Group homes)<br><br>- Planning and design guidelines            |

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|       | <p><b>Chapter 3 Diverse housing</b><br/> Part 2 Group homes<br/> <b>64 Complying development</b><br/> (1) Development for the purposes of a group home is complying development if the development—<br/> (a) does not result in more than 10 bedrooms being within 1 or more group homes on a site, and</p>   | Chapter 3 / Part 2 / 64 / (1) / (a) | <ul style="list-style-type: none"> <li>- Diverse housing (Group homes)</li> <li>- Planning and design guidelines</li> </ul>                               |
|       | <p><b>Chapter 3 Diverse housing</b><br/> Part 3 Co-living housing<br/> <b>68 Non-discretionary development standards—the Act, s 4.15</b><br/> (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.<br/> (2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—<br/> (a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—<br/> (i) the maximum permissible floor space ratio for residential accommodation on the land, and<br/> (ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,<br/> (b) for co-living housing containing 6 private rooms—<br/> (i) a total of at least 30m<sup>2</sup> of communal living area, and<br/> (ii) minimum dimensions of 3m for each communal living area,<br/> (c) for co-living housing containing more than 6 private rooms—<br/> (i) a total of at least 30m<sup>2</sup> of communal living area plus at least a further 2m<sup>2</sup> for each private room in excess of 6 private rooms, and<br/> (ii) minimum dimensions of 3m for each communal living area,<br/> (d) communal open spaces—<br/> (i) with a total area of at least 20% of the site area, and<br/> (ii) each with minimum dimensions of 3m,<br/> (e) unless a relevant planning instrument specifies a lower number—<br/> (i) for development on land in an accessible area—0.2 parking spaces for each private room, or<br/> (ii) otherwise—0.5 parking spaces for each private room,<br/> (f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,<br/> (g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument</p>  | Chapter 3 / Part 3 / 68             | <ul style="list-style-type: none"> <li>- Diverse housing (Co-living housing)</li> <li>- Planning and design guidelines (development standards)</li> </ul> |
|       | <p><b>Chapter 3 Diverse housing</b><br/> Part 3 Co-living housing<br/> <b>69 Standards for co-living housing</b><br/> (1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—<br/> (a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m<sup>2</sup> and not less than—<br/> (i) for a private room intended to be used by a single occupant—12m<sup>2</sup>, or<br/> (ii) otherwise—16m<sup>2</sup>, and<br/> (b) the minimum lot size for the co-living housing is not less than—<br/> (i) for development on land in Zone R2 Low Density Residential—the lesser of the minimum lot size requirements for manor houses under a relevant planning instrument, or 600m<sup>2</sup>,<br/> (ii) for development on land in Zone R3 Medium Density Residential—the minimum lot size requirements for multi dwelling housing under a relevant planning instrument,<br/> (iii) for development on other land—the minimum lot size requirements for residential flat buildings under a relevant planning instrument, and<br/> (c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—<br/> (i) will not contain more than 12 private rooms, and<br/> (ii) will be in an accessible area, and<br/> (d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and<br/> (e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and<br/> (f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and<br/> (g) each private room will be used by no more than 2 occupants.<br/> (2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—<br/> (a) the front, side and rear setbacks for the co-living housing are not less than—<br/> (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or<br/> (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and<br/> (b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and<br/> (c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and<br/> (d) at least 1 bicycle parking space will be provided for each private room, and<br/> (e) at least 1 motorcycle parking space will be provided for every 5 private rooms, and<br/> (f) the design of the building will be compatible with—<br/> (i) the desirable elements of the character of the local area, or<br/> (ii) for precincts undergoing transition—the desired future character of the precinct.<br/> (3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.</p> | Chapter 3 / Part 3 / 69             | <ul style="list-style-type: none"> <li>- Diverse housing (Co-living housing)</li> <li>- Planning and design guidelines</li> </ul>                         |

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|       | <p><b>Chapter 3 Diverse housing</b><br/> <b>Part 4 Build-to-rent housing</b><br/> <b>74 Non-discretionary development standards—the Act, s 4.15</b><br/> (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of build-to-rent housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.<br/> (2) The following are non-discretionary development standards in relation to the carrying out of the development to which this Part applies—<br/> (a) the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for a building on the land,<br/> (b) for development on land in a zone in which no residential accommodation is permitted under another environmental planning instrument—a floor space ratio that is not more than the maximum permissible floor space ratio for other development on the land under another environmental planning instrument,<br/> (c) if paragraph (b) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land under another environmental planning instrument,<br/> (d) for development carried out wholly or partly on land in the Greater Sydney Region—<br/> (i) for land within an accessible area—0.2 parking spaces for each dwelling, or<br/> (ii) otherwise—0.5 parking spaces for each dwelling, or<br/> (iii) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument,<br/> (e) if paragraph (d) does not apply—at least the number of parking spaces required under the relevant development control plan or local environmental plan for a residential flat building.</p> | Chapter 3 / Part 4 / 74              | <ul style="list-style-type: none"> <li>- Diverse housing (Build-to-rent housing)</li> <li>- Planning and design guidelines (development standards)</li> </ul>                            |
|       | <p><b>Chapter 3 Diverse housing</b><br/> <b>Part 4 Build-to-rent housing</b><br/> <b>75 Design requirements</b><br/> (1) This section applies to development to which this Part applies only if <i>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</i> applies to the building resulting from the development.<br/> (2) In determining an application for the modification of a development consent or a development application for the carrying out of development to which this section applies, the consent authority must—<br/> (a) be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K, and<br/> (b) in its consideration of the objectives set out in the Apartment Design Guide, Part 4, consider the following—<br/> (i) the amenities proposed to be provided to tenants residing in the building through common spaces and shared facilities and services,<br/> (ii) whether the configuration and variety of dwellings in the building will provide adequate options to prospective tenants in relation to the size and layout of the dwellings,<br/> (iii) whether tenants residing in the building will be able to relocate to other dwellings in the building that will better accommodate their housing requirements if their requirements change.</p>   | Chapter 3 / Part 4 / 75              | <ul style="list-style-type: none"> <li>- Diverse housing (Build-to-rent housing)</li> <li>- Planning and design guidelines</li> </ul>  |
|       | <p><b>Chapter 3 Diverse housing</b><br/> <b>Part 5 Housing for seniors and people with a disability</b><br/> <b>Division 3 Development standards</b><br/> <b>86 Development standards for seniors housing—Zones RE2, SP1, SP2, RU5 and R2</b><br/> (1) Development consent must not be granted for development for the purposes of seniors housing unless the consent authority is satisfied as follows—<br/> (a) for development on land in Zone RE2 Private Recreation—<br/> (i) the development is carried out on land used for the purposes of an existing registered club, and<br/> (ii) the land adjoins land in a prescribed zone,<br/> (b) for development on land in Zone SP1 Special Purpose or Zone SP2 Infrastructure—<br/> (i) development for the purposes of a place of public worship, an educational establishment, a hospital or seniors housing is permitted on the land, and<br/> (ii) the land adjoins land in a prescribed zone,<br/> (c) for development on land in Zone RU5 Village—<br/> (i) the development is carried out on land within 50km of a 24-hour health services facility, and<br/> (ii) the land is serviced by reticulated water and sewerage,<br/> (d) for development on land in Zone R2 Low Density Residential—<br/> (i) the land is owned, or the development is carried out on the land, by the Land and Housing Corporation, or<br/> (ii) the development is carried out on Lots 28–31, DP 255616, Janpieter Road, Box Hill, or<br/> (iii) if the land is proposed to be used for independent living units—the independent living units will be provided by an operator.</p>   | Chapter 3 / Part 5 / Division 3 / 86 | <ul style="list-style-type: none"> <li>- Diverse housing (Housing for seniors and people with a disability)</li> <li>- Planning and design guidelines (development standards)</li> </ul> |
|       | <p><b>Chapter 3 Diverse housing</b><br/> <b>Part 5 Housing for seniors and people with a disability</b><br/> <b>Division 3 Development standards</b><br/> <b>87 Additional floor space ratios</b><br/> (1) This section applies to development for the purposes of seniors housing on land to which this Part applies if—<br/> (a) development for the purposes of a residential flat building or shop top housing is permitted on the land under another environmental planning instrument, or<br/> (b) the development is carried out on land in Zone B3 Commercial Core.<br/> (2) Development consent may be granted for development to which this section applies if—<br/> (a) the site area of the development is at least 1,500m<sup>2</sup>, and<br/> (b) the development will result in a building with the maximum permissible floor space ratio plus—<br/> (i) for development involving independent living units—an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units, or<br/> (ii) for development involving a residential care facility—an additional 20% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the residential care facility, or</p>   | Chapter 3 / Part 5 / Division 3 / 87 | <ul style="list-style-type: none"> <li>- Diverse housing (Housing for seniors and people with a disability)</li> <li>- Planning and design guidelines (development standards)</li> </ul> |



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|       | <p>(iii) for development involving independent living units and residential care facilities—an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units or a residential care facility, or both, and</p> <p>(c) the development will result in a building with a height of not more than 3.8m above the maximum permissible building height</p>   |  |  |
|       | <p><b>Chapter 3 Diverse housing</b><br/> <b>Part 5 Housing for seniors and people with a disability</b><br/> <b>Division 4 Site-related requirements</b><br/> <b>93 Location and access to facilities and services—-independent living units</b><br/> (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—<br/> (a) by a transport service that complies with subsection (2), or<br/> (b) on-site.<br/> (2) The transport service must—<br/> (a) take the residents to a place that has adequate access to facilities and services, and<br/> (b) for development on land within the Greater Sydney region—<br/> (i) not be an on-demand booking service for the transport of passengers for a fare, and<br/> (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and<br/> (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.<br/> (3) For the purposes of subsections (1) and (2), access is adequate if—<br/> (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and<br/> (b) the distance is accessible by means of a suitable access pathway, and<br/> (c) the gradient along the pathway complies with subsection (4)(c).<br/> (4) In subsection (3)—<br/> (a) a <b>suitable access pathway</b> is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and<br/> (b) the distance is to be measured by reference to the length of the pathway, and<br/> (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—<br/> (i) 1:12 for a maximum length of 15m at a time, or<br/> (ii) 1:10 for a maximum length of 5m at a time, or<br/> (iii) 1:8 for a maximum length of 1.5m at a time.<br/> (5) In this section—<br/> <b>facilities and services</b> means—<br/> (a) shops and other retail and commercial services that residents may reasonably require, and<br/> (b) community services and recreation facilities, and<br/> (c) the practice of a general medical practitioner.</p>  | Chapter 3 / Part 5 / Division 4 / 93                               | <ul style="list-style-type: none"> <li>- Diverse housing (Housing for seniors and people with a disability)</li> <li>- Planning and design guidelines</li> </ul> |
|       | <p><b>Chapter 3 Diverse housing</b><br/> <b>Part 5 Housing for seniors and people with a disability</b><br/> <b>Division 6 Design principles</b><br/> <b>99 Neighbourhood amenity and streetscape</b><br/> Seniors housing should be designed to—<br/> (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and<br/> (b) recognise the desirable elements of—<br/> (i) the location's current character, or<br/> (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and<br/> (c) complement heritage conservation areas and heritage items in the area, and<br/> (d) maintain reasonable neighbourhood amenity and appropriate residential character by—<br/> (i) providing building setbacks to reduce bulk and overshadowing, and<br/> (ii) using building form and siting that relates to the site's land form, and<br/> (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and<br/> (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and<br/> (e) set back the front building on the site generally in line with the existing building line, and<br/> (f) include plants reasonably similar to other plants in the street, and<br/> (g) retain, wherever reasonable, significant trees, and<br/> (h) prevent the construction of a building in a riparian zone.<br/> <b>100 Visual and acoustic privacy</b><br/> Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—<br/> (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and<br/> (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.<br/> <b>101 Solar access and design for climate</b><br/> The design of seniors housing should—<br/> (a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and<br/> (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.<br/> <b>102 Stormwater</b><br/> The design of seniors housing should aim to—<br/> (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> | Chapter 3 / Part 5 / Division 6 / 99, 100, 101, 102, 103, 104, 105 | <ul style="list-style-type: none"> <li>- Diverse housing (Housing for seniors and people with a disability)</li> <li>- Planning and design guidelines</li> </ul> |

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|       | <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p> <p><b>103 Crime prevention</b><br/>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p> <p><b>104 Accessibility</b><br/>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p> <p><b>105 Waste management</b><br/>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>  |                                       |  |
|       | <p><b>Chapter 3 Diverse housing</b><br/>Part 5 <b>Housing for seniors and people with a disability</b><br/>Division 7 <b>Non-discretionary development standards</b><br/><b>107 Non-discretionary development standards for hostels and residential care facilities—the Act, s 4.15</b></p> <p>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of hostels and residential care facilities that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>(2) The following are non-discretionary development standards in relation to development for the purposes of hostels or residential care facilities—</p> <p>(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,</p> <p>(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—</p> <p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p> <p>(c) the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,</p> <p>(d) internal and external communal open spaces with a total area of at least—</p> <p>(i) for a hostel—8m<sup>2</sup> for every bed, or</p> <p>(ii) for a residential care facility—10m<sup>2</sup> for every bed,</p> <p>(e) at least 15m<sup>2</sup> of landscaped area for every bed,</p> <p>(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p>(g) for a hostel—at least 1 parking space for every 10 beds in the hostel,</p> <p>(h) for a residential care facility—at least 1 parking space for every 15 beds in the facility,</p> <p>(i) at least 1 parking space for every 2 employees who are on duty at the same time,</p> <p>(j) at least 1 parking space for the purpose of ambulance parking.</p>   | Chapter 3 / Part 5 / Division 7 / 107 | <ul style="list-style-type: none"> <li>- Diverse housing (Housing for seniors and people with a disability)</li> <li>- Planning and design guidelines (development standards)</li> </ul> |
|       | <p><b>Chapter 3 Diverse housing</b><br/>Part 5 <b>Housing for seniors and people with a disability</b><br/>Division 7 <b>Non-discretionary development standards</b><br/><b>108 Non-discretionary development standards for independent living units—the Act, s 4.15</b></p> <p>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>(2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—</p> <p>(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,</p> <p>(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—</p> <p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p> <p>(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,</p> <p>(d) for a development application made by a social housing provider—at least 35m<sup>2</sup> of landscaped area per dwelling,</p> <p>(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,</p> <p>(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p>(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,</p> <p>(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building—</p> <p>(i) at least 15m<sup>2</sup> of private open space per dwelling, and</p> <p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> | Chapter 3 / Part 5 / Division 7 / 108 | <ul style="list-style-type: none"> <li>- Diverse housing (Housing for seniors and people with a disability)</li> <li>- Planning and design guidelines (development standards)</li> </ul> |



| SEPPs            | Contents  | References  | Note  |
|------------------|---|---|---|
|                  | <p><b>Note—</b><br/>The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2.</p> <p>(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and—</p> <p>(i) an area of at least 10m<sup>2</sup>, or</p> <p>(ii) for each dwelling containing 1 bedroom—an area of at least 6m<sup>2</sup>,</p> <p>(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,</p> <p>(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p>  |   |   |
|                  | <b>Schedule 1 Complying development—secondary dwellings</b>   | Schedule 1  |   |
|                  | <b>Schedule 2 Complying development—group homes</b>   | Schedule 2  |   |
|                  | Schedule 4 Standards concerning accessibility and usability for hostels and independent living units  | Schedule 4  | Accessibility   |
| Planning Systems | <p><b>Schedule 1 State significant development—general</b></p> <p><b>27 Build-to-rent housing</b></p> <p>(1) Development permitted under the Housing SEPP, Chapter 3, Part 4 if—</p> <p>(a) the proposed development has a capital investment value of—</p> <p>(i) for development on land in the Greater Sydney Region—more than \$100 million, or</p> <p>(ii) for development on other land—more than \$50 million, and</p> <p>(b) the tenanted component of the proposed development has a value of at least 60% of the capital investment value of the proposed development, and</p> <p>(c) for development on land in Zone B3 Commercial Core—the proposed development does not involve development that is prohibited under an environmental planning instrument applying to the land, other than development for the purposes of multi dwelling housing, residential flat buildings or shop top housing, and</p> <p>(d) for development on other land—the proposed development does not involve development that is prohibited under an environmental planning instrument applying to the land.</p> <p>(2) Subsection (1) does not apply to development on land within the area of the City of Sydney.</p> <p>(2A) Subsection (1)(d) does not apply to development on land for which a site compatibility certificate has been issued—</p> <p>(i) under the Housing SEPP, section 39, or</p> <p>(ii) <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>, clause 37, as in force immediately before its repeal.</p> <p>(3) In this section—<br/><i>Greater Sydney Region</i> has the same meaning as in the <i>Greater Sydney Commission Act 2015</i>.<br/><i>Housing SEPP</i> means <i>State Environmental Planning Policy (Housing) 2021</i>.<br/><i>tenanted component</i> has the same meaning as in the Housing SEPP.</p> | Schedule 1 / 27                                   | Build-to-rent housing (one of the types of diverse housings) considered as significant development                |
|                  | <p><b>Schedule 1 State significant development—general</b></p> <p><b>28 Seniors housing</b></p> <p>Development for the purposes of seniors housing if—</p> <p>(a) the seniors housing component has a capital investment value of—</p> <p>(i) for development on land in the Greater Sydney region—more than \$30 million, or</p> <p>(ii) otherwise—more than \$20 million, and</p> <p>(b) the seniors housing component includes a residential care facility, and</p> <p>(c) other components of the proposed development are not prohibited on the land under an environmental planning instrument.</p>   | Schedule 1 / 28                                   | Seniors housing (one of the types of diverse housings) considered as a significant development                    |
|                  | <p>Schedule 6 <b>Regionally significant development</b></p> <p><b>5 Private infrastructure and community facilities over \$5 million</b></p> <p>Development that has a capital investment value of more than \$5 million for any of the following purposes—</p> <p>(b) <b>affordable housing</b>, child care centres, community facilities, correctional centres, educational establishments, <b>group homes</b>, health services facilities or places of public worship.</p>   | Schedule 6 / 5 / (b)                              | Affordable housing and group homes (one of the types of diverse housings) considered as a significant development |
| Precincts        | <p>Chapter 4 City West<br/>Part 4.2 City West<br/>4.8 <b>Planning principles of regional significance for City West</b><br/><b>Mixed Living and Working Environment</b><br/>Development in City West is to house an increased population and to provide an increased quantity and range of employment opportunities which are compatible with the achievement of a high-quality mixed living and working environment.<br/>Development in City West is to promote and retain close to the city centre a socially diverse residential population representative of all income groups.<br/><b>Development in City West is to provide different kinds of housing, including affordable housing, to ensure that low to moderate income households may continue to be able to live in City West.</b><br/>Development in City West is to provide opportunities for people to live and work at places in close proximity.</p>   | Chapter 4 / Part 4.2 / 4.8                        | <Eastern Harbour City SEPP><br><br>Housing diversity including affordable housing                                 |
|                  | <p>Chapter 4 City West<br/>Part 4.3 Precincts<br/>Division 3 Planning principles for Precincts<br/>4.13 <b>Planning principles of regional significance for Precincts</b><br/>Part 1 Ultimo-Pymont Precinct<br/><b>Role and Land Use Activities</b><br/>Because land values in the Precinct may reasonably be expected to increase when land in the Precinct is developed in accordance with this Chapter, development in the Precinct is <b>to provide affordable housing</b> to ensure that low to moderate income households may continue to be able to live in the Precinct.<br/><b>Residential Development</b><br/><b>A diverse housing stock</b> is to be developed in the Ultimo-Pymont Precinct to cater for all households, including singles, couples, families, groups, the elderly, the disabled and lower income earners.</p>  | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Part 1 | <Eastern Harbour City SEPP><br><br>Affordable housing<br><br>Housing diversity                                    |

| SEPPs | Contents   | References  | Note  |
|-------|--|---|---|
|       | A mixture of dwelling types and sizes should be provided to enable a diverse community and promote housing choice.<br>High quality housing with adequate facilities and sustainable design is to be developed to encourage long-term residents and achieve urban consolidation.  |   |   |
|       | Chapter 4 City West<br>Part 4.3 Precincts<br>Division 3 Planning principles for Precincts<br><b>4.13 Planning principles of regional significance for Precincts</b><br><b>Part 2 Eveleigh Precinct</b><br><b>Role and Land Use Activities</b><br>Development is to provide affordable housing which will supplement the existing housing within the Precinct.  | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Part 2 | <Eastern Harbour City SEPP><br><br>Affordable housing                                       |
|       | <b>Appendix 3 The Redfern–Waterloo Authority Sites</b><br><b>Part 3 Provisions relating to development of Redfern–Waterloo Authority Sites</b><br><b>14 Residential Zone—Medium Density Residential</b><br>(1) The objectives of the Residential Zone—Medium Density Residential are as follows—<br>(a) to provide for a range and variety of housing types in the Zone,<br>(b) to allow for other types of development to provide facilities or services to meet the day to day needs of residents in the local area,<br>(c) to enable other development that is compatible with housing,<br>(d) to ensure the vitality and safety of the community and public domain,<br>(e) to ensure that buildings achieve design excellence,<br>(f) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.<br>(2) Development for any of the following purposes may be carried out on land within the Residential Zone—Medium Density Residential only with development consent—<br>boarding houses; centre-based child care facilities; community facilities; dual occupancies; dwelling houses; group homes; health consulting rooms; home industries; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; seniors housing; shop top housing; telecommunications facilities; temporary structures.<br>(3) Except as otherwise provided by Chapter 2, development is prohibited on land within the Residential Zone—Medium Density Residential unless it may be carried out under subsection. | Appendix 3 / Part 3 / 14                          | <Eastern Harbour City SEPP>   |
|       | <b>Appendix 6 Wahroonga Estate site</b><br><b>Part 2 Provisions relating to development in Wahroonga Estate site</b><br><b>9 Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>10 Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>11 Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>12 Zone R4 High Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)  | Appendix 6 / Part 2 / 9, 10, 11, 12               | <Eastern Harbour City SEPP>   |
|       | Chapter 6 St Marys<br><b>Part 6.5 Performance objectives</b><br><b>6.33 Housing</b><br>(1) Residential development on the land to which this Chapter applies will provide for a choice of housing and allotment types and sizes, including multi-unit housing, attached housing and detached housing.<br>(2) The residential buildings in each precinct are to contain a range of housing styles and densities.  | Chapter 3 / Part 6.5 / 6.33                       | <Western Parkland City SEPP><br><br>Development objectives—Housing<br><br>Housing diversity |
|       | <b>Appendix 1 Edmondson Park South site</b><br><b>Part 2 Provisions relating to development in Edmondson Park South site</b><br><b>9 Zone R1 General Residential</b><br>(1) The objectives of Zone R1 General Residential are as follows—<br>(a) to provide for the housing needs of the community,<br>(b) to provide for a variety of housing types and densities,<br>(c) to enable other land uses that provide facilities or services to meet the day to day needs of residents.  | Appendix 1 / Part 2 / 9 / (1)                     | <Western Parkland City SEPP>  |
|       | <b>Appendix 2 Oran Park and Turner Road Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are—<br>(e) to promote housing choice and affordability in those Precincts, and   | Appendix 2 / Part 1 / 1.2 / (e)                   | <Western Parkland City SEPP>  |
|       | <b>Appendix 2 Oran Park and Turner Road Precinct Plan</b><br><b>Part 2 Permitted or prohibited development</b><br><b>Land Use Table</b><br><b>Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Appendix 2 / Part 2                               |   |
|       | <b>Appendix 3 Marsden Park Industrial Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability in the Precinct,   | Appendix 3 / Part 1 / 1.2 / (e)                   | <Western Parkland City SEPP>  |
|       | <b>Appendix 3 Marsden Park Industrial Precinct Plan</b><br><b>Part 2 Permitted or prohibited development</b><br><b>2.6BB Temporary use of land</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Appendix 3 / Part 2 / 2.6BB                       | <Western Parkland City SEPP>  |
|       | <b>Appendix 4 Liverpool Growth Centres Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b>  | Appendix 4 / Part 1 / 1.2 / (e)                   | <Western Parkland City SEPP>  |

| SEPPs | Contents  | References                         | Note                            |
|-------|---|------------------------------------|---------------------------------|
|       | The aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability,  |                                    |                                 |
|       | <b>Appendix 4 Liverpool Growth Centres Precinct Plan</b><br><b>Part 2 Permitted or prohibited development</b><br><b>2.8 Temporary use of land</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)                                 | Appendix 4 /<br>Part 2 / 1.8       | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 5 Camden Growth Centres Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability,  | Appendix 5 /<br>Part 1 / 1.2 / (e) | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 5 Camden Growth Centres Precinct Plan</b><br><b>Part 2 Permitted or prohibited development</b><br><b>2.8 Temporary use of land</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)                                    | Appendix 5 /<br>Part 2 / 2.8       | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 6 Campbelltown Growth Centres Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability,  | Appendix 6 /<br>Part 1 / 1.2 / (e) | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 6 Campbelltown Growth Centres Precinct Plan</b><br><b>Part 2 Permitted or prohibited development</b><br><b>2.8 Temporary use of land</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)                              | Appendix 6 /<br>Part 2 / 2.8       | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 7 South East Wilton Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability,  | Appendix 7 /<br>Part 1 / 1.2 / (e) | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 8 North Wilton Precinct Plan Part 1 Preliminary</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,   | Appendix 8 /<br>Part 1 / 1.2 / (b) | <Western Parkland<br>City SEPP> |
|       | <b>Appendix 1 Channel 7 site</b><br><b>Part 3 Provisions applying to development within Channel 7 site</b><br><b>8 General Residential Zone</b><br>(1) The objectives of the General Residential Zone are as follows—<br>(a) to provide for the housing needs of the community,<br>(b) to provide for a variety of housing types and densities,<br>(c) to enable other land uses that provide facilities or services to meet the day to day needs of residents.                         | Appendix 1 /<br>Part 3 / 8 / (1)   | <Central River City<br>SEPP>    |
|       | <b>Appendix 4 Sydney Olympic Park site</b><br><b>Part 2 Provisions relating to development within Sydney Olympic Park site</b><br><b>9 Zone B4 Mixed Use</b><br>(1) The objectives of Zone B4 Mixed Use are as follows—<br>(g) to encourage the provision and maintenance of affordable housing.  | Appendix 4 /<br>Part 3 / 8 / (1)   | <Central River City<br>SEPP>    |
|       | <b>Appendix 5 North Kellyville Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are—<br>(d) to promote housing choice and affordability in the Precinct, and  | Appendix 5 /<br>Part 1 / 1.2 / (d) | <Central River City<br>SEPP>    |
|       | <b>Appendix 5 North Kellyville Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long) | Appendix 5                         | <Central River City<br>SEPP>    |
|       | <b>Appendix 7 Alex Avenue and Riverstone Precinct Plan 2010</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The particular aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability in those Precincts,  | Appendix 7 /<br>Part 1 / 1.2 / (e) | <Central River City<br>SEPP>    |
|       | <b>Appendix 7 Alex Avenue and Riverstone Precinct Plan 2010</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Appendix 7                         | <Central River City<br>SEPP>    |
|       | <b>Appendix 8 Area 20 Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(e) to promote housing choice and affordability in the Precinct,  | Appendix 8 /<br>Part 1 / 1.2 / (e) | <Central River City<br>SEPP>    |



| SEPPs | Contents  | References                                      | Note                      |
|-------|---|---|---------------------------|
|       | <b>Appendix 8 Area 20 Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Appendix 8                                      | <Central River City SEPP> |
|       | <b>Appendix 9 Schofields Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,  | Appendix 9 / Part 1 / 1.2 / (b)                 | <Central River City SEPP> |
|       | <b>Appendix 9 Schofields Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)  | Appendix 9                                      | <Central River City SEPP> |
|       | <b>Appendix 10 The Hills Growth Centre Precincts Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,   | Appendix 10 / Part 1 / 1.2 / (b)                | <Central River City SEPP> |
|       | <b>Appendix 10 The Hills Growth Centre Precincts Plan</b><br><b>Land Use Table</b><br><b>Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R4 High Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)  | Appendix 10                                     | <Central River City SEPP> |
|       | <b>Appendix 11 Blacktown Growth Centres Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,   | Appendix 11 / Part 1 / 1.2 / (b)                | <Central River City SEPP> |
|       | <b>Appendix 11 Blacktown Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Appendix 11                                     | <Central River City SEPP> |
|       | <b>Appendix 12 Hawkesbury Growth Centres Precinct Plan</b><br><b>Part 1 Preliminary</b><br><b>1.2 Aims of Precinct Plan</b><br>The aims of this Precinct Plan are as follows—<br>(b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,  | Appendix 12 / Part 1 / 1.2 / (b)                | <Central River City SEPP> |
|       | <b>Appendix 12 Hawkesbury Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)  | Appendix 12                                     | <Central River City SEPP> |
|       | Chapter 5 Gosford city centre<br>Part 5.3 Land Use Table<br><b>Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Chapter 5 / Part 5.3                            | <Regional SEPP>           |
|       | <b>Appendix 3 Sandon Point site</b><br><b>Part 2 Provisions relating to development in Sandon Point site</b><br><b>9 Zone R2 Low Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)<br><b>10 Zone R3 Medium Density Residential</b><br>(Working note: original full texts under this clause are not included here as too long)  | Appendix 3 / Part 2                             | <Regional SEPP>           |
|       | <b>Appendix 4 Rise Bilambil Heights site</b><br><b>Part 2 Provisions relating to development in Rise Bilambil Heights site</b><br><b>8 Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)   | Appendix 4 / Part 2                             | <Regional SEPP>           |
|       | <b>Appendix 5 Calderwood site</b><br><b>Part 2 Provisions relating to development in Calderwood site</b><br><b>10 Zone R1 General Residential</b><br>(Working note: original full texts under this clause are not included here as too long)  | Appendix 5 / Part 2                             | <Regional SEPP>           |
| Codes | Part 1 General<br>Division 2 <b>Exempt and complying development</b><br><b>1.19 Land on which complying development may not be carried out</b><br>(1) Specific land exemptions for Housing Code, Inland Code, Low Rise Housing Diversity Code, Rural Housing Code and Greenfield Housing Code <b>To be complying development specified for the Housing Code, the Inland Code, the Low Rise Housing Diversity Code, the Rural Housing Code or the Greenfield Housing Code, the development must not be carried out on—</b><br>(a) land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool, or<br>(b) land that is reserved for a public purpose by an environmental planning instrument, or | Part 1 / Division 2 / 1.19 / (1), (2), (3), (4) |                           |

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|       | <p>(c) land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2, or<br/> (c1) land that is significantly contaminated land within the meaning of the <a href="#">Contaminated Land Management Act 1997</a>, or<br/> (d) land that is subject to a biobanking agreement under Part 7A of the <a href="#">Threatened Species Conservation Act 1995</a> or a property vegetation plan approved under the <a href="#">Native Vegetation Act 2003</a>, or<br/> (d1) land that is subject to a private land conservation agreement under the <a href="#">Biodiversity Conservation Act 2016</a> or that is a set aside area under section 60ZC of the <a href="#">Local Land Services Act 2013</a>, or<br/> (e) land identified by an environmental planning instrument as being—<br/> (i) within a buffer area, or<br/> (ii) within a river front area, or<br/> (iii) within an ecologically sensitive area, or<br/> (iv) environmentally sensitive land, or<br/> (v) within a protected area, or<br/> (f) land that is identified by an environmental planning instrument, a development control plan or a policy adopted by the council as being or affected by—<br/> (i) a coastline hazard, or<br/> (ii) a coastal hazard, or<br/> (iii) a coastal erosion hazard, or<br/> (g) land in a foreshore area, or<br/> (h) land that is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for—<br/> (i) the erection of ancillary development, attached development or detached development, or<br/> (ii) the alteration of, or an addition to, ancillary development, attached development or detached development, or<br/> (i) land that is declared to be a special area under the <a href="#">Water NSW Act 2014</a>, or<br/> (j) unsewered land—<br/> (i) to which <a href="#">State Environmental Planning Policy (Biodiversity and Conservation) 2021</a>, Chapter 8 applies, if that development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>, or<br/> (ii) in any other drinking water catchment identified in any other environmental planning instrument.<br/> (2) Development specified in the Housing Code, Inland Code or the Low Rise Housing Diversity Code is not complying development under that code if it is carried out on land described or otherwise identified on a map specified in Schedule 5.<br/> (3) Subclause (2) ceases to have effect—<br/> (a) on 30 November 2018 in relation to land in the local government area of Lake Macquarie and identified on <a href="#">State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Lake Macquarie Complying Development Land Map</a> (SEPP_ECD_4650_LCD_002_20130730) specified in Schedule 5, and<br/> (b) on 30 November 2023 in relation to land in the local government area of Mosman and identified on any map specified in Schedule 5, and<br/> (c) on 31 December 2022 in relation to land in the local government area of City of Sydney and identified on a map specified in Schedule 5.<br/> (3A) Development specified in the Low Rise Housing Diversity Code is not complying development under that code if it is carried out on land on which there is a heritage item or a draft heritage item.<br/> (4) Specific land exemptions for Housing Alterations Code and General Development Code To be complying development specified for the Housing Alterations Code or the General Development Code, the development must not be carried out on unsewered land—<br/> (a) to which <a href="#">State Environmental Planning Policy (Biodiversity and Conservation) 2021</a>, Chapter 8 applies, if that development will result in an increase to the number of bedrooms on the site or in a site disturbance area of more than 250m<sup>2</sup>, or<br/> (b) in any other drinking water catchment identified in any other environmental planning instrument.</p> |   |   |
|       | <p>Part 2 Exempt Development Codes<br/> <b>Division 1 General Exempt Development Code</b><br/> <b>Subdivision 1 Access ramps</b><br/> <b>2.2 Development standards</b><br/> The standards specified for that development are that the development must—<br/> (d) if it is located on bush fire prone land and is less than 5m from a dwelling—be constructed of non-combustible material, and</p>   | Part 2 / Division 1 / Subdivision 1 / 2.2 / (d)       | Development standards relevant to dwellings, residential buildings, residential areas |
|       | <p>Part 2 Exempt Development Codes<br/> <b>Division 1 General Exempt Development Code</b><br/> <b>Subdivision 1 Access ramps</b><br/> <b>2.4 Development standards</b><br/> (1) The standards specified for that development are that—<br/> (a) if the development is attached to an existing building, either by being mounted on the roof or attached to an external wall of a building—<br/> (i) the development must not have a diameter of more than 900mm if the development is installed in connection with the use of a dwelling on the lot, and</p>  | Part 2 / Division 1 / Subdivision 1 / 2.4 / (a) / (i) | Development standards relevant to dwellings, residential buildings, residential areas |
|       | <p>Part 2 Exempt Development Codes<br/> <b>Division 1 General Exempt Development Code</b><br/> Subdivision 3 Air-conditioning units<br/> <b>2.6 Development standards</b><br/> (1) The standards specified for that development, if for residential uses only, are that the development must—<br/> (a) not be located on the wall or roof of a building that faces the primary road, or forward of the building line to the primary road, and<br/> (b) be located at least 450mm from each lot boundary, and<br/> (b1) be located at least 1m from bedrooms of adjoining residences, and<br/> (c) subject to paragraph (g), be attached to the external wall of a building or ground mounted, and<br/> (d) be not higher than 1.8m at its highest point above ground level (existing), and<br/> (e) not involve work that reduces the structural integrity of the building, and<br/> (f) not reduce the existing fire resistance level of a wall, and<br/> (f1) be designed so as not to operate—</p>   | Part 2 / Division 1 / Subdivision 3 / 2.6 / (1)       | Development standards relevant to dwellings, residential buildings, residential areas |



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|       | (i) during peak time—at a noise level that exceeds 5 dB(A) above the ambient background noise level measured at any property boundary, or<br>(ii) during off peak time—at a noise level that is audible in habitable rooms of adjoining residences, and<br>(g) if it is constructed or installed on or in a heritage item or a draft heritage item—be ground mounted, and<br>(h) if it is constructed or installed on or in a heritage item or a draft heritage item or in a heritage conservation area or a draft heritage conservation area—be installed at or behind the rear building line.  |   |   |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 6 <b>Balconies, decks, patios, pergolas, terraces and verandahs</b><br><b>2.12 Development standards</b><br>(1) The standards specified for the development specified in clause 2.11(a) are that the development must—<br>(j) if it is a roofed structure attached to a dwelling—not extend above the roof gutter line of the dwelling, and  | Part 2 / Division 1 / Subdivision 6 / 2.12 / (1) / (j)    | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 9 <b>Cabanas, cubby houses, ferneries, garden sheds, gazebos and greenhouses</b><br><b>2.18 Development standards</b><br>(1) The standards specified for that development are that the development must—<br>(i) if it is located on bush fire prone land and is less than 5m from a dwelling—be constructed of non-combustible material, and   | Part 2 / Division 1 / Subdivision 9 / 2.18 / (1) / (j)    | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 26 <b>Minor building alterations (internal)</b><br>2.52 Development standards<br>The standards specified for that development are that the development must—<br>(f) if it is the installation of new or replacement insulation material in a dwelling, it must be in accordance with Part 3.12.1 of the <i>Building Code of Australia</i> , and  | Part 2 / Division 1 / Subdivision 26 / 2.52 / (f)         | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 27 <b>Minor building alterations (external)</b><br><b>2.54 Development standards</b><br>The standards specified for that development are that the development must—<br>(d1) if the development involves cladding or is attaching fittings or decorative work—<br>(i) not be carried out on any building other than a 1 or 2 storey dwelling house, attached development or detached development, and   | Part 2 / Division 1 / Subdivision 27 / 2.54 / (d1) / (i)  | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 27A <b>Mobile food and drink outlets</b><br>2.54B Development standards<br>(f) if carried out on land in a residential zone—only be carried out between 7am and 7pm, and<br>(f1) if carried out on land immediately adjacent to a residential zone—only be carried out between 7am and 10pm, and   | Part 2 / Division 1 / Subdivision 27A / 2.54B / (f), (f1) | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 35 <b>Screen enclosures (of balconies, decks, patios, pergolas, terraces and verandahs)</b><br>2.70 Development standards<br>(b) if it encloses a structure attached to the ground level of a single storey dwelling or the upper level of a two storey dwelling—not be higher than the roof gutter line, and<br>(c) if it encloses a structure attached to the ground level of a two storey dwelling—not be higher than 3m above the floor level of the structure it is enclosing, and  | Part 2 / Division 1 / Subdivision 35 / 2.70 / (b), (c)    | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 2 Exempt Development Codes<br><b>Division 1 General Exempt Development Code</b><br>Subdivision 37A <b>Stairway</b><br><b>2.74B Development standards</b><br>The standards specified for that development are—<br>(a) the development must be constructed adjacent to a balcony, deck, patio, pergola, terrace or verandah or be located so as to provide external access to a dwelling, and<br>(e) if it is located on bush fire prone land and is less than 5m from a dwelling—the development must be constructed of non-combustible material, and  | Part 2 / Division 1 / Subdivision 37A / 2.74B / (a), (e)  | Development standards relevant to dwellings, residential buildings, residential areas |
|       | Part 3 Housing Code<br><b>Division 2 General standards relating to land type</b><br><b>3.4 Complying development on bush fire prone land</b><br>(2) If complying development under this code is carried out on bush fire prone land, the following development standards also apply in addition to any other development standards—<br>(a) (Repealed)<br>(b) the lot on which the development is to be carried out must have direct access to a public road or a road vested in or maintained by the council,<br>(c) the dwelling house must be able to be connected to mains electricity,<br>(d) if reticulated or bottled gas is installed and maintained on the lot—<br>(i) it must be installed and maintained in accordance with AS/NZS 1596:2014, <i>The storage and handling of LP Gas</i> , and<br>(ii) the storage and handling of any LP gas on the lot must comply with the requirements of the relevant authorities (including the use of metal piping),<br>(e) any gas cylinder stored on the lot within 10m of any dwelling house must—<br>(i) have its release valves directed away from the dwelling house, and<br>(ii) be enclosed on the hazard side of the installation, and<br>(iii) have metal connections to and from the cylinder,<br>(f) there must not be any polymer sheathed flexible gas supply lines to gas meters adjacent to the dwelling house,<br>(g) if the development is carried out on a lot in Zone RU5, there must be—<br>(i) a reticulated water supply connection to the lot and a fire hydrant within 70m of any part of the development, or | Part 3 / Division 2 / 3.4 / (2)                           | Housing Code - General standards  |

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|       | <p>(ii) a 10,000 L capacity water tank on the lot,<br/> (h) if the development is carried out on a lot in any zone other than Zone RU5, there must be—<br/> (i) a reticulated water supply connection to the lot, and<br/> (ii) a fire hydrant within 70m of any part of the development,<br/> (i) the development must conform to the specifications and requirements of <i>Planning for Bush Fire Protection</i> that are relevant to the development.</p>  |  |   |
|       | <p><b>Part 3 Housing Code</b><br/> <b>Division 2 General standards relating to land type</b><br/> <b>3.5 Complying development on flood control lots</b><br/> (1) Development under this code must not be carried out on any part of a flood control lot, other than a part of the lot that the council or a professional engineer who specialises in hydraulic engineering has certified, for the purposes of the issue of the relevant complying development certificate, as not being any of the following—<br/> (a) a flood storage area,<br/> (b) a floodway area,<br/> (c) a flow path,<br/> (d) a high hazard area,<br/> (e) a high risk area.<br/> (2) If complying development under this code is carried out on any part of a flood control lot, the following development standards also apply in addition to any other development standards—<br/> (a) if there is a minimum floor level adopted in a development control plan by the relevant council for the lot, the development must not cause any habitable room in the dwelling house to have a floor level lower than that floor level,<br/> (b) any part of the dwelling house or any attached development or detached development that is erected at or below the flood planning level is constructed of flood compatible material,<br/> (c) any part of the dwelling house and any attached development or detached development that is erected is able to withstand the forces exerted during a flood by water, debris and buoyancy up to the flood planning level (or if an on-site refuge is provided on the lot, the probable maximum flood level),<br/> (d) the development must not result in increased flooding elsewhere in the floodplain,<br/> (e) the lot must have pedestrian and vehicular access to a readily accessible refuge at a level equal to or higher than the lowest habitable floor level of the dwelling house,<br/> (f) vehicular access to the dwelling house will not be inundated by water to a level of more than 0.3m during a 1:100 ARI (average recurrent interval) flood event,<br/> (g) the lot must not have any open car parking spaces or carports lower than the level of a 1:20 ARI (average recurrent interval) flood event.</p> | Part 3 / Division 2 / 3.5 / (1), (2)   | Housing Code - General standards  |
|       | <p><b>Part 3 Housing Code</b><br/> <b>Division 3 Development standards for dwelling houses and attached development</b><br/> <b>Subdivision 2 Built form development standards for dwelling houses and attached development</b><br/> <b>3.8 Maximum building height</b><br/> The maximum height for a dwelling house and any attached development is 8.5m above ground level (existing).<br/> <b>3.9 Maximum gross floor area of all buildings</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.10 Minimum setbacks and maximum height and length of boundary walls</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.11 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.12 Other development standards for balconies, decks, patios, terraces and verandahs attached to side or rear of dwelling house</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>   | Part 3 / Division 3 / Subdivision 2 / 3.8, 3.9, 3.10, 3.11, 3.12                           | Housing Code - Development standards for dwelling houses and attached development |
|       | <p><b>Part 3 Housing Code</b><br/> <b>Division 3 Development standards for dwelling houses and attached development</b><br/> <b>Subdivision 3 Landscape development standards for dwelling houses and attached development</b><br/> <b>3.13 Minimum landscaped area</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3 / Division 3 / Subdivision 3 / 3.13   | Housing Code - Development standards for dwelling houses and attached development |
|       | <p><b>Part 3 Housing Code</b><br/> <b>Division 3 Development standards for dwelling houses and attached development</b><br/> <b>Subdivision 4 Amenity development standards for dwelling houses and attached development</b><br/> <b>3.14 Building design</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.15 Privacy screens for windows and certain attached development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.16 Car parking and vehicle access requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>   | Part 3 / Division 3 / Subdivision 4 / 3.14, 3.15, 3.16                                     | Housing Code - Development standards for dwelling houses and attached development |
|       | <p><b>Part 3 Housing Code</b><br/> <b>Division 4 Development standards for detached development</b><br/> <b>Subdivision 2 Built form development standards for detached development (other than swimming pools and fences)</b><br/> <b>3.18 Maximum height</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.19 Maximum gross floor area of all buildings on lot</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.20 Maximum gross floor area of certain detached development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.21 Minimum setbacks and maximum height and length of built to boundary walls</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.22 Heritage conservation areas</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.23 Other development standards for detached garages and carports</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3.24 Other development standards for detached decks, patios, pergolas, terraces and verandahs</b></p>   | Part 3 / Division 4 / Subdivision 2 / 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26 | Housing Code - Development standards for detached development                     |

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|       | <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3.25 Other development standards for detached studios</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3.26 Exceptions to setbacks</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   |   |   |
|       | <p>Part 3 Housing Code</p> <p>Division 4 Development standards for detached development</p> <p><b>Subdivision 3 Landscape development standards for detached development (other than fences and child-resistant barriers)</b></p> <p><b>3.27 Minimum landscaped area</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>  | Part 3 / Division 4 / Subdivision 3 / 3.27  | Housing Code - Development standards for detached development |
|       | <p>Part 3 Housing Code</p> <p>Division 4 Development standards for detached development</p> <p><b>Subdivision 4 Built form development standards for swimming pools, fences and child-resistant barriers</b></p> <p><b>3.28 Development standards for swimming pools</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3.29 Development standards for fences</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3 / Division 4 / Subdivision 4 / 3.28, 3.29  | Housing Code - Development standards for detached development |
|       | <p>Part 3A Rural Housing Code</p> <p>Division 3 Development standards for this code</p> <p><b>Subdivision 2 Site requirements</b></p> <p><b>3A.9 Lot requirements and building envelope</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.10 Maximum site coverage of all development</b></p> <p>The site coverage of a new dwelling house and all ancillary development on a lot in Zone R5 that has an area of less than 4,000m<sup>2</sup> must not be more than 30 per cent.</p> <p><b>3A.11 Maximum floor area for new dwelling houses</b></p> <p>The floor area of a new dwelling house on a lot in Zone R5 that has an area of less than 4,000m<sup>2</sup> must not be more than 430m<sup>2</sup>.</p> <p><b>3A.12 Maximum floor area for new outbuildings</b></p> <p>The floor area of a new outbuilding on a lot in Zone R5 that has an area of less than 4,000m<sup>2</sup> must not be more than the following—</p> <p>(a) 500m<sup>2</sup>, if the only purpose of the outbuilding is for agricultural use,</p> <p>(b) 100m<sup>2</sup>, in any other case.</p> <p><b>3A.13 Setbacks and maximum floor area for balconies, decks, patios, terraces and verandahs</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3A / Division 3 / Subdivision 2 / 3A.9, 3A.10, 3A.11, 3A.12, 3A.13                                     | Rural Housing Code - Development standards                    |
|       | <p>Part 3A Rural Housing Code</p> <p>Division 3 Development standards for this code</p> <p>Subdivision 3 Building heights and setbacks</p> <p><b>3A.14 Maximum heights of dwelling houses and outbuildings</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.15 Setbacks of dwelling houses and ancillary development from roads</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.16 Setbacks of dwelling houses from side boundaries</b></p> <p>(1) This clause applies to a dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house (a <i>building</i>).</p> <p>(2) Any point of a building, on a lot to which this code applies, must have a setback from the side boundary nearest to that point of at least the following distance—</p> <p>(a) if the lot is in Zone R5 and has an area of less than 4,000m<sup>2</sup>—2.5m,</p> <p>(b) if the lot is in Zone R5, and has an area of at least 4,000m<sup>2</sup>, or is in Zone RU1, RU2, RU3, RU4 or RU6—10m.</p> <p><b>3A.17 Setbacks of dwelling houses from rear boundaries</b></p> <p>(1) This clause applies to a dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house (a <i>building</i>).</p> <p>(2) Any point of the building must have a setback from the rear boundary nearest to that point of at least 15m.</p> <p><b>3A.18 Setbacks of outbuildings from side and rear boundaries</b></p> <p>An outbuilding, or alterations and additions to an existing outbuilding, must have a setback from a side or rear boundary of at least—</p> <p>(a) if the only purpose of the outbuilding is for agricultural use—10m, or</p> <p>(b) in any other case—5m.</p> <p><b>3A.19 Exceptions to setbacks</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.20 Calculating setbacks</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.21 Building articulation</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.22 Building elements within the articulation zone to a primary road</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3A.23 Privacy</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> | Part 3A / Division 3 / Subdivision 3 / 3A.14, 3A.15, 3A.16, 3A.17, 3A.18, 3A.19, 3A.20, 3A.21, 3A.22, 3A.23 | Rural Housing Code - Development standards                    |
|       | <p>Part 3A Rural Housing Code</p> <p>Division 3 Development standards for this code</p> <p><b>Subdivision 4 Landscaping</b></p> <p><b>3A.24 Landscaped area</b></p> <p>(1) A lot in Zone R5 that has an area of less than 4,000m<sup>2</sup> must have at least 45% of its area landscaped.</p> <p>(2) At least 50% of the area forward of the building line to the primary road must be landscaped.</p> <p>(3) The landscaped area must be at least 2.5m wide.</p> <p><b>3A.24A Setbacks of dwelling houses and ancillary development from protected trees</b></p> <p>(1) A dwelling house and all ancillary development, and any associated excavation, must have a setback of at least 3m from the base of the trunk of each protected tree on the lot.</p> <p>(2) Despite subclause (1), ancillary development comprising the following is permitted within this setback, if the development does not require a cut or fill of more than 150mm below or above ground level (existing)—</p> <p>(a) an access ramp,</p>  | Part 3A / Division 3 / Subdivision 4 / 3A.24, 3A.24A, 3A.25   | Rural Housing Code - Development standards                    |



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|       | <p>(b) a driveway, pathway or paving,<br/> (c) an awning, blind or canopy,<br/> (d) a fence, screen or child-resistant barrier associated with a swimming pool or spa pool.</p> <p><b>3A.25 Principal private open space</b><br/> A lot in Zone R5 that has an area of less than 4,000m<sup>2</sup> and on which a new dwelling house is erected must have principal private open space that—</p> <p>(a) is at least 24m<sup>2</sup>, and<br/> (b) is at least 3m wide, and<br/> (c) is not steeper than 1:50 gradient.</p>  |  |  |
|       | <p>Part 3A Rural Housing Code<br/> Division 3 Development standards for this code<br/> Subdivision 5 Car parking and access<br/> <b>3A.26 Car parking requirements</b><br/> (1) This clause applies only to lots in Zone R5 that have an area of less than 4,000m<sup>2</sup>.<br/> (2) At least one off-street car parking space must be provided on a lot on which a new dwelling house is erected.<br/> (3) At least one off-street car parking space must be retained on a lot on which alterations or additions to an existing car parking space are carried out.<br/> (4) A car parking space under this clause may be an open hard stand space or a carport or garage, whether attached to or detached from the dwelling house.</p> <p><b>3A.27 Garages, carports and car parking spaces</b><br/> (1) This clause applies only to lots in Zone R5 that have an area of less than 4,000m<sup>2</sup>.<br/> (2) A garage, carport or car parking space that is accessed from a primary road must—<br/> (a) if the dwelling house has a setback from the primary road boundary of 4.5m or more—be at least 1m behind the building line of the dwelling house, or<br/> (b) if the dwelling house has a setback from the primary road boundary of less than 4.5m—be at least 5.5m from that boundary.<br/> (3) If the door or doors on a garage face a primary road, a secondary road or a parallel road, the total width of all those door openings must—<br/> (a) be not more than 6m, and<br/> (b) if the lot has a frontage of more than 15m—be not more than 50 per cent of the width of the building, measured at the building line to the relevant property boundary, and<br/> (c) if the lot has a frontage of not more than 15m—be not more than 60 per cent of the width of the building, measured at the building line to the relevant property boundary.<br/> (4) An open hard stand car parking space must measure at least 2.6m wide by 5.4m long.</p> <p><b>3A.28 Vehicle access</b><br/> (1) A lot on which an off-street car parking space is provided or retained under clause 3A.27 must have a driveway to a public road.<br/> (2) A driveway on a lot must be constructed in accordance with AS/NZS 2890.1:2004, <i>Parking facilities, Part 1: Off-street car parking</i>.</p> | Part 3A /<br>Division 3 /<br>Subdivision 5 /<br>3A.26, 3A.27,<br>3A.28                                 | Rural Housing Code -<br>Development standards  |
|       | <p>Part 3A Rural Housing Code<br/> Division 3 Development standards for this code<br/> Subdivision 7 Ancillary development<br/> <b>3A.33 Swimming pools</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3A.33A Development standards for detached studios</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3A /<br>Division 3 /<br>Subdivision 7 /<br>3A.33, 3A.33A  | Rural Housing Code -<br>Development standards  |
|       | <p>Part 3A Rural Housing Code<br/> Division 3 Development standards for this code<br/> Subdivision 9 Development standards for particular land<br/> <b>3A.37 Development standards for bush fire prone land</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3A.38 Complying development on flood control lots</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3A.38A Development standards for land near Siding Spring Observatory</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3A /<br>Division 3 /<br>Subdivision 9 /<br>3A.37, 3A.38,<br>3A.38A                                | Rural Housing Code -<br>Development standards  |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 1 Requirements for complying development under this code<br/> <b>3B.1 Development that can be complying development under this code</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.2 Development that is not complying development under this code</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.4 Complying development on bush fire prone land</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.5 Complying development on flood control lots</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.6 Development standards for land near Siding Spring Observatory</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3B /<br>Division 1 /<br>3B.1, 3B.2,<br>3B.4, 3B.5,<br>3B.6  | Low Rise Housing Diversity Code -<br>Development requirements for complying development under this code          |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 2 Development standards for certain dual occupancies and attached development<br/> Subdivision 2 Built form development standards<br/> <b>3B.8 Lot requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.9 Maximum building height</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.10 Maximum gross floor area of all buildings</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.11 Minimum setbacks and maximum height and length of boundary walls</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.12 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.13 Dwelling configuration on lot</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.14 Other development standards for new balconies, decks, patios, terraces and verandahs attached to side or rear of dual occupancy</b><br/> (1) The maximum height of the floor level of the balcony, deck, patio, terrace or verandah is 4m.</p>   | Part 3B /<br>Division 2 /<br>Subdivision 2 /<br>3B.8, 3B.9,<br>3B.10, 3B.11,<br>3B.12, 3B.13,<br>3B.14 | Low Rise Housing Diversity Code -<br>Development standards for certain dual occupancies and attached development |

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|       | <p>(2) Any attached side or rear balcony, deck, patio, terrace or verandah that has a floor level of more than 2m above ground level (existing) must have a setback from side and rear boundaries of at least 3m.</p> <p>(3) The total floor area of all attached decks having a floor level of more than 2m above ground level (existing) must not be more than 12m<sup>2</sup>.</p>  |   |   |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 2 Development standards for certain dual occupancies and attached development<br/> <b>Subdivision 3 Landscape development standards</b><br/> <b>3B.15 Minimum landscaped area</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3B /<br>Division 2 /<br>Subdivision 3 /<br>3B.15   | Low Rise Housing Diversity Code - Development standards for certain dual occupancies and attached development               |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 2 Development standards for certain dual occupancies and attached development<br/> <b>Subdivision 4 Amenity development standards</b><br/> <b>3B.16 Primary and secondary road articulation zones</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.17 Privacy screens for windows and certain attached development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.18 Car parking and vehicle access requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.19 Building design</b><br/> (1) The design of a dual occupancy must be consistent with the relevant design criteria in the Low Rise Housing Diversity Design Guide.<br/> (2) However, the requirements of this Part prevail to the extent that the Guide is inconsistent with this Part.</p>   | Part 3B /<br>Division 2 /<br>Subdivision 4 /<br>3B.16, 3B.17,<br>3B.18, 3B.19                             | Low Rise Housing Diversity Code - Development standards for certain dual occupancies and attached development               |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 3 Development standards for manor houses, certain dual occupancies and attached development<br/> <b>Subdivision 2 Built form development standards</b><br/> <b>3B.21 Lot requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.22 Maximum building height</b><br/> (1) The maximum height for a manor house, dual occupancy and any attached development is 8.5m above ground level (existing).<br/> (2) This clause does not apply to any existing part of a building that is more than 8.5m above ground level (existing) before the relevant complying development takes place.<br/> <b>3B.23 Maximum gross floor area of all buildings</b><br/> The maximum gross floor area of all buildings on a lot is 25% of the lot area plus 150m<sup>2</sup>, to a maximum of 400m<sup>2</sup>.<br/> <b>3B.24 Minimum setbacks and maximum height and length of boundary walls</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.25 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.26 Other development standards for new balconies, decks, patios, terraces and verandahs attached to side or rear of dual occupancy or manor house</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.26A Other standards for manor houses</b><br/> A manor house must face a public road.</p> | Part 3B /<br>Division 3 /<br>Subdivision 2 /<br>3B.21, 3B.22,<br>3B.23, 3B.24,<br>3B.25, 3B.26,<br>3B.26A | Low Rise Housing Diversity Code - Development standards for manor houses, certain dual occupancies and attached development |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 3 Development standards for manor houses, certain dual occupancies and attached development<br/> <b>Subdivision 3 Landscape development standards</b><br/> <b>3B.27 Minimum landscaped area</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3B /<br>Division 3 /<br>Subdivision 3 /<br>3B.27   | Low Rise Housing Diversity Code - Development standards for manor houses, certain dual occupancies and attached development |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 3 Development standards for manor houses, certain dual occupancies and attached development<br/> <b>Subdivision 4 Amenity development standards</b><br/> <b>3B.28 Primary road articulation zone</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.29 Privacy screens for windows and certain attached development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.30 Car parking and vehicle access requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.31 Building design</b><br/> (1) The design of a dual occupancy or a manor house must be consistent with the relevant design criteria in the Low Rise Housing Diversity Design Guide.<br/> (2) However, the requirements of this Part prevail to the extent that the Guide is inconsistent with this Part.</p>   | Part 3B /<br>Division 3 /<br>Subdivision 4 /<br>3B.28, 3B.29,<br>3B.30, 3B.31                             | Low Rise Housing Diversity Code - Development standards for manor houses, certain dual occupancies and attached development |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/> Division 4 Development standards for multi dwelling housing (terraces) and attached development<br/> <b>Subdivision 2 Built form development standards</b><br/> <b>3B.33 Lot requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.34 Maximum building height</b><br/> The maximum height for a multi dwelling housing (terraces) and any attached development is 9m above ground level (existing).<br/> <b>3B.35 Maximum gross floor area of all buildings</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.36 Minimum setbacks and maximum height and length of boundary walls</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3B.37 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3B /<br>Division 4 /<br>Subdivision 2 /<br>3B.33, 3B.34,<br>3B.35, 3B.36,<br>3B.37, 3B.38,<br>3B.39  | Low Rise Housing Diversity Code - Development standards for multi dwelling housing (terraces) and attached development      |



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|       | <p><b>3B.38 Dwelling configuration on lot</b><br/>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3B.39 Other development standards for new attached side or rear balconies, decks, patios, terraces or verandahs</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>   |   |  |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/>Division 4 Development standards for multi dwelling housing (terraces) and attached development<br/><b>Subdivision 3 Landscape development standards</b><br/><b>3B.40 Minimum landscaped area</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>  | Part 3B /<br>Division 4 /<br>Subdivision 3 /<br>3B.40   | Low Rise Housing Diversity Code - Development standards for multi dwelling housing (terraces) and attached development |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/>Division 4 Development standards for multi dwelling housing (terraces) and attached development<br/><b>Subdivision 4 Amenity development standards</b><br/><b>3B.41 Primary and secondary road articulation zones</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.42 Privacy screens for windows and certain attached development</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.43 Car parking and vehicle access requirements</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.44 Building design</b><br/>(1) The design of multi dwelling housing (terraces) must be consistent with the relevant design criteria in the Low Rise Housing Diversity Design Guide.<br/>(2) However, the requirements of this Part prevail to the extent that the Guide is inconsistent with this Part.</p>   | Part 3B /<br>Division 4 /<br>Subdivision 4 /<br>3B.41, 3B.42,<br>3B.44, 3B.44   | Low Rise Housing Diversity Code - Development standards for multi dwelling housing (terraces) and attached development |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/>Division 5 Development standards for detached development<br/><b>Subdivision 2 Built form development standards for detached development (other than swimming pools and fences)</b><br/><b>3B.46 Lot requirements</b><br/>The parent lot must meet the following requirements—<br/>(a) the area of the lot must not be less than 400m<sup>2</sup>,<br/>(b) the width of the lot must not be less than 12m measured at the building line.<br/><b>3B.47 Maximum height</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.48 Maximum gross floor area of certain detached development</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.49 Minimum setbacks and maximum height and length of built to boundary walls</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.50 Other development standards for detached garages and carports</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.51 Other development standards for detached decks, patios, pergolas, terraces and verandahs</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.52 Other development standards for detached studios</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.53 Other development standards for detached cabanas, cubby houses, ferneries, garden sheds, gazebos, greenhouses, rainwater tanks, shade structures or sheds</b><br/>A cabana, cubby house, fernery, garden shed, gazebo, greenhouse, rainwater tank (above ground), shade structure or shed must have a minimum setback from the rear boundary of 3m unless the lot has a rear boundary with a lane, in which case it may be erected within 900mm of, or abut, the rear boundary for a maximum length of 7m.<br/><b>3B.54 Exceptions to setbacks</b><br/>(Working note: original full texts under this clause are not included here as too long)</p> | Part 3B /<br>Division 5 /<br>Subdivision 2 /<br>3B.46, 3B.47,<br>3B.48, 3B.49,<br>3B.50, 3B.51,<br>3B.52, 3B.53,<br>3B.54 | Low Rise Housing Diversity Code - Development standards for detached development                                       |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/>Division 5 Development standards for detached development<br/><b>Subdivision 3 Landscape development standards for detached development (other than fences and child-resistant barriers)</b><br/><b>3B.55 Minimum landscaped area</b><br/>The minimum landscaped area that must be provided on a lot is the minimum landscaped area required under this Part in respect of the residential accommodation to which the detached development relates.</p>  | Part 3B /<br>Division 5 /<br>Subdivision 3 /<br>3B.55   | Low Rise Housing Diversity Code - Development standards for detached development                                       |
|       | <p>Part 3B Low Rise Housing Diversity Code<br/>Division 5 Development standards for detached development<br/><b>Subdivision 4 Built form development standards for swimming pools and fences</b><br/><b>3B.56 Development standards for swimming pools</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3B.57 Development standards for fences</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>  | Part 3B /<br>Division 5 /<br>Subdivision 3 /<br>3B.56, 3B.57  | Low Rise Housing Diversity Code - Development standards for detached development                                       |
|       | <p>Part 3C Greenfield Housing Code<br/>Division 1 Requirements for complying development under this code<br/><b>3C.2 Development that is complying development under this code</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3C.3 Development that is not complying development under this code</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>  | Part 3C /<br>Division 1 /<br>3C.2, 3C.3   | Greenfield Housing Code - Development requirements   |
|       | <p>Part 3C Greenfield Housing Code<br/>Division 2 General standards relating to land type<br/><b>3C.5 Complying development on bush fire prone land</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3C.6 Complying development on flood control lots</b><br/>(Working note: original full texts under this clause are not included here as too long)<br/><b>3C.7 Development standards for land near Siding Spring Observatory</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3C /<br>Division 2 /<br>3C.5, 3C.6,<br>3C.7  | Greenfield Housing Code – General standards  |
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|       | <p>Division 3 Development standards for dwelling houses and attached development</p> <p>Subdivision 2 Built form development standards for dwelling houses and attached development</p> <p>3C.9 Maximum building height<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.10 Maximum gross floor area of all buildings<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.11 Minimum setbacks and maximum height and length of boundary walls<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.12 Exceptions to setbacks<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.13 Other development standards for attached garages<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.14 Other development standards for balconies, decks, patios, terraces and verandahs attached to side or rear of dwelling house<br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Subdivision 2 / 3C.9, 3C.10, 3C.11, 3C.12, 3C.13, 3C.14  | Development standards  |
|       | <p>Part 3C Greenfield Housing Code</p> <p>Division 3 Development standards for dwelling houses and attached development</p> <p>Subdivision 3 Landscape development standards for dwelling houses and attached development</p> <p>3C.15 Minimum landscaped area<br/>(Working note: original full texts under this clause are not included here as too long)</p>  | Part 3C / Division 3 / Subdivision 3 / 3C.15   | Greenfield Housing Code – Development standards for dwelling houses and attached development |
|       | <p>Part 3C Greenfield Housing Code</p> <p>Division 3 Development standards for dwelling houses and attached development</p> <p>Subdivision 4 Amenity development standards for dwelling houses and attached development</p> <p>3C.16 Building design<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.17 Windows, doors and openings<br/>Any wall erected within 900mm of a side boundary must not contain a door, window or any other opening.</p> <p>3C.18 Privacy screens for windows and certain attached development<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.19 Car parking and vehicle access requirements<br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3C / Division 3 / Subdivision 4 / 3C.16, 3C.17, 3C.18, 3C.19                                    | Greenfield Housing Code – Development standards for dwelling houses and attached development |
|       | <p>Part 3C Greenfield Housing Code</p> <p>Division 4 Development standards for detached development</p> <p>Subdivision 2 Built form development standards for detached development (other than swimming pools and fences)</p> <p>3C.21 Maximum height<br/>The maximum height for any detached development is 4.5m above ground level (existing).</p> <p>3C.22 Maximum gross floor area of all buildings on lot<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.23 Maximum gross floor area of certain detached development<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.24 Minimum setbacks and maximum height and length of built to boundary walls<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.25 Heritage conservation areas<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.26 Other development standards for detached garages and carports<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.27 Other development standards for detached decks, patios, pergolas, terraces and verandahs<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.28 Other development standards for detached studios<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.29 Exceptions to setbacks<br/>(Working note: original full texts under this clause are not included here as too long)</p> | Part 3C / Division 4 / Subdivision 2 / 3C.21, 3C.22, 3C.23, 3C.24, 3C.25, 3C.26, 3C.27, 3C.28, 3C.29 | Greenfield Housing Code – Development standards for detached development                     |
|       | <p>Part 3C Greenfield Housing Code</p> <p>Division 4 Development standards for detached development</p> <p>Subdivision 3 Landscape development standards for detached development (other than fences and child-resistant barriers)</p> <p>3C.30 Minimum landscaped area<br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3C / Division 4 / Subdivision 3 / 3C.30   | Greenfield Housing Code – Development standards for detached development                     |
|       | <p>Part 3C Greenfield Housing Code</p> <p>Division 4 Development standards for detached development</p> <p>Subdivision 4 Built form development standards for swimming pools, fences and child-resistant barriers</p> <p>3C.31 Development standards for swimming pools<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3C.32 Development standards for fences<br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3C / Division 4 / Subdivision 4 / 3C.31, 3C.32  | Greenfield Housing Code – Development standards for detached development                     |
|       | <p>Part 3D Inland Code</p> <p>Division 2 Requirements for complying development under this code</p> <p>3D.3 Development that is complying development under this code<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3D.4 Development that is not complying development under this code<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3D.6 Complying development on bush fire prone land<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3D.7 Complying development on flood control lots<br/>(Working note: original full texts under this clause are not included here as too long)</p> <p>3D.8 Development standards for land near Siding Spring Observatory<br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3D / Division 2 / 3D.3, 3D.4, 3D.6, 3D.7, 3D.8  | Inland Code – Development requirements   |

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|       | <p>Part 3D Inland Code<br/> Division 3 Development standards—dwelling houses and attached development in Zones RU1, RU2, RU3, RU4 and RU6<br/> <b>Subdivision 2 Built form development standards for dwelling houses and attached development</b><br/> <b>3D.10 Lot requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.11 Maximum building height and siting of development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.12 Minimum setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.13 Setbacks from certain adjoining land</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.14 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.15 Vehicle access</b><br/> (1) A lot that has an off-street car parking space must have a driveway to a public road.<br/> (2) A driveway on a lot must be constructed in accordance with AS/NZS 2890.1:2004, <i>Parking facilities, Part 1: Off-street car parking</i>.<br/> <b>3D.16 Other development standards for attached balconies, decks, patios, pergolas terraces and verandahs</b><br/> (1) The maximum height of the finished floor level of an attached balcony, deck, patio, pergola, terrace or verandah is 4m above ground level (existing).<br/> (2) Subclause (1) does not apply to a balcony, deck, patio, pergola, terrace or verandah that is set back at least 20m from a side or rear boundary.</p> | Part 3D /<br>Division 3 /<br>Subdivision 2 /<br>3D.10, 3D.11,<br>3D.12, 3D.13,<br>3D.14, 3D.15,<br>3D.16 | Inland Code –<br>Development<br>standards for<br>dwelling houses<br>and attached<br>development |
|       | <p>Part 3D Inland Code<br/> Division 4 Development standards—dwelling houses and attached development in Zones RU5, R1, R2, R3 and R4<br/> <b>Subdivision 2 Built form development standards for dwelling houses and attached development</b><br/> <b>3D.18 Lot requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.19 Maximum building height</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.20 Maximum gross floor area of all buildings</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.21 Minimum setbacks and maximum height and length of built to boundary walls</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.22 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.23 Other development standards for balconies, decks, patios, pergolas terraces and verandahs attached to side or rear of dwelling house</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3D /<br>Division 4 /<br>Subdivision 2 /<br>3D.18, 3D.19,<br>3D.20, 3D.21,<br>3D.22, 3D.23           | Inland Code –<br>Development<br>standards for<br>dwelling houses<br>and attached<br>development |
|       | <p>Part 3D Inland Code<br/> Division 4 Development standards—dwelling houses and attached development in Zones RU5, R1, R2, R3 and R4<br/> <b>Subdivision 3 Landscape development standards for dwelling houses and attached development</b><br/> <b>3D.24 Minimum landscaped area</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>   | Part 3D /<br>Division 4 /<br>Subdivision 3 /<br>3D.24  | Inland Code –<br>Development<br>standards for<br>dwelling houses<br>and attached<br>development |
|       | <p>Part 3D Inland Code<br/> Division 4 Development standards—dwelling houses and attached development in Zones RU5, R1, R2, R3 and R4<br/> <b>Subdivision 4 Amenity development standards for dwelling houses and attached development</b><br/> <b>3D.25 Building design</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.26 Privacy screens for windows and certain attached development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.27 Car parking, vehicle access and garage requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3D /<br>Division 4 /<br>Subdivision 4 /<br>3D.25, 3D.26,<br>3D.27                                   | Inland Code –<br>Development<br>standards for<br>dwelling houses<br>and attached<br>development |
|       | <p>Part 3D Inland Code<br/> Division 5 Development standards—dwelling houses and attached development in Zone R5<br/> <b>Subdivision 2 Built form development standards for dwelling houses and attached development</b><br/> <b>3D.29 Lot requirements</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.30 Maximum building height and siting of development</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.31 Maximum gross floor area of all buildings</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.32 Minimum setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.33 Exceptions to setbacks</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>3D.34 Other development standards for balconies, decks, patios, pergolas, terraces and verandahs attached to side or rear of dwelling house</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>   | Part 3D /<br>Division 5 /<br>Subdivision 2 /<br>3D.29, 3D.30,<br>3D.31, 3D.32,<br>3D.33, 3D.34           | Inland Code –<br>Development<br>standards for<br>dwelling houses<br>and attached<br>development |
|       | <p>Part 3D Inland Code<br/> Division 5 Development standards—dwelling houses and attached development in Zone R5<br/> <b>Subdivision 3 Landscape development standards for dwelling houses and attached development</b><br/> <b>3D.35 Landscaped area</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>  | Part 3D /<br>Division 5 /<br>Subdivision 3 /<br>3D.35  | Inland Code –<br>Development<br>standards for<br>dwelling houses<br>and attached<br>development |
|       | <p>Part 3D Inland Code<br/> Division 5 Development standards—dwelling houses and attached development in Zone R5<br/> <b>Subdivision 4 Amenity development standards for dwelling houses and attached development</b><br/> <b>3D.36 Building design</b></p>   | Part 3D /<br>Division 5 /<br>Subdivision 4 /<br>3D.36  | Inland Code –<br>Development<br>standards for<br>dwelling houses                                |



| SEPPs            | Contents   | References   | Note  |
|------------------|--|--|---|
|                  | <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.37 Privacy screens for windows and certain attached development</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   |  | and attached development  |
|                  | <p>Part 3D Inland Code</p> <p>Division 5 Development standards—dwelling houses and attached development in Zone R5</p> <p><b>Subdivision 5 Car parking and access</b></p> <p><b>3D.38 Car parking, vehicle access and garage requirements</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3D /<br>Division 5 /<br>Subdivision 5 /<br>3D.38  | Inland Code –<br>Development standards for dwelling houses and attached development |
|                  | <p>Part 3D Inland Code</p> <p>Division 6 Development standards for detached development in rural and residential zones</p> <p><b>Subdivision 2 Built form development standards for detached development (other than farm buildings, swimming pools and fences)</b></p> <p><b>3D.40 Lot requirements</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.41 Maximum height</b></p> <p>The maximum height for any detached development is 4.8m above groundlevel (existing).</p> <p><b>3D.42 Maximum gross floor area of all buildings on lot</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.43 Maximum floor area of certain detached development</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.44 Minimum setbacks and maximum height and length of built to boundary walls</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.45 Heritage conservation areas</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.46 Other development standards for detached garages and carports</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.47 Other development standards for detached balconies, decks, patios, pergolas, terraces and verandahs</b></p> <p>The maximum finished floor level for any detached balcony, deck, patio, pergola, terrace or verandah is 600mm above ground level (existing).</p> <p><b>3D.48 Other development standards for detached studios</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.49 Exceptions to setbacks</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> | Part 3D /<br>Division 6 /<br>Subdivision 2 /<br>3D.40, 3D.41,<br>3D.42, 3D.43,<br>3D.44, 3D.45,<br>3D.46, 3D.47,<br>3D.48, 3D.49 | Inland Code –<br>Development standards for detached development                     |
|                  | <p>Part 3D Inland Code</p> <p>Division 6 Development standards for detached development in rural and residential zones</p> <p>Subdivision 3 Landscape development standards for detached development (other than fences and child-resistant barriers) in Zones R1, R2, R3, R4, R5 and RU5</p> <p><b>3D.51 Minimum landscaped area</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 3D /<br>Division 6 /<br>Subdivision 3 /<br>3D.51  | Inland Code –<br>Development standards for detached development                     |
|                  | <p>Part 3D Inland Code</p> <p>Division 6 Development standards for detached development in rural and residential zones</p> <p><b>Subdivision 4 Built form development standards for swimming pools and fences</b></p> <p><b>3D.52 Development standards for swimming pools</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3D.53 Development standards for fences in Zones R1, R2, R3, R4 and RU5</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>  | Part 3D /<br>Division 6 /<br>Subdivision 4 /<br>3D.52, 3D.53   | Inland Code –<br>Development standards for detached development                     |
|                  | <p>Part 6 Subdivisions Code</p> <p>Division 1 Strata subdivision</p> <p><b>6.1 Specified development</b></p> <p>(1) The strata subdivision of a building for which development consent or a complying development certificate was granted or issued is, for 5 years from the date the consent or certificate was granted or issued, development specified for this code.</p> <p>(2) The strata subdivision of a dual occupancy, manor house or multi dwelling housing (terraces), for which a complying development certificate has been issued under the Low Rise Housing Diversity Code, is development specified for this code.</p> <p>(3) If a single complying development certificate application proposes both the strata subdivision of land and the erection of a dual occupancy, manor house or multi dwelling housing (terraces) on the land, the subdivision of that land is development specified for this code.</p> <p>(4) This clause does not include the strata subdivision of the following—</p> <p>(a) a secondary dwelling,</p> <p>(b) a boarding house,</p> <p>(c) a group home,</p> <p>(d) a dual occupancy (except as provided by subclause (2) or (3)).</p> <p><b>6.2 Development standards</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   | Part 6 / Division<br>1 / 6.1, 6.2  | Strata subdivision  |
| Design and Place | <p><b>Part 3 Assessment of development</b></p> <p><b>Division 3 Residential apartment development</b></p> <p><b>30 Objectives of Apartment Design Guide</b></p> <p>(1) Development consent must not be granted for residential apartment development unless the consent authority is satisfied that the development meets the objectives of the Apartment Design Guide.</p> <p>(2) Development may meet the objectives of the Apartment Design Guide by—</p> <p>(a) meeting the applicable design criteria, to the extent possible, and the design guidance set out in the Apartment Design Guide, or</p> <p>(b) an alternative solution that the consent authority considers achieves a neutral or more beneficial outcome than meeting the design criteria and design guidance set out in the Apartment Design Guide.</p> <p>(3) In determining whether development meets the objectives of the Apartment Design Guide, the consent authority must—</p> <p>(a) apply the design criteria and design guidance set out in the Apartment Design Guide flexibly and consider alternative solutions, and</p> <p>(b) consider the objectives of the Apartment Design Guide only in relation to the particular development application.</p>   | Part 3 / Division<br>3 / 30  |   |

| SEPPs | Contents   | References               | Note                   |
|-------|--|--------------------------|------------------------|
|       | <p><b>Part 3 Assessment of development</b><br/> <b>Division 3 Residential apartment development</b><br/> <b>31 Development control plans cannot be inconsistent with Apartment Design Guide</b><br/> (1) A provision of a development control plan that specifies a requirement, standard or control in relation to the following matters specified in the Apartment Design Guide has no effect—<br/> (a) visual privacy,<br/> (b) solar and daylight access,<br/> (c) common circulation and spaces,<br/> (d) apartment size and layout,<br/> (e) ceiling heights,<br/> (f) private open space and balconies,<br/> (g) natural ventilation,<br/> (h) storage.<br/> (2) This section applies regardless of when the development control plan was made.</p>   | Part 3 / Division 3 / 31 |                        |
|       | <p><b>Part 3 Assessment of development</b><br/> <b>Division 3 Residential apartment development</b><br/> <b>32 Non-discretionary development standards for residential apartment development</b><br/> (1) This section identifies development standards for particular matters relating to residential apartment development.<br/> (2) If the standards are complied with, the consent authority cannot require more onerous standards for the matters.<br/> (3) The following are non-discretionary development standards—<br/> (a) the car parking for the building must be equal to, or greater than, the lesser of—<br/> (i) the recommended minimum amount of car parking specified in the Apartment Design Guide, or<br/> (ii) the minimum amount of car parking required under an applicable environmental planning instrument or development control plan,<br/> (b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the relevant apartment type specified in the Apartment Design Guide,<br/> (c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in the Apartment Design Guide.</p> | Part 3 / Division 3 / 32 |                        |
|       | <p><b>Schedule 2 Energy and water use, embodied emissions and thermal performance standards for BASIX affected development</b><br/> <b>Part 5 Thermal performance</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>   | Schedule 2 / Part 5      | This is about housing. |

#### 04 Transport and connectivity

| SEPPs   | Contents   | References                                | Note |
|---------|--|---|------|
| Housing | <p><b>Division 4 Site-related requirements</b><br/> <b>93 Location and access to facilities and services— independent living units</b><br/> (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—<br/> (a) by a transport service that complies with subsection (2), or<br/> (b) on-site.<br/> (2) The transport service must—<br/> (a) take the residents to a place that has adequate access to facilities and services, and<br/> (b) for development on land within the Greater Sydney region—<br/> (i) not be an on-demand booking service for the transport of passengers for a fare, and<br/> (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and<br/> (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.<br/> (3) For the purposes of subsections (1) and (2), access is adequate if—<br/> (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and<br/> (b) the distance is accessible by means of a suitable access pathway, and<br/> (c) the gradient along the pathway complies with subsection (4)(c).<br/> (4) In subsection (3)—<br/> (a) a <b>suitable access pathway</b> is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and<br/> (b) the distance is to be measured by reference to the length of the pathway, and<br/> (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—<br/> (i) 1:12 for a maximum length of 15m at a time, or<br/> (ii) 1:10 for a maximum length of 5m at a time, or<br/> (iii) 1:8 for a maximum length of 1.5m at a time.<br/> (5) In this section—<br/> <b>facilities and services</b> means—<br/> (a) shops and other retail and commercial services that residents may reasonably require, and<br/> (b) community services and recreation facilities, and<br/> (c) the practice</p> | Division 4 / 93 / (1), (2), (3), (4), (5) |      |
|         | <p><b>94 Location and access to facilities and services—residential care facilities</b><br/> (1) Development consent must not be granted for development for the purposes of a residential care facility unless the consent authority is satisfied that residents of the facility will have access to facilities and services—<br/> (a) on-site, or<br/> (b) by a transport service other than a passenger service.<br/> (2) In this section—<br/> <b>facilities and services</b>—see section 93.<br/> <b>passenger service</b> has the same meaning as in the <i>Point to Point Transport (Taxis and Hire Vehicles) Act 2016</i>.</p>   | Division 4 / 94 / (1), (2)                |      |



| SEPPs                        | Contents   | References  | Note                                  |
|------------------------------|--|---|---------------------------------------|
|                              | <p><b>104 Accessibility</b><br/>Seniors housing should—<br/>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and<br/>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>  | Division 6 / 104  |                                       |
|                              | <p><b>125 Matters to be considered by councils</b><br/>(1) A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only if it is satisfied—<br/>(a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and<br/>(b) that the manufactured home estate is or will be provided with adequate transport services, and<br/>(c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and<br/>(d) that the development will not have an adverse effect on any—<br/>• conservation area<br/>• heritage item<br/>• waterway or land having special landscape, scenic or ecological qualities, which is identified in an environmental planning instrument applicable to the land concerned.</p> | Part 8 / 125  |                                       |
| Transport and Infrastructure | <p>Chapter 2 Infrastructure<br/>Part 2.3 <b>Development controls</b><br/>Division 10 <b>Health services facilities</b><br/><b>2.63 Exempt development</b><br/>(1) Any of the following development is exempt development if it is carried out within the boundaries of an existing health services facility and complies with section 2.20—<br/>(a) <b>development for the purposes of roads and cycleways,</b></p>  | Chapter 2 / Part 2.3 / Division 10 / 2.63 / (1) / (a)             | Infill development into existing ones |
|                              | <p>Chapter 2 Infrastructure<br/>Part 2.3 <b>Development controls</b><br/><b>Division 11 Public authority precincts</b><br/><b>2.70 Exempt development</b><br/>(1) Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority on land to which this Division applies—<br/>(a) <b>roads, cycleways, pedestrian bridges, at grade car parks, ticketing facilities and viewing platforms,</b></p>  | Chapter 2 / Part 2.3 / Division 11 / 2.70 / (1) / (a)             | -                                     |
|                              | <p>Chapter 2 Infrastructure<br/>Part 2.3 <b>Development controls</b><br/><b>Division 11 Public authority precincts</b><br/><b>Division 11A Certain development at the Sydney Cricket Ground</b><br/><b>2.71 Exempt development</b><br/>Development for any of the following purposes is exempt development if it is carried out on land identified in Schedule 4A, Part 1 of the <i>Sporting Venues Authorities Act 2008</i>—<br/>(b) installation, maintenance and upgrading of <b>bus shelters, pedestrian pathways, cycleways, cycle storage racks,</b> visitor information booths, kiosks, street furniture, <b>access ramps for people,</b> shade shelters, awnings, fences, gates, flag poles, public art, catering outlets, bars and restaurants,</p>   | Chapter 2 / Part 2.3 / Division 11A / 2.71 / (1) / (b)            | -                                     |
|                              | <p>Chapter 2 Infrastructure<br/>Part 2.3 <b>Development controls</b><br/><b>Division 12 Parks and other public reserves</b><br/><b>2.73 Development permitted without consent</b><br/>(3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council—<br/>(a) development for any of the following purposes—<br/>(i) <b>roads, pedestrian pathways, cycleways,</b> single storey car parks, ticketing facilities, viewing platforms and <b>pedestrian bridges,</b></p>   | Chapter 2 / Part 2.3 / Division 12 / 2.73 / (3) / (a) / (i)       | -                                     |
|                              | <p>Chapter 2 Infrastructure<br/>Part 2.3 <b>Development controls</b><br/><b>Division 12 Parks and other public reserves</b><br/><b>2.74 Exempt development</b><br/>(1) Development for any of the following purposes that is carried out in the prescribed circumstances is exempt development—<br/>(a) construction or maintenance of—<br/>(i) <b>walking tracks, raised walking paths (including boardwalks), ramps, stairways or gates,</b> or<br/>(ii) <b>bicycle-related storage facilities,</b> including bicycle racks and other bicycle parking facilities (except for bicycle paths), or</p>  | Chapter 2 / Part 2.3 / Division 12 / 2.74 / (1) / (a) / (i), (ii) | -                                     |
|                              | <p>Chapter 2 Infrastructure<br/>Part 2.3 <b>Development controls</b><br/>Division 13 Port, wharf or boating facilities<br/><b>2.80 Development permitted without consent</b><br/>(6) Development for the purposes of associated public transport facilities for a <b>public ferry wharf</b> may be carried out by or on behalf of a public authority without consent on any land. However, such development may be carried out on land reserved under the <i>National Parks and Wildlife Act 1974</i> only if the development is authorised by or under that Act.</p>  | Chapter 2 / Part 2.3 / Division 13 / 2.80 / (6)                   | Improving public transport services   |

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|-----------|--|---|---|
|           | <p>Chapter 2 Infrastructure<br/> Part 2.3 <b>Development controls</b><br/> <b>Division 15 Railways</b><br/> <b>Subdivision 1 Railways and rail infrastructure facilities</b><br/> <b>2.92 Development permitted without consent—rail infrastructure facilities generally</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>2.93 Development permitted without consent—particular rail infrastructure facilities</b><br/> (Working note: original full texts under this clause are not included here as too long)<br/> <b>2.94 Development permitted with consent</b><br/> (Working note: original full texts under this clause are not included here as too long)</p>   | Chapter 2 / Part 2.3 / Division 15 / Subdivision 1 / 2.92, 2.93, 2.94 | Improving public transport services   |
| Precincts | <p>Chapter 4 City West<br/> <b>Part 4.2 City West</b><br/> <b>4.8 Planning principles of regional significance for City West</b><br/> <b>Environmental Issues</b><br/> Development in City West is to—<br/> • <b>complement and reinforce the development and use of the existing and planned integrated public transport, pedestrian and cycling networks in City West.</b></p>   | Chapter 4 / Part 4.2 / 4.8  | <p>&lt;Eastern Harbour City SEPP&gt;</p> <p>Infill development and integrate new developments into existing ones</p>  |
|           | <p>Chapter 4 City West<br/> <b>Part 4.2 City West</b><br/> <b>4.8 Planning principles of regional significance for City West</b><br/> <b>Movement and Parking</b><br/> A range of housing and work, leisure and service facilities is to be provided in City West so that the need for travel is minimised.<br/> <b>A high degree of accessibility is to be provided to places</b> in and outside City West for both able and disabled persons.<br/> <b>Walking, cycling and use of public transport are to be encouraged as the means of movement.</b><br/> Development in City West is to facilitate the provision and operation of a comprehensive regional public transport network.<br/> Development, particularly that which is employment related, is to be within the capacities of existing and proposed public transport and arterial road systems.<br/> The provision for vehicular movement is to be consistent with the development of a high-quality pedestrian environment within the street system.<br/> Parking controls are to support public transport strategies of the Government and to reflect road network capacities.</p>   | Chapter 4 / Part 4.2 / 4.8  | <p>&lt;Eastern Harbour City SEPP&gt;</p> <p>Encouraging active transport / Improving public transport services / Infill development and integrate new developments into existing ones</p> |
|           | <p>Chapter 6 St Marys<br/> <b>Part 6.5 Performance objectives</b><br/> <b>6.30 Transport</b><br/> (1) Development should support creation of <b>effective public transport and bicycle links</b> to the dominant centres and major transport nodes in the Blacktown City and Penrith City local government areas.<br/> (2) Public transport is to be provided early in the development of the land to which this Chapter applies to establish use patterns.<br/> (3) Development of the land to which this Chapter applies is to maximise accessibility to services and facilities for people who do not have access to a private car.<br/> (4) Development of the land to which this Chapter applies is to effectively link that land into the surrounding road network and traffic generated by the development is to be catered for at a satisfactory level of service.<br/> (5) Provision of transport infrastructure and services is to be coordinated with the staging of development on the land.<br/> (6) Urban form is to maximise the potential for public transport, walking and cycling to replace car travel, with an overall net neighbourhood density target of at least 15 dwellings per hectare.<br/> (7) High trip-generating uses such as employment development, retailing and multi-unit housing are to be concentrated adjacent to major public transport routes and nodes.<br/> (8) The overall development of land to which this Chapter applies is to include a range of land uses sufficient to minimise demand for travel outside the land to which this Chapter applies.<br/> (9) Public transport infrastructure and services are to be provided to a level sufficient to achieve a significantly higher use of public transport compared to other similar development in the Blacktown City and Penrith City local government areas.</p> | Chapter 3 / Part 6.5 / 6.30   | <p>&lt;Western Parkland City SEPP&gt;</p> <p>Development objectives—Transport</p>   |
|           | <p><b>Appendix 4 Sydney Olympic Park site</b><br/> <b>Part 1 Preliminary</b><br/> <b>25 Transport</b><br/> Development consent must not be granted for development on land within the Sydney Olympic Park site unless the consent authority is satisfied that the development includes measures to promote public transport use, cycling and walking.</p>  |   | <Central River City SEPP>   |

## 05 Quality employment

| SEPPs                   | Contents  | References                 | Note   |
|-------------------------|---|----------------------------|--|
| Industry and Employment | <p><b>Chapter 2 Western Sydney employment area</b><br/> <b>Part 2.1 Preliminary</b><br/> <b>2.1 Aims of Chapter</b><br/> (1) This Chapter aims to protect and enhance the land to which this Chapter applies (the <i>Western Sydney Employment Area</i>) for employment purposes.<br/> (2) The particular aims of this Chapter are as follows—<br/> (a) to promote economic development and the creation of employment in the <b>Western Sydney Employment Area by providing for development including major warehousing, distribution, freight transport, industrial, high technology and research facilities,</b><br/> (b) to provide for the co-ordinated planning and development of land in the Western Sydney Employment Area,<br/> (c) to rezone land for employment, environmental conservation or recreation purposes,</p> | Chapter 2 / Part 2.1 / 2.1 | Aim of the chapter on Western Sydney employment area |

| SEPPs     | Contents   | References                        | Note   |
|-----------|--|-----------------------------------|--|
|           | <p>(d) to improve certainty and regulatory efficiency by providing a consistent planning regime for future development and infrastructure provision in the Western Sydney Employment Area,</p> <p>(e) to ensure that development occurs in a logical, environmentally sensitive and cost-effective manner and only after a development control plan (including specific development controls) has been prepared for the land concerned,</p> <p>(f) to conserve and rehabilitate areas that have a high biodiversity or heritage or cultural value, in particular areas of remnant vegetation.</p>  |                                   |  |
|           | <p>Chapter 2 <b>Western Sydney employment area</b><br/> Part 2.2 Permitted or prohibited development<br/> 2.10 Zone objectives and land use table<br/> (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.<br/> Land Use Table<br/> <b>Zone IN1 General Industrial</b><br/> 1 Objectives of zone<br/> • <b>To facilitate a wide range of employment-generating development</b> including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.<br/> • <b>To encourage employment opportunities</b> along motorway corridors, including the M7 and M4.<br/> • To minimise any adverse effect of industry on other land uses.<br/> • To facilitate road network links to the M7 and M4 Motorways.<br/> • To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.<br/> • To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.<br/> 2 Permitted without consent<br/> Nil.<br/> 3 Permitted with consent<br/> Building identification signs; Business identification signs; Depots; Environmental facilities; Environmental protection works; Food and drink premises; Freight transport facilities; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Industries (other than offensive or hazardous industries); Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Roads; Service stations; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres.<br/> 4 Prohibited<br/> Any development not specified in item 2 or 3.<br/> <b>Zone IN2 Light Industrial</b><br/> 1 Objectives of zone<br/> • <b>To provide a wide range of light industrial, warehouse and related land uses.</b><br/> • <b>To encourage employment opportunities</b> and to support the viability of centres.<br/> • To minimise any adverse effect of industry on other land uses.<br/> • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.<br/> • To support and protect industrial land for industrial uses.<br/> • To minimise any adverse effect of development on the natural environment.<br/> 2 Permitted without consent<br/> Nil<br/> 3 Permitted with consent<br/> Aquaculture; Building identification signs; Business identification signs; Depots; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Recreation areas; Recreation facilities (indoor); Roads; Storage premises; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Any development not specified in item 2 or 4<br/> 4 Prohibited<br/> Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Marinas; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Signage; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies</p> | Chapter 2 / Part 2.2 / 2.10       | <p>Land Use Table: Zone IN1 General Industrial / Zone IN2 Light Industrial</p> <p>The aim of Zone IN1 General Industrial and Zone IN2 Light Industrial ---- To facilitate and encourage employment opportunities</p> |
|           | <p>Chapter 2 <b>Western Sydney employment area</b><br/> Part 2.4 <b>Principal development standards</b><br/> <b>2.23 Development involving subdivision</b><br/> <b>The consent authority must not grant consent</b> to the carrying out of development involving the subdivision of land unless it has considered the following—<br/> (b) <b>whether the subdivision will affect the supply of land for employment purposes.</b></p>   | Chapter 2 / Part 2.4 / 2.23 / (b) | -  |
| Precincts | <p><b>Chapter 4 City West</b><br/> <b>Part 4.2 City West</b><br/> <b>4.8 Planning principles of regional significance for City West</b><br/> <b>Land Use Activities</b><br/> <b>Development in City West is to contribute to an integrated mixed-use development pattern</b> containing a wide range of housing and <b>employment opportunities</b>, and educational, recreation and cultural activities.<br/> <b>Mixed Living and Working Environment</b><br/> Development in City West is to house an increased population and <b>to provide an increased quantity and range of employment opportunities</b> which are compatible with the achievement of a high-quality mixed living and working environment.<br/> <b>Movement and Parking</b></p>  | Chapter 4 / Part 4.2 / 4.8        | <Eastern Harbour City SEPP>  |



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|       | Development, particularly that which is employment related, is to be within the capacities of existing and proposed public transport and arterial road systems.   |   |                              |
|       | <p><b>Chapter 4 City West</b><br/> <b>Part 4.3 Precincts</b><br/> <b>Division 3 Planning principles for Precincts</b><br/> <b>4.13 Planning principles of regional significance for Precincts</b><br/> <b>Part 1 Ultimo-Pyrmont Precinct</b><br/> <b>Role and Land Use Activities</b><br/> Development in the Precinct is to provide for a significant increase in residential population in a mixed use development pattern also accommodating employment, educational and other uses.</p>   | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Part 1 | <Eastern Harbour City SEPP>  |
|       | <p><b>Chapter 4 City West</b><br/> <b>Part 4.3 Precincts</b><br/> <b>Division 3 Planning principles for Precincts</b><br/> <b>4.13 Planning principles of regional significance for Precincts</b><br/> <b>Part 2 Eveleigh Precinct</b><br/> <b>Role and Land Use Activities</b><br/> Development in the Precinct is to include employment opportunities for people residing in, and in the vicinity of, the Precinct.</p>   | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Part 2 | <Eastern Harbour City SEPP>  |
|       | <p><b>Chapter 4 City West</b><br/> <b>Part 4.3 Precincts</b><br/> <b>Division 3 Planning principles for Precincts</b><br/> <b>4.13 Planning principles of regional significance for Precincts</b><br/> <b>Part 3 Bays Precinct</b><br/> <b>Role and land use activities</b><br/> Development in the Precinct is to provide for a mixture of commercial port, port-related, employment, waterfront and recreational uses, but is not to include residential development. The existing diversity and maritime character of the Precinct, particularly the mixed use of waterfront areas, should be retained.<br/> Development is to take full advantage of the Precinct's location and its infrastructure, particularly rail or light rail facilities, for the port and other employment generating activities.</p> | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Part 2 | <Eastern Harbour City SEPP>  |
|       | <p><b>Chapter 4 City West</b><br/> Part 4.3 Precincts<br/> Division 4 Zoning<br/> <b>4.16 Residential-Business Zone</b><br/> Only uses which the consent authority is satisfied are generally consistent with one or more of the zone objectives are permissible in this zone.<br/> The <b>objectives of this zone</b> are—<br/> • to accommodate uses which generate employment opportunities and provide facilities and services that enable people to live and work in the same community, and<br/> • to ensure that the total amount of employment-generating development is compatible with the traffic capacity of the Precinct and adjoining areas, and</p>  | Chapter 4 / Part 4.3 / Division 4 / 4.16          | <Eastern Harbour City SEPP>  |
|       | <p><b>Chapter 4 City West</b><br/> Part 4.3 Precincts<br/> Division 4 Zoning<br/> <b>4.21 Port and Employment Zone</b><br/> Only uses which the consent authority is satisfied are generally consistent with one or more of the zone objectives are permissible within this zone.<br/> The <b>objectives of this zone</b> are—<br/> • to encourage a mix of land uses which generate employment opportunities, particularly in relation to port and maritime uses, and<br/> • to allow a mix of uses which generate employment opportunities in the White Bay Power Station site, and</p>   | Chapter 4 / Part 4.3 / Division 4 / 4.21          | <Eastern Harbour City SEPP>  |
|       | <p><b>Chapter 7 Moore Park Showground</b><br/> <b>Part 7.1 Preliminary</b><br/> <b>7.2 Aims and objectives</b><br/> This Chapter aims—<br/> (c) to recognise the State significance of a film and television studio on the Moore Park Showground in terms of employment generation and additional revenue for the State, and</p>  | Chapter 7 / Part 7.1 / 7.2                        | <Eastern Harbour City SEPP>  |
|       | <p><b>Appendix 3 The Redfern–Waterloo Authority Sites</b><br/> <b>Part 3 Provisions relating to development of Redfern–Waterloo Authority Sites</b><br/> <b>8 Business Zone—Business Park</b><br/> (1) The objectives of the Business Zone—Business Park are as follows—<br/> (a) to establish business and technology parks to encourage employment generating activities that provide for a wide range of business, technology, educational and entertainment facilities in the Zone,</p>   | Appendix 3 / Part 3 / 8 / (1) / (a)               | <Eastern Harbour City SEPP>  |
|       | <p><b>Appendix 3 The Redfern–Waterloo Authority Sites</b><br/> <b>Part 3 Provisions relating to development of Redfern–Waterloo Authority Sites</b><br/> <b>9 Business Zone—Commercial Core</b><br/> (1) The objectives of the Business Zone—Commercial Core are as follows—<br/> (b) to encourage employment generating activities by providing a wide range of retail, business, office, community and entertainment facilities,</p>  | Appendix 3 / Part 3 / 9 / (1) / (b)               | <Eastern Harbour City SEPP>  |
|       | <p><b>Appendix 3 The Redfern–Waterloo Authority Sites</b><br/> <b>Part 3 Provisions relating to development of Redfern–Waterloo Authority Sites</b><br/> <b>10 Business Zone—Mixed Use</b><br/> (1) The objectives of the Business Zone—Mixed Use are as follows—<br/> (a) to support the development of sustainable communities with a mix of employment, educational, cultural and residential opportunities,<br/> (b) to encourage employment generating activities by providing a range</p>   | Appendix 3 / Part 3 / 10 / (1) / (a), (b)         | <Eastern Harbour City SEPP>  |
|       | <p><b>Chapter 4 Western Sydney Aerotropolis</b><br/> <b>Part 4.1 Preliminary</b><br/> <b>4.1 Aims of Chapter</b><br/> The aims of this Chapter are as follows—<br/> (d) to promote employment and world-class innovation and provide for residential development in suitable locations,</p>   | Chapter 4 / Part 4.1 / 4.1 / (d)                  | <Western Parkland City SEPP> |



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|       | <p><b>Chapter 4 Western Sydney Aerotropolis</b><br/> <b>Land Use Table</b><br/> <b>Enterprise Zone</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage employment and businesses related to professional services, high technology, aviation, logistics, food production and processing, health, education and creative industries.</li> <li>• To provide a range of employment uses (including aerospace and defence industries) that are compatible with future technology and work arrangements.</li> <li>• To ensure an appropriate transition from non-urban land uses and environmental conservation areas in surrounding areas to employment uses in the zone.</li> </ul>   | Chapter 4 / Land Use Table                            | <Western Parkland City SEPP>   |
|       | <p><b>Chapter 4 Western Sydney Aerotropolis</b><br/> <b>Part 4.7 Precinct plans and master plans</b><br/> <b>Division 1 Precinct plans</b><br/> <b>4.38 Precinct plans</b></p> <p>(b) whether the plan appropriately supports the economic growth and development of the Western Sydney Aerotropolis by—</p> <p>(ii) providing for land uses that generate employment opportunities</p>   | Chapter 4 / Part 4.7 / Division 1 / 4.38 / (b) / (ii) | <Western Parkland City SEPP>   |
|       | <p>Chapter 5 Penrith Lakes Scheme<br/> <b>Land Use Table</b><br/> <b>Employment</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of office and light industrial uses and to provide employment opportunities relating to health, high order technology, culture and sports.</li> <li>• To provide for a range of higher order job opportunities including health, cultural and high technology industries.</li> <li>• To encourage the development of business incubators, and other employment opportunities relating to tourism and water-based sport and recreation.</li> </ul>  | Chapter 5 / Land Use Table                            | <Western Parkland City SEPP>   |
|       | <p>Chapter 6 St Marys<br/> <b>Part 6.1 Introduction</b><br/> <b>6.2 Aims of this Chapter</b></p> <p>The aims of this Chapter are to—</p> <p>(b) rezone certain land for urban and employment-generating development, and</p>  | Chapter 6 / Part 6.1 / 6.2 / (b)                      | <Western Parkland City SEPP>   |
|       | <p>Chapter 6 St Marys<br/> <b>Part 6.5 Performance objectives</b><br/> <b>6.32 Employment and business development</b></p> <p>(1) The total number of jobs generated by development on land to which this Chapter applies (including jobs generated on the surrounding land) is to approximate the number of workers who will be resident on the land to which this Chapter applies after the development has been carried out.</p> <p>(2) Retail and commercial development on the land to which this Chapter applies is not to undermine the regional and district retail and commercial centre hierarchy.</p> <p>(3) Local retail services are to be provided in the early stages of the development of each precinct.</p> <p>(4) Noise conflict between employment or business-related development and nearby residential development is to be minimised.</p> | Chapter 6 / Part 6.5 / 6.32                           | <Western Parkland City SEPP><br><br>Development objectives—<br>Employment and business development |
|       | <p>Chapter 6 St Marys<br/> <b>Part 6.6 Zoning</b><br/> <b>6.39 Employment zone</b></p> <p>(Working note: original full texts under this clause are not included here as too long)</p>   | Chapter 6 / Part 6.5 / 6.39                           | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 2 Oran Park and Turner Road Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B2 Local Centre</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage employment opportunities in accessible locations.</li> </ul>  | Appendix 2 / Land Use Table                           | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 2 Oran Park and Turner Road Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B5 Business development</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for a wide range of employment generating development.</li> <li>• To provide for a mix of ancillary uses to support the primary function of providing employment generating development.</li> <li>• To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone.</li> </ul>   | Appendix 2 / Land Use Table                           | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 2 Oran Park and Turner Road Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone IN1 General Industrial</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage employment opportunities and to support the viability of centres.</li> </ul>   | Appendix 2 / Land Use Table                           | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 3 Marsden Park Industrial Precinct Plan</b><br/> <b>Part 1 Preliminary</b><br/> <b>1.2 Aims of Precinct Plan</b></p> <p>The aims of this Precinct Plan are as follows—</p> <p>(d) to provide for multifunctional and innovative development in the Precinct that encourages employment and economic growth,</p>  | Appendix 3 / Part 1 / 1.2 / (d)                       | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 3 Marsden Park Industrial Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B7 Business Park</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage employment opportunities.</li> </ul>   | Appendix 3 / Land Use Table                           | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 3 Marsden Park Industrial Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone IN1 General Industrial</b><br/> <b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage employment opportunities.</li> </ul>   | Appendix 3 / Land Use Table                           | <Western Parkland City SEPP>   |
|       | <p><b>Appendix 3 Marsden Park Industrial Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone IN2 Light Industrial</b></p>   | Appendix 3 / Land Use Table                           | <Western Parkland City SEPP>   |

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|       | <b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities and to support the viability of centres.</li> </ul>   |                                |                                    |
|       | <b>Appendix 4 Liverpool Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B2 Local Centre</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>   | Appendix 4 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 4 Liverpool Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone IN2 Light Industrial</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities and to support the viability of centres.</li> </ul>  | Appendix 4 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 5 Camden Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B2 Local Centre</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>  | Appendix 5 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 5 Camden Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B3 Commercial Core</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage appropriate employment opportunities in accessible locations.</li> </ul>   | Appendix 5 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 5 Camden Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B7 Business Park</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul>   | Appendix 5 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 5 Camden Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone IN2 Light Industrial</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities and to support the viability of centres.</li> </ul>   | Appendix 5 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 6 Campbelltown Growth Centres Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B2 Local Centre</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>  | Appendix 6 /<br>Land Use Table | <Western<br>Parkland City<br>SEPP> |
|       | <b>Appendix 2 Huntingwood West Precinct</b><br><b>Part 3 Provisions relating to development within Huntingwood West Precinct</b><br><b>6 Zone IN1 General Industrial</b><br>(1) The objectives of Zone IN1 General Industrial are as follows—<br>(a) to facilitate development for a wide range of employment-generating industrial, manufacturing, warehousing, storage or research purposes, including ancillary office space,<br>(c) to encourage employment opportunities.                | Appendix 2 /<br>Part 3         | <Central River<br>City SEPP>       |
|       | <b>Appendix 3 Greystanes Southern Employment Lands site</b><br><b>Part 2 Provisions relating to development within Greystanes SEL site</b><br><b>8 Zone B7 Business Park</b><br>(1) The objectives of Zone B7 Business Park are as follows—<br>(b) to encourage employment opportunities.   | Appendix 3 /<br>Part 2         | <Central River<br>City SEPP>       |
|       | <b>Appendix 3 Greystanes Southern Employment Lands site</b><br><b>Part 2 Provisions relating to development within Greystanes SEL site</b><br><b>9 Zone IN2 Light Industrial</b><br>(1) The objectives of Zone IN2 Light Industrial are as follows—<br>(b) to encourage employment opportunities,<br>(e) to facilitate employment-generating development for a wide range of purposes, including light industry, technology-based industry, manufacturing, warehousing, storage and research. | Appendix 3 /<br>Part 2         | <Central River<br>City SEPP>       |
|       | <b>Appendix 4 Sydney Olympic Park site</b><br><b>Part 2 Provisions relating to development within Sydney Olympic Park site</b><br><b>9 Zone B4 Mixed Use</b><br>(1) The objectives of Zone B4 Mixed Use are as follows—<br>(e) to encourage diverse employment opportunities  | Appendix 4 /<br>Part 2         | <Central River<br>City SEPP>       |
|       | <b>Appendix 5 North Kellyville Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B2 Local Centre</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>   | Appendix 5 /<br>Land Use Table | <Central River<br>City SEPP>       |
|       | <b>Appendix 6 Riverstone West Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone B7 Business Park</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul>   | Appendix 6 /<br>Land Use Table | <Central River<br>City SEPP>       |
|       | <b>Appendix 6 Riverstone West Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone IN1 General Industrial</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul>   | Appendix 6 /<br>Land Use Table | <Central River<br>City SEPP>       |
|       | <b>Appendix 6 Riverstone West Precinct Plan</b><br><b>Land Use Table</b><br><b>Zone IN2 Light Industrial</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities and to support the viability of centres.</li> </ul>   | Appendix 6 /<br>Land Use Table | <Central River<br>City SEPP>       |
|       | <b>Appendix 7 Alex Avenue and Riverstone Precinct Plan 2010</b><br><b>Land Use Table</b><br><b>Zone B2 Local Centre</b><br><b>1 Objectives of zone</b><br><ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>  | Appendix 7 /<br>Land Use Table | <Central River<br>City SEPP>       |
|       | <b>Appendix 7 Alex Avenue and Riverstone Precinct Plan 2010</b><br><b>Land Use Table</b>  | Appendix 7 /<br>Land Use Table | <Central River<br>City SEPP>       |

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|       | <p><b>Zone IN2 Light Industrial</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul> </p>  |   |                              |
|       | <p><b>Appendix 8 Area 20 Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B2 Local Centre</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul> </p>   | Appendix 8 /<br>Land Use Table            | <Central River<br>City SEPP> |
|       | <p><b>Appendix 9 Schofields Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B2 Local Centre</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul> </p>  | Appendix 9 /<br>Land Use Table            | <Central River<br>City SEPP> |
|       | <p><b>Appendix 10 The Hills Growth Centre Precincts Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B2 Local Centre</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul> </p>   | Appendix 10 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 10 The Hills Growth Centre Precincts Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B6 Enterprise Corridor</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To provide a range of employment uses (including business, office, retail and light industrial uses).</li> </ul> </p> | Appendix 10 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 10 The Hills Growth Centre Precincts Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B7 Business Park</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul> </p>  | Appendix 10 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 10 The Hills Growth Centre Precincts Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone IN2 Light Industrial</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities and to support the viability of centres.</li> </ul> </p>                          | Appendix 10 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 11 Blacktown Growth Centres Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B2 Local Centre</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul> </p>   | Appendix 11 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 11 Blacktown Growth Centres Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B6 Enterprise Corridor</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To provide a range of employment uses (including business, office, retail and light industrial uses).</li> </ul> </p> | Appendix 11 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 11 Blacktown Growth Centres Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone IN1 General Industrial</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul> </p>  | Appendix 11 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Appendix 12 Hawkesbury Growth Centres Precinct Plan</b><br/> <b>Land Use Table</b><br/> <b>Zone B2 Local Centre</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage employment opportunities.</li> </ul> </p>  | Appendix 12 /<br>Land Use Table           | <Central River<br>City SEPP> |
|       | <p><b>Chapter 3 Activation Precincts</b><br/> <b>Part 3.1 Preliminary</b><br/> <b>3.1 Aims of Chapter</b><br/> The aim of this Chapter is to identify Activation Precincts in order to—<br/> (a) promote economic development, industry investment and innovation and to create employment in those Precincts, and</p>             | Chapter 3 / Part<br>3.1 / 3.1 / (a)       | <Regional<br>SEPP>           |
|       | <p><b>Chapter 5 Gosford city centre</b><br/> <b>Part 5.1 Preliminary</b><br/> <b>5.1 Aims of Chapter</b><br/> The aims of this Chapter are as follows—<br/> (d) to promote employment, residential, recreational and tourism opportunities in Gosford City</p>   | Chapter 5 / Part<br>5.1 / 5.1 / (d)       | <Regional<br>SEPP>           |
|       | <p><b>Chapter 5 Gosford city centre</b><br/> <b>Part 5.3 Land Use Table</b><br/> <b>Zone B3 Commercial Core</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To encourage appropriate employment opportunities in accessible locations.</li> </ul> </p>  | Chapter 5 / Part<br>5.3                   | <Regional<br>SEPP>           |
|       | <p><b>Chapter 5 Gosford city centre</b><br/> <b>Part 5.3 Land Use Table</b><br/> <b>Zone B6 Enterprise Corridor</b><br/> <b>1 Objectives of zone</b><br/> <ul style="list-style-type: none"> <li>To provide a range of employment uses (including business, office, retail and light industrial uses).</li> </ul> </p>             | Chapter 5 / Part<br>5.3                   | <Regional<br>SEPP>           |
|       | <p><b>Appendix 2 Tomago Industrial site</b><br/> <b>Part 3 Provisions applying to development within Tomago Industrial site</b><br/> <b>8 Zone IN1 General Industrial</b><br/> (1) The objectives of Zone IN1 General Industrial are as follows—<br/> (c) to encourage employment opportunities,</p>                               | Appendix 2 /<br>Part 3 / 8 / (1) /<br>(c) | <Regional<br>SEPP>           |

| SEPPs     | Contents   | References  | Note                         |
|-----------|--|---|------------------------------|
| Precincts | Chapter 4 City West<br>Part 4.3 Precincts<br><b>Division 3 Planning principles for Precincts</b><br><b>4.13 Planning principles of regional significance for Precincts</b><br>Table—Planning Principles for Precincts<br><b>Part 1 Ultimo-Pyrmont Precinct</b><br><b>Social Issues</b><br>A range of services and facilities should be provided to meet the needs of the existing and new residents and workers, including retail, leisure, recreational and welfare facilities that promote the health and well-being of the community and recognise its cultural and ethnic diversity. Urban design is to enhance the conviviality and sense of place of the Ultimo-Pyrmont Precinct and reflect the character and heritage of the Precinct.<br><b>Development is to enable surveillance and to enhance street level activity to increase actual and perceived security.</b><br>Development is to enhance the creation of a diverse resident community through the provision of a range of dwelling unit types and sizes.  | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Table / Part 1 | <Eastern Harbour City SEPP>  |
|           | Chapter 4 City West<br>Part 4.3 Precincts<br><b>Division 3 Planning principles for Precincts</b><br><b>4.13 Planning principles of regional significance for Precincts</b><br>Table—Planning Principles for Precincts<br><b>Part 3 Bays Precinct</b><br><b>Public domain</b><br>Public recreation areas are to provide for a range of recreational opportunities for those working in and visiting the Precinct.<br>The siting and form of development must consider creating, retaining and enhancing views and vistas from the water and public domain.<br>Links for pedestrians, cyclists, and persons with disabilities are to be provided through the Precinct and to link and integrate the Precinct with adjoining areas.<br><b>Links through the Precinct, including public access to the foreshores, should recognise the safety and security issues associated with commercial port and maritime activities.</b><br>Development should help to create a high quality public domain in the Precinct.<br>Master plans for all areas should identify opportunities for public recreation, public access through sites and links to adjoining pedestrian and cyclist networks. | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Table / Part 3 | <Eastern Harbour City SEPP>  |
|           | <b>Appendix 1 Sydney Opera House</b><br><b>Part 2 Exempt development</b><br><b>6 Minor building works related to permanent and temporary security arrangements</b><br>(1) Exempt development includes minor building works related to permanent and temporary security arrangements, including—<br><b>(a) the installation of security cameras, light fittings and other minor alterations and additions to the interior or exterior spaces of the building to upgrade building security,</b><br><b>(b) the installation of emergency security fencing, scaffolding, hoardings or other barriers to prevent unauthorised access or to secure public safety.</b>  | Appendix 1 / Part 2 / 6 / (1)                             | <Eastern Harbour City SEPP>  |
|           | Chapter 6 St Marys<br>Part 6.5 Performance objectives<br><b>6.31 Urban form</b><br>(4) The overall development of the land to which this Chapter applies is to incorporate urban design measures <b>to discourage crime and facilitate safety</b> and access for disabled persons.   | Chapter 6 / Part 6.5 / 6.31 / (4)                         | <Western Parkland City SEPP> |
|           | <b>Chapter 5 Kurnell Peninsula</b><br><b>Part 5.1 Preliminary</b><br><b>5.1 Aims, objectives etc</b><br>(2) The particular environmental planning aims and objectives of this Chapter are—<br>(c) <b>to protect the health, well-being and safety of the local community.</b>  | Chapter 5 / Part 5.1 / 5.1 / (2) / (c)                    | <Central River City SEPP>    |

#### 07 Open space and natural features

| SEPPs                        | Contents   | References                             | Note                                      |
|------------------------------|--|--|---|
| Transport and Infrastructure | <b>Division 11A Certain development at the Sydney Cricket Ground</b><br><b>2.71 Exempt development</b><br><b>(a) landscaping (including the installation, maintenance and upgrading of playground or recreational equipment, park furniture, gardens, paving and the like),</b>  | Division 11A / 2.71 / (a)              | Increase of useability through facilities |
|                              | Division 12 Parks and other public reserves<br>2.73 Development permitted without consent<br>(3) <b>Any of the following development may be carried out</b> by or on behalf of a council without consent on a public reserve <b>under the control of or vested in the council—</b><br>(a) development for any of the following purposes—<br>(ii) <b>recreation areas and recreation facilities (outdoor),</b> but not including grandstands, | Division 12 / 2.73 / (3) / (a) / (ii)  | Increase of useability through facilities |
|                              | Division 12 Parks and other public reserves<br>2.73 Development permitted without consent<br>(3) <b>Any of the following development may be carried out</b> by or on behalf of a council without consent on a public reserve <b>under the control of or vested in the council—</b><br>(a) development for any of the following purposes—<br>(vii) <b>food preparation and related facilities for people using the reserve,</b>               | Division 12 / 2.73 / (3) / (a) / (vii) | Increase of useability through facilities |
|                              | Division 12 Parks and other public reserves<br><b>2.74 Exempt development</b><br>(1) Development for any of the following purposes that is carried out in the prescribed circumstances is exempt development—<br>(a) construction or maintenance of—<br>(ii) <b>bicycle-related storage facilities, including bicycle racks and other bicycle parking facilities (except for bicycle paths), or</b>  | Division 12 / 2.74 / (1) / (a) / (ii)  | Accessibility to open space               |



| SEPPs                         | Contents  | References                                  | Note  |
|-------------------------------|---|---|---|
| Biodiversity and Conservation | Chapter 10 Sydney Harbour Catchment<br>Part 10.3 Foreshores and Waterways Area<br>Division 2 <b>Matters for consideration</b><br><b>10.20 Public access to, and use of, foreshores and waterways</b><br>The matters to be taken into consideration in relation to public access to, and use of, the foreshores and waterways are as follows—<br>(a) development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,<br>(b) development should maintain and improve public access to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,<br>(c) if foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land,<br>(d) the undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided,<br>(e) the need to minimise disturbance of contaminated sediments. | Chapter 10 / Part 10.3 / Division 2 / 10.20 | Public access to, and use of, foreshores and waterways  |
| Precincts                     | Chapter 3 Sydney region growth centres<br>Part 3.3 Land Use—Environment Conservation and Recreation Zones<br><b>3.15 Objectives for development in land use reservation zones</b><br>(1) <b>The objectives for development in each land use reservation zone</b> are set out in the Table to this section.<br><b>Table</b><br><b>Public Recreation—Regional Zone</b><br>(a) to enhance, restore and protect the natural and cultural heritage values of the land,<br>(b) to enable the land to be used for regional open space or recreational purposes that are consistent with the protection of its natural and cultural heritage values.<br><b>Public Recreation—Local Zone</b><br>(a) to enhance, restore and protect the natural and cultural heritage values of the land,<br>(b) to enable the land to be used for public open space or recreational purposes that are consistent with the protection of its natural and cultural heritage values.   | Chapter 3 / Part 3.3 / 3.15 / (1) / Table   | <Western Parkland City SEPP><br><br>The objectives for development in Public Recreation—Regional and Local Zone in Sydney region growth centres |
|                               | Chapter 6 St Marys<br><b>Part 6.5 Performance objectives</b><br><b>6.27 Open space and recreation</b><br>(1) A range of open space and recreation areas and facilities for passive and active recreation is to be provided, including local playgrounds and neighbourhood parks.<br>(2) The accessibility and utility of open space areas are to be maximised to allow use by the community.<br>(3) Recreational activities and facilities within each precinct are to be located and designed to maximise conservation of the cultural and natural environmental values of buildings, works and places within the precinct.  | Chapter 3 / Part 6.5 / 6.27                 | <Western Parkland City SEPP><br><br>Development objectives—Open space and recreation  |
|                               | Chapter 3 Sydney region growth centres<br>Part 3.3 Land Use—Environment Conservation and Recreation Zones<br><b>3.15 Objectives for development in land use reservation zones</b><br>(1) The objectives for development in each land use reservation zone are set out in the Table to this section.<br><b>Table</b><br><b>Public Recreation—Regional Zone</b><br>(a) to enhance, restore and protect the natural and cultural heritage values of the land,<br>(b) to enable the land to be used for regional open space or recreational purposes that are consistent with the protection of its natural and cultural heritage values.<br><b>Public Recreation—Local Zone</b><br>(a) to enhance, restore and protect the natural and cultural heritage values of the land,<br>(b) to enable the land to be used for public open space or recreational purposes that are consistent with the protection of its natural and cultural heritage values.  | Chapter 3 / Part 3.3 / 3.15 / (1) / Table   | <Central River City SEPP><br><br>The objectives for development in Public Recreation—Regional and Local Zone in Sydney region growth centres    |
|                               | Chapter 5 Kurnell Peninsula<br>Part 5.2 General restrictions on development<br>5.9 Zone objectives and development control table<br><b>Table</b><br><b>Zone No 9 (a) (Regional Open Space (Reservation) Zone)</b><br><b>1 Objectives of zone</b><br><b>The objectives of this zone</b> are—<br>(a) to identify land to be acquired for the provision of regional open space and to protect environmentally sensitive lands,<br>(b) to identify and bring into public ownership those lands of strategic importance to the management of the Towra Point Nature Reserve or the Towra Point Aquatic Reserve, and<br>(c) to provide opportunities to enhance the total environmental quality of the Kurnell Peninsula.   | Chapter 5 / Part 5.2 / 5.9                  | <Central River City SEPP>   |
|                               | Chapter 5 Gosford city centre<br>Part 5.8 Gosford City Centre<br><b>5.52 Solar access to key public open spaces</b><br>(1) The objectives of this section are—<br>(a) to protect and enhance sun access to key public open spaces, and<br>(b) to prevent adverse cumulative impacts of development.<br>(2) Development consent may be granted to development if the development will not result in—<br>(a) any more than 40 per cent of Kibble Park receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice, and<br>(b) any more than 30 per cent of Leagues Club Field receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice.<br>(3) In this section—<br><b>Kibble Park</b> means the land identified as “Kibble Park” on the <a href="#">Additional Provisions Map</a> .<br><b>Leagues Club Field</b> means the land identified as “Leagues Club Field” on the <a href="#">Additional Provisions Map</a> .  | Chapter 5 / Part 5.8 / 5.52                 | <Regional SEPP>   |
| Design and Place              | <b>Part 2 Design principles and design considerations</b><br><b>12 Design principles and design considerations</b><br>(1) The principles for design in New South Wales are the following—<br>(d) to deliver sustainable and greener places to ensure the well-being of people and the environment,  | Part 2 / 12 / (1) - (d) / (2)               | -   |

| SEPPs  | Contents   | References       | Note                  |  |   |  |  |
|--|--|------------------|-----------------------|--|---|--|--|
|  | <p>(2) The considerations that guide the implementation of the design principles are as follows—</p> <table border="1"> <thead> <tr> <th>Design principle</th> <th>Design considerations</th> </tr> </thead> <tbody> <tr> <td>Deliver sustainable and greener places to ensure the well-being of people and the environment.</td> <td>Green infrastructure.<br/>Resource efficiency and emissions reduction.</td> </tr> </tbody> </table>  | Design principle | Design considerations | Deliver sustainable and greener places to ensure the well-being of people and the environment. | Green infrastructure.<br>Resource efficiency and emissions reduction. |  |  |
| Design principle   | Design considerations  |                  |                       |  |   |  |  |
| Deliver sustainable and greener places to ensure the well-being of people and the environment. | Green infrastructure.<br>Resource efficiency and emissions reduction.  |                  |                       |  |   |  |  |
|  | <p><b>Part 2 Design principles and design considerations</b><br/> <b>20 Design consideration—green infrastructure</b><br/> The consent authority must consider the following—<br/> (a) whether the development retains or improves existing green infrastructure and contributes to the restoration and regeneration of natural systems,<br/> (b) whether the development maximises tree canopy cover and provides sufficient deep soil to support the tree canopy,<br/> (c) whether new and existing green infrastructure will be appropriately managed and maintained during at least the first 12 months.</p> | Part 2 / 20      | -                     |  |   |  |  |

## 08 Social infrastructure

| SEPPs   | Contents   | References                  | Note |
|---------|--|-----------------------------|------|
| Housing | <p><b>Division 4 Site-related requirements</b><br/> <b>93 Location and access to facilities and services—-independent living units</b><br/> (5) In this section—<br/> <b>facilities and services</b> means—<br/> (a) shops and other retail and commercial services that residents may reasonably require, and<br/> (b) community services and recreation facilities, and<br/> (c) the practice of a general medical practitioner.<br/> <b>provide a booking service</b> has the same meaning as in the <i>Point to Point Transport (Taxis and Hire Vehicles) Act 2016</i>, section 7.</p>   | Division 4 / 93 / (5) / (b) |      |
|         | <p><b>Part 8 Manufactured home estates</b><br/> <b>118 Aims and strategies</b><br/> (1) The aims of this Part are—<br/> (a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and<br/> (b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and<br/> (c) to encourage the provision of affordable housing in well designed estates, and<br/> (d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and<br/> (e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and<br/> (f) to protect the environment surrounding manufactured home estates, and<br/> (g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>                                  | Part 8 / 118 / (1) / (e)    |      |
|         | <p><b>Part 8 Manufactured home estates</b><br/> <b>125 Matters to be considered by councils</b><br/> (1) A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only if it is satisfied—<br/> (a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and<br/> (b) that the manufactured home estate is or will be provided with adequate transport services, and<br/> (c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and<br/> (d) that the development will not have an adverse effect on any—<br/> • conservation area<br/> • heritage item<br/> • waterway or land having special landscape, scenic or ecological qualities,<br/> which is identified in an environmental planning instrument applicable to the land concerned.</p> | Part 8 / 125 / (1) / (c)    |      |
|         | <p><b>Part 9 Caravan parks</b><br/> <b>126 Aims, objectives etc</b><br/> (1) The aim of this Part is to encourage—<br/> (a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and<br/> (b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and<br/> (c) the provision of community facilities for land so used, and<br/> (d) the protection of the environment of, and in the vicinity of, land so used.</p>  | Part 9 / 126 / (1) / (c)    |      |
|         | <p><b>133 Matters to be considered by Councils</b><br/> A Council may grant a development consent required by this Part only after it has considered the following—<br/> (a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,<br/> (b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,<br/> (c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,</p>  | Part 9 / 133 / (d)          |      |

| SEPPs            | Contents  | References  | Note  |
|------------------|---|---|---|
|                  | (d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,<br>(e) any relevant guidelines issued by the Director, and<br>(f) the provisions of the <i>Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993</i> .   |   |   |
| Planning Systems | Schedule 6 Regionally significant development<br><b>5 Private infrastructure and community facilities over \$5 million</b><br>Development that has a capital investment value of more than \$5 million for any of the following purposes—<br>(b) affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.   | Schedule 6 / 5 / (b)                              | Types of social infrastructures considered as a regionally significant development            |
| Precincts        | Chapter 3 Darling Harbour<br><b>3.2 Objects of plan</b><br>(1) The objects of this Chapter are—<br>(b) to encourage the development of a variety of tourist, educational, recreational, entertainment, cultural and commercial facilities within that area, and   | Chapter 3 / 3.2 / (1) / (b)                       | <Eastern Harbour City SEPP><br><br>Objects of this Chapter                                    |
|                  | Chapter 3 Darling Harbour<br><b>3.5 Permit required for certain development</b><br>Development—<br>(a) for the purposes of tourist, educational, recreational, entertainment, cultural or commercial facilities (other than facilities used for pawnbroking or other forms of moneylending),  | Chapter 3 / 3.5 / (a)                             | <Eastern Harbour City SEPP>   |
|                  | Chapter 4 City West<br>Part 4.2 City West<br>4.8 Planning principles of regional significance for City West<br><b>Land Use Activities</b><br>Development in City West is to contribute to an integrated mixed-use development pattern containing a wide range of housing and employment opportunities, and educational, recreation and cultural activities.   | Chapter 4 / Part 4.2 / 4.8                        | <Eastern Harbour City SEPP><br><br>Planning principles of regional significance for City West |
|                  | Chapter 4 City West<br>Part 4.2 City West<br>4.8 Planning principles of regional significance for City West<br><b>Leisure and Recreation</b><br>Full advantage is to be taken of the leisure and recreation facilities and the public open space in the city centre and in surrounding areas (particularly in City West) and the use of Sydney Harbour for leisure and recreation.<br>Public access to the entire foreshore in City West is to be provided. Opportunities for waterfront and water-based recreation and tourism activities, compatible with adjoining land uses, are to be provided.  | Chapter 4 / Part 4.2 / 4.8                        | <Eastern Harbour City SEPP><br><br>Planning principles of regional significance for City West |
|                  | Chapter 4 City West<br>Part 4.3 Precincts<br>Division 3 Planning principles for Precincts<br><b>4.13 Planning principles of regional significance for Precincts</b><br>Part 1 Ultimo-Pyrmont Precinct<br><b>Role and Land Use Activities</b><br>Development in the Precinct is to provide for a significant increase in residential population in a mixed use development pattern also accommodating employment, educational and other uses.  | Chapter 4 / Part 4.3 / Division 3 / 4.13 / Part 1 | <Eastern Harbour City SEPP><br><br>Planning principles for Ultimo-Pyrmont Precinct            |
|                  | <b>Appendix 1 Sydney Opera House</b><br><b>Part 2 Exempt development</b><br><b>12 Temporary use of public space for community events</b><br>(1) Exempt development includes the temporary use of public space for community events that are open to the general public with no entry charges, including public gatherings, ceremonies, celebrations, sporting events, events for community and outdoor exhibitions that may involve the installation of temporary structures having minimal visual impact (such as barricading) that are otherwise ancillary to the event.<br>(2) Any such use must comply with the following requirements—<br>(a) the use occurs between the hours of 8.00am to 11.00pm on Sundays to Thursdays and 8.00am to midnight on Fridays and Saturdays, except New Years Eve celebrations which may occur between 8.00am and 2.00am,<br>(b) community events (not more than four events in total in a calendar year) can start as early as 6.00am,<br>(c) set-up and clean-up can occur one day before and one day after each event, except some community events (not more than a total of five events in a calendar year) with longer set-up and clean-up times may be required (not more than six bump in/out days in total per event),<br>(d) should the event involve amplified music, ancillary to the main purpose of the event, the noise levels at the following locations must not exceed the background noise levels—<br>(i) Beulah Street Wharf (off Waruda Street), Kirribilli,<br>(ii) Cremorne Wharf (off Milson Road), Cremorne Point,<br>(iii) a point within 1 metre of the residential boundary nearest to the Sydney Opera House at Bennelong Apartments, East Circular Quay,<br>(iv) Dawes Point Park (off Lower Fort Street), Millers Point,<br>(e) all amplified music is to commence after 8.00am (except for those four events in total in a calendar year which may start as early as 6.00am) and to cease by 10.30pm on Sundays to Thursdays and 11.30pm on Fridays and Saturdays,<br>(f) lighting associated with events must not cause adverse impact on the area surrounding the site,<br>(g) the event does not include staging of private or commercial functions,<br>(h) back of house areas must be carefully designed (fencing and gates must be of high quality, and provide artwork and visual interest/public information in appropriate places). | Appendix 1 / Part 2 / 12                          | <Eastern Harbour City SEPP>   |
|                  | Appendix 3 The Redfern–Waterloo Authority Sites<br>Part 3 Provisions relating to development of Redfern–Waterloo Authority Sites<br><b>12 Recreation Zone—Public Recreation</b>   | Appendix 3 / Part 3 / 12, 13                      | <Eastern Harbour City SEPP>   |



| SEPPs | Contents   | References                  | Note                         |
|-------|--|-----------------------------|------------------------------|
|       | <p>(1) The objectives of the Recreation Zone—Public Recreation are as follows—</p> <p>(a) to enable land to be used for public open space or recreational purposes,</p> <p>(b) to enable development for the enjoyment of the community,</p> <p>(c) to ensure the vitality and safety of the community and public domain,</p> <p>(d) to enhance and protect the natural environment for recreational purposes,</p> <p>(e) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.</p> <p>(2) Development for any of the following purposes may be carried out on land within the Recreation Zone—Public Recreation only with consent—</p> <p>car parks; environmental facilities; environmental protection works; kiosks; passenger transport facilities; recreation areas; recreation facilities (outdoor).</p> <p>(3) Except as otherwise provided by Chapter 2, development is prohibited on land within the Recreation Zone—Public Recreation unless it may be carried out under subsection (2).</p> <p><b>13 Recreation Zone—Private Recreation</b></p> <p>(1) The objectives of the Recreation Zone—Private Recreation are as follows—</p> <p>(a) to enable land to be used for private open space or recreational purposes,</p> <p>(b) to enable a range of recreational and community activities and compatible land uses,</p> <p>(c) to ensure the vitality and safety of the community and public domain,</p> <p>(d) to enhance and protect the natural environment for recreational purposes,</p> <p>(e) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.</p> <p>(2) Development for any of the following purposes may be carried out on land within the Recreation Zone—Private Recreation only with consent—</p> <p>car parks; community facilities; environmental facilities; environmental protection works; kiosks; passenger transport facilities; recreation areas; recreation facilities (indoor); recreation facilities (outdoor).</p> <p>(3) Except as otherwise provided by Chapter 2, development is prohibited on land within the Recreation Zone—Private Recreation unless it may be carried out under subsection (2).</p>   |                             |                              |
|       | <p>Appendix 3 The Redfern–Waterloo Authority Sites</p> <p>Part 3 Provisions relating to development of Redfern–Waterloo Authority Sites</p> <p><b>16 Special Purpose Zone—Community</b></p> <p>(1) The objectives of the Special Purpose Zone—Community are as follows—</p> <p>(a) to enable land to be used for community purposes,</p> <p>(b) to enable development to be carried out for the social, educational and recreational needs of the community,</p> <p>(c) to support development that is related or ancillary to community, recreational or educational use of the land in the Zone,</p> <p>(d) to ensure the vitality and safety of the community and public domain,</p> <p>(e) to ensure that buildings achieve design excellence,</p> <p>(f) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.</p> <p>(2) Development for any of the following purposes may be carried out on land within the Special Purpose Zone—Community only with development consent—</p> <p>advertisements; advertising structures; boarding houses; car parks; centre-based child care facilities; community facilities; educational establishments; entertainment facilities; function centres; hostels; information and educational facilities; kiosks; medical centres; office premises; passenger transport facilities; recreation areas; recreation facilities (indoor); recreation facilities (outdoor); registered clubs; restaurants; telecommunications facilities; temporary structures; tourist and visitor accommodation related or ancillary to community facilities, educational establishments, recreation facilities (indoor) or recreation facilities (outdoor).</p> <p>(3) Except as otherwise provided by Chapter 2, development is prohibited on land within the Special Purpose Zone—Community unless it may be carried out under subsection (2).</p>  | Appendix 3 / Part 3 / 16    | <Eastern Harbour City SEPP>  |
|       | <p>Appendix 5 Barangaroo site</p> <p>Part 3 Provisions applying to development within Barangaroo site</p> <p><b>9 Zone RE1 Public Recreation</b></p> <p>(1) The objectives of Zone RE1 Public Recreation are as follows—</p> <p>(a) to enable land to be used for public open space or recreational purposes,</p> <p>(b) to provide a range of recreational settings and activities and compatible land uses,</p> <p>(c) to protect and enhance the natural environment for recreational purposes,</p> <p>(d) to ensure the vitality and safety of the community and public domain,</p> <p>(e) to promote and maintain public access to and along the foreshore,</p> <p>(f) to allow land beneath the finished surface of the public domain to be used for car parking associated with development on land within Zone B4 Mixed Use if it can be demonstrated that any such use will not detract from the primary use of the land for public open space or recreational purposes,</p> <p>(g) to allow the public domain to be enhanced by a variety of compatible land uses in a manner that contributes positively to, and does not dominate, the primary use of the land for public open space or recreational purposes,</p> <p>(h) to allow land to be used in conjunction with the transportation of passengers by water.</p> <p>(2) Development for any of the following purposes may be carried out with consent on land within Zone RE1 Public Recreation—</p> <p>business identification signs; charter and tourism boating facilities; community facilities; earth works; entertainment facilities; environmental facilities; environmental protection works; filming; flood mitigation works; food and drink premises; function centres; information and education facilities; jetties; kiosks; markets; moorings; passenger transport facilities; public entertainment; public halls; recreation areas; recreation facilities (indoor); recreation facilities (outdoor); roads; telecommunications facilities; telecommunications networks; temporary structures; transport depots; underground car parks; water recreation structures; waterbodies (artificial).</p> <p>(3) Except as otherwise provided by Chapter 2, development is prohibited on land within Zone RE1 Public Recreation unless it is permitted by subsection (2).</p> <p>(4) For the purposes of subsection (2), <b>kiosk</b> means retail premises with a gross floor area not exceeding 80 square metres and that provides food, light refreshments and other small convenience items such as newspapers, films and the like.</p> | Appendix 5 / Part 3 / 9     | <Eastern Harbour City SEPP>  |
|       | <p>Chapter 6 St Marys</p> <p><b>Part 6.5 Performance objectives</b></p> <p><b>6.26 Community services</b></p>  | Chapter 3 / Part 6.5 / 6.26 | <Western Parkland City SEPP> |



| SEPPs | Contents   | References                  | Note  |
|-------|--|-----------------------------|---|
|       | <p>(1) Development of the land to which this Chapter applies is to integrate community services with land use planning.</p> <p>(2) The full range of human services and community facilities infrastructure appropriate to the changing needs of the community is to be provided in a timely manner, including the provision of basic or core services and facilities in the early stages of the development of each precinct.</p> <p>(3) The amenity of the Blacktown City and Penrith City local government areas is to be promoted through the provision of on-site services and facilities, and through complementing or augmenting existing service networks.</p> <p>(4) Equitable access to services and facilities is to be promoted for all groups and individuals in the community.</p> <p>(5) Community participation is to be encouraged in the identification of community service and facility needs.</p>   |                             | Development objectives—Community services                             |
|       | <p>Chapter 6 St Marys</p> <p><b>Part 6.5 Performance objectives</b></p> <p><b>6.31 Urban form</b></p> <p>(1) Development of the land to which this Chapter applies is to result in an attractive and safe built environment which satisfies a diverse range of community needs.</p> <p>(2) Development is to <b>integrate the new community with existing adjoining communities.</b></p> <p>(3) Development on the land to which this Chapter applies is to include—</p> <p>(a) a diverse range of building types and designs, and</p> <p>(b) <b>residences in close proximity (that is, a comfortable walking distance) to public transport, human services and retail, community and recreation facilities,</b> and</p> <p>(c) clearly distinguished public and private spaces, and</p> <p>(d) a legible street layout.</p> <p>(4) The overall development of the land to which this Chapter applies is to incorporate urban design measures to discourage crime and facilitate safety and access for disabled persons.</p>  | Chapter 3 / Part 6.5 / 6.31 | <Western Parkland City SEPP><br><br>Development objectives—Urban form |
|       | <p>Chapter 5 Gosford city centre</p> <p>Part 5.3 Land Use Table</p> <p><b>Zone RE1 Public Recreation</b></p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To enable land to be used for public open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> <li>To identify areas suitable for development for recreation, leisure and cultural purposes.</li> <li>To ensure that development is compatible with the desired future character of the zone.</li> </ul> <p><b>2 Permitted without consent</b><br/>Environmental facilities; Environmental protection works</p> <p><b>3 Permitted with consent</b><br/>Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures</p> <p><b>4 Prohibited</b><br/>Any development not specified in item 2 or 3</p> | Chapter 5 / Part 5.3        | <Regional SEPP><br><br>Objectives of zone — Public recreation         |

### 09 Social cohesion and connectivity

| SEPPs                        | Contents  | References   | Note |
|------------------------------|---|--|------|
| Transport and Infrastructure | <p>Chapter 2 Infrastructure</p> <p>Part 2.3 <b>Development controls</b></p> <p><b>Division 11 Public authority precincts</b></p> <p><b>2.70 Exempt development</b></p> <p>(1) Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority on land to which this Division applies—</p> <p>(b) <b>recreation facilities (outdoor)</b>, other than grandstands,</p> <p>(c) <b>amenity facilities</b>, including toilets, change rooms and food preparation and related facilities for persons using public spaces within the site,</p>  | Chapter 2 / Part 2.3 / Division 11 / 2.70 / (1) / (b), (c)                       | -    |
|                              | <p>Chapter 2 Infrastructure</p> <p>Part 2.3 <b>Development controls</b></p> <p><b>Division 12 Parks and other public reserves</b></p> <p><b>2.73 Development permitted without consent</b></p> <p>(3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council—</p> <p>(a) development for any of the following purposes—</p> <p>(ii) <b>recreation areas and recreation facilities (outdoor)</b>, but not including grandstands,</p> <p>(vi) <b>amenities</b> for people using the reserve, including toilets and change rooms,</p> <p>(vii) <b>food preparation and related facilities</b> for people using the reserve,</p>  | Chapter 2 / Part 2.3 / Division 12 / 2.73 / (3) / (b) / (ii), (vi), (vii)        | -    |
|                              | <p>Chapter 2 Infrastructure</p> <p>Part 2.3 <b>Development controls</b></p> <p><b>Division 12 Parks and other public reserves</b></p> <p><b>2.74 Exempt development</b></p> <p>(1) Development for any of the following purposes that is carried out in the prescribed circumstances is exempt development—</p> <p>(a) construction or maintenance of—</p> <p>(v) <b>viewing platforms</b> with an area not exceeding 100m<sup>2</sup>, or</p> <p>(vi) <b>sporting facilities</b>, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or</p> <p>(vii) <b>play equipment</b> if adequate safety measures (including soft landing surfaces) are provided and, in the case of the construction of such equipment, so long as the equipment is situated at least 1.2m away from any fence, or</p> <p>(viii) <b>seats, picnic tables, barbecues, bins (including frames and screening), shelters or shade structures,</b> or</p> | Chapter 2 / Part 2.3 / Division 12 / 2.74 / (1) / (a) / (v), (vi), (vii), (viii) | -    |

| SEPPs  | Contents   | References       | Note                  |   |   |  |   |  |  |  |   |
|--|--|------------------|-----------------------|---|---|--|---|--|--|--|---|
| Design and Place   | <p><b>Part 2 Design principles and design considerations</b><br/> <b>12 Design principles and design considerations</b><br/> (1) The principles for design in New South Wales are the following—<br/> (a) to deliver beauty and amenity to create a sense of belonging for people,<br/> (b) to deliver inviting public spaces and enhanced public life to create engaged communities,<br/> (c) to promote productive and connected places to enable communities to thrive,<br/> (2) The considerations that guide the implementation of the design principles are as follows—</p> <table border="1"> <thead> <tr> <th>Design principle</th> <th>Design considerations</th> </tr> </thead> <tbody> <tr> <td>Deliver beauty and amenity to create a sense of belonging for people.</td> <td>Overall design quality.<br/>Comfortable, inclusive and healthy places.</td> </tr> <tr> <td>Deliver inviting public spaces and enhanced public life to create engaged communities.</td> <td>Culture, character and heritage.<br/>Public space for public life.</td> </tr> <tr> <td>Promote productive and connected places to enable communities to thrive.</td> <td>Vibrant and affordable neighbourhoods.<br/>Sustainable transport walkability.</td> </tr> </tbody> </table> | Design principle | Design considerations | Deliver beauty and amenity to create a sense of belonging for people. | Overall design quality.<br>Comfortable, inclusive and healthy places. | Deliver inviting public spaces and enhanced public life to create engaged communities. | Culture, character and heritage.<br>Public space for public life. | Promote productive and connected places to enable communities to thrive. | Vibrant and affordable neighbourhoods.<br>Sustainable transport walkability. | Part 2 / 12 / (1)<br>– except (d), (e),<br>(2) | - |
| Design principle   | Design considerations  |                  |                       |   |   |  |   |  |  |  |   |
| Deliver beauty and amenity to create a sense of belonging for people.                  | Overall design quality.<br>Comfortable, inclusive and healthy places.  |                  |                       |   |   |  |   |  |  |  |   |
| Deliver inviting public spaces and enhanced public life to create engaged communities. | Culture, character and heritage.<br>Public space for public life.  |                  |                       |   |   |  |   |  |  |  |   |
| Promote productive and connected places to enable communities to thrive.               | Vibrant and affordable neighbourhoods.<br>Sustainable transport walkability.   |                  |                       |   |   |  |   |  |  |  |   |
|  | <p><b>Part 2 Design principles and design considerations</b><br/> <b>14 Design consideration—overall design quality</b><br/> The consent authority must consider whether overall—<br/> (a) the scale, massing and siting of the building respond appropriately to the desired character of the surrounding area, and<br/> (b) the layout and connections of the development respond appropriately to the surrounding area, and<br/> (c) the detailing of the buildings and spaces respond to the appropriate visual distance at which the buildings and spaces are observed and experienced, and<br/> (d) the development represents an effective and economical use of space that responds to the constraints of the site, and<br/> (e) the articulation of the building is proportionate to the scale and massing of the building.</p>   | Part 2 / 14      | -                     |   |   |  |   |  |  |  |   |
|  | <p><b>Part 2 Design principles and design considerations</b><br/> <b>15 Design consideration—comfortable, inclusive and healthy places</b><br/> The consent authority must consider whether—<br/> (a) the layout and design of the development maximises passive heating and cooling and minimises adverse impacts on residents and public amenity, and<br/> (b) the development incorporates inclusive design measures that are appropriate for the purpose of the development, and<br/> (c) for development that includes open space—the open space is accessible, comfortable and enables pedestrian circulation.</p>   | Part 2 / 15      | -                     |   |   |  |   |  |  |  |   |
|  | <p><b>Part 2 Design principles and design considerations</b><br/> <b>17 Design consideration—public spaces and public life</b><br/> The consent authority must be satisfied of the following—<br/> (a) for development involving new public space—the public space is—<br/> (i) located to maximise equitable access by the public, and<br/> (ii) located on land that is fit for purpose, and<br/> (iii) designed by a qualified landscape architect,<br/> (b) for development involving public space—the public space is designed to facilitate social interaction,<br/> (c) the development does not result in an adverse impact on, or net loss of, public open space,<br/> (d) the development contributes to connectivity between existing and proposed landscape corridors, public spaces and walking and cycling networks near the site.</p>   | Part 2 / 17      | -                     |   |   |  |   |  |  |  |   |
|  | <p><b>Part 2 Design principles and design considerations</b><br/> <b>18 Design consideration—vibrant and affordable neighbourhoods</b><br/> The consent authority must consider the following—<br/> (a) for urban design development involving subdivision—whether the subdivision supports—<br/> (i) walkability, and<br/> (ii) smart cities by adequately providing for current and future needs for telecommunication infrastructure,<br/> (b) for development for residential purposes—whether the development contributes to the housing needs of the local population,<br/> (c) for development that is within walking distance of a train station or in a town centre—whether the development contributes to a diverse mix of uses and active streets,<br/> (d) whether the development provides enhanced visibility and contributes to passive surveillance and the activation of the neighbourhood at different times of day.</p>   | Part 2 / 18      | -                     |   |   |  |   |  |  |  |   |
|  | <p><b>Part 2 Design principles and design considerations</b><br/> <b>19 Design consideration—sustainable transport and walkability</b><br/> The consent authority must consider whether the development—<br/> (a) contributes to minimising car trips and car travel distances by—<br/> (i) supporting access to public transport, and<br/> (ii) minimising private car parking, and<br/> (b) minimises the impact of car parking on public space, and<br/> (c) supports increased opportunities for walking and cycling by integrating with, or improving connections to existing walking and cycling networks, and<br/> (d) provides bicycle parking and end of trip facilities, and<br/> (e) supports the installation of infrastructure for charging electric vehicles. Note— See also section 33.</p>   | Part 2 / 19      | -                     |   |   |  |   |  |  |  |   |

## 10 Environment and health

| SEPPs                        | Contents  | References   | Note        |
|------------------------------|---|--|-------------|
| Transport and Infrastructure | Chapter 2 Infrastructure<br>Part 2.3 <b>Development controls</b><br>Division 15 Railways<br>Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements | Chapter 2 / Part 2.3 / Division 15 / Subdivision 2 / 2.100 | Noise issue |

| SEPPs                         | Contents  | References   | Note                |
|-------------------------------|---|--|---------------------|
|                               | <p><b>2.100 Impact of rail noise or vibration on non-rail development</b><br/> (1) This section applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration—<br/> (a) residential accommodation,<br/> (b) a place of public worship,<br/> (c) a hospital,<br/> (d) an educational establishment or centre-based child care facility.<br/> (2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this section and published in the Gazette.<br/> (3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—<br/> (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,<br/> (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</p>   |  |                     |
|                               | <p>Chapter 2 Infrastructure<br/> Part 2.3 <b>Development controls</b><br/> Division 17 Roads and traffic<br/> Subdivision 2 Development in or adjacent to road corridors and road reservations<br/> <b>2.120 Impact of road noise or vibration on non-road development</b><br/> (1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—<br/> (a) residential accommodation,<br/> (b) a place of public worship,<br/> (c) a hospital,<br/> (d) an educational establishment or centre-based child care facility.<br/> (2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this section and published in the Gazette.<br/> (3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—<br/> (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,<br/> (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.<br/> (4) In this section, <b>freeway</b>, <b>tollway</b> and <b>transitway</b> have the same meanings as they have in the <a href="#">Roads Act 1993</a>.</p> | Chapter 2 / Part 2.3 / Division 17 / Subdivision 2 / 2.120 |                     |
| Biodiversity and conservation | <p><b>Chapter 8 Sydney drinking water catchment</b><br/> <b>Part 8.1 Preliminary</b><br/> <b>8.1 Aims of Chapter</b><br/> The aims of this Chapter are—<br/> (a) to <b>provide for healthy water catchments</b> that will deliver high quality water while permitting development that is compatible with that goal, and<br/> (b) to provide that a consent authority must not grant consent to a proposed development unless it is satisfied that the proposed development will have a neutral or beneficial effect on water quality, and<br/> (c) to <b>support the maintenance or achievement of the water quality</b> objectives for the Sydney drinking water catchment.</p>   | Chapter 8 / Part 8.1                                       | Aims of the Chapter |
|                               | <p><b>Chapter 8 Sydney drinking water catchment</b><br/> Part 8.2 Assessment and approval of development and activities<br/> <b>8.8 Development consent cannot be granted unless neutral or beneficial effect on water quality</b><br/> (1) A consent authority must not grant consent to the carrying out of development under Part 4 of the Act on land in the Sydney drinking water catchment unless it is satisfied that the carrying out of the proposed development would have a neutral or beneficial effect on water quality.<br/> (2) For the purposes of determining whether the carrying out of the proposed development on land in the Sydney drinking water catchment would have a neutral or beneficial effect on water quality, the consent authority must, if the proposed development is one to which the NorBE Tool applies, undertake an assessment using that Tool.</p>   | Chapter 8 / Part 8.2 / 8.8                                 |                     |



| SEPPs                  | Contents   | References                       | Note   |
|------------------------|--|----------------------------------|--|
|                        | <p><b>Chapter 9 Hawkesbury-Nepean River</b><br/> <b>Part 9.2 General planning considerations, specific planning policies and recommended strategies</b><br/> <b>9.5 Specific planning policies and recommended strategies</b><br/> <b>(3) Water quality</b><br/> <b>Policy:</b> Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.<br/> Note—<br/> <i>Aquatic ecosystems</i> and <i>primary contact</i> recreation have the same meanings as in the document entitled <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i>, published in 1992 by the Australian and New Zealand Environment and Conservation Council.<br/> <b>Strategies:</b><br/> (a) Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters.<br/> (b) Consider the need to ensure that water quality goals for primary contact recreation and aquatic ecosystem protection are achieved and monitored.<br/> (c) Approve development involving primary contact recreation or the withdrawal of water from the river for human contact (not involving water treatment), such as showers, only in locations where water quality is suitable (regardless of water temperature).<br/> (d) Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site.<br/> (e) Develop in accordance with the land capability of the site and do not cause land degradation.<br/> (f) Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil.<br/> (g) Minimise or eliminate point source and diffuse source pollution by the use of best management practices.<br/> (h) Site and orientate development appropriately to ensure bank stability. Plant appropriate native vegetation along banks of the river and tributaries of the river, but not so as to prevent or inhibit the growth of aquatic plants in the river, and consider the need for a buffer of native vegetation.<br/> (i) Consider the impact of the removal of water from the river or from groundwater sources associated with the development concerned.<br/> (j) Protect the habitat of native aquatic plants.</p> | Chapter 9 / Part 9.2 / 9.5 / (3) | Specific planning policies and recommended strategies for water quality              |
| Resilience and Hazards | <p><b>Chapter 3 Hazardous and offensive development</b><br/> <b>Part 3.1 Preliminary</b><br/> <b>3.2 Definitions of “potentially hazardous industry” and “potentially offensive industry”</b><br/> In this Chapter—<br/> <i>potentially hazardous industry</i> means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality—<br/> (a) to human health, life or property, or<br/> (b) to the biophysical environment,<br/> and includes a hazardous industry and a hazardous storage establishment.<br/> <i>potentially offensive industry</i> means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.</p>  | Chapter 3 / Part 3.1 / 3.2       | Definitions of “potentially hazardous industry” and “potentially offensive industry” |
|                        | <p><b>Chapter 3 Hazardous and offensive development</b><br/> <b>Part 3.1 Preliminary</b><br/> <b>3.3 Other definitions</b><br/> (1) In this Chapter—<br/> <i>hazardous industry</i> means a development for the purposes of an industry which, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would pose a significant risk in relation to the locality—<br/> (a) to human health, life or property, or<br/> (b) to the biophysical environment.<br/> <i>hazardous storage establishment</i> means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on the other land in the locality), would pose a significant risk in relation to the locality—<br/> (a) to human health, life or property, or<br/> (b) to the biophysical environment.<br/> <i>offensive industry</i> means a development for the purposes of an industry which, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.<br/> <i>offensive storage establishment</i> means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), would emit</p>  | Chapter 3 / Part 3.1 / 3.3       | Definitions of “potentially hazardous industry” and “potentially offensive industry” |

| SEPPs                   | Contents  | References                             | Note   |
|-------------------------|---|--|--|
|                         | a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.  |  |  |
|                         | Chapter 4 Remediation of land<br><b>4.10 Refusal of consent to category 1 remediation work</b><br>(1) The consent authority must not refuse development consent for a category 1 remediation work unless the authority is satisfied that there would be a more significant risk of harm to human health or some other aspect of the environment from the carrying out of the work than there would be from the use of the land concerned (in the absence of the work) for any purpose for which it may lawfully be used.  | Chapter 4 / 4.10 / (1)                 |  |
|                         | Chapter 4 Remediation of land<br><b>4.15 Notice of completion of remediation work</b><br>The notice required by section 4.14(2) must—<br>(g) specify the uses of the land, and the substances, that contaminated it in such a way as to present a risk of harm to human health or some other aspect of the environment, and   | Chapter 4 / 4.15 / (g)                 |  |
|                         | Chapter 4 Remediation of land<br><b>4.19 Perpetual care arrangements required for development at former zinc and lead smelter and fertiliser production site at Boolaroo, Lake Macquarie</b><br>(1) Objective The objective of this section is to ensure that adequate arrangements are in place to minimise and manage the risks associated with the containment cell on the site of the former Cockle Creek zinc and lead smelter and Incitec fertiliser factory (and other land within that site that has not been fully remediated) so as to protect human health and the environment in perpetuity.  | Chapter 4 / 4.19 / (1)                 |  |
| Industry and Employment | Chapter 2 Western Sydney employment area<br><b>Part 2.4 Principal development standards</b><br><b>2.20 Height of buildings</b><br>The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that—<br>(a) building heights will not adversely impact on the amenity of adjacent residential areas, and<br>(b) site topography has been taken into consideration.  | Chapter 2 / Part 2.4 / 2.20            |  |
|                         | Chapter 2 Western Sydney employment area<br><b>Part 2.4 Principal development standards</b><br><b>2.22 Development adjoining residential land</b><br>(1) This section applies to any land to which this Chapter applies that is within 250 metres of land zoned primarily for residential purposes.<br>(2) The consent authority must not grant consent to development on land to which this section applies unless it is satisfied that—<br>(a) wherever appropriate, proposed buildings are compatible with the height, scale, siting and character of existing residential buildings in the vicinity, and<br>(b) goods, plant, equipment and other material resulting from the development are to be stored within a building or will be suitably screened from view from residential buildings and associated land, and<br>(c) the elevation of any building facing, or significantly exposed to view from, land on which a dwelling house is situated has been designed to present an attractive appearance, and<br>(d) noise generation from fixed sources or motor vehicles associated with the development will be effectively insulated or otherwise minimised, and<br>(e) the development will not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like, and<br>(f) the development will provide adequate off-street parking, relative to the demand for parking likely to be generated, and<br>(g) the site of the proposed development will be suitably landscaped, particularly between any building and the street alignment. | Chapter 2 / Part 2.4 / 2.22            |  |
|                         | Chapter 2 Western Sydney employment area<br>Part 2.5 Miscellaneous provisions<br><b>2.36 Development in areas subject to aircraft noise</b><br>(3) Before determining a development application for development to which this section applies, the consent authority—<br>(a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and<br>(b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021:2015, and<br>(c) must be satisfied that the development will meet the indoor design sound levels set out in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015.   | Chapter 2 / Part 2.5 / 2.36 / (3)      |  |
| Resources and Energy    | Chapter 2 Mining, petroleum production and extractive industries<br><b>Part 2.3 Development applications—matters for consideration</b><br><b>2.16 Non-discretionary development standards for mining</b><br>(3) Cumulative noise level The development does not result in a cumulative amenity noise level greater than the recommended amenity noise levels, as determined in accordance with Table 2.2 of the Noise Policy for Industry, for residences that are private dwellings.<br>(4) Cumulative air quality level The development does not result in a cumulative annual average level greater than 25 µg/m <sup>3</sup> of PM <sub>10</sub> or 8 µg/m <sup>3</sup> of PM <sub>2.5</sub> for private dwellings.   | Chapter 2 / Part 2.3 / 2.16 / (3), (4) | Development standards for mining which are related to noise and air quality issues |

## 11 Environmental sustainability and climate change

| SEPPs                        | Contents  | References                                     | Note |
|------------------------------|---|--|------|
| Transport and Infrastructure | Chapter 2 Infrastructure<br>Part 2.3 Development controls<br>Division 4 Electricity generating works or solar energy systems<br><b>2.38 Development permitted without consent</b><br>(4) <b>Solar energy systems</b> Development for the purpose of a solar energy system may be carried out by or on behalf of a public authority without consent on any land if it is ancillary to—<br>(a) an existing infrastructure facility, or<br>(b) an educational establishment within the meaning of <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> . | Chapter 2 / Part 2.3 / Division 4 / 2.38 / (4) | -    |

| SEPPs                         | Contents   | References  | Note  |
|-------------------------------|--|---|---|
|                               | Chapter 2 Infrastructure<br>Part 2.3 Development controls<br>Division 4 Electricity generating works or solar energy systems<br><b>2.39 Complying development</b><br>(1) <b>Small wind turbine systems</b><br>(Working note: original full texts under this clause are not included here as too long)<br>(2) <b>Solar energy systems</b><br>(Working note: original full texts under this clause are not included here as too long)  | Chapter 2 / Part 2.3 / Division 4 / 2.39 / (1), (2)               | -   |
|                               | Chapter 2 Infrastructure<br>Part 2.3 Development controls<br>Division 4 Electricity generating works or solar energy systems<br><b>2.41 Exempt development</b><br>(1) <b>Small wind turbine systems</b><br>(Working note: original full texts under this clause are not included here as too long)<br>(2) <b>Wind monitoring towers</b><br>(Working note: original full texts under this clause are not included here as too long)<br>(3) Development for the purpose of a <b>wind monitoring tower</b> used in connection with the investigation or determination of the feasibility of a wind farm that has a generating capacity of more than 1 MW is exempt development if—<br>(Working note: original full texts under this clause are not included here as too long)<br>(4) <b>Solar energy systems</b><br>(Working note: original full texts under this clause are not included here as too long)   | Chapter 2 / Part 2.3 / Division 4 / 2.41 / (1), (2), (3), (4)     | -   |
|                               | Chapter 2 Infrastructure<br>Part 2.3 <b>Development controls</b><br>Division 4 Electricity generating works or solar energy systems<br><b>2.42 Determination of development applications for solar or wind electricity generating works on certain land</b><br>(Working note: original full texts under this clause are not included here as too long)   | Chapter 2 / Part 2.3 / Division 4 / 2.42                          | -   |
|                               | Chapter 2 Infrastructure<br>Part 2.3 <b>Development controls</b><br>Division 17 Roads and traffic<br><b>Subdivision 3 Facilities for electric vehicles</b><br><b>2.123 Premises used for recharging or exchanging batteries</b><br>Development for the purpose of premises used for recharging or exchanging the batteries of electric vehicles may be carried out by any person with consent on any of the following land adjoining a public road—<br>(a) land in a prescribed zone,<br>(b) land on which there is an existing service station, highway service centre or car washing facility.<br><b>2.124 Exempt development</b><br>The erection of an electric vehicle charger is exempt development if the erection of the charger complies with section 2.20 and the charger—<br>(a) is for the private non-commercial use of an owner or occupier of the premises where it is erected, or<br>(b) is located in compliance with AS/NZS 60079.10.1, <i>Explosive gas atmospheres</i> in an existing—<br>(i) car park, or<br>(ii) bus depot, or<br>(iii) road maintenance depot, or<br>(iv) service station, highway service centre or car washing facility.   | Chapter 2 / Part 2.3 / Division 17 / Subdivision 3 / 2.123, 2.124 | -   |
| Biodiversity and conservation | <b>Chapter 2 Vegetation in non-rural areas</b><br><b>Part 2.1 Preliminary</b><br><b>2.1 Aims of Chapter</b><br>The aims of this Chapter are—<br>(a) <b>to protect the biodiversity values of trees and other vegetation in non-rural areas</b> of the State, and<br>(b) <b>to preserve the amenity of non-rural areas</b> of the State <b>through the preservation of trees and other vegetation.</b>  | Chapter 2 / Part 2.1 / 2.1  | Aims of the Chapter                               |
|                               | Chapter 2 Vegetation in non-rural areas<br>Part 2.2 Clearing vegetation in non-rural areas<br><b>2.6 Clearing that requires permit or approval</b><br>(1) A person must not clear vegetation in a non-rural area of the State to which Part 3 applies without the authority conferred by a permit granted by the council under that Part.<br>(2) <b>A person must not clear native vegetation in a non-rural area of the State that exceeds the biodiversity offsets scheme threshold without the authority conferred by an approval granted by the Native Vegetation Panel under Part 2.4.</b><br>(3) Subsection (2) does not apply to clearing on biodiversity certified land under the <i>Biodiversity Conservation Act 2016</i> , Part 8.<br>(4) Clearing of vegetation is not authorised under this section unless the conditions to which the authorisation is subject are complied with.<br>(5) Subsection (4) extends to a condition that imposes an obligation on the person who clears the vegetation that must be complied with before or after the clearing is carried out.<br>(6) For the purposes of the Act, section 4.3, clearing vegetation that requires a permit or approval under this Chapter is prohibited if the clearing is not carried out in accordance with the permit or approval. | Chapter 2 / Part 2.2 / 2.6  | Nature conservation                               |
|                               | Chapter 2 Vegetation in non-rural areas<br>Part 2.3 Council permits for clearing of vegetation in non-rural areas<br><b>2.10 Council may issue permit for clearing of vegetation</b><br>(1) A council may issue a permit to a landholder to clear vegetation to which this Part applies in any non-rural area of the State.<br>(2) <b>A permit cannot be granted to clear native vegetation in any non-rural area of the State that exceeds the biodiversity offsets scheme threshold.</b><br>(3) A permit under this Part cannot allow the clearing of vegetation—<br>(a) <b>that is or forms part of a heritage item or that is within a heritage conservation area, or</b>  | Chapter 2 / Part 2.3 / 2.10 / (2), (3) (a)                        | Nature conservation                               |
|                               | <b>Chapter 2 Vegetation in non-rural areas</b><br>Part 2.4 Approval of Native Vegetation Panel for clearing native vegetation in non-rural areas<br>2.14 Obtaining approval of Panel for clearing of native vegetation   | Chapter 2 / Part 2.4 / 2.14 / (5), (6)                            | Role of Native Vegetation Panel --- consideration |



| SEPPs | Contents  | References                      | Note  |
|-------|---|---------------------------------|---|
|       | <p>(5) In determining an application for approval under this Part, the Native Vegetation Panel is to take into consideration the environmental, social and economic impacts of the proposed clearing (in accordance with the principles of ecologically sustainable development) having regard to the purpose for which the land is to be used after it is cleared. In relation to the environmental impacts, the Native Vegetation Panel is to take into consideration (without limitation) the following—</p> <p>(a) <b>the likely impact of the proposed clearing on biodiversity values</b> as set out in a biodiversity development assessment report that has been submitted by the applicant for the approval in accordance with this Part,</p> <p>(b) <b>whether the clearing of the native vegetation is likely to cause or increase soil erosion, salination, acidification, land slip, flooding, pollution or other adverse land or water impacts,</b></p> <p>(c) any future clearing of native vegetation on the land that has been duly authorised or notified but not yet carried out.</p> <p>The Native Vegetation Panel is also to take into consideration any biodiversity or heritage matter that an applicable environmental planning instrument or development control plan requires the Panel to take into consideration in relation to the impact of the proposed clearing.</p> <p>(6) <b>The Native Vegetation Panel must refuse to grant approval under this Part if the Panel is of the opinion that the proposed clearing of native vegetation is likely to have serious and irreversible impacts on biodiversity values.</b> <b>Serious and irreversible impacts on biodiversity values</b> means serious and irreversible impacts on biodiversity values as determined under section 6.5 of the <i>Biodiversity Conservation Act 2016</i> that would remain after the measures proposed to be taken to avoid or minimise the impact of the proposed clearing on biodiversity values.</p>  |                                 | the environmental (such as biodiversity values), social and economic impacts of clearing native vegetation in non-rural areas |
|       | <p><b>Chapter 3 Koala habitat protection 2020</b><br/> <b>Part 3.1 Preliminary</b><br/> <b>3.1 Aims of Chapter</b><br/> This Chapter aims to <b>encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas</b> to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline—</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.</p>  | Chapter 3 / Part 3.1 / 3.1      | Aims of the Chapter<br>---- Koala habitat protection  |
|       | <p><b>Chapter 4 Koala habitat protection 2021</b><br/> <b>Part 4.1 Preliminary</b><br/> <b>4.1 Aim of Chapter</b><br/> This Chapter aims to <b>encourage the conservation and management of areas of natural vegetation that provide habitat for koalas</b> to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>   | Chapter 4 / Part 4.1 / 4.1      | Aims of the Chapter<br>---- Koala habitat protection  |
|       | <p><b>Chapter 5 River Murray lands</b><br/> <b>Part 5.1 Introduction</b><br/> <b>5.1 Aims of this Chapter</b><br/> The aims of this Chapter are to <b>conserve and enhance the riverine environment</b> of the River Murray for the benefit of all users.</p> <p><b>5.2 Objectives of this Chapter</b><br/> The objectives of this Chapter are—</p> <p>(a) to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and</p> <p>(b) to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and</p> <p>(c) to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.</p>  | Chapter 5 / Part 5.1 / 5.1, 5.2 | Aims of the Chapter   |
|       | <p><b>Chapter 5 River Murray lands</b><br/> <b>Part 5.2 Planning principles</b><br/> <b>5.9 Specific principles</b><br/> When this Part applies, <b>the following must be taken into account</b>—</p> <p><b>Access</b><br/> * The waterway and much of the foreshore of the River Murray is a public resource. Alienation or obstruction of this resource by or for private purposes should not be supported.<br/> * Development along the main channel of the River Murray should be for public purposes. Moorings in the main channel should be for the purposes of short stay occupation only.<br/> * Human and stock access to the River Murray should be managed to minimise the adverse impacts of uncontrolled access on the stability of the bank and vegetation growth.</p> <p><b>Bank disturbance</b><br/> * <b>Disturbance to the shape of the bank and riparian vegetation should be kept to a minimum in any development of riverfront land.</b></p> <p><b>Flooding</b><br/> * Where land is subject to inundation by floodwater—</p> <p>(a) the benefits to riverine ecosystems of periodic flooding,</p> <p>(b) the hazard risks involved in developing that land,</p> <p>(c) the redistributive effect of the proposed development on floodwater,</p> <p>(d) the availability of other suitable land in the locality not liable to flooding,</p> <p>(e) the availability of flood free access for essential facilities and services,</p> <p>(f) the pollution threat represented by any development in the event of a flood,</p> <p>(g) the cumulative effect of the proposed development on the behaviour of floodwater, and</p> <p>(h) the cost of providing emergency services and replacing infrastructure in the event of a flood.</p> <p>* Flood mitigation works constructed to protect new urban development should be designed and maintained to meet the technical specifications of the Department of Water Resources.</p> <p><b>Land degradation</b><br/> * Development should seek to avoid land degradation processes such as erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salination and soil acidity, and adverse effects on the quality of terrestrial and aquatic habitats.</p> <p><b>Landscape</b><br/> * Measures should be taken to protect and enhance the riverine landscape by maintaining native vegetation along the riverbank and adjacent land, rehabilitating degraded sites and stabilising and revegetating riverbanks with appropriate species.</p> <p>River related uses</p> | Chapter 5 / Part 5.2 / 5.9      | Planning principles to protect River Murray lands   |

| SEPPs | Contents  | References                       | Note   |
|-------|---|----------------------------------|--|
|       | <p>* Only development which has a demonstrated, essential relationship with the river Murray should be located in or on land adjacent to the River Murray. Other development should be set well back from the bank of the River Murray.</p> <p>* Development which would intensify the use of riverside land should provide public access to the foreshore.</p> <p>Settlement</p> <p>* New or expanding settlements (including rural-residential subdivision, tourism and recreational development) should be located—</p> <p>(a) on flood free land,</p> <p>(b) close to existing services and facilities, and</p> <p>(c) on land that does not compromise the potential of prime crop and pasture land to produce food or fibre.</p> <p><b>Water quality</b></p> <p>* All decisions affecting the use or management of riverine land should seek to reduce pollution caused by salts and nutrients entering the River Murray and otherwise improve the quality of water in the River Murray.</p> <p>Wetlands</p> <p>* Wetlands are a natural resource which have ecological, recreational, economic, flood storage and nutrient and pollutant filtering values.</p> <p>Land use and management decisions affecting wetlands should—</p> <p>(a) provide for a hydrological regime appropriate for the maintenance or restoration of the productive capacity of the wetland,</p> <p>(b) consider the potential impact of surrounding land uses and incorporate measures such as a vegetated buffer which mitigate against any adverse effects,</p> <p>(c) control human and animal access, and</p> <p>(d) conserve native plants and animals.</p>   |                                  |  |
|       | <p><b>Chapter 6 Bushland in urban areas</b></p> <p><b>6.1 Aims, objectives etc</b></p> <p>(1) The general aim of this Chapter is to <b>protect and preserve bushland within the urban areas</b> referred to in Schedule 5 because of—</p> <p>(a) its value to the community as part of the natural heritage,</p> <p>(b) its aesthetic value, and</p> <p>(c) its value as a recreational, educational and scientific resource.</p> <p>(2) The specific aims of this Chapter are—</p> <p>(a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,</p> <p>(b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,</p> <p>(c) to protect rare and endangered flora and fauna species,</p> <p>(d) to protect habitats for native flora and fauna,</p> <p>(e) to protect wildlife corridors and vegetation links with other nearby bushland,</p> <p>(f) to protect bushland as a natural stabiliser of the soil surface,</p> <p>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</p> <p>(h) to protect significant geological features,</p> <p>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</p> <p>(j) to protect archaeological relics,</p> <p>(k) to protect the recreational potential of bushland,</p> <p>(l) to protect the educational potential of bushland,</p> <p>(m) to maintain bushland in locations which are readily accessible to the community, and</p> <p>(n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</p> | Chapter 6 / 6.1                  | Aims of the Chapter  |
|       | <p><b>Chapter 7 Canal estate development</b></p> <p><b>7.1 Aims, objectives etc</b></p> <p>This Chapter aims to <b>prohibit canal estate development</b> as described in this Chapter in order to ensure that the environment is not adversely affected by the creation of new developments of this kind.</p>   | Chapter 7 / 7.1                  | Aims of the Chapter  |
|       | <p><b>Chapter 9 Hawkesbury-Nepean River</b></p> <p><b>Part 9.1 Introduction</b></p> <p><b>9.2 Aim of this Chapter</b></p> <p>The aim of this Chapter is to <b>protect the environment of the Hawkesbury-Nepean River system</b> by ensuring that the impacts of future land uses are considered in a regional context.</p>  | Chapter 9 / Part 9.1 / 9.2       | Aims of the Chapter  |
|       | <p><b>Chapter 9 Hawkesbury-Nepean River</b></p> <p><b>Part 9.2 General planning considerations, specific planning policies and recommended strategies</b></p> <p><b>9.5 Specific planning policies and recommended strategies</b></p> <p><b>(2) Environmentally sensitive areas</b></p> <p><b>Policy:</b> <b>The environmental quality of environmentally sensitive areas must be protected</b> and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.</p> <p>Note—</p> <p>Environmentally sensitive areas in the Hawkesbury-Nepean catchment are: the river, riparian land, escarpments and other scenic areas, conservation area subcatchments, national parks and nature reserves, wetlands, other significant floral and faunal habitats and corridors, and known and potential acid sulphate soils.</p> <p><b>Strategies:</b></p> <p>(a) Rehabilitate parts of the riverine corridor from which sand, gravel or soil are extracted so that attached aquatic plant beds are replaced and water quality and faunal habitats improved.</p> <p>(b) <b>Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation and bank stability.</b></p> <p>(c) Minimise direct and indirect adverse impacts on land reserved or dedicated under the <i>National Parks and Wildlife Act 1974</i> or the <i>Forestry Act 2012</i> and conservation area subcatchments in order to protect water quality and biodiversity.</p> <p>(d) <b>Protect wetlands</b> (including upland wetlands) from future development and from the impacts of land use within their catchments.</p>  | Chapter 9 / Part 9.2 / 9.5 / (2) | Specific planning policies and recommended strategies - Preservation and protection of Environmentally sensitive areas |

| SEPPs | Contents   | References                       | Note   |
|-------|--|----------------------------------|--|
|       | <p>(e) Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the <i>National Parks and Wildlife Act 1974</i> or the <i>Forestry Act 2012</i>.</p> <p>(f) Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils.</p> <p>(g) New development in conservation area sub-catchments should be located in areas that are already cleared.</p>  |                                  |  |
|       | <p><b>Chapter 9 Hawkesbury-Nepean River</b><br/> <b>Part 9.2 General planning considerations, specific planning policies and recommended strategies</b><br/> <b>9.5 Specific planning policies and recommended strategies</b><br/> <b>(6) Flora and fauna</b><br/> <b>Policy: Manage flora and fauna communities so that the diversity of species and genetics within the catchment is conserved and enhanced.</b><br/> <b>Strategies, generally:</b><br/> (a) Conserve and, where appropriate, enhance flora and fauna communities, particularly threatened species, populations and ecological communities, aquatic habitats, wetland flora, rare flora and fauna, riverine flora, flora with heritage value, habitats for indigenous and migratory species of fauna, and existing or potential fauna corridors.<br/> (b) Locate structures where possible in areas which are already cleared or disturbed instead of clearing or disturbing further land.<br/> (c) <b>Minimise adverse environmental impacts</b>, protect existing habitat and, where appropriate, restore habitat values by the use of management practices.<br/> (d) Consider the impact on ecological processes, such as waste assimilation and nutrient cycling.<br/> (e) Consider the range of flora and fauna inhabiting the site of the development concerned and the surrounding land, including threatened species and migratory species, and the impact of the proposal on the survival of threatened species, populations and ecological communities, both in the short and longer terms.<br/> (f) Consider the need to provide and manage buffers, adequate fire radiation zones and building setbacks from significant flora and fauna habitat areas.<br/> (g) Consider the need to control access to flora and fauna habitat areas.<br/> (h) Consider the need to maintain corridors for fish passage, and protect spawning grounds and gravel beds.<br/> <b>Strategies for wetlands:</b><br/> (i) Maintain the ability of wetlands to improve the quality of water entering the river through the filtering of sediments and the absorption of nutrients.<br/> (j) Maintain the ability of wetlands to stabilise soils and reduce bank erosion.<br/> (k) Maintain the ability of wetlands to reduce the impact of flooding downstream through the retention of floodwaters.<br/> (l) Maintain a variety of wetland flora and fauna species in the region and consider the scarcity of particular species on a national basis.<br/> (m) Encourage the appropriate management of wetlands, including monitoring and weed control.<br/> (n) Provide opportunities for recreation, scientific research and education where they are compatible with the conservation of wetlands.<br/> (o) Consider the need to protect and improve the quality and quantity of surface water and groundwater entering wetlands by controlling development in the catchment of wetlands.<br/> (p) Consider the desirability of protecting any wetlands of local significance which are not included on the map.<br/> (q) Consider the desirability of protecting or, if necessary, actively managing, constructed wetlands if they have significant conservation values or make a significant contribution to improvements in water quality.</p> | Chapter 9 / Part 9.2 / 9.5 / (6) | Specific planning policies and recommended strategies - Manage flora and fauna communities   |
|       | <p><b>Chapter 10 Sydney Harbour Catchment</b><br/> <b>Part 10.1 Preliminary</b><br/> <b>10.1 Aims of Chapter</b><br/> (1) This Chapter has the following aims with respect to the Sydney Harbour Catchment—<br/> (a) to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained—<br/> (i) as an outstanding natural asset, and<br/> (ii) as a public asset of national and heritage significance, for existing and future generations,<br/> (b) to <b>ensure a healthy, sustainable environment</b> on land and water,<br/> (c) to <b>achieve a high quality and ecologically sustainable urban environment</b>,<br/> (d) to ensure a prosperous working harbour and an effective transport corridor,<br/> (e) to encourage a culturally rich and vibrant place for people,<br/> (f) to ensure accessibility to and along Sydney Harbour and its foreshores,<br/> (g) to <b>ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity</b>,<br/> (h) to provide a consolidated, simplified and updated legislative framework for future planning.</p>   | Chapter 10 / Part 10.1 / 10.1    | Aims of the Chapter  |
|       | <p>Chapter 10 Sydney Harbour Catchment<br/> Part 10.2 Planning principles<br/> <b>10.10 Sydney Harbour Catchment</b><br/> The planning principles for land within the Sydney Harbour Catchment are as follows—<br/> (a) <b>development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends</b>,<br/> (b) <b>the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity</b>,<br/> (c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,<br/> (d) action is to be taken to achieve the targets set out in <i>Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment</i> (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),<br/> (e) <b>development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains</b> and comply with the guidelines set out in the document titled <i>Floodplain Development Manual 2005</i> (published in April 2005 by the Department),</p>  | Chapter 10 / Part 10.2 / 10.10   | Or, maybe suitable for the themes of '07. Open Space and Natural Features' rather than this theme? ---- because of the accessibility of open spaces? |



| SEPPs | Contents   | References                                  | Note   |
|-------|--|---|--|
|       | <p>(f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,</p> <p>(g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,</p> <p>(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,</p> <p>(i) action is to be taken to achieve the objectives and targets set out in the <i>Sydney Harbour Catchment Blueprint</i>, as published in February 2003 by the then Department of Land and Water Conservation,</p> <p>(j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,</p> <p>(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,</p> <p>(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the <i>Acid Sulfate Soil Manual</i>, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.</p>  |   |  |
|       | <p>Chapter 10 Sydney Harbour Catchment<br/>Part 10.2 <b>Planning principles</b><br/><b>10.11 Foreshores and Waterways Area</b><br/>The planning principles for land within the Foreshores and Waterways Area are as follows—</p> <p>(a) development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,</p> <p>(b) public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,</p> <p>(c) access to and from the waterways should be increased, maintained and improved for public recreational purposes (such as swimming, fishing and boating), while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,</p> <p>(d) development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores,</p> <p>(e) adequate provision should be made for the retention of foreshore land to meet existing and future demand for working harbour uses,</p> <p>(f) public access along foreshore land should be provided on land used for industrial or commercial maritime purposes where such access does not interfere with the use of the land for those purposes,</p> <p>(g) the use of foreshore land adjacent to land used for industrial or commercial maritime purposes should be compatible with those purposes,</p> <p>(h) water-based public transport (such as ferries) should be encouraged to link with land-based public transport (such as buses and trains) at appropriate public spaces along the waterfront,</p> <p>(i) the provision and use of public boating facilities along the waterfront should be encouraged</p> | Chapter 10 / Part 10.2 / 10.11              | Or, maybe suitable for the themes of '07. Open Space and Natural Features' rather than this theme? ---- because of the accessibility of open spaces? |
|       | <p>Chapter 10 Sydney Harbour Catchment<br/>Part 10.3 Foreshores and Waterways Area<br/>Division 2 <b>Matters for consideration</b><br/><b>10.19 Biodiversity, ecology and environment protection</b><br/>The matters to be taken into consideration in relation to biodiversity, ecology and environment protection are as follows—</p> <p>(a) development should have a neutral or beneficial effect on the quality of water entering the waterways,</p> <p>(b) development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),</p> <p>(c) development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),</p> <p>(d) development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water quality) as a result of increased access,</p> <p>(e) development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation,</p> <p>(f) development should retain, rehabilitate and restore riparian land,</p> <p>(g) development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,</p> <p>(h) the cumulative environmental impact of development,</p> <p>(i) whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance.</p>   | Chapter 10 / Part 10.3 / Division 2 / 10.19 | -  |
|       | <p>Chapter 10 Sydney Harbour Catchment<br/><b>Part 10.6 Wetlands protection</b><br/><b>10.61 Objectives</b><br/>The objectives of this Chapter in relation to wetlands are—</p> <p>(a) to preserve, protect and encourage the restoration and rehabilitation of wetlands, and</p> <p>(b) to maintain and restore the health and viability of wetlands, and</p> <p>(c) to prevent the fragmentation of wetlands, and</p> <p>(d) to preserve the scenic qualities of wetlands, and</p> <p>(e) to ensure that wetlands continue to perform their natural ecological functions (such as the provision of wetland habitat, the preservation of water quality, the control of flooding and erosion).</p>   | Chapter 10 / Part 10.6 / 10.61              | Objectives of the Chapter  |

| SEPPs                   | Contents  | References  | Note   |
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|                         | <p>Chapter 10 Sydney Harbour Catchment</p> <p><b>Part 10.6 Wetlands protection</b></p> <p><b>10.63 Matters for consideration</b></p> <p>(1) The matters referred to in this section (together with any other relevant matters)—</p> <p>(a) are to be taken into consideration by consent authorities before granting consent to development under Part 4 of the Act, and</p> <p>(b) are to be taken into consideration by public authorities and others before they carry out activities to which Part 5 of the Act applies.</p> <p>(2) The matters to be taken into consideration in relation to any development are as follows—</p> <p>(a) the development should have a neutral or beneficial effect on the quality of water entering the waterways,</p> <p>(b) the environmental effects of the development, including effects on—</p> <p>(i) the growth of native plant communities,</p> <p>(ii) the survival of native wildlife populations,</p> <p>(iii) the provision and quality of habitats for both indigenous and migratory species,</p> <p>(iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding areas, including salinity and water quality and whether the wetland ecosystems are groundwater dependent,</p> <p>(c) whether adequate safeguards and rehabilitation measures have been, or will be, made to protect the environment,</p> <p>(d) whether carrying out the development would be consistent with the principles set out in <i>The NSW Wetlands Management Policy</i> (as published in March 1996 by the then Department of Land and Water Conservation),</p> <p>(e) whether the development adequately preserves and enhances local native vegetation,</p> <p>(f) whether the development application adequately demonstrates—</p> <p>(i) how the direct and indirect impacts of the development will preserve and enhance wetlands, and</p> <p>(ii) how the development will preserve and enhance the continuity and integrity of the wetlands, and</p> <p>(iii) how soil erosion and siltation will be minimised both while the development is being carried out and after it is completed, and</p> <p>(iv) how appropriate on-site measures are to be implemented to ensure that the intertidal zone is kept free from pollutants arising from the development, and</p> <p>(v) that the nutrient levels in the wetlands do not increase as a consequence of the development, and</p> <p>(vi) that stands of vegetation (both terrestrial and aquatic) are protected or rehabilitated, and</p> <p>(vii) that the development minimises physical damage to aquatic ecological communities, and</p> <p>(viii) that the development does not cause physical damage to aquatic ecological communities,</p> <p>(g) whether conditions should be imposed on the carrying out of the development requiring the carrying out of works to preserve or enhance the value of any surrounding wetlands.</p> | Chapter 10 / Part 10.6 / 10.63  | Considerations for Wetlands protection   |
| Resilience and Hazards  | <p>Chapter 2 Coastal management</p> <p>Part 2.2 Development controls for coastal management areas</p> <p>Division 2 <b>Coastal vulnerability area</b></p> <p><b>2.9 Development on land within the coastal vulnerability area</b></p> <p><b>Development consent must not be granted</b> to development on land that is within the area identified as “coastal vulnerability area” on the <i>Coastal Vulnerability Area Map</i> <b>unless the consent authority is satisfied that—</b></p> <p>(b) the proposed development—</p> <p>(i) <b>is not likely to alter coastal processes to the detriment of the natural environment</b> or other land, and</p> <p>(ii) <b>is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development</b>, and</p>  | Chapter 2 / Part 2.2 / Division 2 / 2.9 / (b) / (i), (ii)               | Coastal management: Nature   |
|                         | <p>Chapter 2 Coastal management</p> <p>Part 2.2 Development controls for coastal management areas</p> <p>Division 3 <b>Coastal environment area</b></p> <p><b>2.10 Development on land within the coastal environment area</b></p> <p>(1) <b>Development consent must not be granted</b> to development on land that is within the coastal environment area <b>unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—</b></p> <p>(a) <b>the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</b>,</p> <p>(e) <b>existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability</b>,</p>  | Chapter 2 / Part 2.2 / Division 3 / 2.10 / (1) / (a), (e)               | Coastal management: Resilience of nature / Accessibility and safety of public open space |
|                         | <p>Chapter 2 Coastal management</p> <p>Part 2.2 Development controls for coastal management areas</p> <p>Division 4 <b>Coastal use area</b></p> <p><b>2.11 Development on land within the coastal use area</b></p> <p>(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—</p> <p>(a) has considered whether the proposed development is likely to cause an adverse impact on the following—</p> <p>(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</p> <p>(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,</p> <p>(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,</p>   | Chapter 2 / Part 2.2 / Division 4 / 2.11 / (1) / (a) / (i), (ii), (iii) | Coastal management: Nature / Accessibility and safety of public open space               |
| Industry and Employment | <p>Chapter 2 Western Sydney employment area</p> <p><b>Part 2.4 Principal development standards</b></p> <p><b>2.19 Ecologically sustainable development</b></p> <p>The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that the development contains measures designed to minimise—</p> <p>(a) the consumption of potable water, and</p> <p>(b) <b>greenhouse gas emissions</b>.</p>  | Chapter 2 / Part 2.4 / 2.19   | -  |
|                         | <p>Chapter 2 Western Sydney employment area</p> <p><b>Part 2.4 Principal development standards</b></p> <p><b>2.21 Rainwater harvesting</b></p> <p>The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that adequate arrangements will be made to connect the roof</p>  | Chapter 2 / Part 2.4 / 2.21   | -  |

| SEPPs                | Contents  | References   | Note   |
|----------------------|---|--|--|
|                      | <p>areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Secretary.</p> <p>Chapter 2 Western Sydney employment area<br/>Part 2.5 Miscellaneous provisions<br/><b>2.39 Water recycling and conservation</b><br/>(1) This section applies to land—<br/>(a) that is serviced by a water recycling facility, or<br/>(b) that will be serviced by a water recycling facility as soon as the facility becomes operational.<br/>(2) A consent authority must not grant consent to the carrying out of development on land unless the consent authority is satisfied that recycled water from the water recycling facility will be provided to the development.<br/>(3) However, the consent authority may grant consent if it is satisfied that the development will be provided with recycled water from a water recycling or water conservation system approved by the Minister and specified in the Table to this section.</p> <p>Chapter 2 Western Sydney employment area<br/>Part 2.5 Miscellaneous provisions<br/><b>2.41 Development on flood prone land</b><br/>(1) This section applies to development requiring consent that is carried out on flood prone land.<br/>(2) Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken into consideration whether or not—<br/>(a) the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and<br/>(b) the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain, and<br/>(c) the development will enable safe occupation of the flood prone land, and<br/>(d) the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse, and<br/>(e) the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding, and<br/>(f) the development is compatible with the flow conveyance function of the floodway, and<br/>(g) the development is compatible with the flood hazard, and<br/>(h) in the case of development consisting of the excavation or filling of land, the development—<br/>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and<br/>(ii) will adversely impact or alter flood behaviour.</p> <p>Chapter 2 Western Sydney employment area<br/>Part 2.5 Miscellaneous provisions<br/><b>2.44 Stormwater, water quality and water sensitive design</b><br/>(1) The objective of this section is to avoid or minimise the adverse impacts of stormwater on the land on which development is to be carried out, adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems.<br/>(2) Before granting development consent to development on land to which this Chapter applies, the consent authority must take into consideration whether—<br/>(a) water sensitive design principles are incorporated into the design of the development, and<br/>(b) riparian, stormwater and flooding measures are integrated, and<br/>(c) the stormwater management system includes all reasonable management actions to avoid adverse impacts on the land to which the development is to be carried out, adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and<br/>(d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and<br/>(e) the development will have an adverse impact on—<br/>(i) the water quality or quantity in a waterway, including the water entering the waterway, and<br/>(ii) the natural flow regime, including groundwater flows to a waterway, and<br/>(iii) the aquatic environment and riparian land (including aquatic and riparian species, communities, populations and habitats), and<br/>(iv) the stability of the bed, banks and shore of a waterway, and<br/>(f) the development includes measures to retain, rehabilitate and restore riparian land.<br/>(3) For the purposes of subsection (2)(a), the <b>water sensitive design principles</b> are as follows—<br/>(a) protection and enhancement of water quality, by improving the quality of stormwater runoff from catchments,<br/>(b) minimisation of harmful impacts of development on water balance and on surface and groundwater flow regimes,<br/>(c) integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space, habitat improvement and recreational and visual amenity,<br/>(d) retention, where practical, of on-site stormwater for use as an alternative supply to mains water, groundwater or river water.</p> | <p>Chapter 2 / Part 2.5 / 2.39</p> <p>Chapter 2 / Part 2.5 / 2.41</p> <p>Chapter 2 / Part 2.5 / 2.44</p> | <p>-</p> <p>-</p> <p>-</p>   |
| Resources and Energy | <p><b>Chapter 2 Mining, petroleum production and extractive industries</b><br/><b>Part 2.1 Preliminary</b><br/><b>2.1 Aims of Chapter</b><br/>The aims of this Chapter are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—<br/>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and<br/>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and<br/>(c) to promote the development of significant mineral resources, and<br/>(d) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p>  | Chapter 2 / Part 2.1 / 2.1   | Aims of Chapter ----<br><b>Good environmental management as part of environmental sustainability</b> |



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|-----------|--|---|------------------------------|
|           | <p>(e) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development—</p> <p>(i) to recognise the importance of agricultural resources, and</p> <p>(ii) to ensure protection of strategic agricultural land and water resources, and</p> <p>(iii) to ensure a balanced use of land by potentially competing industries, and</p> <p>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>   |   |                              |
|           | <p>Chapter 2 Mining, petroleum production and extractive industries</p> <p>Part 2.3 Development applications—matters for consideration</p> <p><b>2.20 Natural resource management and environmental management</b></p> <p>(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring that the development is undertaken in an environmentally responsible manner, including conditions to ensure the following—</p> <p>(a) that impacts on significant water resources, including surface and groundwater resources, are avoided, or are minimised to the greatest extent practicable,</p> <p>(b) that impacts on threatened species and biodiversity, are avoided, or are minimised to the greatest extent practicable,</p> <p>(c) that greenhouse gas emissions are minimised to the greatest extent practicable.</p> <p>(2) Without limiting subsection (1), in determining a development application for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider an assessment of the greenhouse gas emissions (including downstream emissions) of the development, and must do so having regard to any applicable State or national policies, programs or guidelines concerning greenhouse gas emissions.</p>  | Chapter 2 / Part 2.3 / 2.20               | -                            |
|           | <p>Chapter 2 Mining, petroleum production and extractive industries</p> <p>Part 2.3 Development applications—matters for consideration</p> <p><b>2.21 Resource recovery</b></p> <p>(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider the efficiency or otherwise of the development in terms of resource recovery.</p> <p>(2) Before granting consent for the development, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at optimising the efficiency of resource recovery and the reuse or recycling of material.</p> <p>(3) The consent authority may refuse to grant consent to development if it is not satisfied that the development will be carried out in such a way as to optimise the efficiency of recovery of minerals, petroleum or extractive materials and to minimise the creation of waste in association with the extraction, recovery or processing of minerals, petroleum or extractive materials.</p>  | Chapter 2 / Part 2.3 / 2.21               | -                            |
|           | <p>Chapter 2 Mining, petroleum production and extractive industries</p> <p>Part 2.3 Development applications—matters for consideration</p> <p><b>2.23 Rehabilitation</b></p> <p>(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring the rehabilitation of land that will be affected by the development.</p> <p>(2) In particular, the consent authority must consider whether conditions of the consent should—</p> <p>(a) require the preparation of a plan that identifies the proposed end use and landform of the land once rehabilitated, or</p> <p>(b) require waste generated by the development or the rehabilitation to be dealt with appropriately, or</p> <p>(c) require any soil contaminated as a result of the development to be remediated in accordance with relevant guidelines (including guidelines under clause 3 of Schedule 6 to the Act and the <i>Contaminated Land Management Act 1997</i>), or</p> <p>(d) require steps to be taken to ensure that the state of the land, while being rehabilitated and at the completion of the rehabilitation, does not jeopardize public safety.</p>  | Chapter 2 / Part 2.3 / 2.23               | -                            |
| Precincts | <p>Chapter 3 Sydney region growth centres</p> <p>Part 3.3 Land Use—Environment Conservation and Recreation Zones</p> <p><b>3.15 Objectives for development in land use reservation zones</b></p> <p>(1) The objectives for development in each land use reservation zone are set out in the Table to this section.</p> <p><b>Table</b></p> <p><b>Environment Conservation Zone</b></p> <p>(a) to protect and restore areas of special ecological, scientific or aesthetic values,</p> <p>(b) to conserve biological diversity, native vegetation corridors, aboriginal heritage or cultural values of the land, and its scenic qualities.</p>  | Chapter 3 / Part 3.3 / 3.15 / (1) / Table | <Western Parkland City SEPP> |
|           | <p>Chapter 3 Sydney region growth centres</p> <p><b>Part 3.5 Development controls—flood prone and major creeks land</b></p> <p><b>3.26 Development on flood prone and major creeks land—additional heads of consideration</b></p> <p>(1) This section applies to development requiring consent that is carried out on flood prone and major creeks land (other than any such land to which section 3.27 applies).</p> <p>(2) Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken the following into consideration—</p> <p>(a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,</p> <p>(b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</p> <p>(c) whether the development will enable safe occupation of the flood prone and major creeks land,</p> <p>(d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,</p> <p>(e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,</p> <p>(f) whether or not the development is compatible with the flow conveyance function of the floodway,</p> | Chapter 3 / Part 3.5 / 3.26 / (1), (2)    | <Western Parkland City SEPP> |

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|-------|--|---|--|
|       | <p>(g) whether or not the development is compatible with the flood hazard,</p> <p>(h) in the case of development consisting of the excavation or filling of land, whether or not the development—</p> <p>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and</p> <p>(ii) will significantly impact on the likely future use or redevelopment of the land, and</p> <p>(iii) will adversely impact on the existing and likely amenity of adjoining properties, and</p> <p>(iv) will minimise the disturbance of relics, and</p> <p>(v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.</p>  |   |  |
|       | <p>Chapter 3 Sydney region growth centres</p> <p>Part 3.6 <b>Development controls—vegetation</b></p> <p>3.30 Consent for clearing native vegetation</p> <p>(2) <b>Development consent under this section is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of bushland caused by the clearing of the vegetation—</b></p> <p>(a) that there is no reasonable alternative available to the disturbance of the bushland,</p> <p>(b) that as little bushland as possible will be disturbed,</p> <p>(c) that the disturbance of the bushland will not increase salinity,</p> <p>(d) that bushland disturbed for the purposes of construction will be re-instated where possible on completion of construction,</p> <p>(e) that the loss of remnant bushland caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant bushland,</p> <p>(f) that no more than 0.5 hectare of bushland will be cleared unless the clearing is essential for a previously permitted use of the land.</p>   | Chapter 3 / Part 3.6 / 3.30 / (2)         | <Western Parkland City SEPP><br><br>Development controls—vegetation in Sydney region growth centres                              |
|       | <p>Chapter 6 St Marys</p> <p><b>Part 6.5 Performance objectives</b></p> <p><b>6.22 Ecologically sustainable development</b></p> <p>Development on the land to which this Chapter applies is to be planned and carried out so that it supports the goal of ecologically sustainable development within the region declared under the Act and known as the Sydney Region.</p>  | Chapter 3 / Part 6.5 / 6.22               | <Western Parkland City SEPP><br><br>Development objectives—Ecologically sustainable development                                  |
|       | <p>Chapter 6 St Marys</p> <p><b>Part 6.5 Performance objectives</b></p> <p><b>6.23 Air quality</b></p> <p>(1) Adverse impact on the air quality of the Blacktown City and Penrith City local government areas is to be minimised through the implementation of appropriate measures as part of any development.</p> <p>(2) Development on the land to which this Chapter applies should contribute to improved regional air quality by containing growth in vehicle kilometres travelled, by achieving higher than normal public transport use, encouraging walking and cycling, and promoting energy-efficient businesses and homes.</p>  | Chapter 3 / Part 6.5 / 6.23               | <Western Parkland City SEPP><br><br>Development objectives— Air quality  |
|       | <p>Chapter 6 St Marys</p> <p><b>Part 6.5 Performance objectives</b></p> <p><b>6.24 Conservation</b></p> <p>(1) A representative and significant proportion of the natural values of the land are to be conserved within a regional park in order to protect the variety of Western Sydney vegetation communities, native flora and fauna species and fauna habitat.</p> <p>(2) Urban design and site planning in the Employment and Urban zones are to have regard to significant stands of trees and, where practicable, retain those trees.</p> <p>(3) Adverse impacts on the vegetation and fauna habitats within the Regional Park and Regional Open Space zones resulting from the development of areas zoned Employment or Urban are to be minimised.</p> <p>(4) Infrastructure is to be designed and located to minimise potential adverse impacts on the conservation values of the land.</p> <p>(5) Infrastructure and recreational facilities within the regional park are to be sited and constructed to minimise adverse impact on the park's natural values.</p>  | Chapter 3 / Part 6.5 / 6.24               | <Western Parkland City SEPP><br><br>Development objectives— Conservation   |
|       | <p>Chapter 3 Sydney region growth centres</p> <p>Part 3.3 Land Use—Environment Conservation and Recreation Zones</p> <p><b>3.15 Objectives for development in land use reservation zones</b></p> <p>(1) <b>The objectives for development in each land use reservation zone</b> are set out in the Table to this section.</p> <p><b>Table</b></p> <p><b>Environment Conservation Zone</b></p> <p>(a) to protect and restore areas of special ecological, scientific or aesthetic values,</p> <p>(b) to conserve biological diversity, native vegetation corridors, aboriginal heritage or cultural values of the land, and its scenic qualities.</p>   | Chapter 3 / Part 3.3 / 3.15 / (1) / Table | <Central River City SEPP><br><br>The objectives for development in Environment Conservation Zone in Sydney region growth centres |
|       | <p>Chapter 3 Sydney region growth centres</p> <p><b>Part 3.5 Development controls—flood prone and major creeks land</b></p> <p><b>3.26 Development on flood prone and major creeks land—additional heads of consideration</b></p> <p>(1) This section applies to development requiring consent that is carried out on flood prone and major creeks land (other than any such land to which section 3.27 applies).</p> <p>(2) <b>Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken the following into consideration—</b></p> <p>(a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,</p> <p>(b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</p> <p>(c) whether the development will enable safe occupation of the flood prone and major creeks land,</p> <p>(d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,</p> | Chapter 3 / Part 3.5 / 3.26 / (1), (2)    | <Central River City SEPP><br><br>Development controls—flood prone and major creeks land in Sydney region growth centres          |

| SEPPs   | Contents  | References                        | Note   |   |  |                               |   |
|---|---|-----------------------------------|--|---|--|-------------------------------|---|
|   | <p>(e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,</p> <p>(f) whether or not the development is compatible with the flow conveyance function of the floodway,</p> <p>(g) whether or not the development is compatible with the flood hazard,</p> <p>(h) in the case of development consisting of the excavation or filling of land, whether or not the development—</p> <p>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and</p> <p>(ii) will significantly impact on the likely future use or redevelopment of the land, and</p> <p>(iii) will adversely impact on the existing and likely amenity of adjoining properties, and</p> <p>(iv) will minimise the disturbance of relics, and</p> <p>(v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.</p>  |                                   |  |   |  |                               |   |
|   | <p>Chapter 3 Sydney region growth centres<br/>Part 3.6 <b>Development controls—vegetation</b><br/>3.30 Consent for clearing native vegetation<br/>(2) <b>Development consent under this section is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of bushland caused by the clearing of the vegetation—</b></p> <p>(a) that there is no reasonable alternative available to the disturbance of the bushland,</p> <p>(b) that as little bushland as possible will be disturbed,</p> <p>(c) that the disturbance of the bushland will not increase salinity,</p> <p>(d) that bushland disturbed for the purposes of construction will be re-instated where possible on completion of construction,</p> <p>(e) that the loss of remnant bushland caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant bushland,</p> <p>(f) that no more than 0.5 hectare of bushland will be cleared unless the clearing is essential for a previously permitted use of the land.</p> | Chapter 3 / Part 3.6 / 3.30 / (2) | <Central River City SEPP><br><br>Development controls—vegetation in Sydney region growth centres |   |  |                               |   |
|   | <p>Chapter 5 Kurnell Peninsula<br/>Part 5.2 General restrictions on development<br/>5.9 Zone objectives and development control table<br/><b>Table</b><br/><b>Zone No 8 (a) (National Parks and Nature Reserves (Existing) Zone)</b><br/><b>1 Objectives of zone</b><br/>The objectives of this zone are—</p> <p>(a) to identify lands presently under the control of the National Parks and Wildlife Service,</p> <p>(b) to conserve areas of natural, ecological, scenic, educational, scientific, cultural or historic importance, and</p> <p>(c) to permit development of the land as considered appropriate by the Director of the National Parks and Wildlife Service.</p>  | Chapter 5 / Part 5.2 / 5.9        | <Central River City SEPP>  |   |  |                               |   |
| Design and Place  | <p><b>Part 2 Design principles and design considerations</b><br/><b>12 Design principles and design considerations</b><br/>(1) The principles for design in New South Wales are the following—</p> <p>(d) <b>to deliver sustainable and greener places</b> to ensure the well-being of people and the environment,</p> <p>(2) The considerations that guide the implementation of the design principles are as follows—</p> <table border="1"> <thead> <tr> <th>Design principle</th> <th>Design considerations</th> </tr> </thead> <tbody> <tr> <td><b>Deliver sustainable and greener places to ensure the well-being of people and the environment.</b></td> <td>Green infrastructure.<br/><b>Resource efficiency and emissions reduction.</b></td> </tr> </tbody> </table>  | Design principle                  | Design considerations  | <b>Deliver sustainable and greener places to ensure the well-being of people and the environment.</b> | Green infrastructure.<br><b>Resource efficiency and emissions reduction.</b> | Part 2 / 12 / (1) - (d) / (2) | - |
| Design principle  | Design considerations   |                                   |  |   |  |                               |   |
| <b>Deliver sustainable and greener places to ensure the well-being of people and the environment.</b> | Green infrastructure.<br><b>Resource efficiency and emissions reduction.</b>  |                                   |  |   |  |                               |   |
|   | <p><b>Part 2 Design principles and design considerations</b><br/><b>21 Design consideration—resource efficiency and emissions reduction</b><br/>The consent authority must consider whether the development—</p> <p>(a) for urban design development involving subdivision—minimises, and excludes as far as practicable, the use of on-site gas for cooking, heating and hot water, and</p> <p>(b) is designed to minimise waste from associated demolition, construction and during the ongoing use of the development, including by the choice and reuse of building materials, and</p> <p>(c) minimises greenhouse gas emissions, as part of the goal of achieving net zero emissions by 2050, including by incorporating the following—</p> <p>(i) passive design,</p> <p>(ii) energy efficiency,</p> <p>(iii) the use of renewable energy, and</p> <p>(d) uses water sensitive urban design and maximises water re-use.</p>   | Part 2 / 21                       | -  |   |  |                               |   |
|   | <p><b>Part 2 Design principles and design considerations</b><br/><b>22 Design consideration—resilience and adapting to change</b><br/>The consent authority must be satisfied that the development is resilient to natural hazards by —</p> <p>(a) incorporating measures to—</p> <p>(i) <b>avoid or reduce exposure to natural hazards, and</b></p> <p>(ii) <b>mitigate and adapt to the risks of natural hazards, including risks of climate change and compounding risks, and</b></p> <p>(b) mitigating the impact of expected natural hazards through the siting and design of the development.</p>   | Part 2 / 22                       | -  |   |  |                               |   |
|   | <p><b>Part 3 Assessment of development</b><br/><b>Division 1 Urban design development</b><br/><b>26 Energy and water use standards for non-residential development</b><br/>Development consent must not be granted to non-residential development unless the consent authority is satisfied the development—</p> <p>(a) enables the following—</p> <p>(i) the reduction and shifting of peak demand for electricity,</p> <p>(ii) storage of renewable energy, for example batteries,</p> <p>(iii) metering and monitoring of energy consumption, and</p> <p>(b) is capable of achieving the standards for energy and water use specified in Schedule 1.</p>   | Part 3 / Division 1 / 26          | -  |   |  |                               |   |



| SEPPs | Contents  | References                          | Note |
|-------|---|-------------------------------------|------|
|       | <p><b>Part 3 Assessment of development</b></p> <p><b>Division 2 BASIX standards for residential development</b></p> <p><b>27 BASIX standards</b></p> <p>(1) Development consent must not be granted to BASIX affected development that involves the erection of a BASIX affected building unless the consent authority is satisfied that the development is capable of achieving the standards for the following specified in Schedule 2—</p> <p>(a) energy use,</p> <p>(b) water use,</p> <p>(c) embodied emissions,</p> <p>(d) thermal performance.</p> <p>(2) Subsection (1) does not apply to development involving a heritage item or within a heritage conservation area if the Planning Secretary is satisfied that the development is not capable of achieving the standard specified in Schedule 2 because of the development controls that apply.</p> | Part 3 / Division 2 / 27            | -    |
|       | <p><b>Schedule 1 Energy and water use standards for non-residential development</b></p> <p><b>2 Energy use</b><br/>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>3 Water use</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>  | Schedule 1 / 2, 3                   | -    |
|       | <p><b>Schedule 2 Energy and water use, embodied emissions and thermal performance standards for BASIX affected development</b></p> <p><b>Part 2 Energy use</b><br/>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>Part 3 Water use</b><br/>(Working note: original full texts under this clause are not included here as too long)</p> <p><b>Part 4 Embodied emissions</b><br/>(Working note: original full texts under this clause are not included here as too long)</p>   | Schedule 2 / Part 2, Part 3, Part 4 | -    |

## 12 Mental health

| SEPPs            | Contents   | References   | Note   |
|------------------|--|--|--|
| Housing          | <p><b>Chapter 2 Affordable housing</b></p> <p><b>Part 2 Development for affordable housing</b></p> <p><b>Division 1 In-fill affordable housing</b></p> <p><b>18 Non-discretionary development standards—the Act, s 4.15</b></p> <p>(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—</p> <p>(e) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</p>  | Chapter 2 / Part 2 / Division 1 / 18 / (2) / (e)       | <p>No contents specifically related to 'mental health'</p> <p>But, Development standards considering private open spaces</p> |
|                  | <p><b>Chapter 3 Diverse housing</b></p> <p><b>Part 5 Housing for seniors and people with a disability</b></p> <p><b>Division 7 Non-discretionary development standards</b></p> <p><b>108 Non-discretionary development standards for independent living units—the Act, s 4.15</b></p> <p>(2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—</p> <p>(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,</p> <p>(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building—</p> <p>(i) at least 15m<sup>2</sup> of private open space per dwelling, and</p> <p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> | Chapter 3 / Part 5 / Division 7 / 108 / (2) / (g), (h) | <p>No contents specifically related to 'mental health'</p> <p>But, Development standards considering private open spaces</p> |
| Design and Place | <p><b>Part 2 Design principles and design considerations</b></p> <p><b>12 Design principles and design considerations</b></p> <p>(2) The considerations that guide the implementation of the design principles are as follows—</p> <p>Design principle: Deliver inviting public spaces and enhanced public life to create engaged communities ----- Design considerations: Comfortable, inclusive and healthy places.</p>  | Part 2 / 12 / (2)                                      | <p>No contents specifically related to 'mental health'</p> <p>But, This is about social connection (social cohesion)</p>     |
|                  | <p><b>Part 2 Design principles and design considerations</b></p> <p><b>15 Design consideration—comfortable, inclusive and healthy places</b></p> <p>The consent authority must consider whether—</p> <p>(a) the layout and design of the development maximises passive heating and cooling and minimises adverse impacts on residents and public amenity, and</p> <p>(b) the development incorporates inclusive design measures that are appropriate for the purpose of the development, and</p> <p>(c) for development that includes open space—the open space is accessible, comfortable and enables pedestrian circulation.</p>   | Part 2 / 15  | No contents specifically related to 'mental health'  |

**Table S3: Local Environmental Plans and their considerations of healthy planning principles**

| Healthy planning principle themes and key questions                                   | Key terms                           | Blue Mountains   | Camden  | Campbelltown   | Fairfield   | Hawkesbury   | Liverpool  | Penrith  | Wollondilly   |
|---|-------------------------------------|--|---|--|---|--|--|--|---|
| <b>01 Healthy eating</b>  |                                     |  |   |  |   |  |  |  |   |
| <b>01a.</b> promote access to fresh, nutritious and affordable food and drink         | Fresh food                          | -  | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU2</li> <li>Land Use Table / Zone RU5</li> <li>Land Use Table / Zone RU6</li> </ul>          | -   | -  | -  | -  | -   |
|   | Affordable food                     | -  | -   | -  | -   | -  | -  | -  | -   |
|   | Healthy food / Nutritious food      | -  | -   | -  | -   | -  | -  | -  | -   |
| <b>01b.</b> discourage over-consumption of unhealthy food and drink including alcohol | Unhealthy food                      | -  | -   | -  | -   | -  | -  | -  | -   |
|   | Unhealthy eating                    | -  | -   | -  | -   | -  | -  | -  | -   |
|   | Alcohol                             | -  | -   | <ul style="list-style-type: none"> <li>Schedule 2 / Advertisement signs on field fencing and amenities at sports fields in Zone RE1 / (2) / (a)</li> </ul> | -   | -  | -  | -  | -   |
| <b>01c.</b> preserve food growing (agricultural areas)                                | Food growing area                   | -  | -   | -  | -   | -  | -  | -  | -   |
|   | Agricultural areas                  | <ul style="list-style-type: none"> <li>5.13 / (3) / (j)</li> <li>6.28 / (1)</li> <li>6.28 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>1.2 / (2) / (g)</li> <li>5.13 / (3) / (j)</li> <li>5.18</li> </ul> | <ul style="list-style-type: none"> <li>1.2 / (2) / (c)</li> <li>4.2B / (3) / (b)</li> <li>5.13 / (3) / (j)</li> </ul>                                      | <ul style="list-style-type: none"> <li>1.2 / (2) / (e)</li> </ul> | <ul style="list-style-type: none"> <li>1.2 / (2) / (b)</li> <li>Land Use Table / Zone RU1</li> </ul> | <ul style="list-style-type: none"> <li>1.2 / (2) / (n)</li> <li>Land Use Table / Zone RU2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU1</li> <li>5.13 / (3) / (j)</li> <li>7.6 / (1) / (b)</li> </ul> | -   |
|   | Urban agriculture                   | -  | -   | -  | -   | -  | -  | -  | -   |
| <b>01d.</b> support local food production   | Local food                          | -  | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU2</li> <li>Land Use Table / Zone RU5</li> <li>Land Use Table / Zone RU6</li> </ul>          | -   | -  | -  | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU1</li> <li>Land Use Table / Zone RU2</li> <li>Land Use Table / Zone RU4</li> </ul> |
|   | Community gardening                 | -  | -   | -  | -   | -  | -  | -  | -   |
|   | Growers' markets / Farmers' markets | -  | -   | -  | -   | -  | -  | -  | -   |
| <b>02 Physical activity</b>   |                                     |  |   |  |   |  |  |  |   |
| <b>02a.</b> encourage physical activity   | Physical activity                   | <ul style="list-style-type: none"> <li>7.5 / (4) / (e)</li> </ul>  | <ul style="list-style-type: none"> <li>7.7 / (2) / (a)</li> </ul>   | -  | -   | -  | -  | -  | -   |

| Healthy planning principle themes and key questions                                 | Key terms                         | Blue Mountains  | Camden   | Campbelltown   | Fairfield  | Hawkesbury   | Liverpool   | Penrith  | Wollondilly  |
|---|-----------------------------------|---|--|--|--|--|---|--|--|
|   |                                   | <ul style="list-style-type: none"> <li>7.10 / (1) / (e)</li> </ul>  |  |  |  |  |   |  |  |
|   | Walkable / Walkability            | -   | -  | -  | -  | -  | -   | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone R2</li> <li>Land Use Table / Zone R3</li> <li>Land Use Table / Zone R5</li> </ul> |
|   | (Easy access to) public transport | <ul style="list-style-type: none"> <li>1.2 / (2) / (p)</li> </ul>   | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone R4</li> <li>Land Use Table / Zone B4</li> <li>6.3 / (3) / (b)</li> <li>7.11 / (1) / (b)</li> </ul>  | -  | -  | <ul style="list-style-type: none"> <li>1.2 / (2) / (e)</li> <li>1.2 / (2) / (l)</li> <li>Land Use Table / Zone R1</li> <li>Land Use Table / Zone B4</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>   |
| 02b. promote opportunities for walking, cycling and other forms of active transport | Walking                           | <ul style="list-style-type: none"> <li>1.2 / (2) / (p)</li> <li>Land Use Table / Zone B2</li> <li>7.6 / (20) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B1</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>7.11 / (4) / (g)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> <li>7.5A / (4) / (b)</li> <li>7.9 / (2) / (c) / (vii)</li> <li>7.27 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul>                                   |
|   | Cycling                           | <ul style="list-style-type: none"> <li>1.2 / (2) / (p)</li> <li>Land Use Table / Zone B2</li> </ul>                           | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B1</li> <li>Land Use Table / Zone B2</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> </ul>                           | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> </ul>                                   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul>                                   |



| Healthy planning principle themes and key questions   | Key terms                 | Blue Mountains  | Camden  | Campbelltown   | Fairfield  | Hawkesbury  | Liverpool   | Penrith  | Wollondilly  |
|---|---------------------------|---|---|--|--|---|---|--|--|
|   |                           |   |   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul> | <ul style="list-style-type: none"> <li>7.11 / (4) / (g)</li> </ul>   |   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> <li>7.5A / (4) / (b)</li> <li>7.9 / (2) / (c) / (vii)</li> <li>7.27 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>   |  |
|   | Active transport          | -   | -   | -  | -  | -   | -   | -  | -  |
| 02c. promote access to quality open spaces, including green space and recreational facilities | Open space(s)             | <ul style="list-style-type: none"> <li>1.2 / (2) / (l)</li> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>                 | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> <li>6.1 / (3) / (c)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> <li>7.11 / (4) / (b)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> <li>4.3 / (1) / (a)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul> |
|   | Green space(s) / Park     | -   | -   | -  | -  | -   | -   | -  | -  |
|   | Recreational facilities   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>                          | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>                           | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>                          | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul> |
| <b>03 Housing</b>   |                           |   |   |  |  |   |   |  |  |
| 03a. encourage housing that supports human and environmental health                           | Human health              | -   | -   | -  | -  |   |   |  |  |
|   | Environmental health      | -   | -   | -  | -  |   |   |  |  |
|   | <b>Crowding / Privacy</b> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B1</li> <li>7.5 / (1) / (c)</li> <li>7.13 / (1) / (c)</li> <li>7.13 / (2) / (c)</li> </ul> | -   | -  | <ul style="list-style-type: none"> <li>4.3 / (1) / (f)</li> </ul>  | -   | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone IN2</li> <li>Schedule 3 / Part 3 / Dwelling houses (in Zone RU5 Village) / (7)</li> </ul> | -  |
| 03b. encourage dwelling diversity   | Dwelling diversity        | -   | -   | -  | -  | -   | -   | -  | -  |
|   | Housing diversity / A     | <ul style="list-style-type: none"> <li>4.1c / (1)</li> </ul>  | <ul style="list-style-type: none"> <li>4.1A / (1)</li> </ul>  | <ul style="list-style-type: none"> <li>4.1 / (1) / (g)</li> </ul>  | <ul style="list-style-type: none"> <li>4.1c / (1) / (a)</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table /</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table /</li> </ul>  | <ul style="list-style-type: none"> <li>1.2 / (2) / (c)</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table /</li> </ul>   |

| Healthy planning principle themes and key questions              | Key terms                            | Blue Mountains  | Camden   | Campbelltown   | Fairfield  | Hawkesbury   | Liverpool   | Penrith  | Wollondilly  |
|--|--------------------------------------|---|--|--|--|--|---|--|--|
|  | range of housing types               | <ul style="list-style-type: none"> <li>Land Use Table / Zone R1</li> <li>Land Use Table / Zone R3</li> <li>7.2 / (5) / (e)</li> <li>7.6 / (11) / (a)</li> <li>7.6 / (17) / (a)</li> <li>7.8 / (4) / (b)</li> <li>7.8 / (5) / (b)</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone R1</li> <li>Land Use Table / Zone R3</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone R3</li> <li>Land Use Table / Zone R4</li> </ul>                           | <ul style="list-style-type: none"> <li>Land Use Table / Zone R1</li> <li>Land Use Table / Zone R3</li> <li>Land Use Table / Zone R4</li> </ul> | <ul style="list-style-type: none"> <li>Zone R1</li> <li>Land Use Table / Zone R3</li> </ul>                  | <ul style="list-style-type: none"> <li>Zone R1</li> <li>Land Use Table / Zone R3</li> <li>Land Use Table / Zone R4</li> </ul>         | <ul style="list-style-type: none"> <li>Land Use Table / Zone R1</li> <li>Land Use Table / Zone R3</li> <li>Land Use Table / Zone R4</li> </ul> | Zone R3  |
|  | Housing choice                       | <ul style="list-style-type: none"> <li>7.2 / (1) / (c)</li> <li>7.3 / (1) / (b)</li> <li>7.5 / (1) / (b)</li> <li>7.5 / (2) / (b)</li> <li>7.6 / (14) / (a)</li> <li>7.6 / (15) / (a)</li> <li>7.7 / (1) / (b)</li> <li>7.11 / (1) / (c)</li> <li>7.12 / (1) / (c)</li> <li>7.13 / (1) / (b)</li> <li>7.13 / (2) / (b)</li> </ul> | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone R3</li> </ul>   | <ul style="list-style-type: none"> <li>1.2 / (2) / (a)</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone R3</li> </ul>                                   | -   | <ul style="list-style-type: none"> <li>7.15 / (2) / (b)</li> </ul>   | -  |
| <b>03c.</b> promote affordable housing                           | Affordable housing                   | <ul style="list-style-type: none"> <li>1.2 / (2) / (k)</li> <li>6.22</li> </ul>   | -  | <ul style="list-style-type: none"> <li>8.4</li> </ul>  | -  | <ul style="list-style-type: none"> <li>1.2 / (2) / (f)</li> </ul>  | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone R4</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone R3</li> </ul>                                   |
|  | Home ownership                       | -   | -  | -  | -  | -  | -   | -  | -  |
|  | Housing affordability                | -   | -  | -  | -  | -  | -   | -  | -  |
| <b>03d.</b> ensure housing is adaptable and accessible           | Adaptable housing                    | -   | -  | -  | -  | -  | -   | -  | -  |
|  | Accessible housing                   | <ul style="list-style-type: none"> <li>1.2 / (2) / (k)</li> </ul>   | -  | -  | -  | -  | -   | -  | -  |
|  | Universal design / Accessible design | -   | -  | -  | -  | -  | -   | -  | -  |
| <b>04 Transport and connectivity</b>                             |                                      |   |  |  |  |  |   |  |  |
| <b>04a.</b> reduce car dependency and encourage active transport | Car dependency                       | -   | -  | -  | -  | -  | -   | -  | -  |
|  | Active transport                     | -   | -  | -  | -  | -  | -   | -  | -  |
|  | Walking / Cycling                    | <ul style="list-style-type: none"> <li>1.2 / (2) / (p)</li> <li>Land Use Table / Zone B2</li> <li>7.6 / (20) / (d)</li> <li>1.2 / (2) / (p)</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B1</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table /</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table /</li> </ul>         | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> </ul> | <ul style="list-style-type: none"> <li>1.2 / (2) / (l)</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table /</li> </ul>         | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul> |

| Healthy planning principle themes and key questions   | Key terms   | Blue Mountains   | Camden  | Campbelltown  | Fairfield   | Hawkesbury   | Liverpool   | Penrith  | Wollondilly  |   |
|---|---|--|---|---|---|--|---|--|--|---|
|   |   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> </ul>   |   | <ul style="list-style-type: none"> <li>Zone B3</li> <li>Land Use Table / Zone B4</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>Land Use Table / Zone RE1</li> <li>Land Use Table / Zone RE2</li> </ul> | <ul style="list-style-type: none"> <li>Zone B4</li> <li>7.11 / (4) / (g)</li> </ul>   |  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> <li>7.5A / (4) / (b)</li> <li>7.9 / (2) / (c) / (vii)</li> <li>7.27 / (3) / (d)</li> </ul> | Zone B4  |  |   |
| 04b. improve public transport services  | Public transport  | <ul style="list-style-type: none"> <li>1.2 / (2) / (p)</li> <li>Land Use Table / Zone B2</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> <li>6.3 / (3) / (b)</li> </ul> | <ul style="list-style-type: none"> <li>6.3 / (3) / (b)</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> <li>7.1 / (4) / (g)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> </ul>                  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> </ul> |   |
| 04c. encourage infill development and integrate new developments into existing ones, including key destinations and active transport infrastructure | Infill development / Brownfield development / Greyfield development | <ul style="list-style-type: none"> <li>7.6 / (3) / (b)</li> <li>7.6 / (5) / (c)</li> <li>7.6 / (12) / (b)</li> <li>7.6 / (15) / (e)</li> <li>7.7 / (3) / (b)</li> <li>7.8 / (4) / (b)</li> </ul> | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone R4</li> </ul>  | -   | -  | -   | -  | -  | - |
|   | Integrate new development   | <ul style="list-style-type: none"> <li>1.2 / (2) / (p)</li> <li>7.8 / (4) / (a)</li> </ul>   | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone R1</li> </ul>  | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B4</li> </ul>                                   |   |
|   | Mixed use development   | -  | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone B3</li> </ul>  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B6</li> </ul>  | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B6</li> <li>7.6 / (1) / (b)</li> <li>Schedule 1 / 6 / (2)</li> <li>Schedule 1 / 7 / (2)</li> </ul> | -  | -  |   |
| <b>05 Quality employment</b>  |   |  |   |   |   |  |   |  |  |   |
| 05a. improve the location of jobs in terms of housing and community options   | Location of jobs  | -  | -   | -   | -   | -  | -   | -  | -  |   |
|   | Commuting times   | -  | -   | -   | -   | -  | -   | -  | -  |   |



| Healthy planning principle themes and key questions  | Key terms  | Blue Mountains   | Camden  | Campbelltown   | Fairfield   | Hawkesbury  | Liverpool  | Penrith  | Wollondilly |
|--|--|--|---|--|---|---|--|--|-------------|
|  | Employment hub   | -  | -   | -  | -   | -   | -  | -  | -           |
| <b>05b.</b> increase access to a range of quality employment opportunities                       | Employment opportunities   | <ul style="list-style-type: none"> <li>1.2 / (2) / (m)</li> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B7</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>7.6 / (14) / (e)</li> <li>7.6 / (15) / (b)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>1.2 / (2) / (k)</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone B4</li> <li>Land Use Table / Zone B7</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>7.9 / (1)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B3</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>Land Use Table / Zone IN3</li> <li>7.38 / (1) / (b)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone B2</li> <li>Land Use Table / Zone B4</li> <li>Land Use Table / Zone IN1</li> <li>Land Use Table / Zone IN2</li> <li>Land Use Table / Zone IN3</li> </ul> |             |
|  | Job opportunities  | -  | -   | -  | -   | -   | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B7</li> <li>7.25 / (1)</li> </ul>   | -           |
| <b>05c.</b> increase access to appropriate job training  | Job training   | -  | -   | -  | -   | -   | -  | -  | -           |
|  | Vocational training  | -  | -   | -  | -   | -   | -  | -  | -           |
| <b>06 Community safety and security</b>  |  |  |   |  |   |   |  |  |             |
| <b>06a.</b> consider crime prevention and a sense of security                                    | Crime prevention   | -  | -   | -  | -   | -   | -  | -  | -           |
|  | Sense of security / Safety   | -  | -   | -  | -   | -   | -  | -  | -           |
|  | Lighting   | -  | -   | -  | -   | -   | -  | -  | -           |
| <b>06b.</b> address risks associated with alcohol use  | Alcohol use  | -  | -   | -  | -   | -   | -  | -  | -           |
|  | <b>Alcohol outlets</b>   | -  | -   | -  | -   | -   | -  | -  | -           |
|  | Alcohol-free zone  | -  | -   | -  | -   | -   | -  | -  | -           |
| <b>07 Open space and natural features</b>  |  |  |   |  |   |   |  |  |             |
| <b>07a.</b> provide access to green and blue open spaces and natural areas                       | Green open spaces  | -  | -   | -  | -   | -   | -  | -  | -           |
|  | Blue open spaces   | -  | -   | -  | -   | -   | -  | -  | -           |
|  | Natural areas  | -  | -   | -  | -   | -   | -  | -  | -           |
| <b>07b.</b> ensure that public open spaces are safe, accessible, attractive and easy to maintain | Safe open spaces   | <ul style="list-style-type: none"> <li>7.6 / (6) / (d)</li> </ul>  | -   | -  | -   | -   | -  | -  | -           |
|  | Accessible open spaces / <b>Proximity</b>  | <ul style="list-style-type: none"> <li>7.6 / (6) / (d)</li> </ul>  | -   | -  | -   | -   | -  | -  | -           |
|  | Easy to maintain / Natural shade / Built shade / Drinking water fountains / Smoke-free / clear sight lines | -  | -   | <ul style="list-style-type: none"> <li>1.2 / (2) / (m)</li> <li>7.26 / (a)</li> </ul>  | -   | <ul style="list-style-type: none"> <li>1.2 / (2) / (h)</li> </ul>   | -  | -  | -           |
| <b>07c.</b> promote quality streetscapes that encourage activity                                 | Quality streetscapes   | <ul style="list-style-type: none"> <li>6.17 / (1)</li> </ul>   | -   | -  | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone R2</li> </ul>  | -  | -  | -           |

| Healthy planning principle themes and key questions  | Key terms   | Blue Mountains  | Camden   | Campbelltown  | Fairfield  | Hawkesbury   | Liverpool   | Penrith   | Wollondilly  |
|--|---|---|--|---|--|--|---|---|--|
| 07d. engender a sense of cultural identity, sense of place and incorporate public art              | Sense of cultural identity  | -   | -  | -   | -  | -  | -   | -   | -  |
|  | Sense of place  | -   | -  | -   | -  | -  | -   | -   | -  |
|  | Public art  | • 7.6 / (6) / (d)   | -  | -   | -  | -  | -   | -   | -  |
| <b>08 Social infrastructure</b>  |   |   |  |   |  |  |   |   |  |
| 08a. provide access to a range of facilities to attract and support a diverse population           | Facilities : schools, community centres, libraries, healthcare facilities (hospitals, community health centres, general practitioners), childcare centres, recreational facilities, local shops, pharmacies, post offices, banking facilities | -   | -  | -   | -  | -  | -   | -   | -  |
|  | Diverse population  | -   | -  | -   | -  | -  | • 1.2 / (2) / (c)   | -   | -  |
| 08b. respond to existing and projected community needs and current gaps in facilities and services | Community needs   | <ul style="list-style-type: none"> <li>• 1.2 / (2) / (c)</li> <li>• 1.2 / (2) / (l)</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone RE2</li> <li>• 7.2 / (1) / (b)</li> <li>• 7.2 / (2) / (b)</li> <li>• 7.2 / (3) / (a)</li> <li>• 7.6 / (1) / (a)</li> <li>• 7.6 / (3) / (a)</li> <li>• 7.8 / (1) / (a)</li> <li>• 7.8 / (3) / (b)</li> <li>• 7.8 / (6) / (a)</li> <li>• 7.10 / (1) / (b)</li> <li>• 7.10 / (2) / (b)</li> <li>• 7.12 / (1) / (b)</li> </ul> | <ul style="list-style-type: none"> <li>• 1.2 / (2) / (f)</li> <li>• 1.2 / (2) / (h)</li> <li>• Land Use Table / Zone R1</li> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone R4</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone IN1</li> <li>• Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>• 1.2 / (2) / (p)</li> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone R4</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B3</li> <li>• Land Use Table / Zone B5</li> <li>• Land Use Table / Zone B7</li> <li>• Land Use Table / Zone IN1</li> <li>• Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>• 1.2 / (2) / (b)</li> <li>• 1.2 / (2) / (c)</li> <li>• Land Use Table / Zone R1</li> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone R4</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B5</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone IN1</li> <li>• Land Use Table / Zone B3</li> <li>• Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>• Land Use Table / Zone R1</li> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone R4</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B5</li> <li>• Land Use Table / Zone IN2</li> <li>• Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>• 1.2 / (2) / (a)</li> <li>• Land Use Table / Zone R1</li> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone R4</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B3</li> <li>• Land Use Table / Zone IN1</li> <li>• Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>• 1.2 / (2) / (c)</li> <li>• Land Use Table / Zone R1</li> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone R4</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B3</li> <li>• Land Use Table / Zone B7</li> <li>• Land Use Table / Zone IN1</li> <li>• Land Use Table / Zone IN2</li> </ul> | <ul style="list-style-type: none"> <li>• Land Use Table / Zone R2</li> <li>• Land Use Table / Zone R3</li> <li>• Land Use Table / Zone B1</li> <li>• Land Use Table / Zone B2</li> <li>• Land Use Table / Zone B5</li> <li>• Land Use Table / Zone IN2</li> <li>• Land Use Table / Zone IN3</li> </ul> |

| Healthy planning principle themes and key questions                             | Key terms                                      | Blue Mountains   | Camden   | Campbelltown  | Fairfield  | Hawkesbury  | Liverpool  | Penrith                                | Wollondilly   |
|---|--|--|--|---|--|---|--|--|---|
|   |  |  |  | • Land Use Table / Zone RE1                                       |  |   |  |  |   |
| 08c. provide for early delivery of social infrastructure                        | Early delivery                                 | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Social infrastructure                          | -  | -  | -   | -  | -   | -  | -                                      | -   |
| 08d. promote an integrated approach to social infrastructure planning           | Social infrastructure planning                 | -  | -  | -   | -  | -   | -  | -                                      | -   |
| 08e. maximise efficiencies in social infrastructure planning and provision      | Social infrastructure planning                 | -  | -  | -   | -  | -   | -  | -                                      | -   |
| <b>09 Social cohesion and connectivity</b>                                      |  |  |  |   |  |   |  |  |   |
| 09a. provide environments that will encourage social interaction and connection | Social interaction                             | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Social connection                              | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | <b>Social cohesion</b>                         | -  | -  | -   | -  | -   | -  | -                                      | -   |
| 09b. promote a sense of community and attachment to place                       | Sense of community                             | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Sense of attachment to place                   | -  | -  | -   | -  | -   | -  | -                                      | -   |
| 09c. encourage local involvement in planning and community life                 | Local involvement                              | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Community engagement                           | -  | • Land Use Table / Zone R1<br>• Land Use Table / Zone R2 | -   | -  | -   | -  | -                                      | • Land Use Table / Zone R2  |
| 09d. minimise social disadvantage and promote equitable access to resources     | Social disadvantage                            | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Equitable access                               | -  | -  | • Land Use Table / Zone RE1                                       | -  | -   | • 1.2 / (2) / (f)<br>• Land Use Table / Zone RE1 | -                                      | -   |
| 09e. avoid community severance, division or dislocation                         | Community severance                            | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Community division                             | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | Community dislocation                          | -  | -  | -   | -  | -   | -  | -                                      | -   |
| <b>10 Environment and health</b>  |  |  |  |   |  |   |  |  |   |
| 10a. help improve air quality   | Air quality                                    | • 6.21 / (2) / (f)   | -  | -   | -  | -   | -  | • Land Use Table / Zone IN2            | -   |
|   | <b>Air pollution</b>                           | -  | -  | -   | -  | -   | -  | -                                      | -   |
|   | <b>Ozone</b>                                   | -  | -  | -   | -  | -   | -  | -                                      | -   |
| 10b. help improve water quality, safety and supply                              | Water quality / <b>Microbial contamination</b> | • 1.2 / (2) / (g)<br>• 6.8 / (1) / (a)<br>• 6.8 / (3) / (a) / (i)<br>• 6.9 / (2) / (e)<br>• 6.28 / (3) / (e) | • 6.3 / (3) / (e)  | • 6.3 / (3) / (e)<br>• 7.3 / (1) / (a)<br>• 7.3 / (3) / (a) / (i) | • Land Use Table / Zone C2<br>• 6.6 / (1) / (a)<br>• 6.6 / (3) / (a) / (i) | • Land Use Table / Zone RU1<br>• Land Use Table / Zone RU2<br>• Land Use Table / Zone RU4<br>• Land Use Table / | • 6.6 / (2) / (e)<br>• 7.6 / (2) / (e)           | • 6.3 / (3) / (e)<br>• 9.6 / (1) / (e) | • 1.2 / (2) / (c)<br>• 6.3 / (3) / (e)<br>• 6.3 / (5) / (a)<br>• 7.2 / (1) / (d)<br>• 7.2 / (3) / (e)<br>• 7.3 / (1) / (a)<br>• 7.3 / (3) / (a) |



| Healthy planning principle themes and key questions  | Key terms              | Blue Mountains  | Camden  | Campbelltown   | Fairfield   | Hawkesbury   | Liverpool  | Penrith  | Wollondilly   |
|--|------------------------|---|---|--|---|--|--|--|---|
|  |                        |   |   |  |   | Zone C3<br><ul style="list-style-type: none"> <li>Land Use Table / Zone C4</li> <li>4.1E / (4) / (a) / (i)</li> <li>6.5 / (3) / (a) / (iii)</li> </ul> |  |  |   |
|  | Water safety           | -   | -   | <ul style="list-style-type: none"> <li>2.8 / (3A) / (d)</li> </ul>   | -   | -  | -  | -  | -   |
|  | Water supply           | <ul style="list-style-type: none"> <li>6.30 / (3) / (c)</li> </ul>  | -   | <ul style="list-style-type: none"> <li>2.8 / (3A) / (d)</li> </ul>   | -   | <ul style="list-style-type: none"> <li>Land Use Table / Zone R2</li> </ul>   | -  | <ul style="list-style-type: none"> <li>7.7 / (2) / (a)</li> </ul>  | <ul style="list-style-type: none"> <li>1.2 / (2) / (c)</li> </ul>   |
| <b>10c.</b> minimise disturbance and health effects caused by noise, odour and light pollution | Noise                  | <ul style="list-style-type: none"> <li>Land Use Table / Zone B1</li> <li>Land Use Table / Zone IN1</li> <li>5.20 / (2)</li> </ul> | <ul style="list-style-type: none"> <li>6.20 / (2)</li> <li>7.3</li> <li>7/8 / (1) / (c)</li> </ul>                  | <ul style="list-style-type: none"> <li>5.20 / (2)</li> <li>7.14 / (d)</li> <li>7.21 / (6) / (e) / (i)</li> </ul>     | <ul style="list-style-type: none"> <li>5.20 / (2)</li> </ul>  | <ul style="list-style-type: none"> <li>5.20 / (2)</li> <li>6.6</li> </ul>  | <ul style="list-style-type: none"> <li>5.20 / (2)</li> <li>7.18</li> <li>7.22 / (1) / (b)</li> <li>7.38 / (1) / (c)</li> </ul> | <ul style="list-style-type: none"> <li>5.20 / (2)</li> <li>7.15 / (2) / (d)</li> <li>7.20 / (1) / (a)</li> <li>7.20 / (3) / (a)</li> <li>7.20 / (3) / (b)</li> <li>7.22 / (3)</li> <li>7.22 / (4) / (a)</li> <li>7.22 / (4) / (b)</li> <li>7.22 / (4) / (c)</li> </ul> | <ul style="list-style-type: none"> <li>5.20 / (2)</li> </ul>  |
|  | Odour / Landfill sites | -   | <ul style="list-style-type: none"> <li>5.18 / (3) / (b)</li> <li>7.8 / (1) / (b)</li> </ul>                         | <ul style="list-style-type: none"> <li>7.14 / (d)</li> </ul>   | <ul style="list-style-type: none"> <li>5.18 / (3) / (b)</li> </ul>  | -  | <ul style="list-style-type: none"> <li>5.18 / (3) / (b)</li> </ul>   | <ul style="list-style-type: none"> <li>5.18 / (3) / (b)</li> </ul>   | <ul style="list-style-type: none"> <li>5.18 / (3) / (b)</li> <li>7.6 / (1)</li> </ul>                                     |
|  | Light pollution        | -   | -   | -  | -   | -  | -  | -  | -   |
| <b>10d.</b> consider the potential for hazards (both natural and manmade) and mitigate them    | Natural hazards        | <ul style="list-style-type: none"> <li>2.8 / (3) / (c)</li> </ul>   | <ul style="list-style-type: none"> <li>1.2 / (2) / (d)</li> <li>2.8 / (3) / (c)</li> <li>6.3 / (3) / (f)</li> </ul> | <ul style="list-style-type: none"> <li>2.8 / (3) / (c)</li> <li>2.8 / (3A) / (c)</li> <li>6.3 / (3) / (f)</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU2</li> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone SP3</li> <li>Land Use Table / Zone C3</li> </ul> | <ul style="list-style-type: none"> <li>2.8 / (3) / (c)</li> </ul>  | <ul style="list-style-type: none"> <li>1.2 / (2) / (i)</li> <li>2.8 / (3) / (c)</li> </ul>                                     | <ul style="list-style-type: none"> <li>1.2 / (2) / (g)</li> <li>2.8 / (3) / (c)</li> <li>9.6 / (1) / (f)</li> </ul>  | <ul style="list-style-type: none"> <li>2.8 / (3) / (c)</li> <li>6.3 / (3) / (f)</li> <li>7.9 / (3) / (b) / (v)</li> </ul> |
|  | Manmade hazards        | -   | -   | -  | <ul style="list-style-type: none"> <li>Land Use Table / Zone RU2</li> <li>Land Use Table / Zone RU4</li> <li>Land Use Table / Zone SP3</li> <li>Land Use</li> </ul>                 | <ul style="list-style-type: none"> <li>2.8 / (3) / (c)</li> </ul>  | -  | -  | -   |

| Healthy planning principle themes and key questions   | Key terms                     | Blue Mountains   | Camden   | Campbelltown   | Fairfield  | Hawkesbury   | Liverpool  | Penrith   | Wollondilly  |
|---|-------------------------------|--|--|--|--|--|--|---|--|
|   |                               |  |  |  | Table / Zone C3  |  |  |   |  |
|   | Industrial sites              | -  | -  | -  | -  | -  | -  | -   | -  |
| 10e. consider pest management strategies when determining the location of new urban development | Pest management               | -  | -  | -  | -  | -  | -  | -   | -  |
|   | New urban development         | -  | -  | -  | -  | -  | -  | -   | -  |
|   | Water bodies                  | -  | <ul style="list-style-type: none"> <li>Schedule 6 / 4</li> <li>Schedule 6 / 10 / (3)</li> </ul>                      | <ul style="list-style-type: none"> <li>Schedule 6 / 4</li> <li>Schedule 6 / 10 / (3)</li> </ul>                      | <ul style="list-style-type: none"> <li>Schedule 6 / Part 1 / Division 2 / 4</li> <li>Schedule 6 / Part 2 / Division 2 / 10 (3)</li> </ul>                              | <ul style="list-style-type: none"> <li>6.1 / (6) / (a)</li> </ul>  | <ul style="list-style-type: none"> <li>Schedule 6 / Part 1 / Division 2 / 4</li> <li>Schedule 6 / Part 2 / Division 2 / 10 (3)</li> </ul>                              | <ul style="list-style-type: none"> <li>Schedule 6 / Part 1 / Division 2 / 4</li> <li>Schedule 6 / Part 2 / Division 2 / 10 (3)</li> </ul>                                 | <ul style="list-style-type: none"> <li>Schedule 6 / Part 1 / Division 2 / 4</li> <li>Schedule 6 / Part 2 / Division 2 / 10 (3)</li> </ul>                              |
| <b>11 Environmental sustainability and climate change</b>                                       |                               |  |  |  |  |  |  |   |  |
| 11a. meet environmental sustainability objectives   | Environmental sustainability  | <ul style="list-style-type: none"> <li>1.2 / (2) / (b)</li> <li>6.19 / (4) / (f) / (viii)</li> <li>6.21</li> </ul>   | <ul style="list-style-type: none"> <li>1.2 / (2) / (b)</li> </ul>  | -  | -  | -  | -  | -   | -  |
|   | Coastal areas                 | <ul style="list-style-type: none"> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul>  | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>3.3 / (2) / (b)</li> <li>3.3 / (2) / (c)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>3.3 / (2) / (b)</li> <li>3.3 / (2) / (c)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>3.3 / (2) / (b)</li> <li>3.3 / (2) / (c)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul> | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>3.3 / (2) / (b)</li> <li>3.3 / (2) / (c)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul>    | <ul style="list-style-type: none"> <li>3.3 / (2) / (a)</li> <li>3.3 / (2) / (b)</li> <li>3.3 / (2) / (c)</li> <li>5.3 / (3) / (b)</li> <li>5.21 / (3) / (d)</li> </ul> |
|   | Urban heat islands            | -  | -  | -  | -  | -  | -  | -   | -  |
| 11b. consider climate change mitigation   | Climate change mitigation     | -  | -  | -  | -  | -  | -  | -   | -  |
|   | Infrastructure choices        | -  | -  | -  | -  | -  | -  | -   | -  |
|   | Waste management technologies | <ul style="list-style-type: none"> <li>5.13 / (3) / (k) / (iii)</li> <li>6.5 / (3) / (d)</li> <li>6.5 / (4) / (a)</li> <li>6.21 / (2) / (g)</li> <li>6.23 / (5) / (b)</li> <li>6.23 / (5) / (c)</li> </ul> | <ul style="list-style-type: none"> <li>5.13 / (3) / (f)</li> <li>5.13 / (3) / (k) / (iii)</li> </ul>                 | <ul style="list-style-type: none"> <li>5.13 / (3) / (f)</li> <li>5.13 / (3) / (k) / (iii)</li> </ul>                 | <ul style="list-style-type: none"> <li>6.7 / (3) / (d)</li> <li>6.7 / (4)</li> </ul>   | <ul style="list-style-type: none"> <li>5.13 / (3) / (f)</li> <li>5.13 / (3) / (k) / (iii)</li> </ul>   | <ul style="list-style-type: none"> <li>3.2 / 3A / (e)</li> <li>5.13 / (3) / (f) / (vii)</li> </ul>   | <ul style="list-style-type: none"> <li>5.13 / (3) / (f)</li> <li>5.13 / (3) / (k) / (iii)</li> <li>7.4 / (h)</li> <li>7.28 / (3)</li> <li>Schedule 1 / 7 / (2)</li> </ul> | -  |
| 11c. adopt measures to adapt to climate change  | Adapt to climate change       | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>   | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>                         | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>                         | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>   | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>   | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>   | <ul style="list-style-type: none"> <li>1.2 / (2) / (h)</li> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>   | <ul style="list-style-type: none"> <li>5.21 / (1) / (b)</li> <li>5.21 / (3) / (a)</li> </ul>   |
|   | Coastal communities           | -  | -  | -  | -  | -  | -  | -   | -  |
|   | Farming communities           | -  | -  | -  | -  | -  | -  | -   | -  |
| 11d. promote community resilience   | Community resilience          | -  | -  | -  | -  | -  | -  | -   | -  |
| <b>12 Mental</b>  |                               |  |  |  |  |  |  |   |  |
| 12. Mental health   | Mental health                 | -  | -  | -  | -  | -  | -  | -   | -  |

**Table S4: Healthy planning indicators – Indigenous Australians**

|   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW   |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|-------|
| 1a Meet recommended daily consumption (vegetables) (%) <sup>1</sup>                                 |                |        |              |           |            |           |         |             |        |        |        |        | 2.9   |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        | 33.2  |
| 2a Insufficient weekly physical activity (%) <sup>1</sup>   |                |        |              |           |            |           |         |             |        |        |        |        | 36.2  |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  | 8.1            | 6.7    | 14.5         | 16.7      | 12.5       | 15.1      | 10.9    | 7.7         |        | 12.9   |        | 11.0   | 12.8  |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5a Smoothed^ unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5b Persons in labour force who travelled to work using active transport@ only (%) <sup>4</sup>      | 3.1            | 0.6    | 2.1          | 2.3       | 1.6        | 4.0       | 1.7     | 2.3         |        |        |        |        | 4.3   |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | Y              | Y      | Y            | N         | Y          | Y         | Y       | N           |        |        |        |        |       |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |                |        |              |           |            |           |         |             |        |        |        |        | 264.6 |
| 12b High or very high psychological distress (%) <sup>1</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        | 23.7  |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: @ Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to Indigenous people.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset

**Table S5: Healthy planning indicators – Refugees and migrants**

|   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|-----|
| 1a Meet recommended daily consumption (vegetable) (%) <sup>1</sup>                                  |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 2a Insufficient weekly physical activity (%) <sup>1</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 5a Smoothed^ unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 5b Persons in labour force who travelled to work using active transport@ only (%) <sup>4</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | Y              | Y      | Y            | Y         | Y          | Y         | Y       | N           |        |        |        |        |     |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 12b High or very high psychological distress (%) <sup>1</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |     |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: @ Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to refugees and migrants.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset



**Table S6 Healthy planning indicators – Culturally and linguistically diverse communities**

| Legend:<br>ESB<br>NESB  | Blue Mountains   | Camden     | Campbelltown | Fairfield  | Hawkesbury | Liverpool  | Penrith    | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW          |
|---|--|------------|--------------|------------|------------|------------|------------|-------------|--------|--------|--------|--------|--------------|
|   | 1a Meet recommended daily consumption (vegetable) (%) <sup>1</sup> |            |              |            |            |            |            |             |        |        |        |        |              |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1</sup>                                      |  |            |              |            |            |            |            |             |        |        |        |        | 47.8<br>37.8 |
| 2a Insufficient weekly physical activity (%) <sup>1</sup>   |  |            |              |            |            |            |            |             |        |        |        |        | 33.0<br>44.9 |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 3b Low income households with housing stress# (%) <sup>2</sup> (Census)                             |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 5a Smoothed <sup>^</sup> unemployment rate (%) <sup>3</sup>   |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 5b Persons in labour force who travelled to work using active transport@ only (%) <sup>4+</sup>     | 2.6<br>5.6   | 1.1<br>1.3 | 1.3<br>1.6   | 1.6<br>2.1 | 2.0<br>5.1 | 2.3<br>2.0 | 1.4<br>2.3 | 1.5<br>1.5  |        |        |        |        | 4.3<br>5.4   |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | Y  | Y          | Y            | Y          | Y          | Y          | Y          | N           |        |        |        |        |              |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |  |            |              |            |            |            |            |             |        |        |        |        |              |
| 12b High or very high psychological distress (%) <sup>1</sup>                                       |  |            |              |            |            |            |            |             |        |        |        |        | 10.2<br>18.4 |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: @ Active transport involves bicycling and/or walking only.

Note: + ESB defined as persons born in Australia, New Zealand, UK, Ireland, and North America; NESB defined as persons born in all other countries except not stated. Categorized using BPLP 2-digit level data.

Note: ± indicates local community directory that highlights services that specifically caters to people of culturally and linguistically diverse backgrounds.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset

**Table S7: Healthy planning indicators –Socio-economically disadvantaged communities**

|   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW   |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|-------|
| 1a Meet recommended daily consumption (vegetable) (%) <sup>1</sup>                                  |                |        |              |           |            |           |         |             |        |        |        |        | 5.1   |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        | 36.4  |
| 2a Insufficient weekly physical activity (%) <sup>1</sup>   |                |        |              |           |            |           |         |             |        |        |        |        | 46.9  |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  |                |        |              |           |            |           |         |             |        |        |        |        | 14.8  |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        | 31.2  |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        | 129   |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5a Smoothed^ unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5b Persons in labour force who travelled to work using active transport@ only (%) <sup>4</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5c Persons in labour force who worked at home (%) <sup>4</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        | 81    |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | N              | N      | N            | Y         | N          | N         | N       | N           |        |        |        |        |       |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        | 14.0  |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |                |        |              |           |            |           |         |             |        |        |        |        | 106.1 |
| 12b High or very high psychological distress (%) <sup>1</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        | 22.2  |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: Socio-economically disadvantaged communities definition based on the Australian Bureau of Statistics' Socio-Economic Indexes of Areas – Index of Relative Socioeconomic Disadvantage at Statistical Areas Level 2, lowest quintile (Q5).

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: @ Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to socio-economically disadvantaged communities.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset

**Table S8: Healthy planning indicators – Older Australians**

| Legend:<br>65-74<br>75+   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW  |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|------|
| 1a Meet recommended daily consumption (vegetable) (%) <sup>1</sup>                                  |                |        |              |           |            |           |         |             |        |        |        |        | 7.2  |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        | 45.9 |
| 2a Insufficient weekly physical activity (%) <sup>1</sup>   |                |        |              |           |            |           |         |             |        |        |        |        | 45.1 |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup> (Census)                                   |                |        |              |           |            |           |         |             |        |        |        |        | 66.2 |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 5a Smoothed <sup>^</sup> unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 5b Persons in labour force who travelled to work using active transport@ only (%) <sup>4</sup>      | 2.2            | 1.9    | 1.4          | 3.0       | 2.7        | 2.4       | 2.0     | 3.3         |        |        |        |        | 4.4  |
|   | 0.0            | 0.0    | 0.0          | 1.9       | 8.8        | 4.8       | 6.6     | 3.5         |        |        |        |        | 5.6  |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | Y              | Y      | Y            | Y         | Y          | Y         | Y       | N           |        |        |        |        |      |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |      |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |                |        |              |           |            |           |         |             |        |        |        |        | 34.7 |
|   |                |        |              |           |            |           |         |             |        |        |        |        | 36.1 |
| 12b High or very high psychological distress (%) <sup>1</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        | 11.5 |
|   |                |        |              |           |            |           |         |             |        |        |        |        | 11.5 |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: @ Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to older persons.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset

**Table S9: Healthy planning indicators – Young adults**

|   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW   |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|-------|
| 1a Meet recommended daily consumption (vegetable) (%) <sup>1~</sup>                                 |                |        |              |           |            |           |         |             |        |        |        |        | 4.2   |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1~</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        | 41.2  |
| 2a Insufficient weekly physical activity (%) <sup>1~</sup>  |                |        |              |           |            |           |         |             |        |        |        |        | 29.3  |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5a Smoothed^ unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5b Persons in labour force who travelled to work using active transport+ only (%) <sup>4</sup>      | 5.6            | 1.7    | 2.2          | 2.2       | 2.8        | 3.4       | 2.0     | 2.1         |        |        |        |        | 5.6   |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | Y              | N      | Y            | Y         | Y          | Y         | Y       | N           |        |        |        |        |       |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |                |        |              |           |            |           |         |             | 117.9  | 117.9  | 222.8  | 222.8  | 225.9 |
| 12b High or very high psychological distress (%) <sup>1~</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        | 29.6  |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: ~ Data for 16-24 years

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: + Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to people of young adults.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset



**Table S10: Healthy planning indicators - children**

|   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW   |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|-------|
| 1a Meet recommended daily consumption (vegetable) (%) <sup>1~</sup>                                 |                |        |              |           |            |           |         |             |        |        |        |        | 5.2   |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1~</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        | 64.2  |
| 2a Insufficient weekly physical activity (%) <sup>1~</sup>  |                |        |              |           |            |           |         |             | 86.1   |        | 76.7   |        | 81.9  |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5a Smoothed^ unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 5b Persons in labour force who travelled to work using active transport+ only (%) <sup>4</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 8a Local community directory that caters to diverse groups <sup>7±</sup>                            | Y              | Y      | Y            | Y         | Y          | Y         | Y       | Y           |        |        |        |        |       |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |       |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1°</sup>                             |                |        |              |           |            |           |         |             |        |        |        |        | 226.1 |
| 12b High or very high psychological distress (%) <sup>1~</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |       |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: ~ Data for 5-15 years

Note: ° Data for 5-14 years

Note: \* Crowded dwelling is defined as "dwellings requiring extra bedrooms".

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: + Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to children.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset

**Table S11: Healthy planning indicators – Persons with a Disability**

|   | Blue Mountains | Camden | Campbelltown | Fairfield | Hawkesbury | Liverpool | Penrith | Wollondilly | SWSLHD | SWSPHN | NBMLHD | NBMPHN | NSW |
|---|----------------|--------|--------------|-----------|------------|-----------|---------|-------------|--------|--------|--------|--------|-----|
| 1a Meet recommended daily consumption (vegetable) (%) <sup>1</sup>                                  |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 1b Meet recommended daily consumption (fruit) (%) <sup>1</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 2a Insufficient weekly physical activity (%) <sup>1</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 3a Persons living in crowded* dwellings (%) <sup>2</sup>  |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 3b Low income households with housing stress# (%) <sup>2</sup>                                      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 4a People who often have difficulty or cannot get to places needed (SR, Aust=100) <sup>2</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 4b Dwellings with no motor vehicle (%) <sup>2</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 5a Smoothed^ unemployment rate (%) <sup>3</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 5b Persons in labour force who travelled to work using active transport@ only (%) <sup>4</sup>      |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 6a People who feel very/safe walking alone in local area after dark (SR, Aust=100) <sup>2</sup>     |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 6b Liquor offences (2-year trend % change) <sup>5</sup>   |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 7a Amount of public land with grass coverage per capita (m <sup>2</sup> ) <sup>6</sup>              |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 7b Amount of public land with tree coverage per capita (m <sup>2</sup> ) <sup>6</sup>               |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 8a Local community directory that caters to diverse groups <sup>7</sup>                             | Y              | Y      | Y            | Y         | Y          | Y         | Y       | N           |        |        |        |        |     |
| 9a People who participated in volunteer work (%) <sup>2</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 9b People who strongly/disagree with acceptance of other cultures (SR, Aust=100) <sup>2</sup>       |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 10a SA1 experiencing ≥ 3°C Urban Heat Island effect (%) <sup>6!</sup>                               |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 10b Number of days NEPH exceeded accepted standard <sup>8</sup>                                     |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 11a Council/State government has implemented a sustainability/climate change strategy <sup>7±</sup> |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 12a Intentional self-harm: hospitalisations (per 100,000) <sup>1</sup>                              |                |        |              |           |            |           |         |             |        |        |        |        |     |
| 12b High or very high psychological distress (%) <sup>1</sup>                                       |                |        |              |           |            |           |         |             |        |        |        |        |     |

Source: 1 HealthStats NSW; 2 PHIDU; 3 SALM; 4 2016 Australian Census; 5 NSW BOCSAR; 6 NSW Planning Portal; 7 Local government websites; 8 Data.NSW

Note: \* Crowded dwelling is defined as “dwellings requiring extra bedrooms”.

Note: # Low income households defined as those with income in the two lowest quintiles. Housing stress defined as households spending 30+% of income on housing costs.

Note: ^ Smoothed rate represents an average of the preceding 12 months.

Note: @ Active transport involves bicycling and/or walking only.

Note: ± indicates local community directory that highlights services that specifically caters to persons with a disability.

Note: ! sourced from NSW Urban Heat Island to Modified Mesh Block 2016 dataset