

Ministerial Direction

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Public Spaces, in pursuance of *section 9.1(2)(a) and 9.1(2)(b)* of the *Environmental Planning and Assessment Act 1979* (EP&A Act), give the following Direction. This Direction applies to any planning proposal lodged on the NSW Planning Portal on or after 1 July 2026. Planning proposals lodged on the NSW Planning Portal before 1 July 2026 will continue to be subject to the directions in force at the time the proposal was lodged.



Minister for Planning and Public Spaces

Dated: 29 June 2026

1 Name of Direction

This Direction is the local plan making direction.

2 When Direction takes effect

This Direction takes effect on 1 July 2026.

3 Consent authorities to whom Direction is given

(1) This Direction is given to councils:

- (a) to exercise its functions under section 3.21 or Division 3.4 of Part 3 in relation to the preparation of a local environmental plan in accordance with such principles, not inconsistent with this Act, as are specified in the direction, and
- (b) without limiting paragraph (a), to include in a planning proposal prepared by the council provisions which will achieve or give effect to such principles or such aims, objectives or policies, not inconsistent with this Act, as are specified in the direction,

(2) To avoid doubt, this Direction also applies to a planning proposal authority under Division 3.4 that is not a council.

Section 9.1 Ministerial Direction – Local Plan Making

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How to use this direction

This direction is issued under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This document comprises a direction grouped into “priorities”, intended to operate as a singular direction issued under section 9.1 of the EP&A Act.

For the purpose of section 9.1(2)(a) and (2)(b) of the EP&A Act, the direction below sets out the requirements for LEPs and planning proposals to be consistent with its terms. The section titled ‘Consistency’ provides for the circumstances in which an inconsistency with the direction can be justified.

Note: This direction does not include matters relating to local planning panels or council performance under Section 9.1 (2)(b1) or (2)(c) of the EP&A Act.

The direction is grouped by seven statewide land use priorities to provide clear alignment with the strategic planning framework. The statewide land use priorities represent what the strategic land use planning framework must achieve to meet the needs of communities now and in the future. In making or amending local environmental plans (LEPs) through a planning proposal pathway, users must consider all statewide land use priorities included in this direction.

Each priority is accompanied by an aim, application and set of direction principles. The aim explains what the relevant statewide land use planning priority is intending to achieve. The application outlines which planning proposals the priority applies to. The direction principles provide the criteria that must be satisfied.

The direction sets out requirements for the preparation of LEPs and planning proposals. These requirements:

- specify how the LEP must give effect to particular priorities, aims, objectives or policies
- provide instructions to planning proposal authorities, usually councils, on actions to be taken when preparing a planning proposal.

This direction should be read together with the Local Environmental Plan Making Guideline (LEP Making Guideline) which is issued by the Planning Secretary under section 3.33(3) of the EP&A Act. The LEP Making Guideline explains the steps in the planning proposal process and additional considerations that must be applied alongside section 9.1 local planning directions. Each direction principle forms part of the strategic and site-specific merit assessment undertaken by the Department of Planning, Housing and Infrastructure (the Department) when preparing a Gateway determination.

Consistency

A planning proposal must be consistent or substantially consistent with the terms of the priorities of this direction or provide for the circumstances in which an inconsistency can be justified. The circumstances in which a planning proposal can be inconsistent with a direction is outlined below, in accordance with section 9.1(2A) of the EP&A Act.

A planning proposal may be inconsistent with the requirements of this direction, only if the Planning Proposal Authority can satisfy the Planning Secretary (or nominee) that the inconsistency is:

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- due to the direction principles not applying to the planning proposal, or
 - in accordance with any relevant strategic plan, prepared under division 3.1 of the EP&A Act and approved by the Planning Secretary, or
 - justified by a study or strategy prepared in support of the planning proposal which provides for the aim of the priority, or
 - justified by the planning proposal authority obtaining confirmation from the Development Coordination Authority that notwithstanding the inconsistency, the Development Coordination Authority does not object to the progression of the planning proposal where the planning proposal is inconsistent with direction principles relating to Planning for Bush Fire Protection under Priority 5: Resilience, or
 - of minor significance.
-

Amendments and transitional operations

The direction may be updated periodically as policy requirements and priorities evolve. Once a change to the direction has been issued by the Minister for Planning and Public Spaces, amendments will be incorporated into this consolidated document and published on the Department's website.

A Planning Proposal Authority must apply the direction in force as at the date the relevant planning proposal is submitted for a Gateway determination under section 3.34(1) of the EP&A Act.

Key terms used throughout

Unless provided otherwise, terms used throughout the direction have the same meaning as they have in the EP&A Act and the LEP Making Guideline.

A reference to the Secretary's nominee throughout this document is taken to mean the nominee authorised by the Instrument of Nomination, approved by the Secretary of the Department of Planning, Housing and Infrastructure, to carry out the functions specified in that instrument.

Priority 1: Aboriginal Outcomes

Aim

To embed co-design to recognise Country in planning outcomes that support social, cultural, environmental, and economic self-determination for Aboriginal communities.

P1.1 – Aboriginal Land Planning

Application

P.1.1 applies to a planning proposal authority when preparing a planning proposal that affects land owned or managed by Aboriginal Land Councils (ALCs).

Direction Principles

- 1) A planning proposal must demonstrate consistency with the objectives and outcomes of any applicable:
 - a) Community Land Business Plan, where one is in place, prepared under the *Aboriginal Land Rights Act 1983*.
- 2) The planning proposal authority must demonstrate proportionate consideration of outcomes for Aboriginal owned land in their assessment, including a balanced assessment of housing, economic, cultural, social, and environmental outcomes to the satisfaction of the Planning Secretary (or nominee).

P1.2 – Cultural Guidance

Application

P.1.2 applies to a planning proposal authority when preparing a planning proposal that has identified cultural representation, presence of Aboriginal cultural heritage, or strong community association within the site context, except minor or administrative amendments that do not materially change planning intent or result in significant environmental or land-use impacts.

Direction Principles

- 1) The planning proposal authority must ensure the proponent has sought to engage a person or organisation for the purpose of providing appropriate cultural advice in the preparation of the planning proposal.
- 2) The planning proposal must:
 - a) Demonstrate consistency with the approach for seeking guidance from Aboriginal communities as outlined in the Connecting with Country Framework, as published by the Government Architect NSW on November 2023.
 - b) Demonstrate that cultural safety practices have been applied.
 - c) Demonstrate any engagements are in line with the principles of Free, Prior and Informed Consent (FPIC).
 - d) Demonstrate relevant Traditional Custodians, Aboriginal organisations, youth, or community representatives who may speak for Country have contributed to or participated in the preparation of the planning proposal.

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- e) Identify how information/data will be stored and returned to those who shared their knowledge or representation in line with the Planning Proposal Authority's Indigenous Cultural and Intellectual Property protocols.
- f) Appropriately cite cultural knowledge in line with expectations of the Aboriginal community the information was sought from.

Note:

'Cultural representation' refers to the formally or informally recognised presence, expression, or significance of cultural values associated with a particular community or communities at a site or place. Cultural representation may not be formally recorded or tangible, but may be recognisable through land, landscapes, built form, design elements, artworks, language, use, associations, and ongoing cultural practices.

'Aboriginal cultural heritage' refers the living, traditional and historical maintenance, representations, expressions, beliefs, knowledge, skills, languages, lore, and customs of Aboriginal peoples. It relates to the people, plants, animals, lands, waters, and skies of the Country of Aboriginal peoples, including the associated environment, landscapes, and places that Aboriginal people recognise as intrinsic to their cultural heritage, wellbeing, and identity.

'Proponent' has the same meaning as in section 5.1 of the Environmental Planning and Assessment Act 1979.

Priority 2: Housed

Aim

To deliver affordable and diverse housing in accessible locations close to jobs and transport.

P2.1 – Housing

Application

P2.1 applies to a planning proposal authority when preparing a planning proposal that affects land within an existing or proposed residential zone (including changes to residential zone boundaries), or any other zone where residential development, caravan parks, or manufactured home estates is or is proposed to be permitted.

Direction Principles

A planning proposal must:

- 1) Demonstrate contribution to meeting or exceeding relevant housing targets identified by the Department of Planning, Housing and Infrastructure in relevant regional and local strategies.
- 2) Include provisions which encourage housing that will:
 - a) Broaden the choice of dwelling types and locations available within the housing market.
 - b) Aim to consolidate housing within well located areas and reduce the consumption of land for housing and associated development on the urban fringe.
 - c) Make efficient use of existing infrastructure and services.
- 3) Not reduce the permissible residential density of the land to which this direction applies.
- 4) Provide for the permissibility of caravan parks and manufactured home estates to be carried out in zones where they are currently permissible or ensure they are permissible in other zones within the LGA without reducing opportunity for their development.
- 5) Where a planning proposal seeks to enable rural residential development (including through changes to minimum lot size or permissibility in a rural zone), it must demonstrate that it:
 - a) Is appropriately located having regard to the availability of utility infrastructure, transport, and proximity to existing centres.
 - b) Is necessary, taking into account existing and projected demand and supply of rural residential land.
 - c) Will not undermine the objectives of P3.2 – Rural, including the protection of rural land, agricultural viability, and the minimisation of land use conflict.

Priority 3: Prosperous

Aim

To grow resilient and innovative economies by supporting job creation, emerging and diverse industries and strengthening supply chains.

P3.1 – Employment

Application

P3.1 applies to a planning proposal authority when preparing a planning proposal that affects land within an existing or proposed employment zone (including changes to employment zone boundaries).

For the purpose of P3.1, employment zones mean the following zones or an equivalent zone:

- Employment: E1 Local Centre, E2 Commercial Centre, E3 Productivity Support, E4 General Industry, E5 Heavy Industry
- MU1 Mixed Use
- W4 Working Waterfront
- SP4 Enterprise
- SP5 Metropolitan Centre

Direction Principles

A planning proposal must:

- 1) Aim to encourage employment growth and protect employment land in employment zones while supporting the viability of identified centres.
- 2) Retain the areas and locations of employment zones.
- 3) Not reduce the total potential floor space area for employment uses and related public services in employment zones.
- 4) Not reduce the total potential floor space area for industrial uses in E4 General Industrial, E5 Heavy Industrial and W4 Working Waterfront zones.
- 5) Ensure that proposed employment areas are in accordance with a strategy that is approved by the Planning Secretary (or nominee).

P3.2 – Rural

Application

P3.2 applies to a planning proposal authority when preparing a planning proposal that affects land within an existing or proposed rural or conservation zone (including changes to rural and conservation zone boundaries), except for land identified as an urban growth area within the relevant Regional Strategy, Regional Plan or District Plan prepared by the Planning Secretary.

For the purposes of P3.2, rural, conservation, residential, employment and mixed use zones mean the following zones:

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- Rural: RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition
- Conservation: C1 National Parks and Nature Reserves, C2 Environmental Conservation, C3 Environmental Management, C4 Environmental Living
- Residential: R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, R5 Large Lot Residential
- Employment: E1 Local Centre, E2 Commercial Centre, E3 Productivity Support, E4 General Industry, E5 Heavy Industry
- Mixed Use: MU1 Mixed Use

Direction Principles

A planning proposal must:

Rezoning of rural or conservation zoned land

- 1) Not rezone land from a rural or conservation zone to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, RU5 Village, or SP3 Tourist Zone.
- 2) For land within the local government areas listed in Schedule 1, not contain provisions that will increase the permissible density of land within a rural or conservation zone (other than land within an existing town or village).

Protection of rural operations

- 3) For land outside of the Lake Macquarie, Newcastle, Wollongong and Greater Sydney Region local government areas, with the exception of Wollondilly and Hawkesbury:
 - a) Demonstrate consideration of the significance of agriculture and primary production to the State and rural communities.
 - b) Identify and protect environmental values, including but not limited to, biodiversity, native vegetation, and water resources.
 - c) Demonstrate consideration of the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability, and ground and soil conditions.
 - d) Enable opportunities for investment in productive, diversified, innovative and sustainable rural economic activities.
 - e) Support farmers in exercising their right to farm.
 - f) Prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use.
 - g) Demonstrate consideration of State significant agricultural land identified in Chapter 2 of the *State Environmental Planning Policy (Primary Production) 2021* for the purpose of ensuring the ongoing viability of this land.
 - h) If seeking to change the existing minimum lot size, demonstrate that it:

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- i) Minimises rural land fragmentation and land use conflict, particularly between residential and other rural land uses.
 - ii) Will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains.
- 4) For land within Ballina Shire, Byron Shire, Kyogle Shire, Lismore City, Richmond Valley, and Tweed Shire local government areas and mapped as State significant farmland, regionally significant farmland, or significant non-contiguous farmland in the relevant maps marked Northern Rivers Farmland Protection Project, Final Map 2005, as published by the NSW Department of Infrastructure, Planning and Natural Resources on February 2005, not rezone land for urban or rural residential purposes.

Schedule 1 – Local Government Areas subject to P3.2 direction principle 2.

Bayside	Parramatta	Inner West	Parramatta
Blacktown	Ryde	Ku-ring-gai	Penrith
Blue Mountains	City of Sydney	Lake Macquarie	Randwick
Burwood	Cumberland	Lane Cove	Strathfield
Camden	Georges River	Liverpool	Sutherland Shire
Campbelltown	Hawkesbury	Northern Beaches	Waverley
Canterbury Bankstown	Hills Shire	Mosman	Willoughby
Canada Bay	Hornsby Shire	Newcastle	Wollondilly
Central Coast	Hunters Hill	North Sydney	Wollongong
			Woollahra

P3.3 – Airport Safeguarding

Application

P3.3 applies to a planning proposal authority when preparing a planning proposal that creates, alters or removes a zone or a provision relating to land located near an airport transport facility or within a defence aviation area.

Direction Principles

- 1) A planning proposal must:
 - a) Include appropriate development standards (such as height controls) for land affected by the operational airspace of any nearby air transport facility,
 - b) Not permit development types that are incompatible with the current and future operation of any nearby air transport facility,
 - c) Include provisions to ensure compliance with *Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction* with respect to interior noise levels, if the proposal seeks to rezone land:
 - i) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25;
 - ii) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30;

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- iii) for commercial or industrial purposes where the ANEF is above 30.
 - d) Not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour of Western Sydney Airport.
- 5) The Planning Proposal Authority for a planning proposal to which this direction applies must:
- a) Consult with the lessee/operator of the airport where the planning proposal relates to land near a certified aerodrome.
 - b) Consult with the Commonwealth Department responsible for airports where the planning proposal relates to land near a core regulated airport.
 - c) Consult with the Commonwealth Department of Defence where the planning proposal relates to land within a defence aviation area.
 - d) Demonstrate consideration of the feedback from consultation undertaken under principles (2)(a), (2)(b) or (2)(c).

Note:

‘Air transport facility’ has the same meaning as in the Standard Instrument—Principal Local Environmental Plan 2006.

‘Certified aerodrome’ has the same meaning as in Part 139 of the Civil Aviation Safety Regulations 1998 (Cth).

‘Core regulated airport’ has the same meaning as in section 7 of the Airports Act 1996 (Cth), noting that all core regulated airports are also certified aerodromes.

‘Defence aviation area’ has the same meaning as in Part IXD of the Defence Act 1903 (Cth).

‘Operational airspace’ includes any airspace designated as prescribed airspace under Part 2 of the Airports (Protection of Airspace) Regulations 1996 (Cth).

‘Sydney West Airport’ has the same meaning as in the Airports Act 1996 (Cth).

P3.4 – Mining and Petroleum Production

Application

P3.4 applies to a planning proposal authority when preparing a planning proposal that would have the effect of:

- prohibiting the mining of coal or other minerals, or production of petroleum, or
- restricting the potential development of resources of coal, other minerals, or petroleum by permitting a land use that is likely to be incompatible with such development.

Direction Principles

The Planning Proposal Authority must:

- 1) Consult with the NSW Department of Primary Industries and Regional Development (DPIRD) to identify any:
 - a) Resources of coal, other minerals, or petroleum, and the development potential of those resources.

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- b) Existing mines or petroleum production operations occurring in the area subject to the planning proposal.
- 2) Identify and demonstrate consideration of issues likely to lead to land use conflict between other land uses and:
 - a) Development of resources identified under (1)(a), or
 - b) Existing development identified under (1)(b).
- 3) When a planning proposal prohibits or restricts development of resources identified under (1)(a), or proposes land uses that may create land use conflicts identified under (2), the Planning Proposal Authority must consult with the DPIRD on the proposed amendments before public exhibition.

P3.5 – Oyster Aquaculture

Application

P3.5 applies to a planning proposal authority when preparing a planning proposal that would have adverse impacts or result in land use incompatibility within a ‘Priority Oyster Aquaculture Area’ and land used for oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (the Strategy), as published by the NSW Department of Primary Industries on August 2021, or a ‘current oyster aquaculture lease in the national parks estate’.

Direction Principles

A planning proposal must:

- 1) Identify any ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture leases outside such areas, as shown in the maps to the Strategy, to which the planning proposal would apply.
- 2) Identify proposed land uses which could result in any adverse impact on a ‘Priority Oyster Aquaculture Area’ or existing oyster aquaculture leases and demonstrate consideration of any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses. Identify and evaluate measures to avoid or minimise such a land use incompatibility.
- 3) Demonstrate consistency with the Strategy.
- 4) Where a planning proposal proposes land uses that may result in adverse impacts identified under (2), the Planning Proposal Authority must consult with the DPIRD.

P3.6 – Mine Subsidence and Unstable Land

Application

P3.6 applies to a planning proposal authority when preparing a planning proposal that affects land that is within a declared mine subsidence district in the *Coal Mine Subsidence Compensation Regulation 2017* pursuant to section 20 of the *Coal Mine Subsidence Compensation Act 2017*, or land that has been identified as unstable in a study, strategy or other assessment identified by or provided to the Planning Proposal Authority.

Direction Principles

- 1) A planning proposal must not permit development on land that has been identified as unstable.
- 2) When preparing a planning proposal within a declared mine subsidence district, the Planning Proposal Authority must:
 - a) Consult with Subsidence Advisory NSW.
 - b) Incorporate provisions that are consistent with the recommended scale, density and type of development that is appropriate for the potential level of subsidence.

Priority 4: Connected

Aim

To link communities with efficient transport systems, making homes, jobs, and services easier to reach and more accessible.

P4.1 – Integrating Land Use and Infrastructure

Application

P4.1 applies to a planning proposal authority when preparing a planning proposal that would affect land to alter, enlarge, or create a zone or a provision relating to urban land, including land zoned for residential, employment, village, or tourist purposes.

Direction Principles

A planning proposal must:

- 1) Locate zones for urban purposes and include provisions that integrate land use and infrastructure having regard to:
 - a) Making efficient use of existing infrastructure and services.
 - b) Not compromising future infrastructure including transport infrastructure (surface and sub-surface), physical (trunk infrastructure) and social infrastructure.
 - c) Facilitating infrastructure that is required to service or support the future envisaged development.
 - d) Supporting efficient public transport operations through prioritising walking, cycling, and public transport use.

Priority 5: Resilient

Aim

To support a sustainable environment and biodiversity that helps achieve net zero and builds climate resilience so communities can better withstand hazards and environmental pressures.

P5.1 – Strategic Conservation Planning

Application

P5.1 applies to a planning proposal authority when preparing a planning proposal that affects land identified as avoided land, strategic conservation area or certified urban capable land under and as defined by the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

For the purpose of P5.1, the below rural, residential, employment and mixed-use zones mean the following zones:

- Rural: RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU5 Village, RU6 Transition
- Residential: R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, R5 Large Lot Residential
- Employment: E1 Local Centre, E2 Commercial Centre, E3 Productivity Support, E4 General Industry, E5 Heavy Industry
- Mixed Use: MU1 Mixed Use

Direction Principles

- 1) A planning proposal must:
 - a) Not rezone avoided land to a rural, residential, employment, mixed use, SP1 Special Activities, SP3 Tourist, SP4 Enterprise, SP5 Metropolitan Centre, RE2 Private Recreation, W4 Working Waterfront or equivalent zone.
 - b) Not rezone land in a strategic conservation area to a RU4, RU5, RU6, residential, employment, mixed use, SP1 Special Activities, SP3 Tourist, SP4 Enterprise, SP5 Metropolitan Centre, RE2 Private Recreation, W4 Working Waterfront or equivalent zone.
- 2) When preparing a planning proposal that applies to avoided land, the Planning Proposal Authority must be satisfied it is consistent with:
 - a) The protection or enhancement of native vegetation.
 - b) The protection or enhancement of riparian corridors, including native vegetation and water quality.
 - c) The protection of threatened ecological communities, threatened species and their habitats.
 - d) The protection of koala habitat and corridors.
 - e) The protection of matters of national environmental significance.

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- 3) When preparing a planning proposal that applies to a strategic conservation area, the Planning Proposal Authority must be satisfied it is consistent with:
 - a) The protection or enhancement of native vegetation.
 - b) The minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats.
 - c) The protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas.
 - d) The maintenance or enhancement of ecological function.
- 4) Despite anything else in P5.1, a planning proposal may rezone avoided land or land in a strategic conservation area to SP2 Infrastructure, if the Planning Proposal Authority can satisfy the Planning Secretary (or nominee) that:
 - a) The rezoning is to facilitate infrastructure that is required to service or support development within nominated areas.
 - b) Alternative site designs within certified urban capable land have been considered and were found unfeasible.
 - c) The project has been designed to avoid or minimise impacts from future development on areas of high biodiversity value.

P5.2 – Conservation

Application

P5.2 applies to a planning proposal authority when preparing a planning proposal that affects land containing environmentally sensitive areas as defined by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or land within an existing or proposed conservation zone (including changes to conservation zone boundaries) or otherwise identified for environment conservation/protection purposes in an LEP.

Direction Principles

A planning proposal must:

- 1) Include provisions that facilitate the protection and conservation of environmentally sensitive areas.
- 2) Not reduce the conservation outcomes of the land (including by modifying development standards that apply to the land), except where a change is proposed to a development standard for minimum lot size for a dwelling in accordance with P3.2 Rural.
- 3) Despite anything else in P5.2, if the planning proposal is seeking to introduce or alter a C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, and applies to land within Ballina Shire, Byron Shire, Kyogle Shire, Lismore City and Tweed Shire local government areas, it must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Council E Zone Review Final Recommendations published by the Department of Planning and Environment.

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P5.3 – Foreshores and Water Catchment Areas

Application

P5.3 applies to a planning proposal authority when preparing a planning proposal that affects land within the Sydney drinking water catchment, the Sydney Harbour Foreshores and Waterways Area or a regulated catchment as defined in the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

Direction Principles

A planning proposal must:

Sydney Drinking Water Catchment

- 1) For land within the Sydney drinking water catchment:
 - a) Demonstrate how it has been prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected in accordance with the following specific principles:
 - i) New development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater).
 - ii) Future land use in the Sydney drinking water catchment should be matched to land and water capability.
 - iii) The ecological values of land within a Special Area as defined by the Water NSW Act 2014 should be maintained.
 - b) Identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site.
 - c) Demonstrate consideration of the outcomes of the Strategic Land and Water Capability Assessment prepared by WaterNSW.
- 2) When preparing a planning proposal for land within the Sydney drinking water catchment, the Planning Proposal Authority must:
 - a) Consult with WaterNSW, describing the means by which the planning proposal gives effect to the principles and requirements of P5.3.
 - b) Ensure the proposal is consistent with Part 6.5 of Chapter 6 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.
 - c) Zone land within the Special Areas, generally in accordance with the following:

Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006
Land reserved under the <i>National Parks and Wildlife Act 1974</i> .	C1 National Parks and Nature Reserves.

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Land in the ownership or under the care, control and management of WaterNSW located above the full water supply level.	C2 Environmental Conservation.
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked “Water Supply Systems” on the Land Zoning Map).

- d) Include a copy of any information received from WaterNSW as a result of the consultation process in its planning proposal prior to the issuing of Gateway determination under section 3.34 of the EP&A Act.

Regulated catchments

- 3) A planning proposal which will affect land within a regulated catchment including Hawkesbury Nepean, Georges River and Sydney Harbour catchments, excluding the Sydney drinking water catchment, must:
- a) Demonstrate consideration of the following objectives to:
 - i) Maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution.
 - ii) Protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity.
 - iii) Protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users.
 - iv) Protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.
 - b) Demonstrate consistency with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality Guidelines, as published by Water Quality Australia on May 2017, and any water quality management plan prepared in accordance with those guidelines.
 - c) Include documentation, prepared by a suitably qualified person(s), indicating whether the planning proposal is likely to have:
 - i) An adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts.
 - ii) An impact on periodic flooding that may affect wetlands and other riverine ecosystems.
 - iii) An adverse impact on recreational land uses within the regulated catchment.
 - d) Identify and demonstrate consideration of the cumulative impact of the planning proposal on water quality (including groundwater) and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies.
 - e) Identify how the planning proposal will:

- i) Protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater).
 - ii) Impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community.
 - iii) Protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation.
- f) Consider any feasible alternatives to the planning proposal.
- 4) When preparing a planning proposal which will affect land within a regulated catchment including Hawkesbury Nepean, Georges River and Sydney Harbour catchments (the Sydney drinking water catchment is excluded from this direction), the Planning Proposal Authority must:
 - a) Consult with the councils of adjacent downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area.
 - b) As far as practicable, give effect to any requests of the relevant councils.

Sydney Harbour Foreshores and Waterways Area

- 5) A planning proposal for land within the 2005 Sydney Harbour Foreshores and Waterways Area Map (Amendment 2016), as prepared by the Department of Planning, Housing and Infrastructure in 2016, must:
 - a) Demonstrate consideration of the following principles:
 - i) Sydney Harbour is a public resource, owned by the public, to be protected for the public good.
 - ii) The public good has precedence over the private good.
 - iii) The protection of the natural assets of Sydney Harbour has precedence over all other interests.
 - b) Where relevant, enable the following:
 - i) The protection, maintenance and enhancement of the natural assets and unique environmental, visual, and cultural qualities of Sydney Harbour and its islands and foreshores.
 - ii) Increased, maintained, or improved public access to and along the foreshore, and to and from the waterways for public recreational purposes, while minimising impact on watercourses, wetlands, riparian lands and remnant vegetation.
 - iii) The retention of foreshore land to meet existing and future demand for working harbour uses.
 - iv) Public access along foreshore land that does not interfere with industrial or commercial maritime uses.
 - v) Foreshore land adjacent to land used for industrial or commercial maritime purposes is used for compatible purposes.

- vi) Links between water-based public transport and land-based public transport at appropriate public spaces along the waterfront.
- vii) The provision and use of public boating facilities along the waterfront.
- c) Recognise and protect Sydney Harbour and its islands and foreshores as places of exceptional heritage significance by:
 - i) Acknowledging the significance of Sydney Harbour for local Aboriginal communities and the role it played in European occupation.
 - ii) Conserving the significant fabric, settings, relics and views associated with the heritage significance of heritage items.
 - iii) Protecting the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area.
 - iv) Conserving archaeological sites and places of Aboriginal heritage significance.
- d) Meet the targets set out by the Department of Planning and Environment in the NSW Water Quality and River Flow Objectives: Sydney Harbour and Parramatta River 2006, as published by the NSW Department of Environment, Climate Change and Water on May 2006.

Note:

The State Environmental Planning Policies (Biodiversity and Conservation) 2021 layer on the NSW Planning Portal Spatial Viewer tool prepared by the NSW Department of Planning, Housing and Infrastructure can be used to determine if a planning proposal meets these thresholds.

‘Sydney drinking water catchment’ has the same meaning as in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

‘Special Area’ has the same meaning as in the Water NSW Act 2014.

‘Strategic Land and Water Capability Assessment’ means the series of land use capability maps and GIS data of this title, prepared by WaterNSW and as provided to councils in June 2009. The maps resulted from WaterNSW’s assessment of the physical capability of natural features of land and waterways to identify appropriate types and intensities of land use that will not adversely impact on water quality and catchment health.

P5.4 – Contaminated Lands

Application

P5.4 applies to a planning proposal authority when preparing a planning proposal that affects land identified as having contamination risks. This includes land that:

- is declared as significantly contaminated land under the *Contaminated Land Management Act 1997*; or
- is being used, or is known to have been used, for a purpose referred to in the Contaminated Land Planning Guidelines found in Chapter 4 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*; or
- is proposed to be used for the purposes of any residential, educational, recreational, childcare, or hospital uses, unless that specific use is already permissible.

Given on 1 July 2026 by the Minister for Planning and Public Spaces

Direction Principles

- 1) A planning proposal that seeks to permit a change of use of the land to which P5.4 applies, must:
 - a) Be supported by a preliminary site investigation to confirm whether the land is contaminated in accordance with the Contaminated Land Planning Guidelines, as published by the Department of Urban Affairs and Planning and the Environment Protection Authority on August 1998, and Consultants Reporting on Contaminated Lands: Contaminated Lands Guideline, as published by the NSW Environment Protection Authority on May 2020.
 - b) Seek to reduce the risk of harm to human health and the environment.
 - c) If the land is contaminated, demonstrate to the satisfaction of the Planning Proposal Authority through relevant contaminated land reports, that the land is suitable in its contaminated state, or can be made suitable, after remediation, for all the purposes for which the land is proposed to be used.
 - d) If the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, satisfy the Planning Proposal Authority that the land will be so remediated before the land is used for that purpose.
 - e) Be consistent with the Contaminated Land Planning Guidelines, as published by the Department of Urban Affairs and Planning and the Environment Protection Authority on August 1998, and contaminated land reports prepared to support the planning proposal and accepted by the planning proposal authority.

Note:

‘Contaminated Land Planning Guidelines’ means guidelines published under section 3 of Schedule 6 of the EP&A Act.

‘Contaminated land reports’ are those outlined in the Consultants Reporting on Contaminated Lands: Contaminated Lands Guideline prepared by the NSW Environmental Protection Agency.

P5.5 – Acid Sulfate Soils

Application

P5.5 applies to a planning proposal authority when preparing a planning proposal that affects land identified as having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held within the relevant Local Environmental Plan.

Direction Principles

- 1) A planning proposal applying to land identified as having a probability of containing acid sulfate soils must:
 - a) Demonstrate consideration of the Acid Sulfate Soils Assessment Guidelines, as published by the NSW Acid Sulfate Soils Management Advisory Committee on August 1998.
 - b) When introducing provisions to regulate works in acid sulfate soils, be consistent with the Acid Sulfate Soils Model LEP clause in the Acid Sulfate Soils Assessment

Given on 1 July 2026 by the Minister for Planning and Public Spaces

Guidelines, as published by the NSW Acid Sulfate Soils Management Advisory Committee on August 1998, or other such provisions provided by the Planning Secretary (or nominee).

- c) Not propose an intensification of land uses unless supported by an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.

P5.6 – Threatened species, threatened ecological communities and their habitat

Application

P5.6 applies to a planning proposal authority when preparing a planning proposal that impacts on an area mapped on the Biodiversity Values Map, as published by the Department of Climate Change, Energy, the Environment and Water under Part 7 of the Biodiversity Conservation Regulation 2017 (NSW), or exceeds the area clearing threshold established for the Biodiversity Offsets Scheme under the *Biodiversity Conservation Act 2016*.

Direction Principles

- 1) The Planning Proposal Authority must consult with the DCA on the likely impacts of the planning proposal on threatened species or ecological communities, or their habitats.

Note:

The Biodiversity Values Map and Threshold tool prepared by Department of Climate Change, Energy, the Environment and Water and published on their website can be used to determine if a planning proposal meets these thresholds.

P5.7 – Flooding

Application

P5.7 applies to all planning proposal authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or provision that affects flood prone land.

Direction Principles

- 1) A planning proposal must include provisions that give effect to and are consistent with:
 - a) The NSW Flood Prone Land Policy, as published by the NSW Department of Planning and Environment on June 2023.
 - b) The principles of the Flood Risk Management Manual, as published by the NSW Department of Planning and Environment on June 2023.
 - c) The Considering Flooding in Land Use Planning Guideline as published by the NSW Department of Planning, Industry and Environment on July 2021 (or its subsequent update).
 - d) Any adopted flood study and/or floodplain risk management plan prepared in accordance with the relevant flood manual and adopted by the relevant council.

Given on 1 July 2026 by the Minister for Planning and Public Spaces

- 2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, MU1 Mixed Use, W4 Working Waterfront or Special Purpose Zones.
- 3) A planning proposal must not contain provisions that apply to the flood planning area which:
 - a) Permit development in floodway areas,
 - b) Permit development that will result in significant flood impacts to other properties,
 - c) Permit development for the purposes of residential accommodation in high hazard areas,
 - d) Permit a significant increase in the development and/or dwelling density of that land,
 - e) Permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres, and seniors housing in areas where the occupants of the development cannot effectively evacuate,
 - f) Permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, and levees, still require development consent,
 - g) Are likely to result in a significantly increased requirement for government resources on emergency management services, combat agencies, flood mitigation, and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or
 - h) Permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.
- 4) A planning proposal must not contain provisions that apply to flood prone land, which:
 - a) Permit sensitive and hazardous development in floodway areas,
 - b) Permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,
 - c) Are likely to affect the safe occupation of and efficient evacuation of the development; or
 - d) Are likely to result in a significantly increased requirement for government resources on emergency management services, combat agencies, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.
- 5) A planning proposal must be:
 - a) Consistent with the flood study adopted by the council prepared in accordance with the relevant manual, or
 - b) Supported by a flood and risk impact assessment (FIRA) which is:
 - i) Accepted by the planning proposal authority.

- ii) Prepared in accordance with the Flood risk management guideline LU01 2023, as published by the NSW Department of Planning and Environment on June 2023.
 - iii) Consistent with the planning proposal authorities' requirements.
- 6) The planning proposal authority must be satisfied that proposed provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.

Note:

"Flood prone land" "flood storage" "floodway" and "high hazard" have the same meaning as in the Flood risk management manual 2023.

"Flood planning level", "flood behaviour" and "flood planning area" has the same meaning as in the Considering flooding in land use planning guideline 2021.

"Sensitive and hazardous" development has the same meaning as in the Standard Instrument (Local Environmental Plans) Order 2006.

"The relevant manual" means whichever of the following manuals were in force at the time that the relevant flood risk management study or plan was prepared – the Flood risk management manual 2023 or the previous Floodplain development manual 2005.

For the purposes of preparing a planning proposal - flood prone land, flood planning area, flood planning level, and probable maximum flood must be consistent with either:

- *a Floodplain Risk Management Study adopted by the relevant council or*
- *a Flood Impact and Risk Assessment prepared in accordance with the Flood Risk Management Manual 2023, provided it is consistent with the planning proposal and consent authority's requirements and the existing adopted Flood Study and Flood Risk Management Studies where available.*

P5.8 – Coastal Management

Application

P5.8 applies to a planning proposal authority when preparing a planning proposal that applies to land that is within the coastal zone, as defined under the *Coastal Management Act 2016* - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by Chapter 2 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Direction Principles

- 1) A planning proposal must include provisions that give effect to, and are consistent with:
 - a) The objects of the *Coastal Management Act 2016* and the objectives of the relevant coastal management areas.
 - b) The NSW Coastal Management Manual and associated Toolkit.
 - c) Section 3.2 of the *NSW Coastal Design Guidelines 2023*, as published by the NSW Department of Planning and Environment on October 2023.

Given on 1 July 2026 by the Minister for Planning and Public Spaces

- d) Any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the *Coastal Protection Act 1979* that continues to have effect under clause 4 of Schedule 3 to the *Coastal Management Act 2016*, that applies to the land.
- 2) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:
 - a) Within a coastal vulnerability area identified by chapter 2 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*; or
 - b) That has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:
 - i) By or on behalf of the planning proposal authority; or
 - ii) By or on behalf of a public authority and provided to the planning proposal authority.
- 3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by Chapter 2 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.
- 4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under Chapter 2 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*:
 - a) Coastal wetlands and littoral rainforests area map;
 - b) Coastal vulnerability area map;
 - c) Coastal environment area map; and
 - d) Coastal use area map.
- 5) Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the *Coastal Protection Act 1979* that continues to have effect under section 4 of Schedule 3 to the *Coastal Management Act 2016*.

Note:

‘Coastal hazard’ and ‘Coastal Management Program’ are defined in the *Coastal Management Act 2016*.

P5.9 – Planning for Bush Fire Protection

Application

P5.9 applies:

- to a planning proposal authority when preparing a planning proposal for land that will affect, or is in proximity to, land mapped as bush fire prone land, or
- where the planning proposal authority is required to prepare a bush fire prone land map under section 10.3 of the EP&A Act.

Given on 1 July 2026 by the Minister for Planning and Public Spaces

Direction Principles

- 6) In the preparation of a planning proposal the planning proposal authority must consult with the Development Coordination Authority following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.
- 7) A planning proposal must:
 - a) Have regard to *Planning for Bush Fire Protection 2019*, as published by the NSW Rural Fire Service in November 2019.
 - b) Introduce controls that avoid placing inappropriate developments in hazardous areas.
 - c) Ensure that bush fire hazard reduction is not prohibited within the Asset Protection Zone (APZ).
- 8) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:
 - a) Provide an Asset Protection Zone (APZ) incorporating at a minimum:
- 9) An Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and
 - i) An Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road.
- 10) For infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance-based outcome in consultation with the Development Coordination Authority. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the *Rural Fires Act 1997*), the APZ provisions must be complied with.
 - a) Contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
 - b) Contain provisions for adequate water supply for firefighting purposes.
 - c) Minimise the perimeter of the area of land interfacing the hazard which may be developed.
 - d) Introduce controls on the placement of combustible materials in the Inner Protection Area.

Note:

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or nominee) that the council has obtained written advice from the Development Coordination Authority to the effect that, notwithstanding the non-compliance, the Development Coordination Authority does not object to the progression of the planning proposal.

Priority 6: Liveable

Aim

To build vibrant communities that support quality of life through more public spaces, better urban design and strong social cohesion.

P6.1 – Reserving Land for Public Purposes

Application

P6.1 applies to a planning proposal authority when preparing a planning proposal that affects land reserved for or proposed to be reserved for public purposes.

Direction Principles

- 1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or nominee).
- 2) When a Minister or public authority has requested a planning proposal authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the Planning Proposal Authority must:
 - a) Reserve the land in accordance with the request.
 - b) Include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or nominee).
 - c) Identify the relevant acquiring authority for the land.
- 3) Where a Minister or public authority requests a Planning Proposal Authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the Planning Proposal Authority must:
 - a) Include the requested provisions, or
 - b) Take such other action as advised by the Planning Secretary (or nominee) with respect to the use of the land before it is acquired.
- 4) Where a Minister or public authority requests a Planning Proposal Authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the Planning Proposal Authority must rezone and/or remove the relevant reservation in accordance with the request.

P6.2 – Willandra Lakes Region

Application

P6.2 applies to a planning proposal authority when preparing a planning proposal that affects land identified as the Willandra Lakes World Heritage Property, on the World Heritage Property Map, under the *Balranald Local Environmental Plan 2010* and *Wentworth Local Environmental Plan 2011*.

Given on 1 July 2026 by the Minister for Planning and Public Spaces

Direction Principles

- 1) A planning proposal must:
 - a) Be consistent with the objective to protect, conserve, and manage the Willandra Lakes Region World Heritage Property in accordance with a strategic plan of management prepared for the Willandra Lakes Region World Heritage Property.
 - b) Be consistent with the following:
 - i) The plan of management prepared for Mungo National Park under the *National Parks and Wildlife Act 1974*, if applicable.
 - ii) A relevant strategic plan of management, and individual property plan.
 - c) Demonstrate that consultation with the World Heritage Advisory Committee been undertaken to ascertain the impact of the proposed amendments as set out in the planning proposal.
- 2) When preparing a planning proposal for land identified as the Willandra Lakes World Heritage Property, the Planning Proposal Authority must:
 - a) Include a copy of any information received from the World Heritage Advisory Committee as a result of the consultation process within the planning proposal prior to exhibition of the planning proposal and given effect to any recommendations and any other comments made.

Priority 7: Coordinated

Aim

To align land use with infrastructure delivery by supporting planned growth areas with infrastructure investment.

P7.1 – High pressure dangerous goods pipeline

Application

P7.1 applies to a planning proposal authority when preparing a planning proposal that would permit development for one or more of the specified uses in the application area of relevant pipelines (as defined in the Note below).

Direction Principles

A planning proposal must:

- 1) Demonstrate consideration of risks to the integrity of relevant pipelines, human health, and the environment, consistent with the Pipeline Guidelines.

Note:

‘Relevant pipelines’ has the same meaning as section 2.77(3) of State Environmental Planning Policy (Transport and Infrastructure) 2021.

‘Application area’ is the area between either side of the following pipelines:

- 140 metres from either side of a gasoline pipeline, ethane pipeline or jet fuel pipeline
- 200 metres from either side of a natural gas pipeline.

‘Pipeline Guidelines’ means the Guideline for planning proposals near high pressure dangerous goods pipelines, as published on the Department of Planning, Housing and Infrastructure website on August 2024.

‘Specified uses’ means any of the following:

- Development for sensitive land uses.
- Development that may result in a significant population increase.

‘Sensitive land uses’ means any of the following development (including as part of mixed use development): correctional centre, centre-based childcare, health services facility (if using general anaesthetic), school, and seniors housing.

‘Development that may result in a significant population increase’ means any of the following development (including as part of mixed use development): attached dwelling, multi-dwelling housing, residential flat building, group homes, boarding house, co-living housing, seniors housing, hostel, manor houses, health services facility, centre-based childcare, educational establishment, industrial development (excluding home industry), entertainment facility, tourist and visitor accommodation (excluding farm stay accommodation), commercial premises (excluding take-away food and drink premises), and correctional centre.

Given on 1 July 2026 by the Minister for Planning and Public Spaces