

Model Section 10.7(2) Planning Certificate Notation – Proposed Wilton Housing Complying Development Code Explanation of Intended Effect

1 Names of relevant planning instruments and DCPs

...

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

...

(B) **Proposed State Environmental Planning Policies**

To be applied to properties zoned Urban Development and located within the North Wilton Precinct, South East Wilton Precinct or proposed Wilton Town Centre Precinct of the Wilton Growth Area

YES

All or part of the land is zoned Urban Development and is located within the [Council to insert the precinct relevant to the land subject to the S10.7 i.e. "South East Wilton Precinct", "North Wilton Precinct", or "proposed Wilton Town Centre Precinct" of the Wilton Growth Area. Accordingly, it is subject to proposed amendments to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* which will introduce a "Wilton Growth Area" specific housing complying development code to land zoned Urban Development within that area that is identified for low density residential purposes but not within 30m of land identified for environmental conservation purposes in the [Council to insert relevant precinct and SEPP reference to the land subject to the S10.7(2) ie "South East Wilton Precinct as per Appendix 14 South East Wilton Precinct Plan" or "North Wilton Precinct Structure Plan as per Appendix 15 North Wilton Precinct Plan" of State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The new code will allow one- to two-storey homes, as well as alterations and additions, to be carried out under a complying development approval pathway.