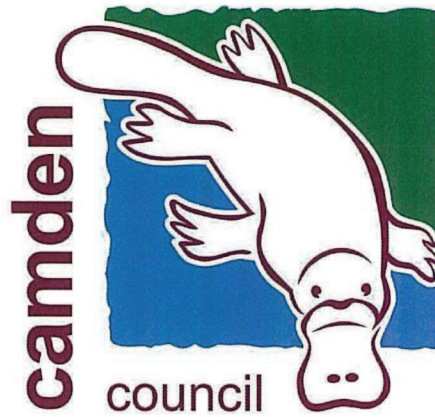




CAMDEN COUNCIL

**PLANNING
PROPOSAL**

Amendment No. 38 – Caulfield Close

Amendment to Camden LEP 2010

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Background

The purpose of the Planning Proposal is for a minor amendment to Camden Local Environmental Plan 2010 (CLEP 2010), to correct a mapping anomaly.

The subject land includes seven (7) Lots 423-425, 441-443 and lot 447 of DP 1163902, which are located on the northern side of Caulfield Close, Manooka Valley. The subject lots were created by DA 1291/2009, which were part of an approval on 9 November, 2010 for a residential subdivision comprised of 159 residential lots.

The subject lots range in size from approximately 598.5sqm to 653sqm with the exception of Lot 447 being 2167sqm. The lots are generally regular in shape with the exception of splays located on the corner lots. The subject lots are orientated north to south with their primary frontage to Caulfield Close and have been cleared of vegetation, whilst yet to be developed for the purpose of dwellings. Refer to [Figure 1](#), which depicts the location of the subject site.



Figure 1 Site Location – Caulfield Close, Manooka Valley

The subject lots are comprised of a dual zone being R1 General Residential zone and E2 Environmental Conservation zone. The subject of the planning proposal and minor mapping anomaly involves the E2 Environmental Conservation zone, which has been incorrectly attributed to the zoning of the land and is included within the seven (7) lots. As such, E2 Environmental Conservation zoned land is located only at the street frontage across all seven (7) lots. The encroachment of E2 land is contained within a narrow band of land approximately 3m to 11m in average width from the road frontage.

Environmental Considerations

The E2 – Environmental Conservation zoned land functions as the central riparian corridor and further serves as the village common in Manooka Valley. Caulfield Close is a classed as a minor collector road with cycleway being approximately 16m -17m in width. As such, this stretch of Caulfield Close further isolates the subject narrow stretch of E2 zoned land adjoining the R1 General Residential on the northern side from the remaining E2 zoned riparian land on the southern side of Caulfield Close.

Refer to Figure 2, which illustrates the dual zoning of the land on the subject site.

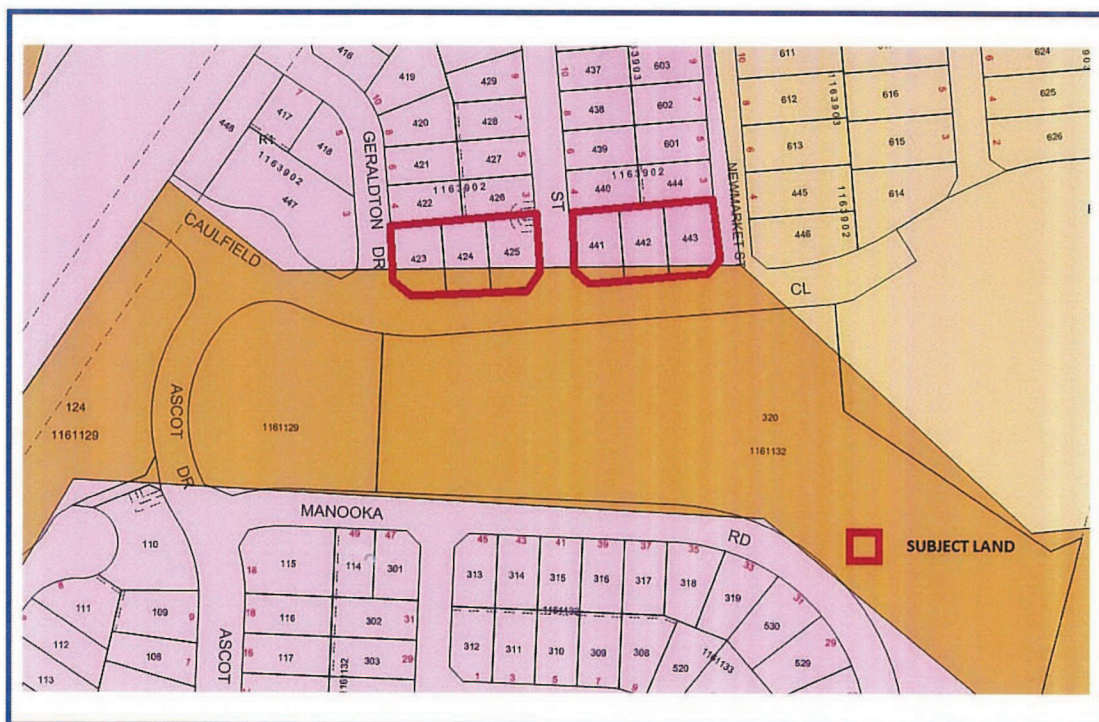


Figure 2 – Lots 423-425 and 441- 443 of DP 1163902

The above mapping anomaly was previously known at the DA subdivision stage of DA 1291/2009, under their former land use zones, 2(d1) Residential Zone and 7(d1) Environmental Protection (Scenic) in the previous Camden LEP 47 and LEP 48.

This is evident in the Council Report, “certain parts of the development are located within a zone in which they are not permissible. This relates to portions of road and lot frontages on either side of the development’s central riparian corridor. However, as the works are located within 50m of a zone in which they are permissible, the applicant has asked Council to support the use of the LEP’s Clause 24 (commonly referred to as the “fuzzy line” clause.)

This clause allows development that is not permissible in a zone, to be carried out in that zone, if that zone is located within 50m of another zone in which the development is permissible. The use of the clause is supported here, as the proposed development/zone boundary variations are minimal in the context of the overall proposal and the development will still achieve the objectives of the relevant zones.”

It is further noted, that although Camden LEP 2010 was gazetted on 3 September 2010, the subdivision DA 1291/2009, was lodged well before the gazettal date, hence Camden LEP 2010 was considered to be in draft form, whilst LEP 47 and LEP 48 prevailed in weight and consideration in this subdivision application.

Under LEP 47 and LEP 48, the former land use zones of the subject site, 2(d1) Residential Zone and 7(d1) Environmental Protection (Scenic) zones have since been superceded in Camden LEP 2010 by R1 – General Residential zone and E2 – Environmental Conservation zone. The standard LEP template contained standardised zones and standardised wording of clauses, limiting the ability to have local site specific zoning, controls and clauses.

Hence, the standard provision under Clause 5.3 in Camden LEP 2010 *“Development near zone boundaries”*, which is the Standard LEP Template version of the *‘fuzzy line’* clause is not applicable to Zone E2 Environmental Conservation.

As such, the mapping anomaly resulting in dual zones has resurfaced as an issue during the DA stage for the approval of the dwellings on the subject seven (7) lots. Given the incorrect inclusion of land zoned E2 – Environmental Conservation zone at the front of each of the seven (7) lots, which prohibits residential dwellings within this zone.

Under the CLEP 2010, the permissible uses within the E2 land include: Environmental protection works; Flood mitigation works; Recreation areas; Roads; Water reticulation systems. Therefore a dwelling cannot be approved within the portion of the lot zoned E2, and clause 5.3 cannot be applied.

Whilst a dwelling could be approved, contained wholly within the R1 General Residential portion across the seven (7) lots; it would result in a poor building design outcome in terms of streetscape amenity, where the front setback would be deemed excessive and be located inconsistently for each dwelling across all seven (7) blocks.

As such removing the land zoned E2 – Environmental Conservation zone and replacing it with the remaining zoned land R1 General Residential to the front of each of the seven (7) lots will re-instate a better planning control to achieve a consistent front setback for each dwelling to the main street of Manooka Valley.

Camden DCP 2011 - Master Plan for Manooka Valley

The above correction of the mapping anomaly to remove the dual zone will also achieve uniformity and consistency with the Master Plan for Manooka Valley.

The Master Plan is illustrated in Figure 3 below, which shows that the riparian corridor/village corridor is restricted to only land contained within the central spine of Manooka Valley and does not encroach the subject site across Caulfield Close.

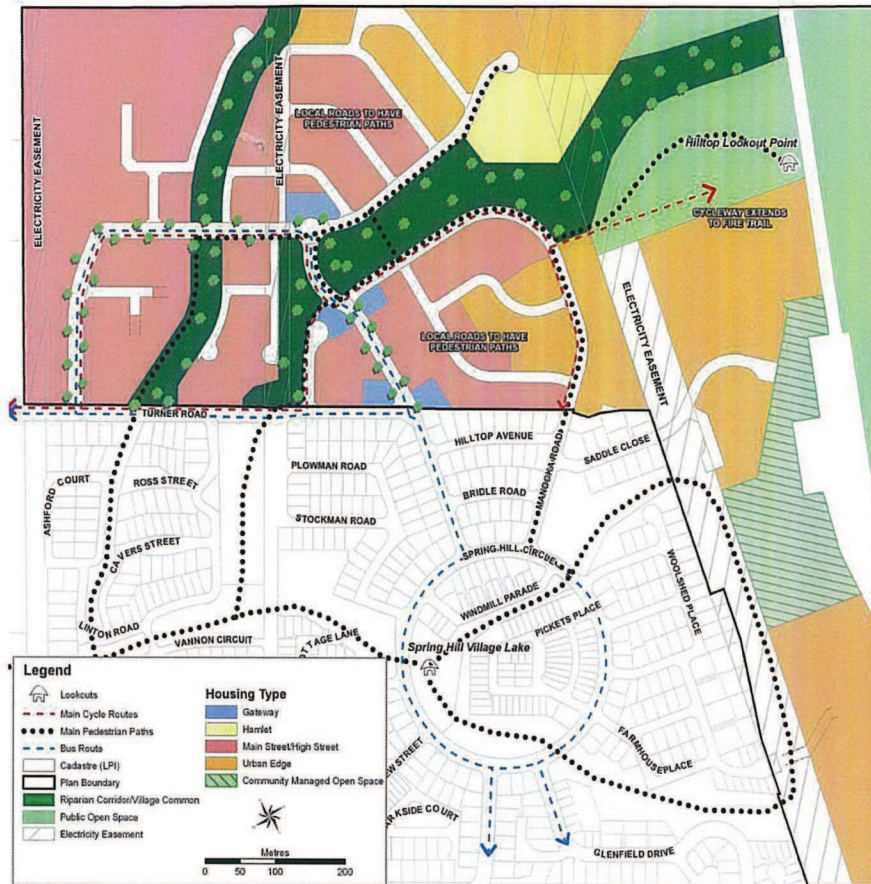


Figure 3 – Manooka Valley Master Plan

Proposed Amendments

The draft planning proposal proposes to amend all CLEP maps applying to the subject land to ensure that the approved lots are zoned entirely R1 General residential and the associated height of buildings maps and minimum lot size maps are also amended to apply to the approved lots.

Camden Local Environmental Plan 2010 (Camden LEP 2010) was gazetted on 3 September 2010 and became the principal planning instrument covering land use and zoning in the Camden LGA. Council staff undertakes regular reviews of the LEP and the associated maps which has identified inaccuracies of a minor nature. This planning proposal is considered a minor “mapping” amendment to Camden LEP 2010.

Part 1 -Objectives or Intended Outcomes

The amendment proposed to the Camden LEP 2010 by this Planning Proposal will correct a minor mapping anomaly to ensure Council's intent in relation to these planning controls are achieved. Accordingly, the following amendment is proposed.

Item No	Name of item	Proposal	Map changes
1 - 3	Mapping anomalies	The item seeks to correct a minor amendment to Camden LEP 2010 map to correct a mapping anomaly, which was carried through from the previous mapping anomaly under Camden LEP 47 to the current Camden LEP 2010 at its publication.	<u>Land Zoning Map</u> LZN_017 <u>Height of Buildings Map</u> HOB_017 <u>Lot Size Map</u> LSZ_017

Part 2 – Explanation of provisions

Items 1 – 3 Mapping anomalies

This item seeks to make minor amendments to various Camden LEP 2010 maps to correct a previous mapping anomaly under Camden LEP 47 which was carried through to the current Camden LEP 2010 at its publication. The following table contains a summary of the subject mapping anomalies within Camden LEP 2010. **Comparison maps indicating current and proposed changes are included within Appendix A.**

Item	Anomaly	Action	Historical Notes	Map changes
1	Front portion of the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 are zoned E2 Environmental Conservation to the road boundary with Caulfield Close.	Amend Land Zoning Map for all land within the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 to be rezoned R1 General Residential to the road boundary with Caulfield Close.	Mapping anomaly carried through from previous LEP 47 to the current LEP conversion to the standard instrument under Camden LEP 2010.	Land Zoning Map LZN_017
2	Front portion of the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 appear blank with no building height to the road boundary with Caulfield Close.	Amend Height of Buildings Map for all land to have a maximum building height of J – 9.5m within the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 up to the road boundary with Caulfield Close.	Mapping anomaly carried through from previous LEP 47 to the current LEP conversion to the standard instrument under Camden LEP 2010.	Height of Building Map HOB_017

3	Front portion of the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 appear blank with no minimum lot size.	Amend Minimum Lot Size Map to reinstate G – 450 sqm to all land within the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 up to Caulfield Close.	Mapping anomaly carried through from previous LEP 47 to the current LEP conversion to the standard instrument under Camden LEP 2010.	Minimum Lot Size Map LSZ_016
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Part 3 – Justification

Section A – Need for the Planning Proposal.

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not a result of any strategic study or report. The planning proposal is a result of a review that was undertaken by Council of the Camden LEP 2010 to identify anomalies requiring correction.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the planning proposal provides the only best way of achieving the intended outcome as it seeks to address the minor anomalies and amendments in a relatively prompt and efficient manner.

3. Is there a net community benefit?

Given the minor housekeeping nature of the matters contained within this planning proposal, it is not considered that a Net Community Benefit Test need be undertaken. The matters addressed by this planning proposal will strengthen the Camden LEP 2010 by ensuring that it is up-to-date and robust, thereby providing the community with greater certainty.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with both the Draft sub- regional plan for the South West Sub-Region and the Sydney Metropolitan Strategy “A Plan for Growing Sydney.”

5. Is the planning proposal consistent with the local Council’s Community Strategic Plan or other local strategic plan?

The planning proposal is consistent with Camden Council’s Strategic Plan Camden 2040.

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

<i>Application of State Environmental Planning Policies</i>			
State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
Standard Instrument—Principal Local Environmental Plan	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
State Environmental Planning Policy No 1—Development Standards	Yes	The rezoning proposal will not alter the application of this SEPP.	Yes
State Environmental Planning Policy No 14—Coastal Wetlands	n/a	This policy does not apply to Camden LGA	n/a
State Environmental Planning Policy No 15—Rural Landsharing Communities	n/a	This policy does not apply to Camden LGA	n/a
State Environmental Planning Policy No 19—Bushland in Urban Areas	Yes	n/a- Minor mapping amendment only.	Yes
State Environmental Planning Policy No 21—Caravan Parks	n/a	This SEPP is relevant to specific development not permitted under this Planning Proposal.	n/a
State Environmental Planning Policy No 26—Littoral Rainforests	n/a		n/a
State Environmental Planning Policy No 29—Western Sydney Recreation Area	n/a		n/a
State Environmental Planning Policy No 30—Intensive Agriculture	n/a		n/a
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	n/a	This policy does not apply to Camden LGA.	n/a
State Environmental Planning Policy No 33—Hazardous and Offensive Development	n/a		n/a
State Environmental Planning Policy No 36—Manufactured Home Estates	n/a		n/a

State Environmental Planning Policy No 39—Spit Island Bird Habitat	n/a		n/a
State Environmental Planning Policy No 44—Koala Habitat Protection	n/a		n/a
State Environmental Planning Policy No 47—Moore Park Showground	n/a		n/a
State Environmental Planning Policy No 50—Canal Estate Development	n/a		n/a
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	n/a		n/a
State Environmental Planning Policy No 55—Remediation of Land	n/a		n/a
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	n/a		n/a
State Environmental Planning Policy No 62—Sustainable Aquaculture	n/a		n/a
State Environmental Planning Policy No 64—Advertising and Signage	n/a		n/a
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	n/a		n/a
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	n/a	This policy does not apply in Camden LGA.	n/a
State Environmental Planning Policy No 71—Coastal Protection	n/a	This policy does not apply in Camden LGA.	n/a
State Environmental Planning Policy (Affordable Rental Housing) 2009	yes	This SEPP is relevant to particular development categories. The Planning Proposal does not derogate or alter the application of the SEPP to future development	Yes
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	yes	Any subsequent development applications must be compliant with these provisions	yes
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	yes

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	yes
State Environmental Planning Policy (Infrastructure) 2007	yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	yes
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	n/a		n/a
State Environmental Planning Policy (Kurnell Peninsula) 1989	n/a		n/a
State Environmental Planning Policy (Major Development) 2005	n/a		n/a
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	n/a		n/a
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	n/a		n/a
State Environmental Planning Policy (Rural Lands) 2008	n/a		n/a

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with applicable Ministerial Directions as outlined in Appendix B.

Section C – Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject land is considered to be minor in area and contained within a narrow margin of E2 zoned land between the adjoining R1 General Residential and Caulfield Close. As such, the subject land is isolated from the remaining E2 zoned riparian land on the southern side of Caulfield Close.

There is no likelihood of any adverse effect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

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

There are no likely environmental effects as a result of this planning proposal.

10. How has the planning proposal adequately addressed any social and economic affects?

Not applicable.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

Not applicable.

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

Given the minor nature of the issues listed in this planning proposal it is not deemed necessary to contact state or commonwealth public authorities.

<i>Application of State Environmental Planning Policies</i>			
State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
Standard Instrument—Principal Local Environmental Plan	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
State Environmental Planning Policy No 1—Development Standards	Yes	The rezoning proposal will not alter the application of this SEPP.	Yes
State Environmental Planning Policy No 14—Coastal Wetlands	n/a	This policy does not apply to Camden LGA.	n/a
State Environmental Planning Policy No 15—Rural Landsharing Communities	n/a	This policy does not apply to Camden LGA.	n/a
State Environmental Planning Policy No 19—Bushland in Urban Areas	Yes	n/a- minor mapping amendment only.	Yes
State Environmental Planning Policy No 21—Caravan Parks	n/a	This SEPP is relevant to specific development not permitted under this Planning Proposal.	n/a
State Environmental Planning Policy No 26—Littoral Rainforests	n/a		n/a
State Environmental Planning Policy No 29—Western Sydney Recreation Area	n/a		n/a
State Environmental Planning Policy No 30—Intensive Agriculture	n/a		n/a
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	n/a	This policy does not apply to Camden LGA.	n/a

State Environmental Planning Policy No 33—Hazardous and Offensive Development	n/a		n/a
State Environmental Planning Policy No 36—Manufactured Home Estates	n/a		n/a
State Environmental Planning Policy No 39—Spit Island Bird Habitat	n/a		n/a
State Environmental Planning Policy No 44—Koala Habitat Protection	n/a		n/a
State Environmental Planning Policy No 47—Moore Park Showground	n/a		n/a
State Environmental Planning Policy No 50—Canal Estate Development	n/a		n/a
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	n/a		n/a
State Environmental Planning Policy No 55—Remediation of Land	n/a		n/a
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	n/a		n/a
State Environmental Planning Policy No 62—Sustainable Aquaculture	n/a		n/a
State Environmental Planning Policy No 64—Advertising and Signage	n/a		n/a
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	n/a		n/a
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	n/a	This policy does not apply in Camden LGA.	n/a
State Environmental Planning Policy No 71—Coastal Protection	n/a	This policy does not apply in Camden LGA.	n/a
State Environmental Planning Policy (Affordable Rental Housing) 2009	yes	This SEPP is relevant to particular development categories. The Planning Proposal does not derogate or alter the application of the SEPP to future development	Yes

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	yes	Any subsequent development applications must be compliant with these provisions	yes
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	yes	This Planning Proposal is consistent with the applications of this SEPP.	yes
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	yes	This Planning Proposal is consistent with the applications of this SEPP.	yes
State Environmental Planning Policy (Infrastructure) 2007	yes	This Planning Proposal is consistent with the applications of this SEPP.	yes
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	n/a		n/a
State Environmental Planning Policy (Kurnell Peninsula) 1989	n/a		n/a
State Environmental Planning Policy (Major Development) 2005	n/a		n/a
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	n/a		n/a
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	n/a		n/a
State Environmental Planning Policy (Rural Lands) 2008	n/a		n/a

State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	n/a		n/a
State Environmental Planning Policy (State and Regional Development) 2011	n/a		n/a
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	n/a		n/a
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	n/a		n/a
State Environmental Planning Policy (Urban Renewal) 2010	n/a		n/a
State Environmental Planning Policy (Western Sydney Employment Area) 2009	n/a		n/a
State Environmental Planning Policy (Western Sydney Parklands) 2009	n/a		n/a
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	n/a		n/a
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	n/a		n/a
Sydney Regional Environmental Plan No 16—Walsh Bay	n/a		n/a
Sydney Regional Environmental Plan No 18—Public Transport Corridors	n/a		n/a
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	n/a		n/a
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	n/a		n/a
Sydney Regional Environmental Plan No 24—Homebush Bay Area	n/a		n/a
Sydney Regional Environmental Plan No 25—Orchard Hills	n/a		n/a
Sydney Regional Environmental Plan No 26—City West	n/a		n/a
Sydney Regional Environmental Plan No 28—Parramatta	n/a		n/a
Sydney Regional Environmental Plan No 30—St Marys	n/a		n/a

Sydney Regional Environmental Plan No 33—Cooks Cove	n/a		n/a
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	n/a		

Part 4 – Maps

The following Camden LEP 2010 maps will need to be amended:

Land Zoning Map LZN_017

Lot Size Map LSZ_017

Height of Buildings Map HOB_017

Part 5 – Community Consultation

The matters dealt with in this planning proposal are of a minor amendment and do not result in any adverse impacts upon the community. Accordingly, it is considered that an exhibition period of fourteen (14) days is appropriate for this planning proposal.

Due to the housekeeping nature of this planning proposal, it is considered that consultation with State or Commonwealth public authorities is not required.

Part 6 – Project Timeline

Anticipated commencement date (date of Gateway determination)	August 2015
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	N/A
Commencement and completion dates for public exhibition period	September 2015
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	TBA
Timeframe for the consideration of a proposal post exhibition	TBA
Date of submission to the department to finalise the LEP	TBA

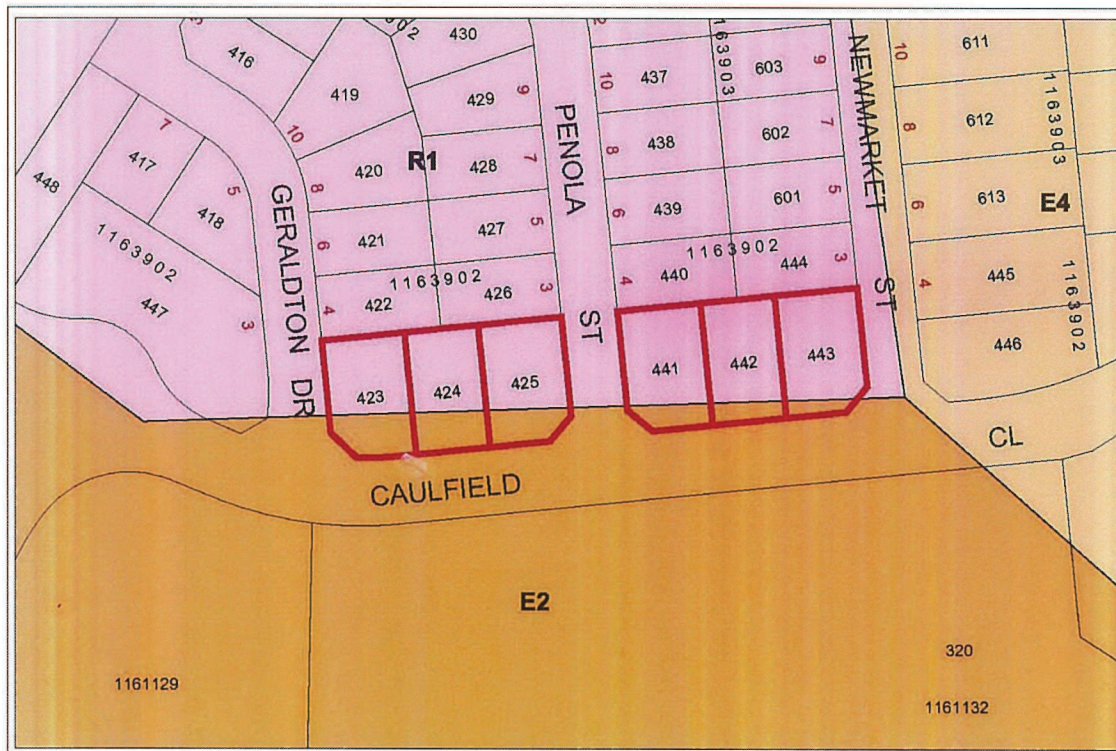
Anticipated date RPA will make the plan (if delegated)	TBA
Anticipated date RPA will forward to the department for notification	TBA

Appendix A – Comparison Maps

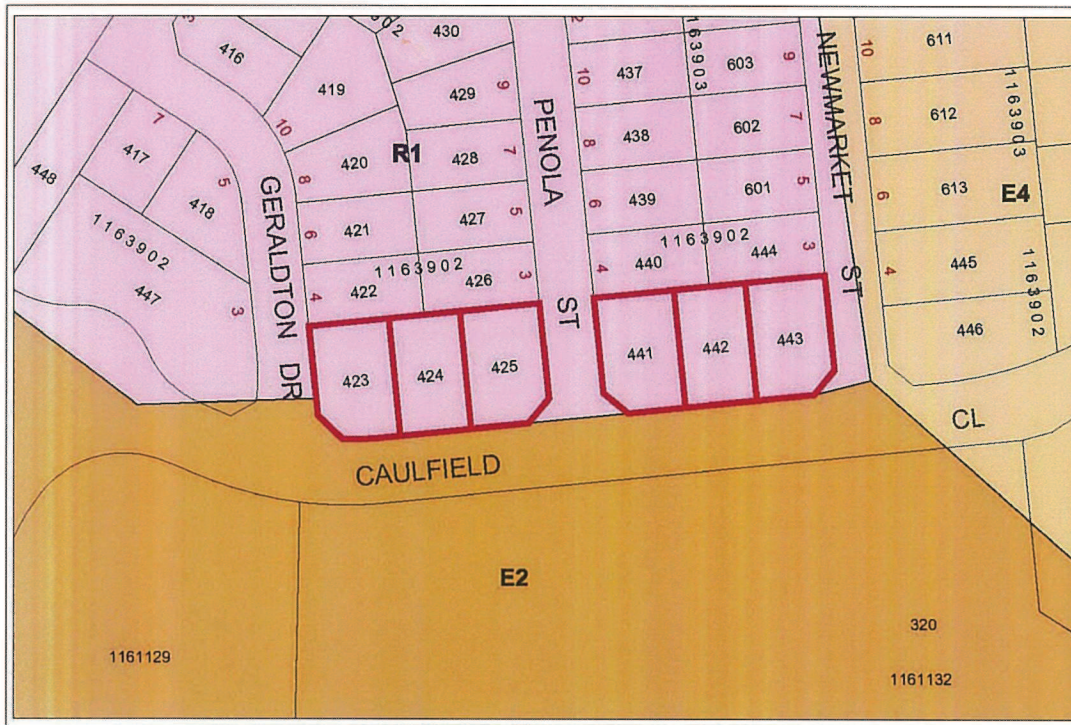
1. Land Zoning Map

- i. The zoning mapping anomaly to be corrected involves the front portion of the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902, which are currently zoned E2 Environmental Conservation to the road boundary with Caulfield Close.
- ii. The correction involves amendment to the Zoning Map for all land contained within the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 to be rezoned R1 General Residential up to the road boundary with Caulfield Close.

Current Land Zoning Map



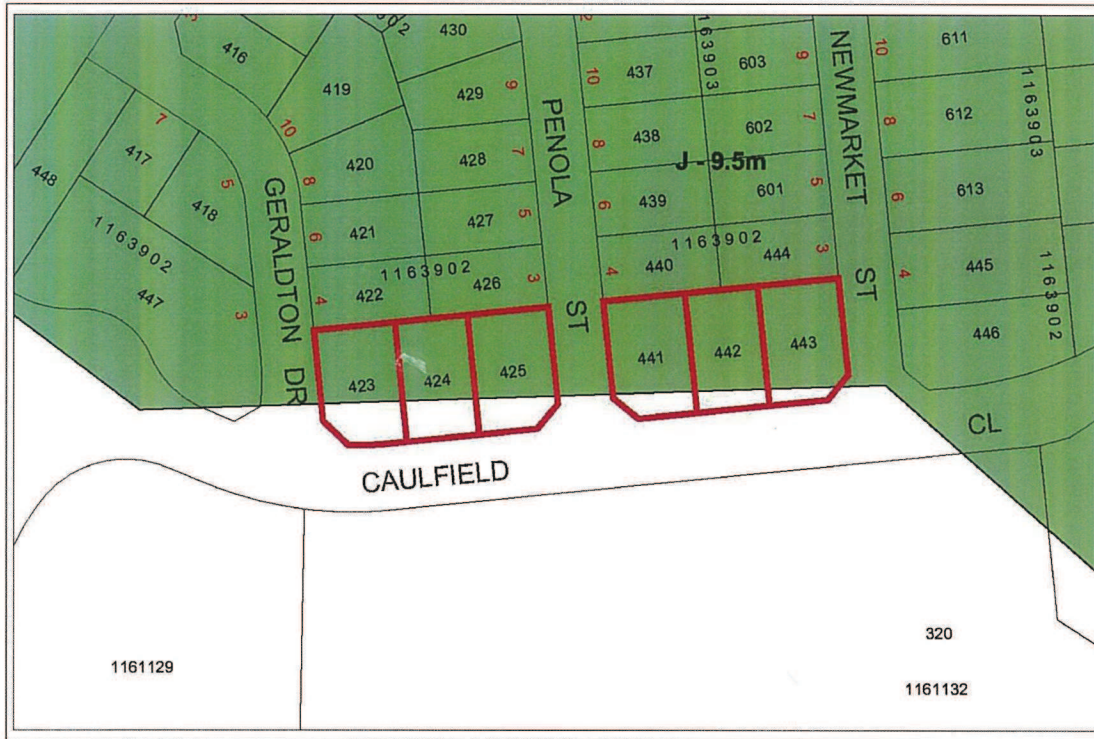
Proposed Land Zoning Map



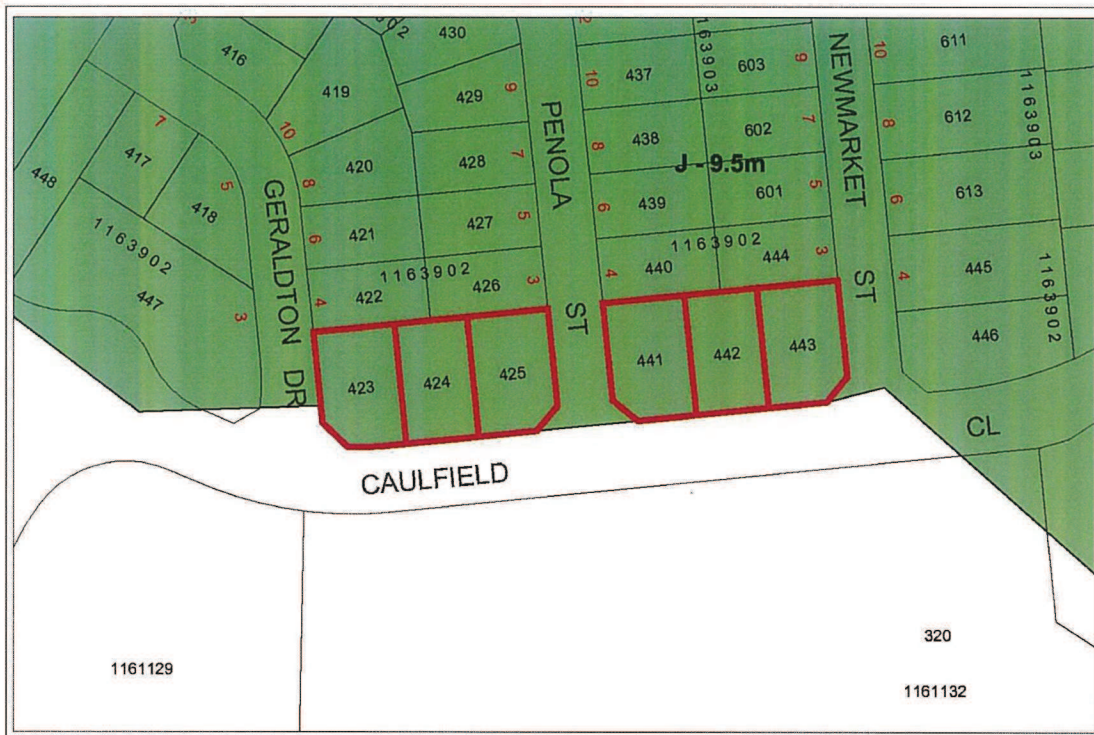
2. Height of Buildings Map

- i. The Height of Building map anomaly to be corrected involves the front portion of the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902, which appear blank with no building height to the road boundary with Caulfield Close.
- ii. The correction involves amendment to the Height of Building map for the subject land to have a maximum building height of J – 9.5m within the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 up to the road boundary with Caulfield Close.

Current Height of Buildings Map



Proposed Height of Buildings Map



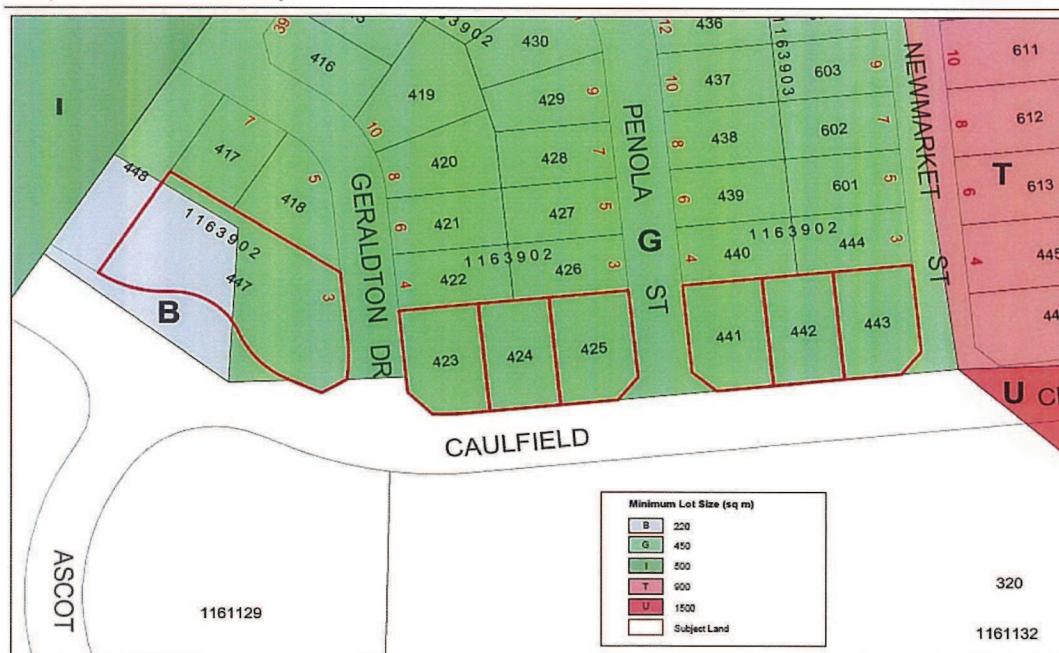
3. Lot Size Map

- i. The Lot size map anomaly to be corrected involves the front portion of the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902, which appear blank with no with no minimum lot size.
- ii. The correction involves amendment to the Lot size map for the subject land to have a G – 450 sqm to all land within the seven (7) subject lots 423, 424, 425, 441, 442, 443 and 447 with DP 1163902 up to the road boundary with Caulfield Close.

Current Lot Size Map



Proposed Lot Size Map



Appendix B – Applicable section 117 directions

Direction	Objective	Response
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Item 1-3. Mapping Anomalies The subject land is considered to be minor in area and contained within a narrow stretch of E2 zoned land between the adjoining R1 General Residential and Caulfield Close. As such, the subject land is isolated from the remaining E2 zoned riparian land on the southern side of Caulfield Close. There is no likelihood of any adverse effect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.
3.1 Residential Zones	The objective of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) To minimise the impact of residential development on the environment and resource lands.	The planning proposal is considered to be consistent with this direction.
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The planning policy is consistent with the aims and objectives of all relevant regional Strategies.
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	The proposals are compatible with the Metropolitan Strategy in that it assists with residential Greenfield development.