



17 August 2018

Ms Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 7/2018/PLP

Dear Ms Carruthers

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. #) – Amendments to Land Zone Map and Terrestrial Biodiversity Map for land at 32-34 Jacks Lane, Maroota

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), it is advised that Council has resolved to prepare a planning proposal for the above amendment.

The planning proposal seeks to rezone the subject site from RU1 Primary Production to RU2 Rural Landscape to facilitate a rural cluster subdivision outcome in the form of five (5) residential lots and one (1) community title lot where biodiversity values would be protected through amendment to the Terrestrial Biodiversity Map.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 3.33(3) of the EP&A Act. The planning proposal and supporting materials is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Megan Munari, Principal Coordinator – Forward Planning on 9843 0407.

Following receipt by Council of the Department's written advice, Council will proceed with the planning proposal. Any future correspondence in relation to this matter should quote reference number 7/2018/PLP. Should you require further information please contact Kayla Atkins, Town Planner on 9843 0404.

Yours faithfully

Stewart Seale
MANAGER – FORWARD PLANNING

Attachment 1: Planning Proposal (including attachments)

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – Rezoning the site from RU1 Primary Production to RU2 Rural Landscape to enable rural cluster subdivision and amend Terrestrial Biodiversity Map to apply to vegetation within community title lot.

ADDRESS OF LAND: 32-34 Jacks Lane, Maroota (Lot 4 DP 864355)

SUMMARY OF DEVELOPMENT YIELD:

	EXISTING	PROPOSED	TOTAL YIELD
Lots	1	5 residential lots 1 community lot	+5 lots

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 9.1 Local Planning Directions
Attachment C	Council Report and Minute, 10 July 2018
Attachment D	Proponent's Planning Proposal and Supporting Material, October 2017
Attachment E	Pre-Gateway Comments from NSW Rural Fire Service and RMS
Attachment F	Local Planning Panel Report and Minute, 15 August 2018

THE SITE:

The subject site is irregular in shape and comprises an approximate area of 10.3 hectares. The site has a moderate slope of approximately 10% from east to west away from Jacks Lane. The western portion of the site is heavily vegetated with Shale Sandstone Transition Forest which is a species listed as a Critically Endangered Ecological Community under the Biodiversity Conservation Act 2016. This endangered vegetation covers approximately 37% of the subject site and forms part of a vast and largely undisturbed network of vegetation.

The subject site contains a single storey dual occupancy and rural sheds. Adjoining sites also comprise rural residential development and agricultural land use. The surrounding land is zoned both RU1 Primary Production and RU2 Rural Landscape.

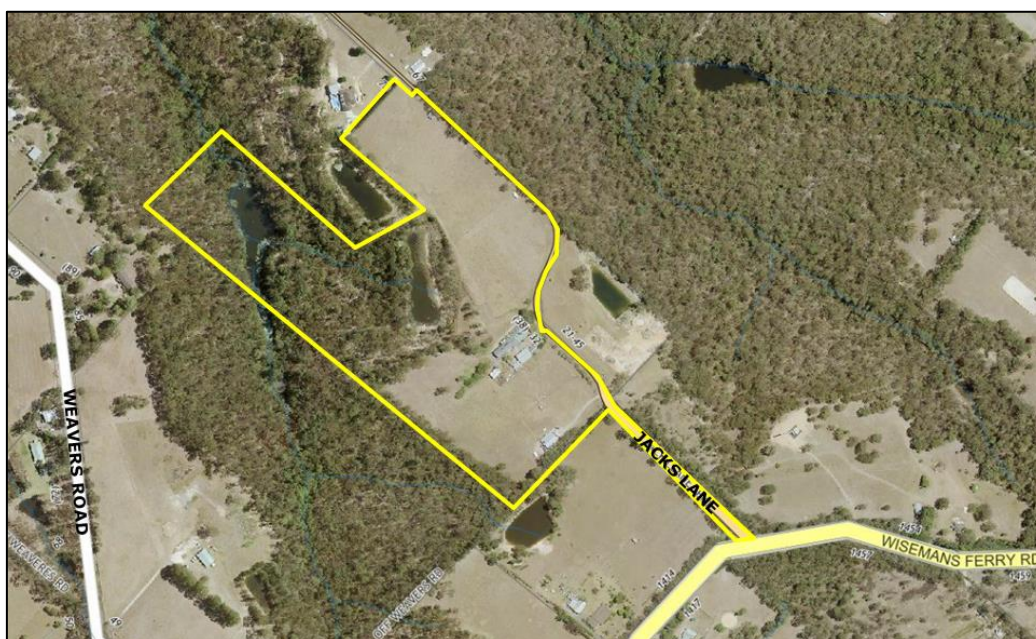


Figure 1
Subject Site and Existing Locality

BACKGROUND:

In preparing The Hills Local Environmental Plan 2012 (LEP 2012), consideration was given to the objectives of Council's Employment Lands Direction, specifically to the sand mining operations identified under Sydney Regional Environmental Plan No.9 – Extractive Industry (SREP No.9) as well as historic and existing agricultural activities, slope, bushland and sensitive vegetation on rural land. The specific boundaries of the RU1 Primary Production zone not only identified the area applicable to SREP No.9 but acknowledged the concentration of intensive plant and horticultural industries in the same locality along Old Northern Road and the spine of Wisemans Ferry Road towards Sackville Ferry Road.

The Department of Primary Industries was consulted in the preparation of LEP 2012. Their comments encouraged the retention of opportunities for sustainable primary industries and protection of the productive capacity of land. Their comments sought to ensure that the LEP allows land to be developed in a manner consistent with its capability and reduces the risk of land use conflicts. The Department of Primary Industries stated that the locations of resource deposits cannot always be predicted and therefore known resources and their general area should not be put at risk of sterilisation through inappropriate zoning or development. The Department's comments also indicated the importance of managing housing density in primary industry zones to maintain access to untainted finite resources and allow efficient production to occur. The remaining RU1 land that is not applicable to SREP No.9 supports the more intensive extractive industries and ensures reduction in land use conflict and potential to sterilise known resources.

During the exhibition of LEP 2012, there were a number of requests for land proposed to be zoned RU1 Primary Production to be included in the RU2 Rural Landscape zone, specifically to permit community title 'rural cluster' subdivision. Landowners perceived the nomination of RU1 Primary Production zone as a 'down zone', as other rural zones had greater subdivision potential.

Following consideration of submissions no changes were made to the boundaries of the RU1 Primary Production zone given the matters raised were inconsistent with Council's strategic framework. At the time it was acknowledged the subject properties were not currently in production, however the concentration of primary industry production in the locality was still encouraged. The current extent of the RU1 Primary Production zone and SREP No.9 area is indicated in Figure 2 below.

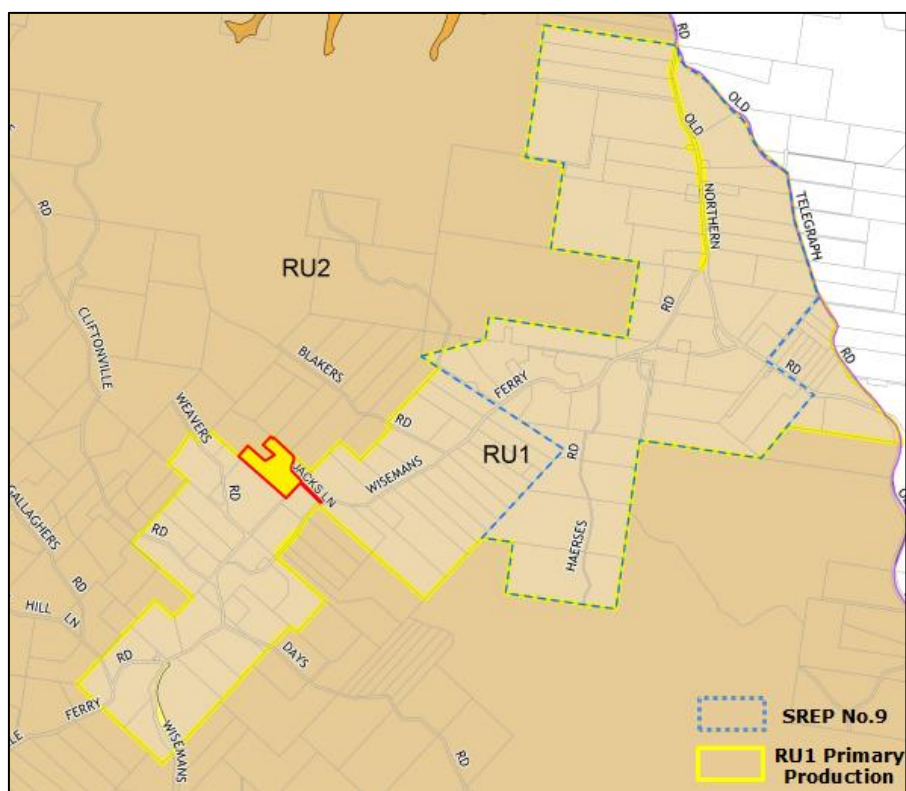


Figure 2

Current Extent of RU1 Primary Production zone and SREP No.9 (subject site outlined in red)

On 29 April 2015, a planning proposal application was lodged with Council to rezone land at 90 Weavers Road, Maroota from RU1 Primary Production to RU2 Rural Landscape. Following a Gateway Determination, the proposal was publicly exhibited in September and October 2017. During this period, Council received comment from the NSW RFS stating they did not support the proposal on the basis that it is inconsistent with Ministerial Direction 4.4 Planning for Bush Fire Protection, new lots will be created on a ridgeline and more than 200m from a through road, and on strategic grounds that the proposal is likely to generate similar proposals in the locality.

This outstanding public authority objection could not be resolved and Council, unable to exercise its delegation, forwarded the planning proposal to the Department of Planning and Environment for finalisation on 20 December 2017. To date, the outstanding agency objection has not been resolved and the planning proposal has not been finalised.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The planning proposal seeks to facilitate a rural cluster subdivision in the form of five (5) residential lots and one (1) community title lot. The proposal seeks to facilitate this outcome by rezoning the land from RU1 Primary Production to RU2 Rural Landscape, where rural cluster subdivisions are permitted with consent under The Hills Local Environmental Plan 2012 (LEP 2012). The proposed residential lots range in size from 7,000m² and 1 hectare. Existing vegetation on site is proposed to be retained within the community title lot which is approximately 6.2 hectares in size. The vegetation is proposed to be identified on the Terrestrial Biodiversity Map to secure future protection of the Shale Sandstone Transition Forest. Figure 3 below demonstrates the intended outcome for the site through the proposed subdivision design.

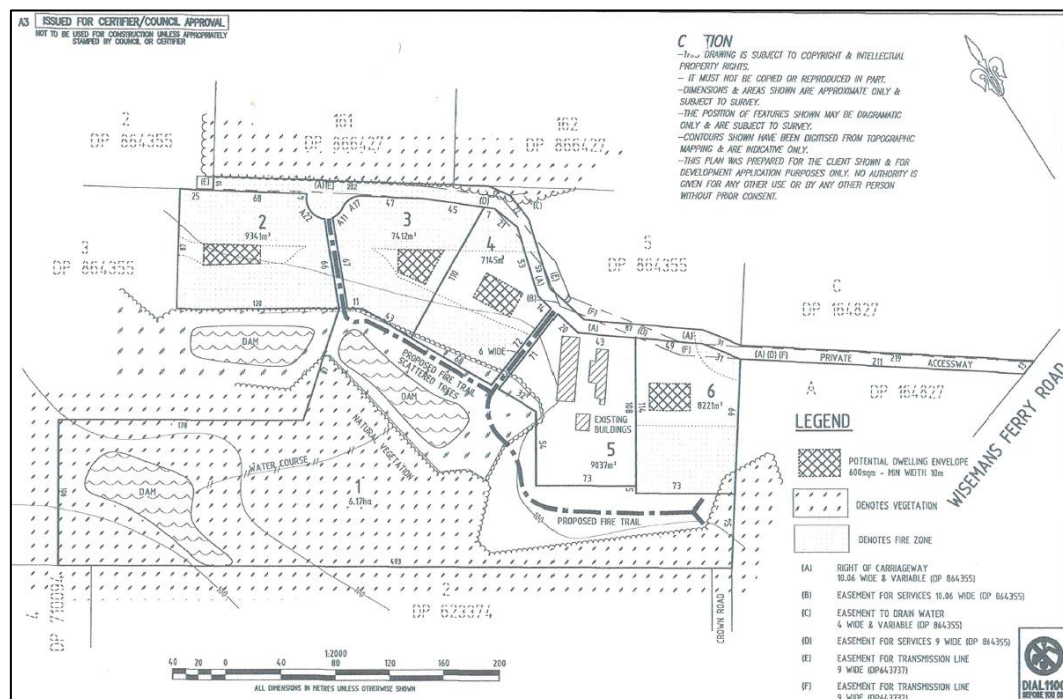


Figure 3
Proposed Subdivision Design

PART 2 EXPLANATION OF THE PROVISIONS

To facilitate the proposed development outcome, it is recommended that the following amendments be made to LEP 2012:

1. Amend Land Zone Map to rezone the site from RU1 Primary Production to RU2 Rural Landscape; and
2. Amend Terrestrial Biodiversity Map to identify significant vegetation on site.

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

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

No, the planning proposal is not a result of any strategic study or report. The planning proposal has been initiated by a private landowner.

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

Yes, the planning proposal is considered to be the best way to achieve the intended outcomes for the site. Rezoning the site will facilitate an application for rural cluster development.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. *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)?*

Yes, a discussion of consistency is provided below.

- **Greater Sydney Region Plan**

The planning proposal is consistent with Objective 27 – *Biodiversity is protected, urban bushland and remnant vegetation is enhanced*, as it seeks to map biodiversity values of significant vegetation on site and connect the area to the existing biodiversity network. While the Plan stipulates that rural-residential development is not an economic value of the Metropolitan Rural Area and is therefore generally not supported, the Plan also states that it may be supported where there are no adverse impacts on local amenity and where environmental, social and economic values are protected. In this instance it is considered that the proposal presents the opportunity to protect environmental values on site.

The planning proposal is consistent with Objective 29 – *Environmental, social and economic values in rural areas are protected* in that it aims to provide a diverse housing option in the form of lots that are 7,000m² to 1 hectare in size in response to demand for a rural living lifestyle. The proposal would include the expansion of a protected biodiversity corridor in the form of amending the Terrestrial Biodiversity Map. The proposal therefore provides an environmental incentive that would maintain the value of the Metropolitan Rural Area.

The planning proposal has the potential to be consistent with Objective 37 – *Exposure to natural and urban hazards is reduced* through the opportunity to further consult with the NSW Rural Fire Service during a public exhibition period. Appropriate buffers to vegetation and bush fire hazard would be required as part of future subdivision design.

- **Central City District Plan**

The planning proposal is consistent with Planning Priority C15 – *Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes* in that it seeks to enhance protection of bushland with high biodiversity values by amending the Terrestrial Biodiversity Map. The proposed mapping would contribute to a connected biodiversity corridor and facilitate the protection of the Metropolitan Rural Area's scenic landscape.

The planning proposal is consistent with Planning Priority C18 – *Better managing rural areas* by facilitating a rural residential lifestyle that supports the distinctive character of rural towns and villages in the locality. While rural residential growth is generally not considered by the Plan, it can be considered where the development provides the opportunity to maintain and enhance the social, economic or environmental values of the Metropolitan Rural Area. In seeking to identify a portion of the site on the Terrestrial Biodiversity Map, it is considered that the proposal provides an environmental incentive that includes connecting vegetation to the existing biodiversity corridor.

The planning proposal has the potential to be consistent with Planning Priority C20 – *Adapting to the impacts of urban and natural hazards and climate change*, as the public exhibition period will facilitate the opportunity for further consultation with the NSW RFS to achieve compliance with Planning for Bush Fire Protection 2006. The subdivision design would require appropriate buffers from surrounding hazardous vegetation. The public exhibition period would also provide the opportunity to consult with the Office of Environment and

Heritage to determine an appropriate balance between clearing vegetation for bush fire compliance and protecting ecological values on site.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes, a discussion of consistency is provided below.

- **The Hills Future Community Strategic Plan**

The Hills Future Community Strategic Direction articulates The Hills Shire community's and Council's shared vision, values, aspirations and priorities with reference to other local government plans, information and resourcing capabilities. It is a direction that creates a picture of where the Hills would like to be in the future. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community.

The planning proposal will assist in shaping growth by ensuring the Shire's natural and built environment is well managed through strategic land use and urban planning that reflects the community's values and aspirations. The planning proposal will maintain amenity while facilitating well planned and liveable neighbourhoods.

- **Local Strategy**

In 2008 Council adopted its Local Strategy to provide the basis for the future direction of land use planning in the Shire and within this context implement the key themes and outcomes of the 'Hills 2026 Looking Toward the Future'. The Residential, Rural Lands Strategy, Employment Lands and Environment and Leisure Directions are the relevant components of the Local Strategy to be considered in assessing this application.

- Residential Direction

The North West Subregional Strategy sets targets for the Shire to contribute additional housing to accommodate a share of Sydney's population growth. The Residential Direction indicates that there is sufficient capacity to accommodate these targets based on the existing planning framework and current projects.

While the proposal may not be required to contribute to housing targets, it does provide a diverse housing option in the form of large lot rural residential living that will support the function of surrounding rural towns and villages and capitalise on the rural landscape setting.

- Rural Lands Strategy

Key objectives of the Rural Lands Strategy include managing the demand for future rural subdivision as well as maintenance and protection of healthy biodiversity within the natural environment of the Shire's rural lands. While rural subdivision can often be viewed as a threat to biodiversity, in this instance the subdivision presents the opportunity to identify significant vegetation on the Terrestrial Biodiversity Map that would otherwise not be mapped. The mapped biodiversity will be linked to the existing connected network, allowing a more coordinated approach to managing resources in private ownership.

- Employment Lands Direction

An objective of the Employment Lands Direction is to accommodate the growth of a modern local economy to meet community needs, as well as to enhance the attractiveness of the Shire for new businesses and visitors. The Employment Lands Direction provides a rationale for the RU1 Primary Production zone in that it reflected the existing and future activities allowed under SREP 9 (Extractive Industries) as well as concentrations of existing horticultural activities along the spine of Wisemans Ferry Road.

While the planning proposal would result in the loss of productive land for agricultural purposes, the proponent has stated that the site is not viable or suitable in its current form for agricultural production. Further, the proposal would achieve the objectives of this direction by attractive residents to the rural residential lifestyle enjoyed on rural land within the Shire, and support local businesses within the rural villages as well as roadside stalls.

- Environment and Leisure Direction

The Environment and Leisure Direction seeks to protect and manage the Shire's environment and leisure spaces and conserve the Shire's unique diversity of plants and animals. The planning proposal seeks to utilise all cleared areas of the site to minimise clearing of vegetation. The planning proposal will also contribute to protection of biodiversity through identifying vegetation on the Terrestrial Biodiversity Map.

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

Yes. An assessment of the planning proposal against applicable State Environmental Planning Policies is provided in Attachment A. There are no relevant Policies that require further discussion.

6. Is the planning proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

The consistency of the planning proposal with the s. 9.1 Ministerial Directions is detailed within Attachment B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

- **Direction 1.2 Rural Zones**

The Direction requires that a planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. A planning proposal must not contain provisions that will increase the permissible density of land within a rural zone other than land within an existing town or village.

The planning proposal is partially consistent with the Direction in that it does not reduce the amount of rural land as the proposed rezoning is from RU1 Primary Production to RU2 Rural Landscape. The proposal is partially inconsistent with this Direction in that it would facilitate a future rural cluster subdivision which would increase the permissible density of the land. In this instance it is considered justified as the proposal presents the opportunity to secure existing high biodiversity vegetation on the Terrestrial Biodiversity Map of The Hills LEP 2012.

- **Direction 4.4 Planning for Bushfire Protection**

This Direction requires a planning proposal to have regard to Planning for Bush Fire Protection 2006 and ensure the adequate provision of Asset Protection Zones, two-way access roads linking to perimeter roads and/or fire trail networks, adequate water supply for fire-fighting purposes, minimisation of the area of land directly interfacing with the hazard and controls regarding combustible materials in the Inner Protection Area.

A proposal may only be inconsistent with this Direction if written advice is obtained from the Commissioner of the NSW Rural Fire Service (NSW RFS) stating that notwithstanding the non-compliance the NSW RFS does not object to the proposal's progression. The NSW RFS has provided written advice in response to the proponent's Bushfire Hazard Assessment Report (see Attachment E) stating that it does not support the proposal due to the limited capacity to facilitate adequate emergency access and egress as new lots created would be more than 200m from a through road, the suitability of the site for intensification of development and the proposal's encouragement of incompatible land uses in a bush fire prone area.

Council's own assessment against Planning for Bush Fire Protection 2006 (as detailed in Section 6(a) of the Council Report, see Attachment C) concluded that the proposal has not demonstrated compliance. The proposal therefore remains inconsistent with this Direction and written advice has not been obtained from the Commissioner of the NSW Rural Fire Service that indicates they do not object to the progression of the proposal notwithstanding the non-compliance.

Further work would be required to demonstrate compliance and resolve this objection, including exploration of a secondary access to the site and its implications for biodiversity outcomes. A revised subdivision design may be required to demonstrate compliance.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. 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?

Yes, the development may require further clearing of Shale Sandstone Transition Forest, a critically endangered ecological community under the Biodiversity Conservation Act 2016, to provide necessary fire trails and secondary egress to the site to facilitate the bush fire mitigation strategies required under Planning For Bush Fire Protection 2006. The extent of clearing or potential impact is not known at this stage and an

updated Flora and Fauna report would be required to address this concern. The extent of significant vegetation on the site is shown in Figure 4 below.

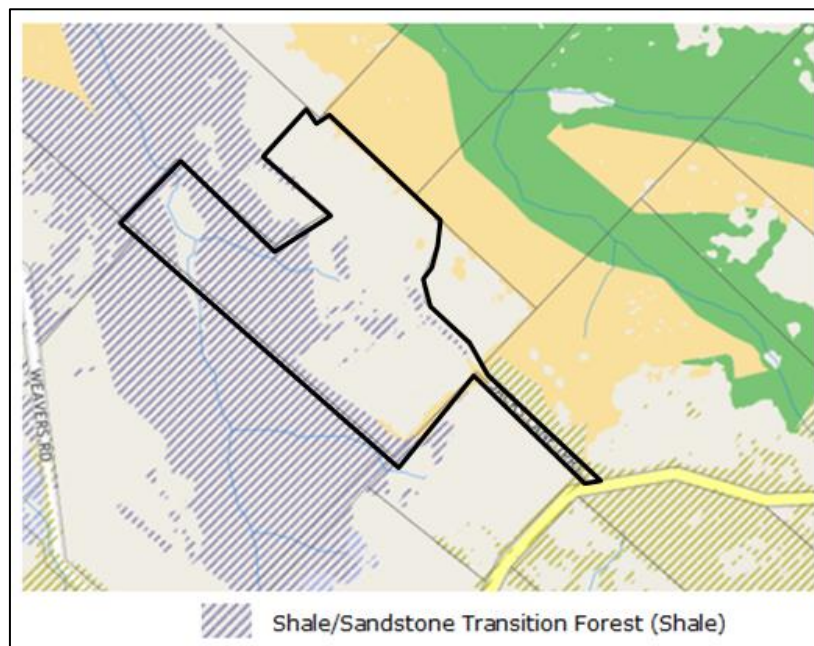


Figure 4

Extent of critically endangered ecological community on subject site

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

Bush fire threat is an environmental effect likely to be exacerbated as a result of the planning proposal. Increasing the permissible density of the site will locate more buildings and occupants on bush fire prone land and increase the risk to property and life. The proposed management of bush fire risk is discussed in the proponent's Bushfire Hazard Assessment report (Attachment D) as well as additional information submitted by the proponent in response to pre-Gateway comments made by NSW Rural Fire Service. The comments provided by NSW Rural Fire Service (Attachment E) and the proponent's response are detailed in Section 4(a) of the Council report in Attachment C of this planning proposal.

9. *How has the planning proposal adequately addressed any social and economic effects?*

Further information will be required to demonstrate that it is not economically feasible for the site to undertake agricultural activity. The impact of the loss of agricultural potential that would result from rezoning the site to facilitate residential subdivision should be further addressed by the proponent. This concern was raised in Section 6(b) in addition to concerns for land use conflict in Section 6(c) of the Council report in Attachment C of this planning proposal.

SECTION D - STATE AND COMMONWEALTH INTERESTS

10. *Is there adequate public infrastructure for the planning proposal?*

Future development on the site would need to be supported by the necessary services including electricity, telecommunication, gas, water, sewer and stormwater drainage. The required services are currently available to the existing dwelling on site.

Roads and Maritime Services provided pre-Gateway comments in relation to the planning proposal. Their comments are provided in Attachment E and require some road upgrades, at a minimum the dished crossing at the intersection of Jacks Lane and Wiseman's Ferry Road. The RMS also require additional information including a traffic impact study and strategic concept plan detailing required upgrade works, warning signs, turn treatments, sightlines and simultaneous access and egress plans. The RMS have also recommended a site-specific development control plan to set out future access arrangements and intersection works.

11. *What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?*

The NSW Rural Fire Service does not support the proposal for the reasons outlined in Attachment E of this planning proposal. The proponent's attempts to resolve these issues are detailed in Section 4(a) of the Council Report in Attachment C of this planning proposal. In its current form, design solutions have not been able to resolve the non-compliances with Planning for Bush Fire Protection 2006 and this remains an outstanding public authority objection. To resolve this objection, further work would be required including exploration of a secondary access to the site.

While the RMS does not object to the planning proposal, they require some road upgrades as well as additional information to support the planning proposal. These pre-Gateway comments are provided in Attachment E of the planning proposal.

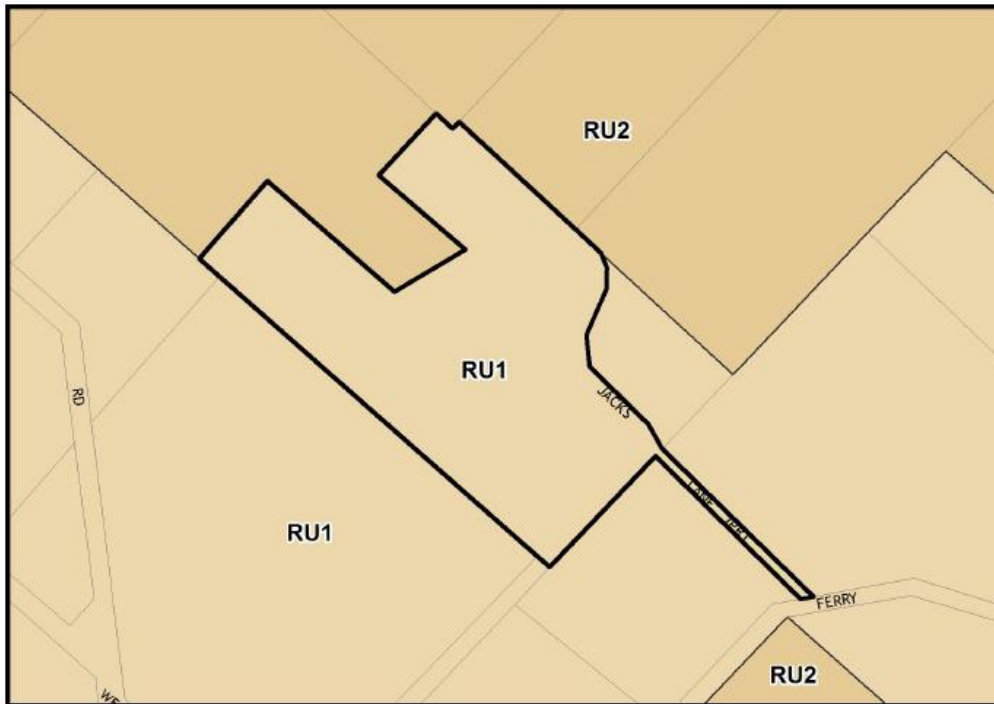
It is anticipated that in addition to further consultation with the NSW Rural Fire Service and RMS, the Office of Environment and Heritage and Department of Primary Industries will be required to be consulted with as part of this planning proposal.

Following the Gateway Determination, all relevant agencies will be consulted.

PART 4 MAPPING

The planning proposal seeks to amend the Land Zone Map and Terrestrial Biodiversity Map of *The Hills Local Environmental Plan 2012*.

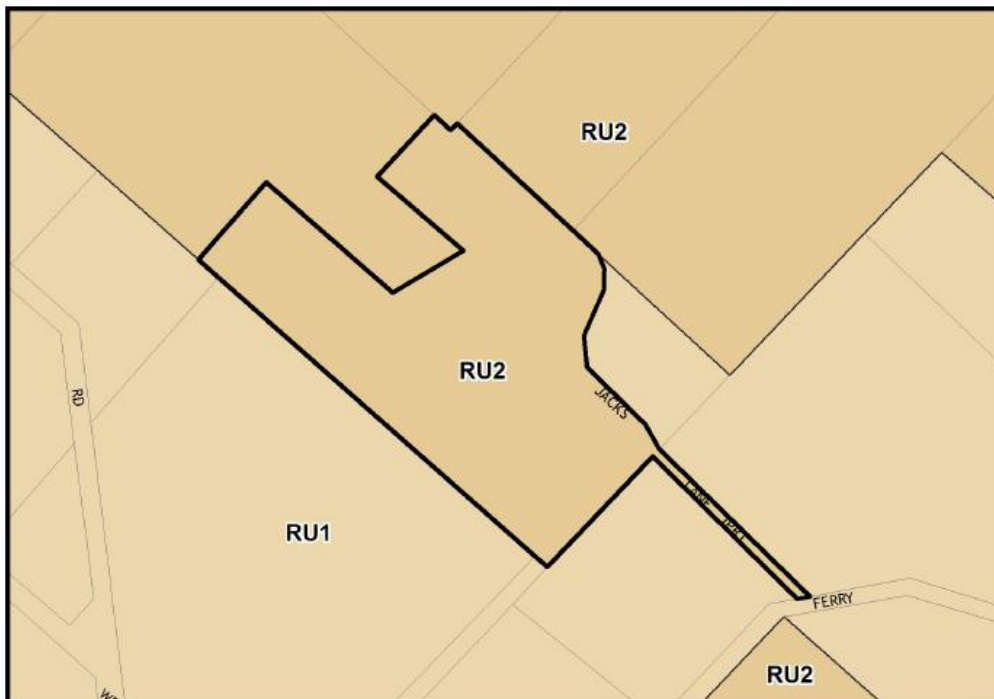
Existing Land Zone Map



Land Zoning (LZN)

RU1 Primary Production **RU2** Rural Landscape

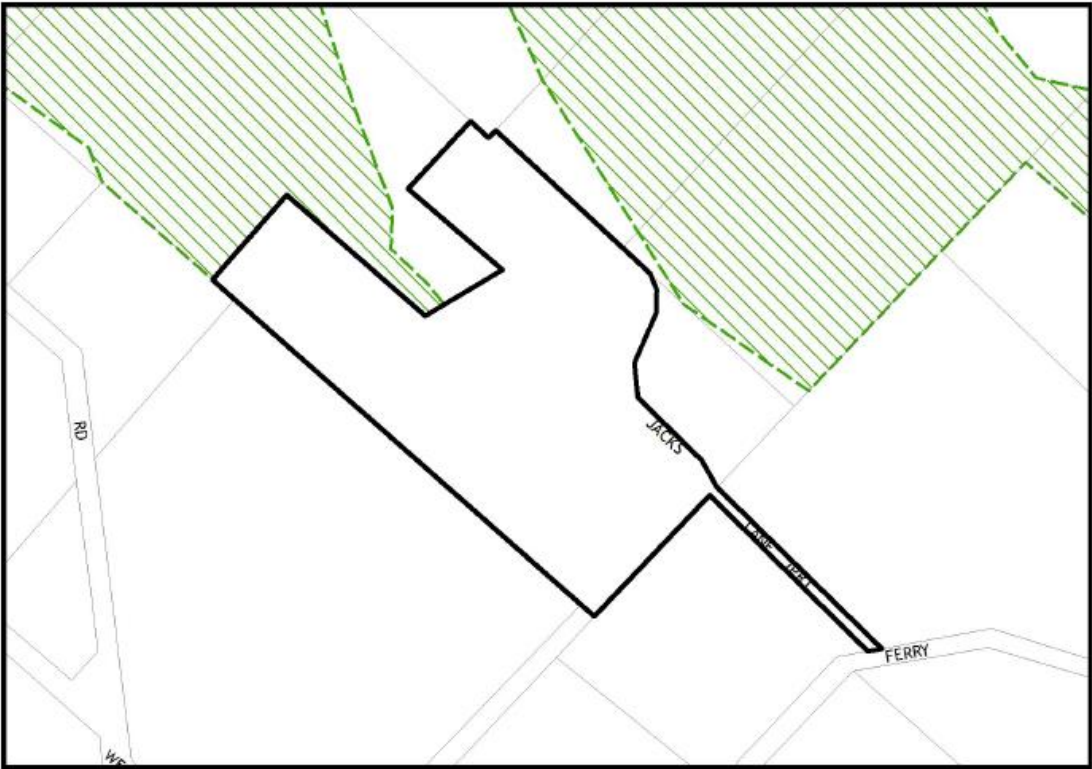
Proposed Land Zone Map



Land Zoning (LZN)

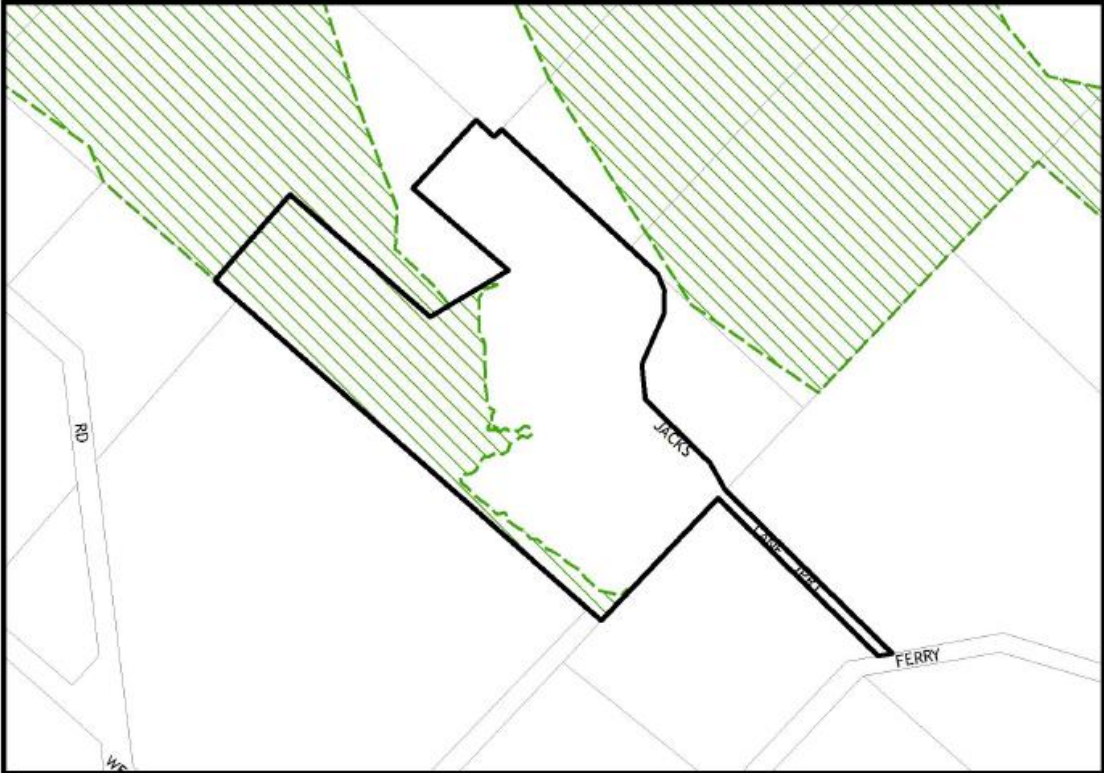
RU1 Primary Production **RU2** Rural Landscape

Existing Terrestrial Biodiversity Map



Biodiversity Map
Biodiveristy

Proposed Terrestrial Biodiversity Map



Biodiversity Map
Biodiveristy

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in local newspapers and on display at Council's administration building, Dural Library and Castle Hill Library. The planning proposal will also be made available on Council's website. In addition, letters will be issued to adjoining and nearby property owners and stakeholders.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	October 2018
Government agency consultation	November 2018
Commencement of public exhibition period (28 days)	December 2018
Completion of public exhibition period	January 2018
Timeframe for consideration of submissions	February 2018
Timeframe for consideration of proposal post exhibition	March 2018
Report to Council on submissions	April 2018
Planning Proposal to PCO for opinion	May 2018
Date Council will make the plan (if delegated)	June 2018
Date Council will forward to department for notification (if delegated)	June 2018

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	NO	-	
No. 14	Coastal Wetlands	NO	-	
No. 19	Bushland in Urban Areas	YES	NO	
No. 21	Caravan Parks	YES	NO	
No. 26	Littoral Rainforests	NO	-	
No. 30	Intensive Agriculture	YES	NO	
No. 33	Hazardous and Offensive Development	YES	NO	
No. 36	Manufactured Home Estates	NO	-	
No. 44	Koala Habitat Protection	NO	-	
No. 47	Moore Park Showground	NO	-	
No. 50	Canal Estate Development	YES	NO	
No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	NO	-	
No. 55	Remediation of Land	YES	NO	
No. 62	Sustainable Aquaculture	YES	NO	
No. 64	Advertising and Signage	YES	NO	
No. 65	Design Quality of Residential Apartment Development	YES	NO	
No. 70	Affordable Housing (Revised Schemes)	YES	NO	
No. 71	Coastal Protection	NO	-	
Affordable Rental Housing (2009)		YES	NO	
Building Sustainability Index: BASIX (2004)		YES	NO	
Educational Establishments and Child Care Facilities (2017)		YES	NO	
Exempt and Complying Development Codes (2008)		YES	NO	
Housing for Seniors or People with a Disability (2004)		YES	NO	
Infrastructure (2007)		YES	NO	
Integration and Repeals (2016) (Policy is to be repealed on 6.8.2018)		YES	NO	
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	
Kurnell Peninsula (1989)		NO	-	
Mining, Petroleum Production and Extractive Industries (2007)		YES	NO	
Miscellaneous Consent Provisions (2007)		YES	NO	
Penrith Lakes Scheme (1989)		NO	-	
Port Botany and Port Kembla (2013)		NO	NO	
Rural Lands (2008)		NO	-	
State and Regional Development (2011)		YES	NO	
State Significant Precincts (2005)		YES	NO	
Sydney Drinking Water Catchment (2011)		NO	-	
Sydney Region Growth Centres (2006)		NO	-	
Three Ports (2013)		NO	-	
Urban Renewal (2010)		NO	-	
Vegetation in Non-Rural Areas (2017)		YES	NO	
Western Sydney Employment Area (2009)		NO	-	
Western Sydney Parklands (2009)		NO	-	
Deemed SEPPs				
SREP No. 8 (Central Coast Plateau Areas)		NO	-	

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
SREP No. 9 – Extractive Industry (No. 2 – 1995)	YES	NO	
SREP No. 16 – Walsh Bay	NO	-	
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	YES	NO	
SREP No. 24 – Homebush Bay Area	NO	-	
SREP No. 25 – Orchard Hills	NO	-	
SREP No. 26 – City West	NO	-	
SREP No. 30 – St Marys	NO	-	
SREP No. 33 – Cooks Cove	NO	-	
SREP (Sydney Harbour Catchment) 2005	YES	NO	

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources				
1.1	Business and Industrial Zones	YES	NO	CONSISTENT
1.2	Rural Zones	YES	YES	
1.3	Mining, Petroleum Production and Extractive Industries	YES	NO	
1.4	Oyster Aquaculture	YES	NO	
1.5	Rural Lands	NO	-	-
2. Environment and Heritage				
2.1	Environment Protection Zone	YES	NO	
2.2	Coastal Protection	NO	-	-
2.3	Heritage Conservation	YES	NO	
2.4	Recreation Vehicle Area	YES	NO	
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	-	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	NO	
3.2	Caravan Parks and Manufactured Home Estates	YES	NO	
3.3	Home Occupations	YES	NO	
3.4	Integrating Land Use and Transport	YES	NO	
3.5	Development Near Licensed Aerodomes	YES	NO	
4. Hazard and Risk				
4.1	Acid Sulfate Soils	YES	NO	
4.2	Mine Subsidence and Unstable Land	YES	NO	
4.3	Flood Prone Land	YES	NO	
4.4	Planning for Bushfire Protection	YES	YES	INCONSISTENT Refer Section B Part 6
5. Regional Planning				
5.1	Implementation of Regional Strategies	NO	-	-
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	-	-
5.9	North West Rail Link Corridor Strategy	YES	NO	
5.10	Implementation of Regional Plans	YES	NO	
6. Local Plan Making				

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
6.1	Approval and Referral Requirements	YES	NO	
6.2	Reserving Land for Public Purposes	YES	NO	
6.3	Site Specific Provisions	YES	NO	
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Plan for Sydney 2036	YES	NO	
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	-	-
7.3	Parramatta Road Corridor Urban Transformation Strategy	NO	-	-
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	YES	NO	
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	NO	-	-