

SUBMISSION TO LIVERPOOL CITY COUNCIL - PLANNING PROPOSAL

Land Situated at Lot 5 in DP 1036695, No 402
Hoxton Park Road, Hoxton Park

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1 Executive Summary

The purpose of this report is to support a request to Liverpool City Council to rezone land at Hoxton Park by amending Liverpool Local Environmental Plan 2008 (LEP 2008) to permit the development of the land for motor vehicle sales or hire premises, including administration centre, vehicle service centre and vehicle storage. This request is in context of the current zoning of the land, which is zoned Part IN2 – Light Industrial (front section) and Part IN3 – Heavy Industrial (rear section) under the provisions of LEP 2008. This report has been prepared in respect of instructions from Automotive Holdings Group – NSW regarding the subject land.

In brief, this report seeks an amendment to Liverpool LEP 2008 to reflect future development aspirations to develop the land generally for the purposes relating to the motor vehicle industry. It is not intended to ‘rezone’ the land, but to include the land in Schedule 1 – Additional Permitted Uses to permit the proposal. Importantly, some of the functions on the subject site are industrial related, including the servicing of motor vehicles and vehicle storage. Motor vehicle sales or hire premises (motor showroom) is not permissible in the zone. Hence the request before Council. Refer to concept plan at Annexure A for details of proposal.

The intention of the planning proposal is to allow the land to be developed in a form or manner compatible with the site’s context and that within the immediate area. This would also in our view be consistent with the general thrust and direction of Council’s overarching strategic vision as articulated in the Liverpool Industrial Lands Strategy and other similar Strategy documents, which will be addressed in this Planning Proposal.

The report is in four parts in accordance with the Department of Planning’s Guidelines for preparing Planning Proposals. These are as follows:

Part 1 - Objectives or Intended Outcomes – Section 3.

Part 2 - Explanation of Provisions – Section 4.

Part 3 – Justification – Section 5.

Section A - Need for the planning proposal.

Section B - Relationship to strategic planning framework.

Section C - Environmental, social and economic impact.

Section D - State and Commonwealth interests.

Part 4 – Community Consultation – Section 6.

These Guidelines will be addressed below under the various headings. This report confirms that the development will provide a number of benefits for the LGA, including significant employment opportunities, with some 100 + on-site employees, not including service providers such as spare parts, stationary suppliers. Local businesses will also benefit such as nearby food premises.

This report is the initial planning proposal report to be submitted to Council to enable Council to formally resolve to proceed with the rezoning of the land in accordance with the requirements of the EP&A Act. It is considered that given the nature of the Planning Proposal request that the preparation of a Local Environmental Study is not justified or necessary.

2 Subject Lands and Context

The subject land is described as Lot 5 in DP 1036695 No 402 Hoxton Park Road, Hoxton Park. Legal access to the site is from Hoxton Park Road, via a service road and from Dampier Place at the rear. The aerial photograph at Figure 1 shows the context of the site to adjoining properties. The subject property is located within the Prestons Industrial Estate. The Estate covers an extensive area and generally bounded by Hoxton Park Road, Kurrajong Road, Cabramatta Creek and Wonga Road. The industrial estate has 'boomed' since the construction of the Westlink M7, with a number of transport related industries locating within the estate.

To the north of the subject site is Miller Park, with Miller College/TAFE located to the west on the corner of Banks Road. Immediately adjoining the site to the west is the Liverpool Catholic Club, which includes the Mecure Hotel. To the east are a number of factory complexes, including factory units and warehouses. Bulky goods retail outlets are located further to the east in the area of Lyn Parade, including Bunnings. To the south are further industrial complexes. Hoxton Park Road is also part of the Parramatta – Liverpool Transitway.

FIGURE 1 – LOCATION OF SUBJECT SITE – AERIAL PHOTO



(Source: Near Maps)

In terms of services, the subject property has all utility services available. Refer to the report at Annexure C.

In terms of roads, Hoxton Park Road is a regional road with generally two travelling lanes, including the Parramatta Liverpool Transitway within the central median strip. Hoxton Park Road links Liverpool with Parramatta to the north. Whilst the Westlink M7 is the major arterial road linking with the M5 Motorway and the M4 Motorway with other parts of the Sydney Metropolitan Area.

3 Part 1 – Statement of Objectives or Intended Outcomes

The stated objectives or intended outcomes are as follows:

To enable the development of No 402 Lot 5 in DP 1036695 Hoxton Park Road, Hoxton Park for vehicle sales or hire premises, including the servicing of motor vehicles, sale of spare parts, motor vehicle storage and associated offices.

As shown on “Flood planning area map - sheet FLD-010,” of the LLEP, “The site is flood affected and the development should comply with the provisions of Part 1.1, Clause 9 of Liverpool Development Control Plan 2008 regarding the flooding risk.”

As such the subject site is within the Georges River Floodplain. From Section 9.2 of Clause 9 of Part 1.1 of the Liverpool DCP, the subject site is in the “Low Flood Risk” category – above the AEP 1% flood level but within the extent of the PMF event. From Section 9.3, the land use risk category is “Commercial or Industrial.” From Tables 4 and 5 of Clause 9 of Part 1.1 of the Liverpool DCP, the critical factor for flooding in relation to this development is confirmation that floor levels are above “the 1% AEP flood level plus 500mm freeboard.”

Council has advised that the site is located in a Low Flood Risk Area and is not affected by the 1% AEP flood. Hence no filling is required to achieve flood immunity. The existing grading arrangement will generally be maintained. Details of any earthworks required will be provided as part of the Construction Certificate application.

However, this is not an impediment to development, as Council can set flood levels for future buildings on the site as part of the development application process. Car parking however, may be below the flood level.

4 Part 2 – Explanation of Provisions

4.1 LEP PROVISIONS FOR SUBJECT LAND

It is proposed by this submission to maintain the existing zoning of the land, being IN2 – Light Industrial and IN3 – Heavy Industrial by amending Schedule 1 relating to the subject property in the following manner.

Use of certain land at Lot 5 in DP 1036695 No 402 Hoxton Park Road, Hoxton Park

- (1) This clause applies to land at No 402 Lot 5 DP 1036695 Hoxton Park Road, Hoxton Park.
- (2) Development for the purpose of vehicle sales or hire premises, including the servicing of motor vehicles, sale of spare parts, motor vehicle storage and associated offices ancillary to the use of the land.

5 Part 3 - Justification

5.1 PROPOSED ZONING

As stated above, the current zoning does not reflect the aspirations of the owners to redevelop the land for vehicle sales or hire premises on the land. The proposed zoning, as stated above, basically would ensure that there was additional development potential for the land, other than that permitted by the current zoning for industrial related purposes, particularly given the strategic location of the land and the adjoining Catholic Club complex. The proposed motor showroom provides a good transition between the industrial developments to the east and the Club complex. Indeed, the built form architectural treatments of the showrooms are more complimentary to the hotel than industrial buildings (refer to Annexure A for concept plans).

It should also be noted that the company operates a number of motor showrooms along the Hume Highway at Liverpool. These franchises are spread over a number of properties with limited potential for expansion, as they have a boundary with residential development. The company needs a large site to consolidate the number of franchises into one property and there is no opportunity along the Hume Highway to facilitate such a large undertaking. Additionally, the company is under pressure to operate longer hours, especially with service parts, as this cannot occur without impacting on adjoining residential properties. It is unlikely that an application to operate outside normal sleep disturbance times, i.e. before 6.00am would receive favourable consideration from Council and is likely that any application would result in complaints from adjoining residential neighbours.

The Hoxton Park Road site offers a number of opportunities to consolidate the franchises onto one site. This provides a greater range of product for customers on one site rather than drive to several sites. It is also a large site that allows for the company to provide car storage, servicing, spare parts and motor vehicle display on one site. There is no impact on adjoining properties, particularly residential properties in terms of noise impacts. And by developing on one site, there are obviously economies of scale and a reduction in vehicle trips made by customers and reduces transport vehicles on the local road system, thereby reducing pollution and other environmental impacts.

5.2 SECTION A – NEED FOR THE PLANNING PROPOSAL

5.2.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT

The subject land has been the subject of a number of strategic studies undertaken for Liverpool City Council, which are addressed below. In terms of more site-specific studies, a traffic impact assessment and service strategy reports have been undertaken by Lambert & Rehbein (refer to Annexures C & D for details and addressed below).

5.2.1.1 TRAFFIC IMPACT ASSESSMENT

Lambert & Rehbein has undertaken a traffic impact assessment of the proposed development on the local road system having regard to the likely traffic generated by the proposed development when operational in 2012. The assessment in summary states that:

"This report has been prepared to assess the potential traffic impacts of the proposed motor showroom on the surrounding road network, for the use of a rezoning application."

The site access arrangements for staff, customers and service vehicles is considered appropriate for the proposed development. Some signage and line marking is recommended at the new driveway crossovers, with this being further investigated at the development application stage of the project.

The site layout, including car park provision, car park geometry, service vehicle manoeuvring and loading bays, as well as signage and line marking is recommended to be reviewed at the detail design stage of the project.

The site is considered to be located within a close proximity of public transport facilities, including the Parramatta Liverpool T-way. The high level of accessibility to frequent services suggests that a higher proportion of trips to / from the site will be undertaken by public transport. A higher mode share of public transport subsequently results in a lower on site car parking demand and a lower volume of private vehicle trips to / from the site.

The impact of the proposed motor showroom has been assessed, in detail, within this report, including detailed intersection analysis of the key intersection surrounding the site for the opening year and the ten year design horizon. This assessment clearly identified that the additional movements in the PM peak hour, generated by the proposed development, will have a negligible impact on the operational performance of the Hoxton Park Road / Jondja Road, Jondja Road / Jedda Road and Jedda Road / Weld Street intersections. No changes to the surrounding key intersections are considered warranted as a result of the additional trips forecast to be generated by the proposed motor showroom.

No traffic and transport engineering matters have been identified that should preclude approval of the proposed motor showroom development at 402 Hoxton Park Road, Prestons.

5.2.1.2 SERVICES STRATEGY

In terms of services, the Lambert & Rehbein report has addresses the engineering services that will be required to service the proposed development.

Proposed Stormwater Drainage

Generally the proposed development will involve the construction of a number of internal piped drainage systems to cater for runoff from the proposed buildings and hardstand areas. This drainage system will be designed to cater for a 10 year ARI event in accordance with Liverpool City Council's Handbook for Drainage Design.

The proposed development will generally maintain the existing catchments with the rear two thirds of the site ultimately draining to the 1500 x 1200mm RCBC in Dampier Place via the extension of the existing 600mm and twin 750mm pipes and the front third of the site draining to the existing 375mm diameter pipe in the service road via new connections to the existing gully pits.

Based on preliminary calculations, these existing piped systems have sufficient capacity to cater for the stormwater drainage from the proposed development. Full calculations of the proposed stormwater discharge method will be provided at Construction Certificate Application Stage.

The Conceptual Stormwater Connection Plan S10019-SK01 attached in Appendix B details the proposed drainage connection points for the development.

On-site Detention

The proposed development will not alter any catchment areas however it will increase the impervious area of the site and hence the runoff currently discharging from the site. However based on preliminary calculations and discussions with Council Officers the existing drainage system has been designed to cater for the full development of this site. On that basis, it is considered that on-site detention is not required.

All other services are readily available to the site and can be augmented.

5.2.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

Yes. The current zoning permits a range of industrial landuses applicable to the zoning of the land, noting that the land has two zonings. The proposal does not change the industrial zoning of the land, but permits additional landuses. A review of recent LEPs gazetted under the new Standard Template has revealed that the following Councils permit vehicle sales or hire premises within IN1 and IN2 zones. These Councils only have the two zones and in some cases one of the zones.

- Aubury 2010;
- Camden 2010;
- Greater Taree 2010;
- Lane Cove 2009;
- Muswellbrook 2009;
- Nambucca 2010;
- Temora 2010;
- Upper Lachlan 2010.

It is clear that the Standard Template has been amended to allow vehicle sales and hire premises within these zones. It is noted that the IN2 zone allies to the front of the subject property, which is the location of the proposed showroom. The other landuses proposed, i.e. workshop and vehicle storage are permissible in both zones. The office component would be considered to be ancillary, but the request is to include this component as a permissible use provided such is ancillary to the use of the land permitted by Schedule 1.

The planning proposal is the best means of achieving the objectives as the approach is site specific, which is the intention of the proposal. The proposal is best achieved by inclusion in Schedule 1 of Liverpool LEP 2008 additional uses specific to this site.

5.2.3 IS THERE A NET COMMUNITY BENEFIT?

The net community benefits are clearly the development of the site for the proposed use. The proposal results in increased local activity through the development cycle as local builders will be used to construct the development (short-term employment) and the end development will provide employment opportunities for a diverse of skills (100 + on-site employees – with a substantial number of persons providing services and goods to the site – spare parts, etc).

There are also a number of off-site benefits in terms of services such as provision of food for employees and in this regard, local food premises are likely to benefit from increased customer trade.

The nearby Liverpool Catholic Club and Mecure Hotel are also likely to benefit from corporate functions and accommodation for intrastate and interstate visitors, given that the office accommodation will be the 'corporate head office' for the future tenant. There is also a benefit to customers in that the proposal will provide for four car dealerships in one location rather than at several locations.

In addition, the future tenant has several car storage holdings yards within the Liverpool LGA. The provision of one holding yard will reduce the amount of 'double-handling' of vehicles from holding yard to showrooms. This reduces the amount of vehicle carrying traffic on other local road systems and pollution.

This is consistent with a number of Strategies discussed below.

5.3 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.3.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?

As stated above, the subject land is within the Hoxton Park/Prestons Industrial Estate and within the established suburb of Hoxton Park. Hoxton Park and suburbs to the west are part of the Urban Release Areas of Liverpool and have been identified for a number of years for urban release purposes. Currently these lands are being subdivided for residential and other purposes. Hoxton Park Road to the west of the site is currently being upgraded as part of development occurring in the area.

5.3.1.1 METROPOLITAN STRATEGY

"The Metropolitan Strategy seeks to strategically locate employment, ensure good management of existing land resources, ensure there is sufficient supply of suitable commercial sites and employment lands and efficiently utilising existing infrastructure".

The Metropolitan Strategy was broadly developed to facilitate and manage growth and development in the Sydney Metropolitan Region in anticipation of an increased population and demographic changes over the next 25 years. The Strategy highlights the importance of increasing the number of jobs located in Western Sydney through the provision of zoned land in western Sydney localities with high quality transport access (including the orbital motorway M4/M5/M7 network and the Parramatta to Liverpool Transitway) for business, manufacturing, warehousing and transport activities.

It also notes that a predicted increase in Sydney in transport, storage and logistics employment opportunities related to the assembly and distribution of goods, particularly in 'outer areas of the city' will require an anticipated 7,500 hectares of industrial land for these purposes. Three of the Strategy's five aims designed to create a more sustainable Sydney require the sufficient availability of land for industrial and employment development which is accessible to residential areas. These aims are:

1. Enhance Liveability – through a range of housing that is close to services.
2. Strengthening economic competitiveness – by increasing the city and region's competitiveness and global markets, leading to benefits spread across the city.
3. Ensure fairness – by providing housing, jobs and services that are close to where people live.

The subject proposal will create short-term jobs during the construction phase and long-term jobs (120) within the local area during on-going operation. This is consistent with the Metropolitan Strategy document for creating small business employment opportunities. The focus on employment is at the centre of the Strategy and is shown on Figure 3 below.

5.3.1.2 DRAFT SOUTH WEST SUB-REGIONAL STRATEGY

Subregional planning is an important aspect of the planning and implementation of the 2005 Metropolitan Strategy, *City of Cities: A Plan for Sydney's Future*. The metropolitan area is too large and complex to resolve all the planning aims and directions down to a detailed local level through one Metropolitan Strategy. Therefore a need for more detailed subregional strategies.

Subregional planning is an intermediate step in translating the Metropolitan Strategy to a local level, and recognises that some issues extend beyond local government boundaries and require a 'subregional' approach. The draft Subregional Strategies act as a broad framework for the long term development of the area, guiding government investment and linking local and state planning issues.

The aims of the subregional planning are:

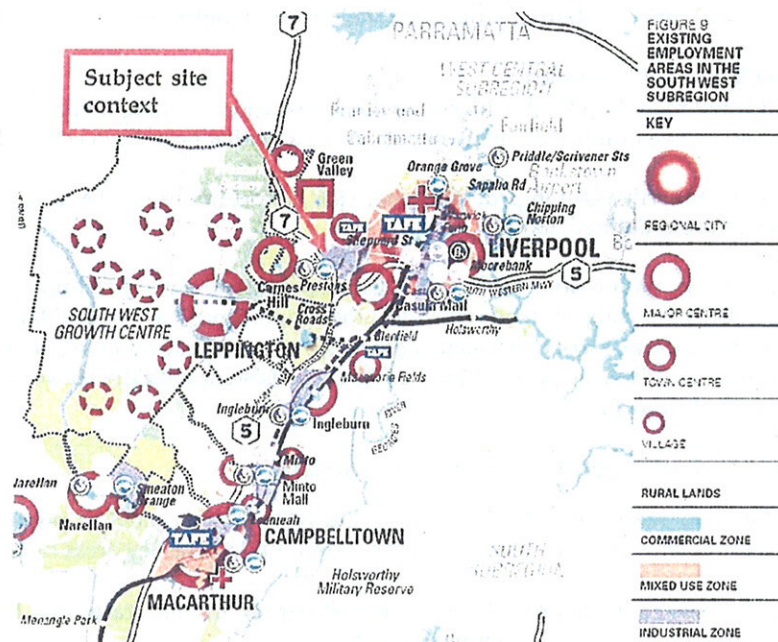
- To provide a forum for councils to allocate the local distribution of housing and employment capacity targets based on the principles of the Metropolitan Strategy, and to work together on complementary future directions especially in centres crossing LGA boundaries.
- To provide for balanced growth among LGAs to build upon regional strengths and bolster opportunities.
- To identify the future role of Strategic Centres and Corridors, as well as Towns, Villages and Neighbourhood Centres in relation to the overall metropolitan structure.
- To focus coordinated State agency involvement and asset management with respect to Strategic Centres and corridors including providing a basis for the prioritisation of investment.
- To assist planning for regional facilities, within and between subregions.

The Strategy has several areas of matters for consideration in local planning matters; namely:

- Economy and Employment
- Centres and Corridors
- Housing
- Transport
- Environment, Heritage and Resources
- Parks, Public Places and culture
- Implementation and Governance

The subject document does not specifically identify the subject land; however, Liverpool is identified as a centre for employment (refer to Figure 3 below). The subject land is on the fringe of the Liverpool CBD and located within the industrial estate. This centre is defined as a regional centre within Council's Retail/Commercial Hierarchy and is discussed below in section 5.3.2.2. However, the subject land provides opportunities to be consistent with a number of the above strategies in terms of economy and employment. Therefore the planning proposal is consistent with this Draft Strategy document.

FIGURE 3 - IDENTIFICATION OF LAND WITH STRATEGY



5.3.1.3 SOUTH WEST SYDNEY EMPLOYMENT LANDS STRATEGY 2003

The South-West Sydney Employment Lands Strategy (2003) was prepared by Hill PDA for Liverpool, Campbelltown and Camden Councils to identify, release, rezone and develop employment lands, including the associated infrastructure, in response to the anticipated increase in demand for this employment lands over the next 25 years.

The Strategy outlines a number of criteria for the selection and nomination of appropriate employment lands in the Liverpool, Campbelltown and Camden LGAs, including:

- Availability of the land;
- Size of land holdings;
- Physical characteristics (topography, drainage etc.);
- Infrastructure (main roads, location to urban areas etc.);
- Accessibility (to major transport infrastructure);
- Location (including accessibility but also buffering from residential areas); and
- Synergy to other land uses (such as links to a university, hospital or major commercial or recreational uses).

The Strategy notes that an increasing trend is occurring whereby greater flexibility in location choice is required, in part due to organisations requiring larger sites for consolidation of previously fragmented activities. It also notes that purpose-built facilities at well-located nodal points in suburban locations are increasingly sought after by organisations due to their benefits of agglomeration, corporate prestige, amenity, proximity to labour and cost-effectiveness. The Strategy also noted that decisions relating to future employment locations could be influenced by factors such as:

- On-going loss of employment land in inner-middle ring suburbs;
- Recognition of business park development locations by the market;
- Construction of the Western Sydney Orbital route contributing to improved accessibility;
- Potential availability of large sites;
- An apparent trend to leasing land, which may deter operations seeking ownership; and
- There have also been a number of involvements in the area that have been established.

The proposed development will assist in providing more job opportunities for the local area on the fringe of the release areas defined above.

As stated elsewhere in this submission, the future tenant operates at several locations within the Liverpool LGA and the subject land provides the opportunity to consolidate these operations onto one site, due to corporate image, economies of scale and other economic and environmental benefits that arise from a singular site. This is consistent with the above in terms of a large site close to the labour force market.

5.3.1.4 EMPLOYMENT LANDS FOR SYDNEY ACTION PLAN 2007

This Action Plan details a range of initiatives which the NSW Government is pursuing to advance planning of employment lands. These are summarised under five key areas of activity:

1. Establish an Employment Lands Development Program to maintain the balance between demand and supply of employment land.

The NSW Government will establish the Employment Land Development Program (ELDP) to monitor provision of employment lands across metropolitan Sydney. This will depict existing and potential stocks of employment land, identify future land requirements and provide information on land availability, servicing, take-up and vacancy rates. It will be underpinned by sophisticated GIS systems and will inform an Annual Report to the NSW Government.

2. Release more Greenfield land to overcome a shortage of supply.

The ELDP will inform subsequent release and servicing of more greenfield employment lands in Sydney to provide for a range of additional jobs, matching residential and workforce growth, and improve Sydney's employment lands competitiveness. Regional Strategies have also identified planned and future investigation employment lands.

3. Develop new policy initiatives to encourage the regeneration of brownfield sites to support new investment and employment opportunities.

The NSW Government will develop new initiatives and partnerships for protecting and renewing brownfield employment lands. These include:

- identification of strategic employment lands as part of subregional strategies;
- designating economic renewal investigation areas;
- strengthening the role of Landcom in regenerating underutilised employment lands; and
- strategic application of industry network programs and planning reform funds to revitalise employment lands.

4. Employ more efficient processes for zoning and developing employment lands.

The NSW Government recognises the benefits to business competitiveness of streamlining the planning process and cutting red tape. Our series of initiatives include:

- committing to develop a State Environmental Planning Policy (SEPP) to identify and provide the development framework for employment lands across the State;
- using the *Major Projects SEPP* for determining land sites and/or infrastructure;
- application of the Standard Instrument to aid councils in zoning existing and potential future employment lands;
- identifying, through subregional strategies, strategically important employment lands; and
- reviewing existing regulation for industry.

5. Improve coordination between State Departments and Agencies, councils and industry to improve economic development opportunities associated with employment lands policy.

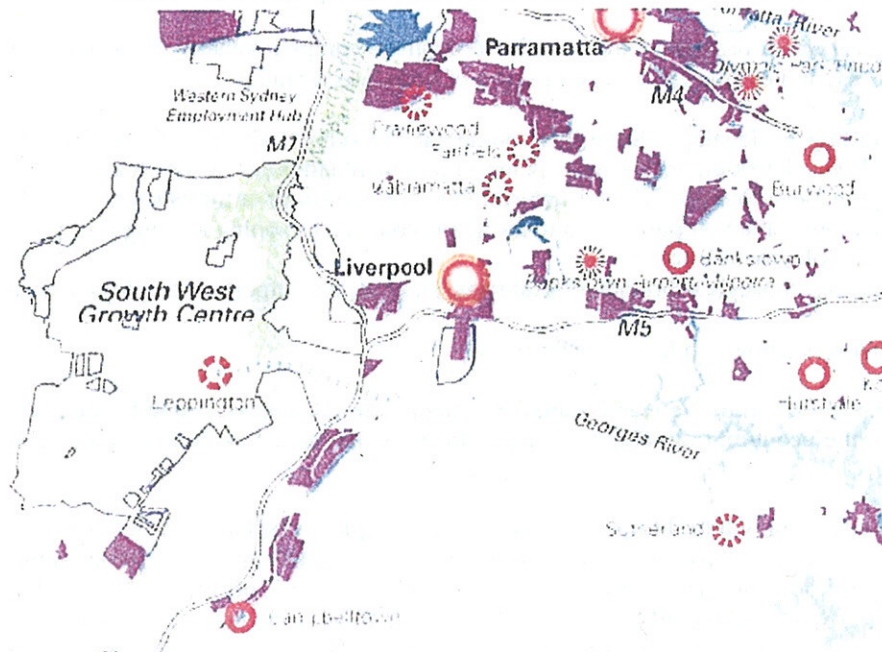
The NSW Government will build upon the work of the Employment Lands Task Force through the establishment of an ongoing advisory body, the Employment Lands Ministerial Advisory Committee, comprising industry and government representatives. This committee will inform and review the work of the ELDP and will establish links with other NSW Government initiatives, such as the *State Infrastructure Strategy*, *Innovation Strategy* and the NSW Skills Council.

According to the Action Plan employment lands are expected to accommodate 125,000 of Sydney's 500,000 new jobs over the next 25 years, bringing the total number of jobs in employment lands to 575,000 by 2031. Accommodating this job growth would require identification, zoning and development of up to 7,500ha of new employment lands for industrial purposes, in addition to the existing 14,790ha of zoned employment land identified in the Metropolitan Strategy.

Importantly, the largest concentration of these jobs is to be located close to the Orbital Motorway Network which passes through several existing or potential industrial lands in Liverpool.

The planning proposal is consistent with this Action Plan in that it provides various employment opportunities for different skill levels. As stated above, 120 persons will be employed on-site and this is a significant number of persons for this site. It is not proposed to change the zoning of the land, which effectively remove the 'employment or industrial zoning', but to schedule the land to permit a range of landuses, which have an industrial base. More importantly, the subject estate has been identified within this Action Plan. Refer to Figure 4 below.

FIGURE 4 – IDENTIFICATION OF LAND WITH ACTION PLAN



5.3.1.5 REGIONAL POLICIES AND STRATEGIES

A number of regional policies and strategies have been developed, particularly focussing on the employment and industrial development of the south west sector of Sydney, and the region known as "MACROC" (or Macarthur Regional Organisation of Councils). MACROC comprises Liverpool, Liverpool and Wollondilly LGAs (the Outer South Western Sydney accommodating approximately 240,000 people).

In this regard the subject land is located on the fringe of Urban Release Areas and close to employment workforce. Employment opportunities for future residents of these areas are essential to meet the objectives of the above Policies.

5.3.1.6 GREATER WESTERN SYDNEY REGIONAL ECONOMIC PROFILE 2006

The Greater Western Sydney Regional Economic Profile provides a comprehensive coverage and analysis of economic and business conditions for Greater Western Sydney, concluding that Greater Western Sydney offers a competitive business environment and is the largest manufacturing region in Australia. The proposal is consistent with this document by providing employment opportunities.

5.3.2 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN, OR OTHER LOCAL STRATEGIC PLAN?

5.3.2.1 LIVERPOOL COUNCIL INDUSTRIAL LAND STRATEGY

This strategy aims to guide the identification, release, rezoning and development of employment lands in the Liverpool Local Government Area (LGA) over the next 25 years.

The Strategy incorporates and considers three strategic documents, being the South-West Employment Lands Strategy (2003), MACROC Industrial Lands Report (2006) and Employment Lands for Sydney Action Plan (2007).

The strategy is also prepared in the context of considerable ongoing population growth and change in Liverpool, with the population forecasted to increase from its current 177,000 persons to an estimated 313,800 by 2031. Liverpool has been identified as a 'regional city' in the NSW Government's Metropolitan Strategy for Sydney. As such, the results arising from this study will influence and shape industrial land and nodes in Liverpool into such a role. The Metropolitan Strategy also pinpoints that Liverpool will benefit from the establishment of new economic corridors, brought about by recent major road infrastructure such as the M5 and M7, which are seen as playing a critical role in the development of industry in Western Sydney. The subject land is located within this transport corridor and therefore is ideally situated for transport related uses on the site.

5.3.2.2 LIVERPOOL CITY - RETAIL CENTRES HIERARCHY REVIEW

This review was prepared by Leyshon Consulting Pty Ltd in 2006 on behalf of Council and reviewed the retail centres hierarchy and provided advice on a range of planning issues associated with retail centres. The review was retail based and provided discussion on the impact of population growth, the need for retail floor space, the impact from existing and future retail centres and existing and future centres outside the Liverpool LGA. The review also considered the need for and location of bulky goods retailing outlets and the appropriate zoning for this landuse. The issue of motor showrooms was not addressed in this review. As the proposal does not rezone the land for higher retail uses, it is considered that the proposal is not inconsistent with this document.

5.3.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The following State Environmental Planning Policy (SEPP) applies to the planning proposal:

- State Environmental Planning Policy (Infrastructure) 2007; and
- State Environmental Planning Policy 55 - Remediation of Land.

5.3.3.1 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

SEPP (Infrastructure) 2007 rationalises consultation required in relation to traffic generating developments. The proposal may be one that requires referral to the RTA for consideration if access to Hoxton Park Road is proposed.

5.3.3.2 STATE ENVIRONMENTAL PLANNING POLICY NO 55 - REMEDIATION OF LAND

Due to the nature of former land uses on the site, the proposed development is subject to the provisions of SEPP 55 - Remediation of Land. Specifically the Policy provides under Clause 7(1) that development consent must not be granted by Council unless:

- (a) It has considered whether the land is contaminated, and
- (b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

- (c) If the land requires remediation to be suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

In accordance with Council's policy and SEPP 55 a contamination report may be required given the current market gardening (olive orchard). However, this is a matter for Council to determine given that the land will essentially be hardpaved and used for industrial purposes.

The following Regional Environmental Plans apply to the planning proposal"

5.3.3.4 GREATER METROPOLITAN REGIONAL ENVIRONMENTAL PLAN NO 2 - GEORGES RIVER CATCHMENT

This Plan aims to protect the water quality of the Georges River and its tributaries and the environment of the whole catchment. These central objectives are to be achieved through coordinated land use planning and development control. The specific aims and objectives are as follows:

- (a) to preserve and protect and to encourage the restoration or rehabilitation of regionally significant sensitive natural environments such as wetlands (including mangroves, saltmarsh and seagrass areas), bushland and open space corridors within the Catchment, by identifying environmentally sensitive areas and providing for appropriate land use planning and development controls,
- (b) to preserve, enhance and protect the freshwater and estuarine ecosystems within the Catchment by providing appropriate development,
- (c) to ensure that development achieves the environmental objectives for the Catchment,
- (d) to identify land uses in the Catchment which have the potential to impact adversely on the water quality and river flows in the Georges River and its tributaries and to provide appropriate planning controls aimed at reducing adverse impacts on the water quality and river flows,
- (e) to conserve, manage and improve the aquatic environment within the Catchment which is a significant resource base for the aquaculture industry, by providing controls aimed at reducing pollution entering the Catchment's watercourses,
- (f) to protect the safety and well being of the local and regional community in accordance with standards and processes aimed at improving the water quality and river flows in the Catchment to enable recreation,
- (g) to aid in the improvement of the environmental quality of Botany Bay in conjunction with other regional planning instruments.

The proposed development is consistent with the preceding relevant aims and objectives and general and specific planning provisions contained in Clauses 8 and 9 respectively.

5.3.4 IS THE PLANNING CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S 117 DIRECTIONS)?

Attached as Annexure B is a compliance table addressing these Directions.

5.4 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.4.1 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 site is devoid of vegetation and therefore it is unlikely that there will be an impact of critical habitat. The planning proposal is for a modification to the type of commercial and residential accommodation approved by Council.

5.4.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

As discussed above the subject land is affected by flooding. Council's Policy provides for the setting of finished floor levels for buildings (refer to comments above in section 5.2.1.2). This can be achieved at the development application stage.

In terms of traffic, this was also addressed above in section 5.2.1.1. The traffic assessment concluded that the proposal will not have a significant impact of the local road system.

5.4.3 HOW HAS THE PLANNING ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The proposal has positive social and economic contributions and will provide additional diversity and supply of a much needed form of employment generating uses and will contribute to local business operation that will necessarily become an integral part of life in Liverpool.

Given that the style of development is changing in the proposed precinct, social needs will need to be assessed as part of further analysis later in the process.

5.5 SECTION D – STATE AND COMMONWEALTH INTERESTS

5.5.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

No additional infrastructure is required to accommodate the planning proposal. All services are readily available to the site. The site also has good road access (refer to Annexures C & D for details).

5.5.2 WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

The Hoxton Park area was part of an extensive consultation process during the LEP 2008 public exhibition process. The consultation process involved a number of State Government agencies and resulted in lands being set aside for development for employment purposes and this will be maintained.

6 Part 4 – Community Consultation

As noted above, the community has been consulted during the LEP 2008 process. We are not aware of any objections to the land being zoned for industrial purposes.

It is envisaged that further community consultation would occur through the public exhibition of detailed documents lodged with the development application for the development proposal.

This further consultation will, at a minimum include, advertising in local papers, exhibition material provided at Liverpool Council administration buildings and libraries and Liverpool Councils webpage and the required written notifications that would ordinarily be required.

7 Conclusion

The preceeding commentary and background material referenced has clearly established a case for the limited review the planning provisions as they pertain to the subject land. Council is accordingly requested to take the necessary steps to commence the process of rezoning the subject lands as detailed in this submission at section 4.1.

SINCERELY YOURS,



M J BROWN
DIRECTOR
MICHAEL BROWN PLANNING STRATEGIES

Annexure "A"
Concept Plan

Annexure "B"
Section 117 Direction – Compliance Checklist

Section 117 Directions – Compliance Checklist

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
1 Employment and Resources			
1.1 Business and Industrial Zones	(4) A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or	The planning proposal does not reduce business or industrial zones. Indeed the proposal maintains the industrial zone, but provides additional landuses that are permissible in other Council's LEPs under the Standard Template. Essentially, the proposal is industrial in nature and not inconsistent with the permissible landuses under the Standard Template adopted by other Council's.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
1.2 Rural Zones	(4) A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (e) justified by a strategy which: (i) gives consideration to the objectives of this direction, (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		(iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) is of minor significance.	
1.3 Mining, Petroleum Production and Extractive Industries	(4) In the preparation of a planning proposal affected by this direction, the relevant planning authority must: (a) consult the Director-General of the Department of Primary Industries (DPI) to identify any: (i) resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and (ii) existing mines, petroleum production or operations	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the provisions of the planning proposal that are inconsistent are of minor significance.	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	extractive industries occurring in the area subject to the planning proposal, and (b) seek advice from the Director-General of DPI on the development potential of resources identified under (4)(a)(i), and (c) identify and take into consideration issues likely to lead to land use conflict between other land uses and: (i) development of resources identified under (4)(a)(i), or (ii) existing development identified under (4)(a)(ii). (5) Where a planning proposal prohibits or restricts development of resources identified under (4)(a)(i), or proposes land uses that may create land use conflicts identified under (4)(c), the relevant planning authority must: (a) provide the Director-General of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Director-General of DPI a period of 40 days from the date of notification to provide in		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Director-General of DPI with the statement to the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) before undertaking community consultation in satisfaction of section 57 of the Act.		
1.4 Oyster Aquaculture	(4) In the preparation of a planning proposal affected by this direction, the relevant planning authority must: (a) identify any Priority Oyster Aquaculture Areas and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply, (b) identify any proposed land uses which could result in any adverse impact on a Priority Oyster Aquaculture Area or oyster aquaculture leases outside such an area,	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.	N/A

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use incompatibility, (d) consult with the Director-General of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and (e) ensure the planning proposal is consistent with the Strategy. (5) Where a planning proposal proposes land uses that may result in adverse impacts identified under (4)(b) and (c), relevant planning authority must: (d) provide the Director-General of DPI with a copy of the planning proposal and notification of the relevant provisions, (e) allow the Director-General of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and include a copy of any objection and supporting information received from the		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	Director-General of DPI with the statement to the Director-General of the Department of Planning before undertaking community consultation in satisfaction of section 57 of the Act.		
1.5 Rural Lands	(4) A planning proposal to which clauses 3(a) or 3(b) apply must be consistent with the Rural Planning Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>. (5) A planning proposal to which clause 3(b) applies must be consistent with the Rural Subdivision Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>. Note: <i>State Environmental Planning Policy (Rural Lands) 2008</i> does not require a relevant planning authority to review or change its minimum lot size(s) in an existing LEP. A relevant planning authority can transfer the existing minimum lot size(s) into a new LEP. However, where a relevant planning authority seeks to vary an existing minimum lot size in an LEP, it must do so in accordance with the Rural Subdivision Principles listed in <i>State Environmental Planning Policy</i>	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: i. gives consideration to the objectives of this direction, ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites, and iii. is approved by the Director-General of the Department of Planning	N/A.

Direction	What the relevant planning authority must do if this direction applies (<i>Rural Lands</i>) 2008.	Consistency	Comments (Y, N, N/A)
2 Environment and Heritage		and is in force, or (b) is of minor significance.	
2.1 Environmental Protection Zones	(4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "<i>Rural Lands</i>".	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: b. justified by a strategy which: i. gives consideration to the objectives of this direction, ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and iii. is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) is of minor significance.	
2.2 Coastal Protection	(4) A planning proposal must include provisions that give effect to and are consistent with: (a) the <i>NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997</i>, and (b) the <i>Coastal Design Guidelines 2003</i>, and (c) the manual relating to the management of the coastline for the purposes of section 733 of the <i>Local Government Act 1993</i> (the <i>NSW Coastline Management Manual 1990</i>).	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
2.3 Heritage Conservation	(4) A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that: (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	environmental planning instruments, legislation, or regulations that apply to the land, or (b) the provisions of the planning proposal that are inconsistent are of minor significance	
2.4 Recreation Vehicle Areas	(4) A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>): (a) where the land is within an environmental protection zone, (b) where the land comprises a beach or a dune adjacent to or adjoining a beach, (c) where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction,	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	planning authority has taken into consideration: (i) the provisions of the guidelines entitled <i>Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985</i>, and (ii) the provisions of the guidelines entitled <i>Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985</i>.	and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
3 Housing, Infrastructure and Urban Development			
3.1 Residential Zones	(4) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		of this direction, or (d) of minor significance.	
3.2 Caravan Parks and Manufactured Estates	(4) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must: (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park. (5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must: (a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.	objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
3.3 Home Occupations	(4) Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.	N/A.
3.4 Integrating Land Use and Transport	(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and (b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).	planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		(d) of minor significance.	
3.5 Development Near Licensed Aerodromes	(4) In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must: (a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome, (b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth, (c) for land affected by the OLS: (i) prepare appropriate development standards, such as height, and (ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome (d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as	(7) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objectives of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act. (5) A planning proposal must not rezone land: (a) for residential purposes, nor increase residential densities in areas where the ANEF, as from time to time advised by that Department of the Commonwealth, exceeds 25, or (b) for schools, hospitals, churches and theatres where the ANEF exceeds 20, or (c) for hotels, serviced apartments, offices or public buildings where the ANEF exceeds 30. (6) A planning proposal that rezones land: (a) for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25, or (b) for hotels, serviced apartments, offices or public buildings where	(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	the ANEF is between 25 and 30, or (c) for commercial or industrial purposes where the ANEF is above 30, must include a provision to ensure that development meets AS 2021 regarding interior noise levels.		
4 Hazard and Risk			
4.1 Acid Sulfate Soils	(4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present. (5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with: (a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or	(8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (b) of minor significance.	The property is not known to be affected by acid sulfate soils according to Council's map.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines. (6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act. (7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5).		
4.2 Mines Subsidence and Unstable Land	(4) When preparing a planning proposal that would permit development on land that is within a Mine Subsidence District a relevant planning authority must: (a) consult the Mine Subsidence Board to ascertain: (i) if the Mine Subsidence Board has any objection to the draft Local Environmental Plan, and the reason for such an objection, and (ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and (b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under (4)(a)(ii), and (c) include a copy of any information received from the Mine Subsidence Board with the statement to the Director-General of the Department	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking consultation in satisfaction of section 57 of the Act. (5) A planning proposal must not permit development on unstable land referred to in paragraph 3(b).	this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
4.3 Flood Prone Land	(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>). (5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. (6) A planning proposal must not contain provisions that apply to the flood planning areas which:	(9) A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that: (d) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or (e) the provisions of the planning proposal that are inconsistent are of minor significance.	Part of the subject lands are subject to flooding from the Georges River system. A flood study has not been undertaken by the applicant. However, Council Policy requires floor levels to be above the flood level in accordance with the DCP. If required a flood assessment will be undertaken prior to submitting a development application.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land, (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. (7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).		
4.4 Planning for Bushfire Protection	(4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, (2) A planning proposal must:	(4) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-	N/A.

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Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(a) have regard to <i>Planning for Bushfire Protection 2006</i>, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ. (3) 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: (i) 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 (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is	compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.		

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Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
5 Regional Planning			
5.1 Implementation of Regional Strategies	(4) Planning proposals must be consistent with a regional strategy released by the Minister for Planning.	(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy: (a) is of minor significance, and (b) the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	The planning proposal is consistent with regional strategies. Refer to comments above.
5.2 Sydney Drinking Water Catchments	(4) A planning proposal must be prepared in accordance with the general principle that water quality within the hydrological catchment must be protected, and in accordance with the following specific principles: (c) new development within the hydrological catchment must have a neutral or beneficial effect on	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	water quality, and (d) new development within the hydrological catchment must not compromise the achievement of the water quality objectives set out in the Drinking Water Catchments Regional Environmental Plan No.1, and (e) future land use in the hydrological catchment should be matched to land and water capability, and (f) the ecological values of land within a Special Area that is: (i) reserved as national park, nature reserve or state recreation area under the <i>National Parks and Wildlife Act 1974</i>, or (ii) declared as a wilderness area under the <i>Wilderness Act 1987</i>, or (iii) owned or under the care control and management of the Sydney Catchment Authority, should be maintained. (5) When preparing a planning proposal that applies to land within the hydrological catchment, the relevant planning authority must: (g) include provisions which will	inconsistent are of minor significance.	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	achieve or give effect to the principles in paragraph (4), and (h) give consideration to the outcomes of any strategic land and water capability assessment prepared by the SCA, or if such an assessment has not yet been prepared may give consideration to: (i) the outcomes of an assessment, prepared in consultation with the Sydney Catchment Authority, which is equivalent to a strategic land and water capability assessment, or (ii) a site-specific assessment prepared in consultation with the Sydney Catchment Authority which takes into account the likely impact of rezoning on water quality, or (iii) a current settlement strategy or rural residential strategy that has been approved by the Director-General of the Department of Planning, and zone land within the Special Areas owned or under the care control and management of Sydney Catchment Authority generally in accordance with the following:		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	and (i) consult with the Sydney Catchment Authority, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph 4 of this direction, and (j) include a copy of any information received from the Sydney Catchment Authority as a result of the consultation process, in its planning proposal prior to the issuing of a gateway determination under section 56 of the Act.		
5.3 Farmland of State and Regional Significance of the NSW Far North Coast	(4) A planning proposal must not: (a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes. (b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes. (c) rezone land identified as "significant non-contiguous farmland" for urban or rural	(7) A planning proposal may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning or (an officer of the Department nominated by the Director-General) that the planning proposal is consistent with: (a) the Far North Coast Regional Strategy, and (b) Section 4 of the report titled	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	residential purposes.	Northern Rivers Farmland Protection Project - Final Recommendations, February 2005, held by the Department of Planning.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	(4) A planning proposal that applies to land located on "within town" segments of the Pacific Highway must provide that: (c) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway, (d) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway. (e) For the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (eg: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is less than 80km/hour.	(9) A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(5) A planning proposal that applies to land located on "out-of-town" segments of the Pacific Highway must provide that: (f) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction. (g) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway. (h) For the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (eg: "village", "residential", "tourist", "commercial", "industrial", etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater. (8) Notwithstanding the requirements of paragraphs (4) and (5), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided		

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Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, I, N/A)
	that the Roads and Traffic Authority is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities. For the purposes of this paragraph, a highway service centre has the same meaning as is contained in the Standard Instrument (Local Environmental Plans) Order 2006.		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	(4) A relevant planning authority must not prepare a planning proposal for the life of the Lower Hunter Regional Strategy that is inconsistent with: (a) The Agreement signed between the Minister for Planning, the Minister for the Environment and Hardie Holdings (and associated companies) on 22 December 2006, or (b) Cessnock City Wide Settlement Strategy as endorsed by the Department of Planning and amended from time to time.	(5) A planning proposal may be inconsistent with the terms of this direction only if The relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.	N/A.
5.6 Second Sydney Airport: Badgerys Creek	(2) Planning proposals must not contain provisions that enable the carrying	(3) A planning proposal may be inconsistent with the terms of this	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport.	direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent with the terms of this direction are: (a) justified by a strategy which: (i) gives consideration to the objectives of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
6 Local Plan Making			
6.1 Approval and Referral Requirements	(4) 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 Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General). When a Minister or public authority requests a relevant planning 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 <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the	(5) A planning proposal must be substantially consistent with the terms of this direction. Note: In this direction "public authority" has the same meaning as section 4 of the Environmental Planning and Assessment Act 1979.	The subject land is zoned industrial under LEP 2008. It is not proposed to alter the zoning of the land. Refer to comments above.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. (5) When a Minister or public authority requests a relevant planning 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 relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. (6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes		

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.		
6.2 Reserving Land for Public Purpose	(4) 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 Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General). (5) When a Minister or public authority requests a relevant planning 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 <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the relevant planning authority must: (a) reserve the land in accordance with the	(8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that: (e) with respect to a request referred to in paragraph (7), that further information is required before appropriate planning controls for the land can be determined, or (f) the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor	N/A.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. (6) When a Minister or public authority requests a relevant planning 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 relevant planning authority must: (c) include the requested provisions, or (d) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with	significance. Note: Clause 12 of the EP&A Reg 2000 provides that a planning proposal for a proposed local environmental plan: (a) may not contain a provision reserving land for a purpose referred to in section 26 (1) (c) of the EP&A Act, and (b) may not contain a provision in respect of that reservation as required by section 27 of the EP&A Act, unless the public authority responsible for the acquisition of the land has notified the relevant planning authority of its concurrence to the inclusion of such a provision in the planning proposal. In this direction: "public authority" has the same meaning as section 4 of the EP&A Act. The use or reservation of land for a public purpose has the same meaning as in section 26(1)(c) of the EP&A Act.	

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, M, N/A)
	respect to the use of the land before it is acquired. (7) When a Minister or public authority requests a relevant planning 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 relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.		
6.3 Site Specific Provisions	(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any	(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.	The planning proposal will not introduce new standards other than that which currently apply in Council documents, including DCP 2008.

Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
	development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. (5) A planning proposal must not contain or refer to drawings that show details of the development proposal.		
7 Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	(4) Planning proposals shall be consistent with: (a) the NSW Government's Metropolitan Strategy: <i>City of Cities, A Plan for Sydney's Future</i>, published in December 2005 ('the Metropolitan Strategy').	(5) A planning proposal may be inconsistent with the terms of this direction only if the Relevant Planning Authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the Metropolitan Strategy: (a) is of minor significance, and (b) the planning proposal achieves the overall intent of the	The subject land is identified in the Metropolitan Strategy as employment land. The proposal does not alter this zone and is therefore consistent with the Strategy.

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Direction	What the relevant planning authority must do if this direction applies	Consistency	Comments (Y, N, N/A)
		Strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	

Annexure "C"
Traffic and Transport Assessment