

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed amendments to The Hills Local Environmental Plan 2012 (LEP) as it applies to the Box Hill North Town Centre to increase the maximum Floor Space Ratio from 1:1 to a range of 1:1 to 2:1, and increase the maximum Height of Buildings from 16 metres (approximately 4-5 storeys) to a range of 16 metres to 27 metres (up to 8 storeys).

ADDRESS OF LAND: 10, 12, 14 Red Gables Road, Box Hill (Lot 25, 26 and 27 DP255616).

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	TOTAL YIELD
Dwellings	545	570	25
Jobs	400	500	100

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 9.1 Local Planning Directions
Attachment C	Council Report and Minute, 13 November 2018
Attachment D	Planning proposal documentation submitted by applicant: <ul style="list-style-type: none">- Planning Report (August 2018)- Architectural Drawings (August 2018)- Architectural Planning Proposal (August 2018)- Landscape Master Plan (August 2018)- Amended LEP Maps (August 2018)- Traffic Impact Assessment (August 2018)- Market Potential Assessment (August 2018)- Servicing and Infrastructure Strategy Report (August 2018)- Bushfire Assessment (August 2018)- Survey Plan (August 2018)

THE SITE:

The proposal applies to land consisting of three (3) rectangular shaped allotments, being 10, 12 and 14 Red Gables Road, Box Hill (Lot 25, 26 and 27 DP 255616). It is within 'Precinct E' of the Box Hill North Precinct, which covers an area of approximately 64,000m².

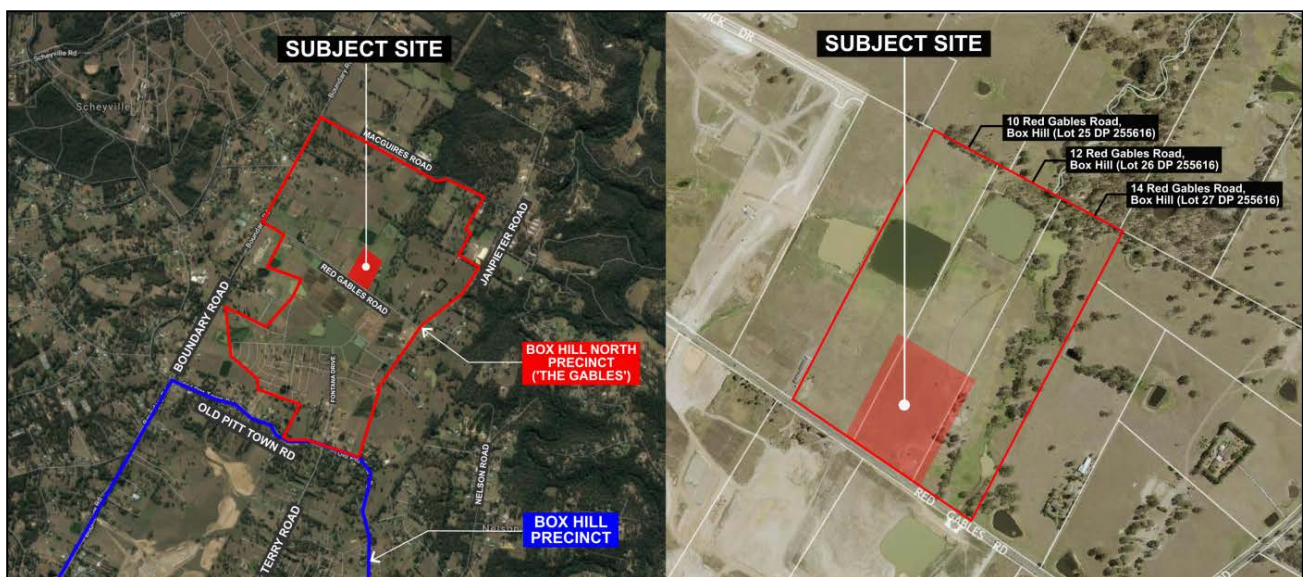


Figure 1
Aerial view of subject site and allotments

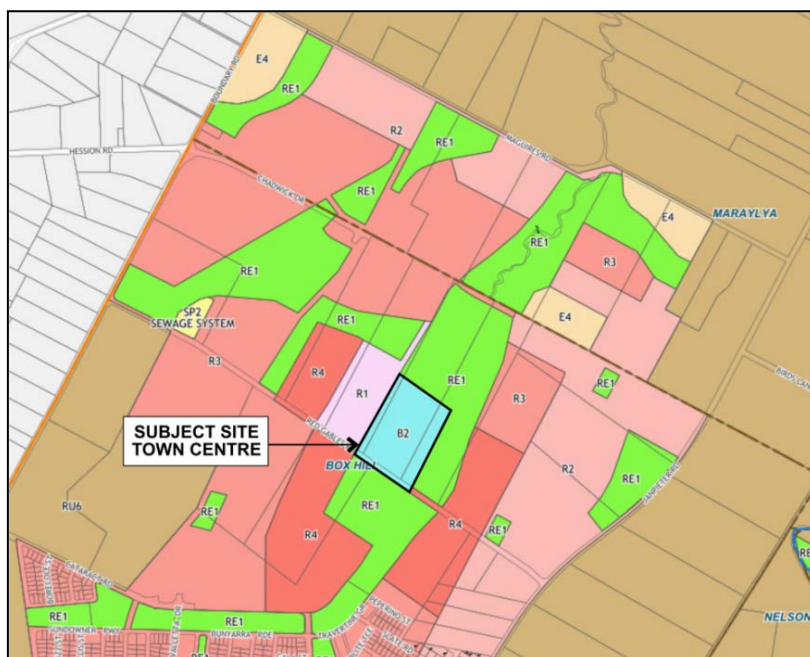


Figure 2
Location and zoning of subject site

BACKGROUND:

The planning proposal was submitted to Council in August 2018 and on 13 November 2018, at an Ordinary Meeting, Council resolved to forward the proposal to the Department of Planning and Environment for a Gateway Determination.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The proposal seeks to enable the inclusion of a new school on a portion of land within the Box Hill North Town Centre and redistribute the commercial and residential floor space 'entitlement' from this land to the remainder of the Town Centre site, with a view to enabling greater variation and modulation in building heights.

PART 2 EXPLANATION OF THE PROVISIONS

To achieve these development outcomes, the proposal seeks to amend LEP 2012, as it applies to the Box Hill North Town Centre, to:

- Increase the maximum Floor Space Ratio from 1:1 to a range of 1:1 to 2:1; and
- Increase the maximum Height of Buildings from 16 metres (approximately 4-5 storeys) to a range of 16 metres to 27 metres (up to 8 storeys)

The proposed amendments would permit approximately 86,000m² of gross floor area within the Town Centre, which would comprise 50,384m² of residential floor area, 15,590m² of commercial floor area and 20,000m² of floor area for the purpose of a school. In comparison to the current controls, the proposal would enable approximately 22,000m² of additional gross floor area, the majority of which (20,000m²) would be for the purpose of a new school. With respect to built form outcomes, the proposal would allow for buildings up to eight storeys in height on certain parts of the site, in comparison to the more uniform 4-5 storey outcome likely to result from the current controls.

Figures 3, 4 and 5 provide comparison between the current anticipated development outcomes and the potential outcomes facilitated by the planning proposal. Table 1 below provides a summary of the proposed development. Figures 7 and 8 in Part 4 of this report provides comparison between the existing controls and those sought through the planning proposal.

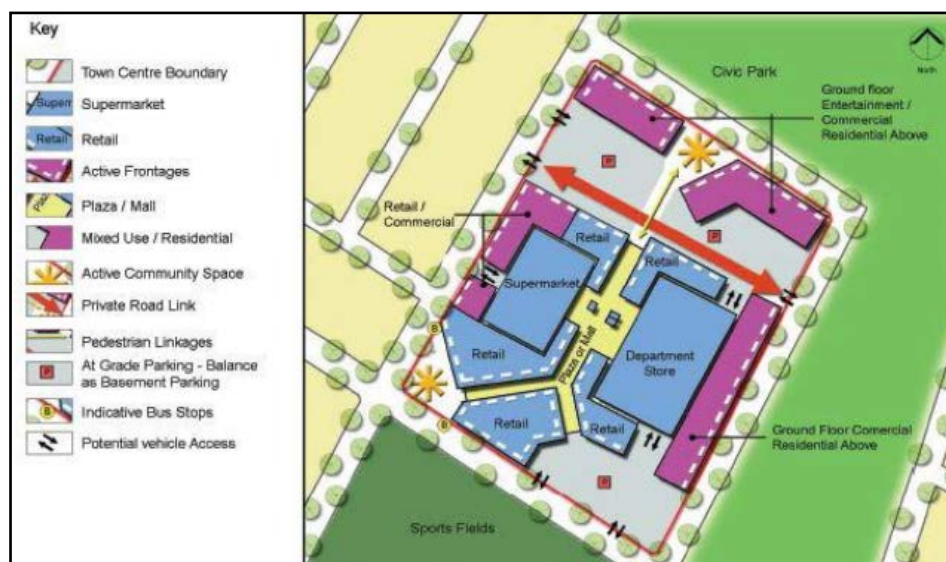


Figure 3

Existing Box Hill North Town Centre Indicative Layout Plan (The Hills DCP Part D Section 17)



Figure 4

Proposed Box Hill North Town Centre Indicative Layout Plan (Precinct borders drawn by Council Officers)

Precinct	Land Use	Site Area	GFA	FSR	Building Height (storeys)
E1	Mixed Use	14,500.6m ²	14,294.9m ²	1:1	4
E2	Mixed Use	8,707.9m ²	16,461.9m ²	1.89:1	8
E3	Mixed Use	6,822.7m ²	8,049.6m ²	1.18:1	5
E4	Mixed Use	16,523m ²	27,168.2m ²	1.64:1	8
E5	School	10,000m ²	20,000m ²	2:1	-
Total	-	63,671m ²	85,974.6m ²	1.35:1	1-8

Table 1

Proposed Development Summary (Submitted by Proponent)

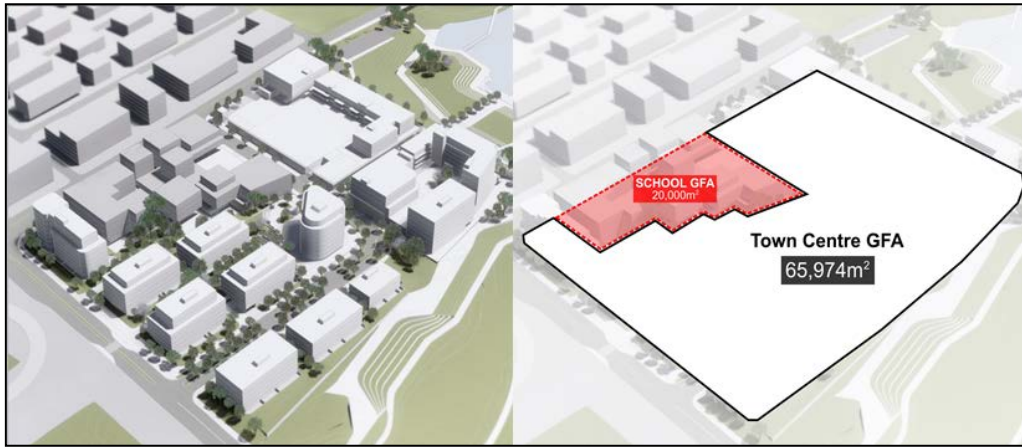


Figure 5
Box Hill North Town Centre Development Concept

It is noted that the proposed educational establishment within the Town Centre is currently permissible pursuant to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (SEPP) Clause 42.

The planning proposal seeks to enable the redistribution of gross floor area from land to be used for the purpose of a new school to ensure the achievement of planned residential, retail and commercial development yields within the Town Centre. Further, the proposal seeks to enable an improved built form outcome once the school is factored into the development concept.

The proponent has submitted a preliminary development concept illustrating the approximate amount of ground floor ($4,630\text{m}^2$) and rooftop ($1,900\text{m}^2$) play space within the proposed new school, as shown in Figure 8. Provisions to secure this minimum amount of play space within the proposed school site will be included through amendments to The Hills Development Control Plan 2012 Part D Section 17 Box Hill North.

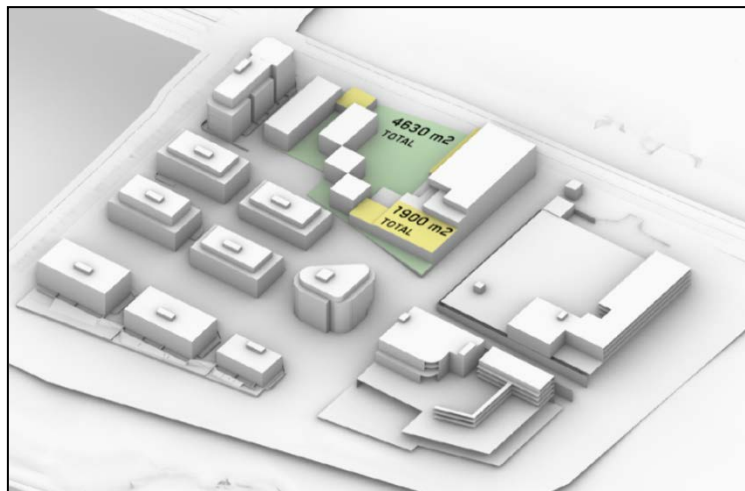


Figure 6
Box Hill North Town Centre Development Concept identifying potential play space within School

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

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

No, the planning proposal is not a result of any strategic study or report. It is in response to an application lodged by the landowner/developer. However, the proposed amendment to The Hills LEP 2012 to facilitate the inclusion of a new school and redistribution of residential and commercial floor space to the remainder of the Town Centre is consistent with a number of state and regional strategic studies and reports.

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

Yes, the planning proposal is considered to be the best way to achieve the intended outcomes for the site.

The proposal is considered the best means of achieving the objectives specified in Section 1 of this report.

The proposed redistribution of residential and commercial floor space results in a negligible increase in residential yield anticipated for the Town Centre. Further, provisions for a new school provide amenity and services for residents within the Box Hill North Precinct and surrounding locality.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

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

Yes, a discussion of consistency is provided below.

- **Greater Sydney Region Plan**

The relevant objectives of the Greater Sydney Region Plan are Objectives 6, 7 and 10.

The Plan seeks to deliver services and infrastructure that meet the surrounding community's needs through the provision of schools and other community service facilities in walkable, mixed-use places co-located with social infrastructure and local services (Objective 6). To achieve this, the Plan places emphasis on the provision of services for both existing and planned new neighbourhoods. The Plan aims to ensure that new communities are provided with the necessary social infrastructure to support sustainable intergenerational development (Strategy 6.1).

The Plan advocates for well-planned neighbourhoods that promote active and socially connected lifestyles (Objective 7). With an emphasis on education facilities, sportsgrounds, co-working spaces, and an active street life, the planning proposal would enable development of the site as a place that supports an active, resilient and socially connected community (Strategy 7.1).

Objective 10 of the Plan seeks to provide ongoing housing supply and a range of housing types in locations to create liveable neighbourhoods and support Sydney's overall growing population. The planning proposal would contribute to achieving the Central City District 20-year housing targets for the Box Hill North Precinct.

Given the above, the planning proposal is consistent with the delivery of social infrastructure that would support a development focused on community whilst delivering on housing targets for the Box Hill North Precinct.

- **Central City District Plan**

The relevant planning priorities of the Central City District Plan are Planning Priorities C3, C4, C5, C10 and C17.

The Plan anticipates increasing demand on existing services and infrastructure leading to a need for the delivery of new co-located activities such as schools, libraries, community and cultural facilities, parks and recreation spaces (Planning Priority C3). The NSW Department of Education estimates that an extra 89,630 students will need to be accommodated in both government and non-government schools in the Central City District by 2036. The planning proposal seeks to address some of this shortfall within the Box Hill North Precinct through the provision of a co-located educational establishment integrated into the town centre.

Planning Priority C4 emphasises healthy, creative, culturally rich and socially connected communities through the delivery of walkable places at a human scale with an active street life. A further emphasis is placed on the co-location of schools and social facilities to support the growing population. The planning proposal has been designed with an emphasis on the creation of place through an internal pedestrian and cycling network with ground level retail facilities.

The Plan emphasises the provision of housing supply, choice and affordability, with access to jobs, services and public transport (Planning Priority C5). With respect to the housing targets outlined for The Hills (8,550 – 0-5 year housing target from 2016-2021), the planning proposal would deliver approximately 20-25 additional dwellings beyond that originally anticipated as part of the Box Hill North Precinct Plan. While the proposal would result in positive amenity outcomes such as the co-location of jobs and schools and an integrated and designed streetscape, there must be consideration of the level of public transport to service the precinct and market suitability of apartments on the fringe of Sydney.

The successful evolution of centres is imperative for the growth of the Central City District. The proposed town centre would serve as a local centre to access everyday goods and services and co-locate local facilities and infrastructure for the Precinct (Planning Priority C10). Action 37 illustrates the directive for centres to provide a range of activities, create vibrant places and quality public realm, balance the movement of people, and improve the walkability within and to centres, among others. The planning proposal would result in a site-responsive built form that responds to the initiatives outlined in Action 37.

The key considerations for public open space as stated by Planning Priority C17 are quality, quantity and distribution. Within the context of high density development, the provision of public open space is to be located within close proximity of the town centre (within 200 metres). Public open space is to be located within the immediate proximity of the town centre, being to the north and south. Given this, the proposed co-located educational establishment would benefit from location within the Town Centre given the proximity of planned open space to the north and sporting fields to the south, in addition to the planned walking and cycling links.

The planning proposal is consistent with the Plan given the co-location of the educational establishment within a local centre that contributes to housing targets for the Central City District. Through a site-responsive built form and street design, in addition to open space located within close proximity of the Town Centre, the proposal aligns with priorities C3, C4, C5, C10 and C17.

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

Yes, a discussion of consistency with the relevant policies and plans are provided below.

- **The Hills Future Community Strategic Plan**

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

The planning proposal will assist in realisation of The Hills Future outcome of well-planned and liveable neighbourhoods that meet the growth of targets and maintain amenity. The proposal contributes to the liveability of the Box Hill North precinct neighbourhood through the provision of a new school and retail and commercial employment opportunities within the Town Centre site.

- **The Hills Local Strategy**

The Local Strategy is the principal document for communicating the future planning of the Shire and includes long term objectives on seven key areas of direction. The relevant Directions are the Centres Direction, Employment Lands Direction and Integrated Transport Direction.

The Centres Direction

The Centres Direction aims to create vibrant, accessible centres that meet the needs of the community, are attractive to visit and improve the functioning and viability of existing centres through revitalisation and redevelopment. The Direction also aims to encourage a range of transport options to support the vital role and connectivity of centres.

The planning proposal is consistent with this Direction as it would facilitate the provision of a new educational establishment within the Town Centre for the Box Hill North precinct and create a vibrant, site-responsive centre with an emphasis on the walkable pedestrian scale.

The Employment Lands Direction

The Employment Lands Direction aims to accommodate the growth of a modern economy by ensuring that future development and planning provides increased employment opportunities. The Direction also aims to promote growth in local business and enhance the attractiveness of the Shire for new businesses and visitors through appropriate infrastructure and services. The proposal would not detract from the extent of employment opportunities already anticipated within the Box Hill North Town Centre.

Integrated Transport Direction

The objectives of the Integrated Transport Direction are to align land use planning with major transport and infrastructure to facilitate a cohesive transport network, assist movements at a regional level and connect local destinations. The Direction also seeks to improve the attractiveness of sustainable travel options and guide the delivery of new transport through a range of facilities and services.

The proposed location of the new school within the town centre would ensure that the school is easily accessible and co-located with other services and uses. The school will be able to rely on the planned local road network and traffic improvements and upgrades already secured through the VPA with the Developer for the broader Box Hill North Precinct.

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

The planning proposal is consistent with the relevant State Environmental Planning Policies (SEPPs) as outlined in Attachment A, and discussed below:

- SEPP 1 – Development Standards

The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.

- SEPP 55 – Remediation of Land

JBS&G Australia Pty Ltd (JBS&G) has prepared a Remediation Action Plan (RAP) identifying the state of the site and potential contamination. The RAP has indicated Possible Remedial Options as well as Preferred Remediation Options. JBS&G conclude that subject to the successful implementation of the measures outlined in the RAP, the subject sites are considered suitable for residential accommodation and considered to adequately satisfy the objectives of SEPP No. 55. It is noted that the use of the land for residential purposes has already been approved and is envisaged under the current framework. The proposal simply seeks to redistribute the location of originally anticipated residential, retail and commercial floor space within the Town Centre.

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

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

- **Direction 3.1 Residential Zones**

The objectives of this direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.

The proposal will increase the net balance of residential floor space within the Town Centre by a negligible amount and provides a greater diversity and choice of housing types within the Town Centre. Given this, the proposal would maintain the current and approved balance of residential accommodation within Precinct E and not reduce the residential development potential within the precinct.

- **Direction 3.4 Integrating Land Use and Transport**

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision, and street layouts achieve the following planning objectives:

- a) improving access to housing, jobs and services by walking, cycling and public transport; and
- b) increasing the choice of available transport and reducing dependence on cars, and
- c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car; and
- d) supporting the efficient and viable operation of public transport services, and
- e) providing for the efficient movement of freight.

The proposal facilitates additional residential dwellings and opportunities for employment floor space within the Town Centre above what was originally anticipated. The Town Centre will be serviced by new roads delivered in conjunction with the development of the Box Hill North Precinct.

- **Direction 4.3 Flood Prone Land**

The objectives of this Direction are to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The site is not known to be flood-prone, as identified in Box Hill North Water Cycle & Flood Management Strategy Report (2013), prepared by J. Wyndham Prince which states that the subject site is flood free from a flood planning point of view. It is noted that the land has already been identified for residential, retail and commercial purposes through the existing framework and previous approvals.

- **Direction 4.4 Planning for Bushfire Protection**

The objectives of this Direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.

An assessment by Australian Bushfire Protection Planners (2013) identified in support of the Box Hill North Precinct planning proposal that the majority of the Precinct is not affected by bushfire prone vegetation. Given this, the subject site would not be affected by potential bushfire hazards as identified within this report.

- **Direction 6.3 Site Specific Provisions**

This Direction applies *"when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out"* and requires that a planning proposal 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 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.

The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. The proposal does not promote unnecessarily restrictive site specific planning controls and while the proposal facilitates additional residential yield, the increase is negligible within the context of the Box Hill North Precinct. The additional amendments to controls are appropriate to facilitate an integrated built form with the proposed school.

- **Direction 7.1 Implementation of A Plan for Growing Sydney**

The objective of this Direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney. The planning proposal is consistent with the relevant regional strategies including NSW State Priorities, the Greater Sydney Region Plan, and Central City District Plan.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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

A Biodiversity Assessment prepared by NGH Environmental (2013) for the Box Hill North Precinct has not recorded any threatened species as existing within the study area. Additionally, a Vegetation Management Plan (as part of the Biodiversity Assessment) has been prepared for the precinct which confirms that Precinct B does not compromise any critical habitats, threatened species, populations or ecological communities or their habitats. It is noted that the existing framework and approval already allows for residential, retail and commercial development on the land.

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

Relevant matters to the proposal are addressed in detail in the attached Council report.

Given the relevant matters discussed in the attached Council report, the planning proposal would not likely result in environmental effects or natural hazards. While sections of Box Hill North have been identified as flood prone land, Precinct E is not affected. The subject site is not identified as being within bushfire, landslide or biodiversity sensitive areas. Further, the existing approval and framework already allows for residential, retail and commercial development on this land.

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

The planning proposal seeks to redistribute the amount of currently anticipated floor space within the Town Centre to accommodate a new school and would result in a negligible increase in residential floor space. The proposal would not result in adverse social or economic impacts.

The planning proposal will deliver on the anticipated housing types and dwelling yields for Precinct E and provide community benefits through increased land uses of a new school and increased public space. Additionally, the proposal facilitates potential employment generation through increased opportunities for additional jobs and employment within the Town Centre.

Given the above, the proposal seeks to redistribute previously anticipated residential floor space for the Town Centre to facilitate a better outcome that will provide an increased level of amenity for the residents and workers of the Town Centre, and by extension improve the social and economic amenity for the area.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

Adequate connection of Precinct E to services and public infrastructure for water, electricity and the disposal and management of sewage have been addressed under previous development applications. The proposal increases the approximate number of dwellings for the Town Centre by a negligible amount, therefore no additional public infrastructure is required.

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

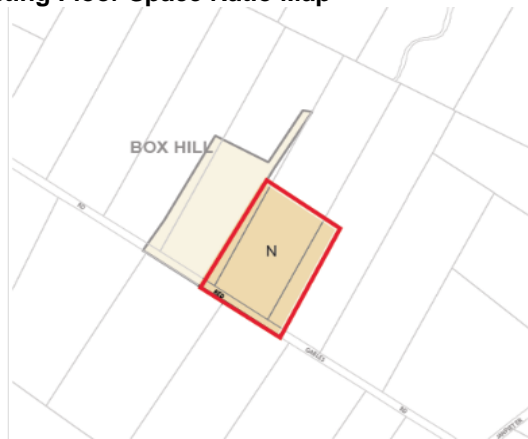
Any Gateway Determination issued will specify relevant agencies to be consulted, which may include:

- Endeavour Energy;
- Transport for NSW; and
- Roads and Maritime Services.

PART 4 MAPPING

The planning proposal seeks to amend the Floor Space Ratio Map and Height of Buildings Map of *The Hills Local Environmental Plan 2012*.

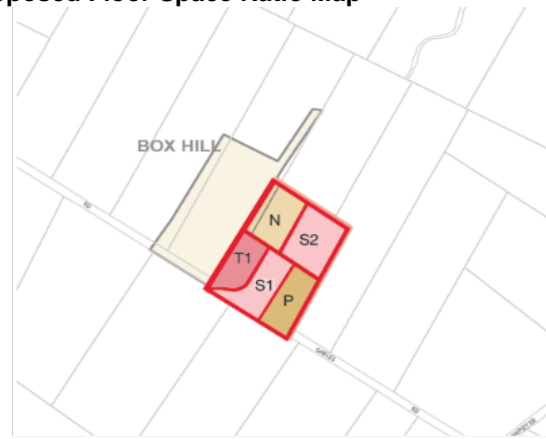
Existing Floor Space Ratio Map



Floor Space Ratio (FSR)

N	1.0
---	-----

Proposed Floor Space Ratio Map



Floor Space Ratio (FSR)

N	1.0	S1	1.7	T1	2.0
P1	1.2	S2	1.9		

Figure 7

Current and Proposed Floor Space Ratio Map

Existing Height of Buildings Map



Height of Buildings (HOB)

O2	16.0
----	------

Proposed Height of Buildings Map



Height of Buildings (HOB)

O2	16.0	T2	27.0
P2	18.0		

Figure 8

Current and Proposed Height of Buildings Map

PART 5 COMMUNITY CONSULTATION

It is considered appropriate that any Gateway Determination issued require public exhibition of the Planning Proposal for a minimum of 28 days, in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	December 2018
Government agency consultation	February 2019
Commencement of public exhibition period (28 days)	February 2019
Completion of public exhibition period	March 2019
Timeframe for consideration of submissions	March 2019
Timeframe for consideration of proposal post exhibition	April 2019
Report to Council on submissions	May 2019
Planning Proposal to PCO for opinion	June 2019
Date Council will make the plan (delegated)	July 2019
Date Council will forward to department for notification (delegated)	August 2019

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	YES	NO	-
No. 19	Bushland in Urban Areas	NO	-	-
No. 21	Caravan Parks	NO	-	-
No. 30	Intensive Agriculture	NO	-	-
No. 33	Hazardous and Offensive Development	NO	-	-
No. 36	Manufactured Home Estates	NO	-	-
No. 44	Koala Habitat Protection	NO	-	-
No. 47	Moore Park Showground	NO	-	-
No. 50	Canal Estate Development	NO	-	-
No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	NO	-	-
No. 55	Remediation of Land	YES	NO	-
No. 62	Sustainable Aquaculture	NO	-	-
No. 64	Advertising and Signage	NO	-	-
No. 65	Design Quality of Residential Flat Development	NO	-	-
No. 70	Affordable Housing (Revised Schemes)	NO	-	-
Affordable Rental Housing (2009)		NO	-	-
Building Sustainability Index: BASIX 2004		NO	-	-
Coastal Management (2018)		NO	-	-
Education Establishments and Child Care Facilities (2017)		YES	YES	CONSISTENT
Exempt and Complying Development Codes (2008)		YES	NO	-
Gosford City Centre (2018)		NO	-	-
Housing for Seniors or People with a Disability (2004)		NO	-	-
Infrastructure (2007)		YES	NO	-
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Mining, Petroleum Production and Extractive Industries (2007)		NO	-	-
Miscellaneous Consent Provisions (2007)		NO	-	-
Penrith Lakes Scheme (1989)		NO	-	-
Rural Lands (2008)		NO	-	-
State and Regional Development (2011)		YES	NO	-
State Significant Precincts (2005)		YES	NO	-
Sydney Drinking Water Catchment (2011)		NO	-	-
Sydney Region Growth Centres (2006)		NO	-	-
Three Ports (2013)		NO	-	-
Urban Renewal (2010)		NO	-	-
Vegetation in Non-Rural Areas (2017)		YES	NO	-
Western Sydney Employment Area (2009)		NO	-	-
Western Sydney Parklands (2009)		NO	-	-
Deemed SEPPs				
SREP No. 8 (Central Coast Plateau Areas)		NO	-	-
SREP No. 9 – Extractive Industry (No. 2 – 1995)		NO	-	-

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

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

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

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