

Consistency with relevant Section 9.1 Directions by the Minister

Direction.	Consistency of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable. The proposed does not affect land within an existing or proposed business or industrial zone.
1.2 Rural Zones	Not applicable. The proposed does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable. The proposal does not prohibit the mining of coal or other materials.
1.4 Oyster Aquaculture	Not applicable. The subject site is not within a Priority Oyster Aquaculture Area
1.5 Rural Lands	Not applicable. The proposed does not affect existing or proposed rural lands
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable. The subject site is not part of an Environmental Protection Zone.
2.2 Coastal Management	Not applicable. The site is not located within a coastal zone.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable. The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
2.6 Remediation of Contaminated Land	<p>The Planning Proposal is capable of complying with this direction.</p> <p>It is not considered that the land is subject to contamination. The site currently has a dwelling. There is no indication in Council's records that the site has been used for any other purpose.</p> <p>A search of Council's records confirms that the site does not appear to have been used for any sensitive land uses that are contained in Table 1 of Managing Land Contamination – Planning Guidelines SEPP 55-</p>

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	<p>Remediation of Land, such as agricultural activities or scrap yards.</p> <p>Further assessment in relation to any potential contamination will be undertaken as part of any remediation works required with respect to the future redevelopment of the site for open space. Should remediation works be required then these will be undertaken at this stage.</p>
3. Housing, Infrastructure and Urban development	
<p>3.1 Residential Zones</p>	<p>The Planning Proposal involves the rezoning of R2 Low Density Residential land to RE1 Public Recreation land. Blacktown Council provides a significant contribution to increasing housing, and affordable housing stock, across the Sydney region by way of the North West Growth Area and infill area under Blacktown Local Environmental Plan 2015.</p> <p>We estimate that the NWGA precincts in Blacktown have the potential to provide for 84,648 dwellings and 256,100 people should current development trends continue. This means that the NWGA Blacktown Precincts will potentially accommodate 102,585 more people than originally planned for by the NSW Government when the Precincts were planned and rezoned.</p> <p>The significant implication of this is that the level of provision of open space, community facilities and road infrastructure that is necessary to support that scale of population will not be provided, leading to an inadequate living environment, social disharmony and traffic congestion.</p> <p>The Planning Proposal is consistent with the Direction.</p>
<p>3.2 Caravan Parks and Manufactured Home Estates</p>	<p>Not applicable. This Planning Proposal will not result in caravan parks or manufactured home estates.</p>
<p>3.3 Home Occupations</p>	<p>Not applicable</p>
<p>3.4 Integrating Land Use and Transport</p>	<p>Not applicable</p>
<p>3.5 Development Near Regulated Airports and Defence Airfields</p>	<p>Not applicable</p>
<p>3.6 Shooting Ranges</p>	<p>Not applicable. The proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent and/or adjoining an existing shooting range.</p>

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3.7 Reduction in non-hosted short term rental accommodation period	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	Not applicable. The site is not identified as being affected by Acid Sulfate Soils under SEPP SRGC 2006.
4.2 Mine Subsidence and Unstable Land	Not applicable. The site is not identified as mine subsidence or unstable land
4.3 Flood Prone Land	<p>The Planning Proposal is capable of complying with this direction.</p> <p>There are no flood planning controls that apply to the site. The site is on top of a hill and it is not flood affected. Refer to Attachment 4A for a flood risk map of the site.</p> <p>At the corner of Crown Street and the new Medlock Street is a floodway area which is below surrounding ground level and contains pooling water. This floodway is a temporary on-site detention (OSD) system which accommodates runoff from the adjacent subdivision and will be extinguished when a regional basin is provided by Council.</p> <p>The temporary OSD system is downstream of the site. Contribution Plan No 20 (CP20) Basin F19 is not yet built. Basin F19 will eventually accommodate future runoff, including servicing the adjoining subdivision that is currently serviced by the subject site. The temporary OSD system is still required because F19 is not yet built.</p> <p>The temporary OSD system will not have any impacts on the proposed open space.</p> <p>CP20 Basin F15 is due for delivery between 2021 and 2026. CP20 Basin F19 is listed for delivery between 2027 and 2032. At time of delivery of the basin, the temporary OSD system will be decommissioned.</p> <p>No regional basins have since been constructed.</p>
4.4 Planning for Bushfire Protection	<p>Part of the site is identified as containing bushfire prone land and is specifically identified as being "Vegetation Buffer".</p> <p>Council will consult with the NSW Rural Fire Service following the receipt of a Gateway determination.</p> <p>The proposal is not inconsistent with this direction.</p>
5. Regional Planning	
5.1 [Revoked]	-

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5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 [Revoked]	-
5.6 [Revoked]	-
5.7 [Revoked]	-
5.8 [Revoked]	-
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	The Planning Proposal is consistent with the Regional Plan as demonstrated in Attachment 2.
5.11 Development of Aboriginal Land Council land	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	This Planning Proposal does not include any proposed provisions requiring referrals or concurrences, with the exception of referral to the RFS.
6.2 Reserving Land for Public Purposes	<p>This direction restricts planning proposals from reducing existing zonings and reservations of land for public purposes without approval from the relevant public authority.</p> <p>Approval has been granted by the Department of Education (DoE), who are the relevant acquisition authority for the current SP2 zoned land.</p> <p>The DoE have indicated that they do not require the SP2 portion of land that forms part of the subject site, as the adjacent two allotments are large enough for the future school use.</p> <p>This proposal proposes to rezone the whole site to RE1 Public Recreation and amend the Land Reservation Acquisition Map so that Council is the acquisition authority for this land.</p> <p>The Planning Proposal is consistent with this direction.</p>
6.3 Site Specific Provisions	The Planning Proposal does not include any proposed site or development specific provisions.

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7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	<i>A Plan for Growing Sydney 2014</i> has been superseded by the Greater Sydney Region Plan. The Planning Proposal is consistent with the directions of this region plan, as demonstrated in Attachment 3. The Planning Proposal is consistent with the direction.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The Planning Proposal is consistent with the North West Priority Growth Area Land Use and Infrastructure Implementation Plan.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable – while this direction applies to Blacktown Council, the subject site is not included in the precinct boundary of the Western Sydney Aerotropolis.
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable
7.10 Implementation of Planning Proposals for the Cooks Cove Precinct	Not applicable