

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 (Amendment No. ##) – to amend the land zoning applicable to land at 3 Gilmour Close, 7 - 13 Glenhaven Road and 1 Kyle Avenue, Glenhaven and to identify the subject site on the land reservation acquisition map for the purpose of an open space facility (3/2018/PLP).

ADDRESS OF LAND: 3 Gilmour Close, 7 - 13 Glenhaven Road and 1 Kyle Avenue, Glenhaven (Lot 1 DP 261810, Lot 1 DP 524622, Lot 1 DP 844862, Lots 8 and 9 DP 25902 and Lot 1 DP 207788).

SUMMARY OF HOUSING AND EMPLOYMENT YIELD

	EXISTING	PROPOSED	TOTAL
Dwellings	5	0	-5
Jobs	0	1*	+1

*maintenance of the proposed district facility will require the equivalent of one (1) full time employee per week.

SUPPORTING MATERIAL

- Attachment A** Assessment against State Environmental Planning Policies
- Attachment B** Assessment against Section 117 Ministerial Directions
- Attachment C** Council report and minute, dated 25 July 2017

THE SITE

The subject site comprises 6 rural-residential lots known as 3 Gilmour Close, 7 - 13 Glenhaven Road, and 1 Kyle Avenue, Glenhaven and is approximately 10 hectares in size. The land currently contains four (4) residential dwellings, two (2) dams and vegetation, as well as the Glenhaven Rural Fire Service (located at 11 Glenhaven Road, Glenhaven).



Figure 1
Locality Map (subject site outlined in yellow)

BACKGROUND

The Council-initiated planning proposal for the Castle Hill North Precinct (16/2016/PLP) seeks to implement changes to land zoning and development standards and to enable the delivery of approximately 3,283 additional dwellings.

As its meeting on 25 July 2017 Council considered a report on the draft Development Control Plan amendments, draft Contribution Plan and draft Public Domain Plan for the Castle Hill North Precinct in support of the planning proposal. As part of this, Council considered the need to rezone land for the purpose of a new open space facility to meet the open space demand generated by the additional population expected within Castle Hill North.

A potential site has been identified for a new district open space facility at 3 Gilmour Close, 7-13 Glenhaven Road, and 1 Kyle Avenue, Glenhaven, which would require the acquisition of 10 hectares of land to accommodate this facility (excluding 11 Glenhaven Road, known as the Glenhaven RFS as it is already owned by The Hills Shire Council).

It is noted that existing playing fields within the Shire are currently operating at capacity. In recognition of the likely cumulative demand generated across the Castle Hill and Cherrybrook Railway Precincts, there is demand for additional open space as well as improvements to existing open space. The subject planning proposal seeks to ensure that the future population has access open space and recreation facilities, consistent with the lifestyle enjoyed by existing Hills Shire residents.

This subject site is considered to be an appropriate location to accommodate a district facility as it is within reasonable proximity to both Castle Hill and Cherrybrook Railway Stations, and would have greater capacity to provide a range of sports and recreation facilities required to meet the demand generated by the new population.

The proposed facility has been identified within the draft Contributions Plan for the Castle Hill North Precinct. Future development within the Castle Hill North Precinct would be levied for 38% of the land and capital cost of the facility, and it is anticipated that the remaining cost will be covered by future development within the remainder of the Castle Hill Station Precinct, and possibly the Cherrybrook Railway Station Precinct.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the planning proposal is to amend *The Hills Local Environmental Plan 2012* to facilitate a district open space facility of approximately 10 hectares.

The combined area of the subject site could accommodate four (4) playing fields, two (2) cricket ovals, four (4) tennis courts, associated amenities facilities and associated car parking. This facility would be able to support the active recreation needs of approximately 16,000 residents (8,000 dwellings).

PART 2 EXPLANATION OF THE PROVISIONS

The proposed outcome will be facilitated by amending *The Hills Local Environmental Plan 2012* as follows:

- c. Amend the Land Zoning Map to rezone 3 Gilmour Close, 7 - 13 Glenhaven Road, and 1 Kyle Avenue, Glenhaven from RU6 Transition to RE1 Public Recreation.
- d. Amend the Land Reservation Acquisition Map to identify 7, 9 and 13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven (Lot 8 & 9 DP25902, Lot 1 DP524622, Lot 1 DP207788 and Lot 1 DP261810) as Local Open Space, to be acquired by Council.

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 the result of infrastructure analysis investigations undertaken as part of the Castle Hill North Planning Proposal (16/2016/PLP). The population projections for the Castle Hill North Precinct are based upon a 20 year timeframe. Once developed, it is anticipated that there will be approximately 3,575 dwellings, comprising 3,425 apartments and 150 townhouse/terraces. This equates to an additional 3,283 dwellings and an additional population of around 6,045 residents.

The Castle Hill North Precinct presents a significant opportunity to undertake a coordinated strategic approach to the provision of open space required to meet the requirements of future residents. This approach would secure the provision of a district facility of a sufficient size to accommodate the demand which is projected to occur within the Castle Hill Railway Precinct (both north and south sub-precincts) and the Cherrybrook Railway Precinct.

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

Yes, the future population within the Sydney Metro Northwest Corridor will generate demand for new recreational facilities. As the existing playing fields within the vicinity of the precinct are already operating at capacity, there is limited potential to accommodate any additional demand within the existing facilities. Therefore, creating additional playing fields ensures that the future population is provided with appropriate active open space facilities.

Whilst the subject site is located approximately 4km from the Castle Hill Precinct, it has been selected as it is the closest rural zoned land to the Precinct, is in reasonably proximity to the Precinct boundary and presents few constraints and greater opportunities for increasing the capacity of Council's active open space network in response to anticipated growth.

Possible Alternative Site (Holland Reserve)

A possible alternative site would be an extension of Holland Reserve which is zoned RE1 Public Recreation and is already under Council ownership. The Holland Road site has a single sports field with the synthetic cricket pitch located in the centre. The Bannerman Road side has an equestrian centre. The site is shown in the following figure.

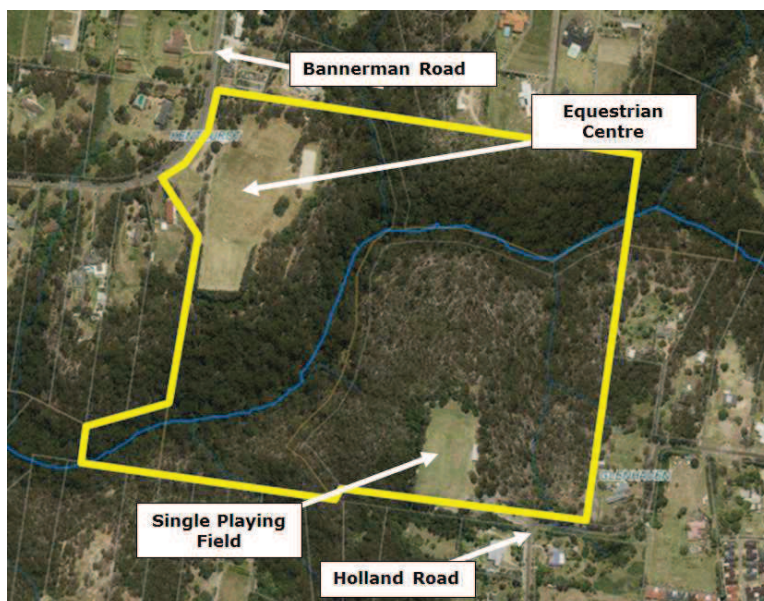


Figure 2
Possible Alternative Facility (Holland Reserve Extension)

On the Holland Road side, an additional single playing field could be provided to the east of the existing playing field. This would require the removal of a substantial amount of vegetation. It is noted that the site contains Shale Sandstone Transition Forest which is a Critically Endangered Ecological Community. Accordingly, it will be difficult to get more than a single additional playing field at this location.

The Bannerman Road side of the reserve is currently occupied by the Equestrian Centre/Dural Pony Club. Whilst approximately 2-3 playing fields could potentially be accommodated on this side of the Reserve, without substantial removal of vegetation, it would involve the relocation of the Equestrian Centre to an alternative location.

It is noted that as part of the planning for the Showground Priority Precinct, the site of the current Castle Hill Pony Club is being investigated for 2-3 new playing fields. This would require the relocation of the Castle Hill Pony Club to an alternative site which could include amalgamation with an existing Pony Club. One possible location which is currently being investigated is the Bannerman Road side of Holland Reserve. Accordingly, if playing fields are proposed at this location, an alternative site will potentially be required for both Pony Clubs.

Furthermore, this site is approximately 6.4km from the Castle Hill North Precinct and approximately 6.7km from the Cherrybrook Precinct. Accordingly, this is beyond what is considered to be an acceptable catchment.

Whilst the Gilmour Close site is approximately 4km from the Precinct, it is generally considered to be within the Precinct Catchment and presents fewer constraints and greater opportunity for increase the capacity of Council's active open space network. Accordingly, a clearer nexus argument can be established for levying development for this facility.

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 with A Plan for Growing Sydney and the Draft West Central District Plan are provided below.

• A Plan for Growing Sydney

On 14 December 2014, the NSW Minister for Planning released 'A Plan for Growing Sydney'. The Plan is intended to guide land use planning decisions for the next 20 years and presents a strategy for accommodating Sydney's forecast population growth over this time. To achieve the Government's vision for Sydney as a "strong global City and a great place to live", the Plan sets out four (4) main goals, for Sydney to be:

- A competitive economy with world-class services and transport,
- A City of housing choice with homes that meet our needs and lifestyles,
- A great place to live with strong, healthy and well-connected communities, and
- A sustainable and resilient City that protects the natural environment and has a balanced approach to the use of land and resources.

The planning proposal will encourage healthy lifestyle choices and facilitate social interactions through the access to a sports facility. Furthermore, creating a district open space facility has a balanced approach to the use of the land, as it is being rezoned in the interest of the community and the forecasted need for new facilities. Accordingly, the planning proposal supports the Plan for Growing Sydney's goals on making a strong global City and a great place to live.

- **Draft West Central District Plan**

Section 4 of the draft Plan – *A Liveable City* discusses frameworks to form a foundation for planning and infrastructure to be delivered in consideration of people's needs at all stages of life, such as creating opportunities for recreation and community facilities. The draft Plan emphasises the need for design-led planning guidelines for the development of open spaces and parks in order for them to be safe, healthy and liveable. Adequate provision of recreation and community facilities contributes to a liveable city – including local and regional recreation areas, parks and natural landscapes. It is important that they be accessible and inclusive for all members of the community.

The planning proposal is considered to be consistent with Liveability Action 9 which seeks to better coordinate land use and infrastructure to deliver infrastructure to growing communities as needed. The Greater Sydney Commission recognises the need to facilitate the delivery of safe and healthy places within our urban environment. The draft Plan aims to foster cohesive communities through the delivery of additional recreation and community facilities that encourage healthy lifestyle choices and facilitate social interactions.

The Commission maintains that adequate provision of a range of recreation and community facilities contributes to a liveable city, including recreation areas, parks and natural landscapes as well as community facilities such as libraries, community centres and community gardens.

As the population within the West Central District grows, demand for open space and recreation areas will increase. There may also be increased demand for different types of open space to meet changing community needs. As The Hills demographic is currently predominantly characterised by families with children (with this trend expected to remain the same as the population increases) the proposed district facilities is considered to be consistent with Sustainability Action 6 to deliver open space that meets the needs of existing and future residents.

In recognition of the above, the planning proposal is considered to be consistent with the objectives of the draft Plan as it will assist with creating a healthy and safe recreational environment for existing and future Hills Shire residents.

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

Yes, a discussion of consistency is provided below:

- **The Hills Future 2017 – 2021 Community Strategic Plan**

The Hills Future Community Strategic Plan articulates The Hills Shire residents and Council's shared vision, values, aspirations and priorities based on information gathered throughout community engagement and consultation with members of the community. A key outcome from this Plan is for the Hills Shire to be a vibrant community, where the aims are to ensure that public spaces are safe, well designed and well maintained, providing recreational and leisure activities that support an active lifestyle.

The proposal is consistent with the vision and objectives of The Hills Future – Community Strategic Plan as it will facilitate a desirable living environment and assists Council in meeting its growth targets. It is also consistent with the key strategy of managing new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.

- **Local Strategy**

The Local Strategy provides the basis for the future direction of land use planning in the Shire and within this context, implements the key themes and outcomes of Community Strategic

Plan. The Residential and Environment and Leisure Directions are the relevant components of the Local Strategy to be considered in assessing this planning proposal.

Residential Direction

The Residential Direction aims to give the Council, the community and developers a clear strategy for future planning. A key focus of the Residential Direction is to provide sustainable living for the residents of the Shire. A sustainable community is one that has strong social networks supported by a range of leisure facilities, and as a result encouraging the creation of liveable and inspiring places. The planning proposal is consistent with this Direction, as it will provide high quality recreation space for the community to interact.

Environment and Leisure Direction

The Environment and Leisure Direction provides a statement of Council's desired approach for the planning, protection and management of the environment and leisure spaces. A key focus of the direction is to provide for diverse and high quality open space settings and recreational opportunities, to meet the needs of Hills Shire residents.

The Direction makes reference to Council's Recreation Strategy adopted in August 2007 includes a number of recommendations that seek to respond to the sport and recreation needs of the community and ensure facilities are well maintained and managed. The Strategy suggested that there was a deficit of approximately 11 sporting fields within the Shire. While additional open space provisions have been made since the time the Strategy was adopted, the unprecedented population growth in The Hills has created additional demand on sporting fields. The planning proposal represents a focussed approach in relation to the provision and management of recreational resources across the Shire, and will contribute to the effective delivery of appropriate infrastructure, facilities and services to increase participation by residents in recreation activity.

The planning proposal is considered to be consistent with the aims of the Environment and Leisure Direction as it seeks to rezone the subject site to RE1 Public Recreation to allow for an open space facility that will cater for the recreational needs of the future population.

- **Sydney Metro Northwest Corridor Strategy**

The North West Rail Link Corridor Strategy was finalised in September 2013 identified a high-level vision and structure plans for areas around each of the stations. The Structure Plan for Castle Hill indicated a total capacity for Castle Hill of an additional 7,900 dwellings. However based on take up rates of 56% for housing and 52% for employment it was anticipated that by 2036 the projected residential growth would be 4,400 dwellings. The construction of the Sydney Metro Northwest provides the opportunity to plan for and build liveable centres around each of the proposed new stations, through the creation of sustainable and well-designed mixed use precincts. The growth forecast for the Castle Hill Precinct will substantially increase demand for open space playing fields, the proposed facility will assist in meeting this demand.

- **The Hills Corridor Strategy**

Due to the provision of higher density dwelling housing types within the railway corridor, open space facilities and recreational opportunities will be required to support new and existing communities. A key principle of Council's Strategy is facilitating the delivery of social infrastructure that is in line with population growth.

The Hills Corridor Strategy's Infrastructure Assessment supports the need for open space and recreational facilities. Recreation standards have been applied as part of this planning proposal, which takes into account projected demographic profiles within the Hills. It was found that considerable number of active open space facilities would be required to meet the demand generated through future development of the Sydney Metro Northwest Railway Station Precincts.

Land within the nearby Cherrybrook and Castle Hill Railway Station Precincts have been found to have sufficient passive and active open spaces for the existing population, however further opportunities must be investigated to meet the needs for the future population anticipated in these Precincts.

The planning proposal responds to the needs of the Cherrybrook and Castle Hill Railway Station Precincts, as it will facilitate the needs of a larger population within a reasonable proximity.

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

Yes. An assessment of the planning proposal against applicable State Environmental Planning Policies is provided in Attachment A. The only applicable State Environmental Planning Policy relevant to the planning proposal is the Infrastructure SEPP, a discussion on the planning proposal's consistency is provided below.

- **State Environmental Planning Policy (Infrastructure) 2007**

State Environmental Planning Policy (Infrastructure) 2007 aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services and providing greater flexibility in the location of infrastructure and service facilities. Clause 65 of the SEPP permits Council to undertake the construction of outdoor recreational facilities, including playing fields, as well as lighting, landscaping, amenity facilities and car parking without consent. Should Gateway Determination be issued, further work will be undertaken including an environmental impact assessment and traffic study which will inform design and parking. Community consultation will be undertaken as the design progresses.

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

Yes. The consistency of the planning proposal with the s.117 Ministerial Directions is detailed within Attachment B.

Direction 1.2 Rural Zones

Direction 1.2 Rural Zones seeks to protect the agricultural production value of rural land. The direction requires that a planning proposal must not contain provisions that will increase the permissible density of land within a rural zone. The planning proposal seeks to rezone the subject site from RU6 Transition to RE1 Public Recreation, rather than any residential, business, industrial, village or tourist zones and therefore will not create residential density. Additionally, the subject site is largely rural-residential developments and is not currently used for agricultural production, given its proximity to residential land (across Glenhaven Road). The planning proposal is therefore in principle, consistent with this Direction.

Direction 4.3 Flood Prone Land

This Direction requires that planning proposals are consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.

The subject site is not flood prone; however it is in close proximity to flood prone land to the north and west, identified under Council's Flood Controlled Land Map. The proposal is unlikely to have any adverse flooding impact beyond what may occur under existing controls.

It is not anticipated that the planning proposal will require any additional flood mitigation measures. Therefore, the proposal is considered to be consistent with this Direction.

Direction 4.4 Planning for Bushfire Protection

This Direction seeks to protect life, property and environment from bushfire hazards, and requires a planning proposal to encourage the management of land identified as bushfire prone.

A significant portion of the subject site is identified as bushfire prone land, as Category 1 and Buffer Zone on Council's Bush Fire Prone Land Map 2012. Any development proposal must comply with the provisions of *Planning for Bushfire Protection 2006* and take into consideration entry and exit from the area, construction methods and other matters relating to fire impact. Should the planning proposal receive Gateway Determination, consultation with the NSW Rural Fire Service will be required to ensure any future design is compliant with *Planning for Bushfire Protection 2006* and the Direction.

Direction 6.2 Reserving Land for Public Purposes

The purpose of this Direction is to facilitate the provision of public services and facilities by reserving land for public purposes. The direction requires that 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). As Council is the relevant public authority in this instance, and is seeking approval from the Department of Planning and Environment to support the acquisition of the land, the planning proposal is considered to be consistent with this Direction.

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?

Existing vegetation on the site comprises of Sandstone Gully Forest, which is sparse due to significant clearing. There are no known threatened species, populations or ecological communities on the subject site.

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

Strategic investigations are currently being undertaken by Council in regard to upgrading Glenhaven Road and Old Northern Road. Further traffic analysis would be required as part of any future Part 5 environmental impact assessment for the delivery of the facility. Additionally, as the design of the district facility progresses, impacts to acoustic and visual amenity, such as noise and light spill will require detailed consideration together with opportunities to mitigate impacts such as landscape buffers and the hours of operation.

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

The facility has been identified to meet the increasing demand for active open space as generated by the future growth within the Sydney Metro Northwest Corridor. The planning proposal will encourage the community to partake in outdoor activities. It will create a social space where the community can interact through participation and enjoyment of sports and other leisure activities.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

The planning proposal will facilitate the delivery of infrastructure required to support growth along the Castle Hill and Cherrybrook Railway Station Precincts. Contributions from these Precincts will help facilitate the provision of open space and transport infrastructure upgrades needed to support future residents. With the exception of transport infrastructure, the planning proposal is unlikely to place any additional demand on public infrastructure. As Glenhaven Road is used as a regional thoroughfare, consultation with the NSW Roads and Maritime Services will be required, should Gateway Determination be issued.

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?

Following receipt of a Gateway determination, all relevant agencies will be consulted. It is anticipated that the following authorities will be consulted:

- Sydney Water
- Endeavour Energy
- Office of Water
- Office of Environment and Heritage
- NSW Rural Fire Service
- Transport for NSW – Roads and Maritime Services

PART 4 MAPPING

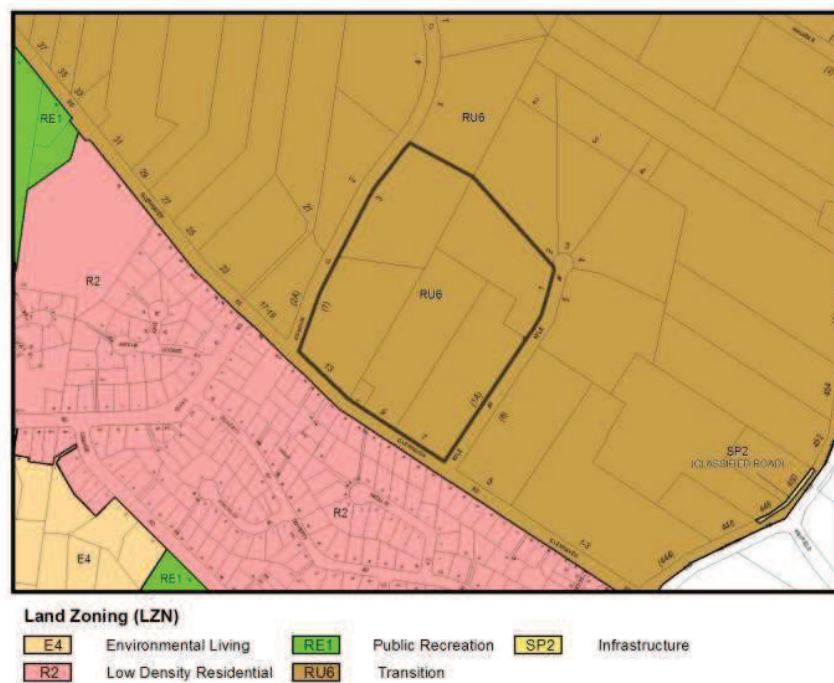


Figure 3
Existing Land Zoning Map

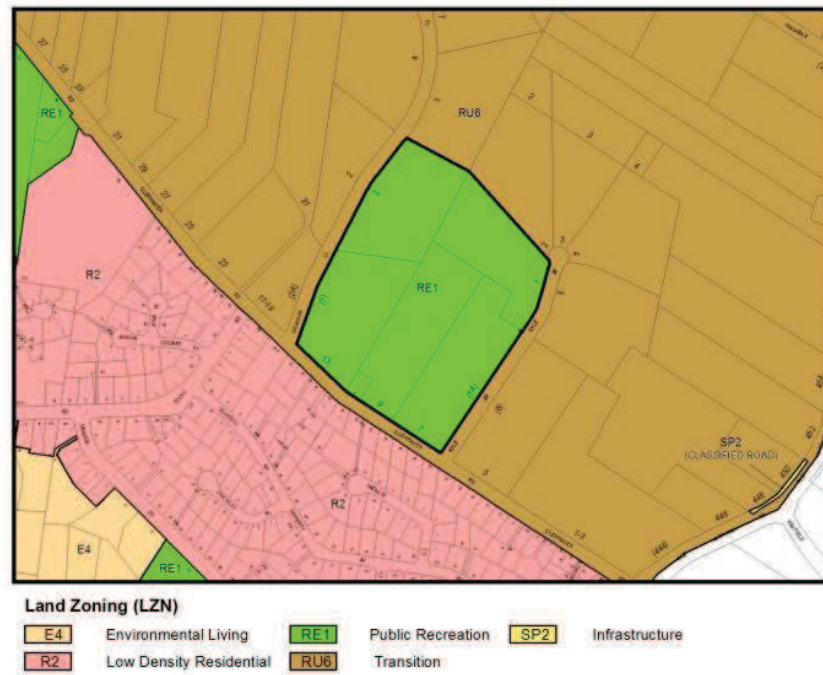


Figure 4
Proposed Land Zoning Map

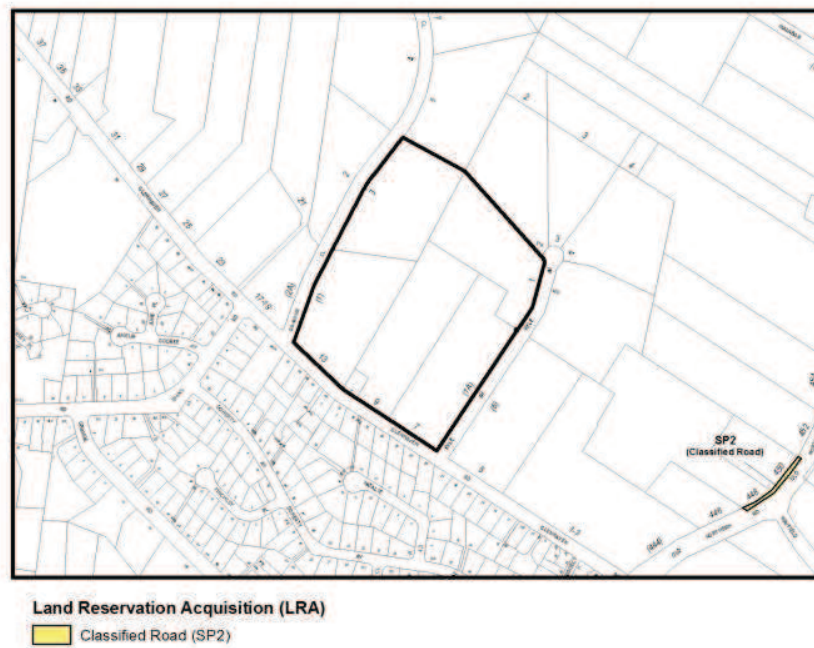


Figure 5
Existing Land Reservation Acquisition Map

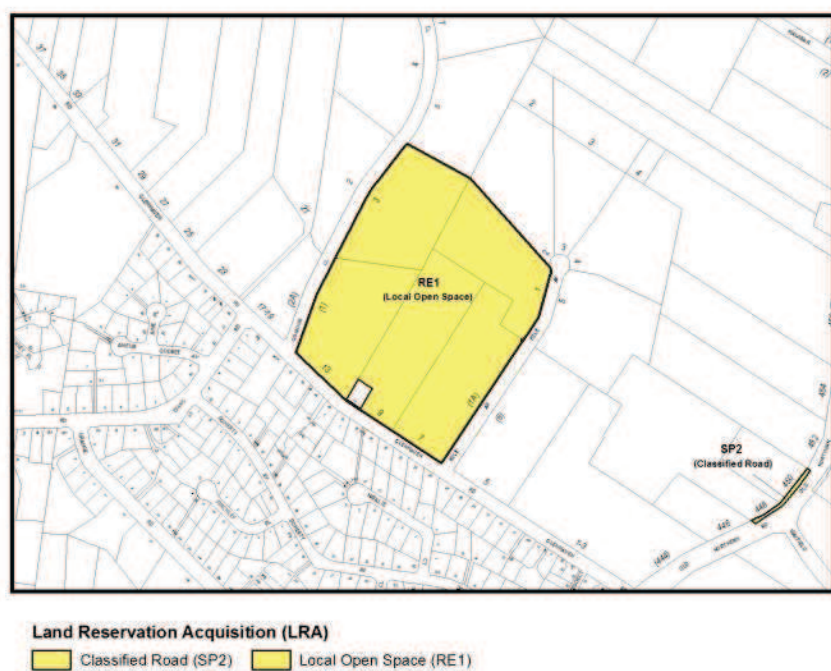


Figure 6
Proposed Land Reservation Acquisition Map

PART 5 COMMUNITY CONSULTATION

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

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	October 2017
Government agency consultation	November 2017
Commencement of public exhibition period (28 days)	November 2017
Completion of public exhibition period	December 2017
Timeframe for consideration of submissions	January 2018
Timeframe for consideration of proposal post exhibition	February 2018
Report to Council on submissions	March 2018
Planning Proposal to PCO for opinion	April 2018
Date Council will make the plan (if delegated)	May 2018
Date Council will forward to department for notification (if delegated)	June 2018

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	NO	-	-
No. 14	Coastal Wetlands	NO	-	-
No. 15	Rural Landsharing Communities	YES	NO	-
No. 19	Bushland in Urban Areas	YES	NO	-
No. 21	Caravan Parks	YES	NO	-
No. 26	Littoral Rainforests	NO	-	-
No. 30	Intensive Agriculture	YES	NO	-
No. 33	Hazardous and Offensive Development	YES	NO	-
No. 36	Manufactured Home Estates	NO	-	-
No. 44	Koala Habitat Protection	NO	-	-
No. 47	Moore Park Showground	NO	-	-
No. 50	Canal Estate Development	YES	NO	-
No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	NO	-	-
No. 55	Remediation of Land	YES	NO	-
No. 62	Sustainable Aquaculture	YES	NO	-
No. 64	Advertising and Signage	YES	NO	-
No. 65	Design Quality of Residential Flat Development	YES	NO	-
No. 70	Affordable Housing (Revised Schemes)	YES	NO	-
No. 71	Coastal Protection	NO	-	-
Affordable Rental Housing (2009)		YES	NO	-
Building Sustainability Index: BASIX 2004		NO	-	-
Exempt and Complying Development Codes (2008)		YES	NO	-
Housing for Seniors or People with a Disability (2004)		YES	NO	-
Infrastructure (2007)		YES	YES	CONSISTENT See Question 5
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Mining, Petroleum Production and Extractive Industries (2007)		YES	NO	-
Miscellaneous Consent Provisions (2007)		YES	NO	-
Penrith Lakes Scheme (1989)		NO	-	-
Rural Lands (2008)		NO	-	-
State and Regional Development (2011)		YES	NO	-
Sydney Drinking Water Catchment (2011)		NO	-	-
Sydney Region Growth Centres (2006)		NO	-	-
Three Ports (2013)		NO	-	-
Urban Renewal (2010)		NO	-	-
Western Sydney Employment Area (2009)		NO	-	-
Western Sydney Parklands (2009)		NO	-	-
Deemed SEPPs				
SREP No. 8 (Central Coast Plateau Areas)		NO	-	-

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

ATTACHMENT B: ASSESSMENT AGAINST SECTION 117 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	YES	CONSISTENT See Question 6
1.3	Mining, Petroleum Production and Extractive Industries	YES	NO	-
1.4	Oyster Aquaculture	YES	NO	-
1.5	Rural Lands	NO	-	-
2. Environment and Heritage				
2.1	Environment Protection Zone	YES	NO	-
2.2	Coastal Protection	NO	-	-
2.3	Heritage Conservation	YES	NO	-
2.4	Recreation Vehicle Area	YES	NO	-
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	-	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	NO	-
3.2	Caravan Parks and Manufactured Home Estates	YES	NO	-
3.3	Home Occupations	YES	NO	-
3.4	Integrating Land Use and Transport	YES	NO	-
3.5	Development Near Licensed Aerodomes	YES	NO	-
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	-	-
4.3	Flood Prone Land	YES	YES	CONSISTENT See Question 6
4.4	Planning for Bushfire Protection	YES	YES	CONSISTENT See Question 6
5. Regional Planning				
5.1	Implementation of Regional Strategies	NO	-	-
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
	Highway, North Coast			
5.8	Second Sydney Airport: Badgerys Creek	NO	-	-
5.9	North West Rail Link Corridor Strategy	YES	YES	CONSISTENT See Question 4
5.10	Implementation of Region Plans	NO	-	-
6. Local Plan Making				
6.1	Approval and Referral Requirements	YES	NO	-
6.2	Reserving Land for Public Purposes	YES	YES	CONSISTENT See Question 6
6.3	Site Specific Provisions	YES	NO	-
7. Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	YES	YES	CONSISTENT See Question 3
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 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 Plan	NO	-	-