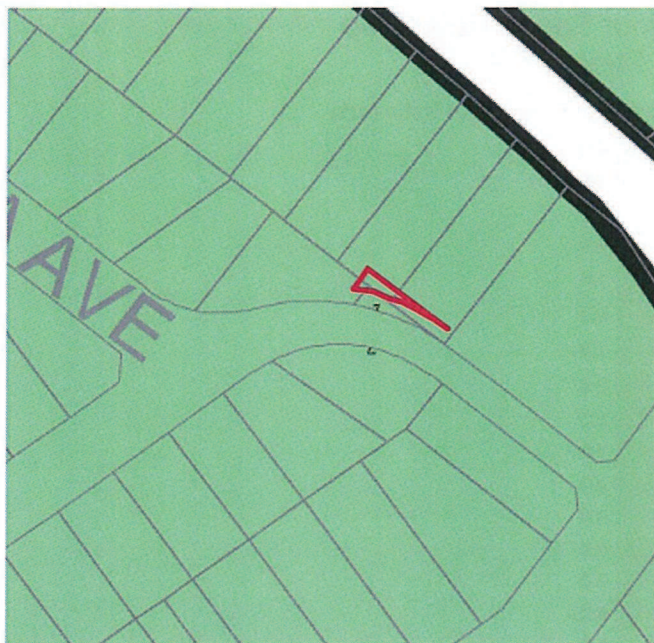




Lot Size Map - Sheet LSZ_005

Minimum Lot Size (sq m)

G	450
K	550

THE PLANNING PROPOSAL

The Planning Proposal has been assessed under the relevant sections of the Environmental Planning and Assessment Act 1979 and Regulation 2000 and the following advisory documents prepared by the Department of Planning and Environment:

- “A guide to preparing planning proposals” (October 2012);
- “A guide to preparing local environmental plans” (April 2013); and
- LEP Practice Note PN 09-003: “Classification and reclassification of public land through a local environmental plan”.

The assessment includes a review of the strategic planning framework and a site-specific assessment as listed below:

- A Plan for Growing Sydney
- Local Community Plans:
 1. Hurstville Open Space, Recreation and Community Facilities Strategy (2010);
 2. Hurstville Community Strategic Plan 2021;
- Hurstville Local Environmental Plan 2012 (“HLEP 2012”);
- State Environmental Planning Policies;
- Ministerial Section 117 Directions;
- Environmental, Social and Economic Impacts; and
- Services and Infrastructure.

Section 55 of the Environmental Planning & Assessment Act, 1979 outlines that a planning proposal must explain the intended effect and the justification for making the proposed instrument and must include the following components:

- A statement of the objectives and intended outcomes of the proposed instrument (Part 1);
- An explanation of the provisions that are to be included in the proposed instrument (Part 2);
- The justification for those objectives, outcomes and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117) (Part 3);

- Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies (Part 4);
- Details of community consultation that is to be undertaken before consideration is given to the making of the proposed instrument (Part 5).

Parts 1 – 5 below address the information requirements for Planning Proposals.

Part 1 – Objectives and Intended Outcomes

The objective of the Planning Proposal is to reclassify part of 34 Coreen Avenue, Peakhurst (Lot 18 DP 31882) from *community land* to *operational land* under the LGA 1993 and Hurstville LEP 2012 in association with the subdivision of this land (currently under separate DA assessment). No change to land zoning or development standards under Hurstville LEP 2012 is proposed.

The intended outcomes of the Planning Proposal are to reclassify part of 34 Coreen Avenue, Peakhurst to operational land so as to enable this land to be sold by Council following subdivision into individual allotments.

Part 2 – Explanation of Provisions

The proposed intended outcome (refer Part 1) will be achieved by amending Hurstville LEP 2012 in either of the two ways (subject to approval and carrying out of DA2015/0285 for the subdivision of land):

- If subdivision of the land has not been carried out, amending Part 1 and Part 3 of Schedule 4 – Classification and Reclassification of Public Land of Hurstville LEP 2012 to refer to a new “Land Reclassification (Part Lots)” map which identifies the part of Lot 18 DP 31882 being reclassified as operational land and the remaining part which retains its community land classification (refer Appendix 2).
- If subdivision of the land has been carried out, amending Part 1 of Schedule 4 – Classification and Reclassification of Public Land of Hurstville LEP 2012 to refer to the new Lot and DP for the subject parcel of land being reclassified as *operational land*.

Part 3 – Justification

Section A – Need for the planning proposal

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

No. There are no specific strategic studies or reports relating to the Planning Proposal. The Planning Proposal applies to land classified as *community land* but which could serve the more orderly and economic development of land if reclassified as *operational land* and sold by Council to an adjoining land owner(s).

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

As outlined in the NSW Department of Planning and Environment LEP Practice Note PN 09-003 “Clarification and reclassification of public land through a local environmental plan”, public land can be classified or reclassified either under Section 31, 32 or 33 of the LGA 1993 or under Section 55 the EP&A Act 1979.

Under the provisions of the LGA 1993, the following is concluded:

- Section 31 relates to the reclassification of land within a period of 3 months after it has been acquired (which is not relevant in this case);

- Section 32 relates to the reclassification of land dedicated to Council under Section 94 of the EP&A Act 1979 (which is not relevant in this case); and
- Section 33 relates to the reclassification of operational land as community land (which is not relevant in this case).

As the provisions under the LGA 1993 do not provide a means of achieving the objectives or intended outcomes of the Planning Proposal, it can be concluded that the Planning Proposal (under Section 55 of the EP&A Act 1979) is the best means available.

Director-General's Requirements for Proposed LEPs Prepared Solely to Classify or Reclassify Public Land:

- a) *Is the planning proposal the result of a strategic study or report?*

Response: As above; no.

- b) *Is the planning proposal consistent with the local Council's community plan, or other local strategic plan?*

Response: In 2010 Hurstville Council adopted the *Hurstville Open Space, Recreation and Community Facilities Strategy* (Open Space Strategy) which identifies the overall strategy for the use of Council's open space assets or divestment of underutilised open space. Further, in 2011 Hurstville Council adopted the *Hurstville Community Strategic Plan 2021* (Community Strategic Plan) which structures Council's aspirations and strategies over a 10 year period through a quadruple bottom line, promoting cycling of assets in order to improve existing assets or obtain new community assets.

The Planning Proposal is consistent with the Open Space Strategy as the site is not a significant open space asset, does not satisfy the majority of the criteria for functional local open space and is consistent with characteristics of open space areas which may be suited to divestment. The proposed reclassification and intended sale of the land will not result in an outcome which is contrary to the Open Space Strategy.

The Planning Proposal is consistent with the Community Strategic Plan as the site is not identified for upgrading or expansion, disposal of unused or underutilised assets forms part of Council's Delivery Program, and the proceeds from the sale of such an asset would go into the Property Realignment Reserve to be used for future acquisition of effective open space. The proposed reclassification and intended sale of land will not result in an outcome which is contrary to the Community Strategic Plan.

- c) *If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished should be provided.*

Response: The Planning Proposal does not include the extinguishment of any interests in the land.

- d) *The concurrence of the landowner, where the land is not owned by the relevant planning authority.*

Response: The land is owned by the by the relevant planning authority, being Hurstville City Council.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including A Plan for Growing Sydney and exhibited draft South Subregional Strategy)?

The regional strategy *A Plan for Growing Sydney* applies to the site, and sets out the NSW Government's broad vision for Sydney with goals and actions in the fields of economics, housing choice, liveability and the natural environment. The minor nature of the Planning Proposal is too small to have any consistency or inconsistency with *A Plan for Growing Sydney*, as it is unlikely that the regional strategy took such minor changes into consideration. In this regard the Planning Proposal is not inconsistent with *A Plan for Growing Sydney*.

Similarly, the exhibited draft South Subregional Strategy (which will ultimately be superseded by the Sydney District Plans (South)) is aimed at establishing a broad vision for housing, economics, infrastructure and the environment throughout the sub-region (or district). A Planning Proposal of such minor consequence is unlikely to have any consistency or inconsistency with the exhibited draft South Subregional Strategy (or preliminary Sydney District Plan (South)).

Is the planning proposal consistent with a council's local strategy or other local strategic plan?

As discussed above in regard to the Director-General's Requirements for Proposed LEPs Prepared Solely to Classify or Reclassify Public Land, the proposal is consistent with Council's Open Space Strategy and Community Strategic Plan.

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

State Environmental Planning Policies (SEPPs)

The full assessment of the Planning Proposal against all the State Environmental Planning Policies (SEPPs) is provided at **Appendix 3**, and within the applicant's submission at **Appendix 1**.

In summary, the Planning Proposal is not inconsistent with the relevant SEPPs as they apply to the site and potential future use for residential purposes.

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

Ministerial Direction (Section 117 Directions)

A checklist of the Planning Proposal's consistency with the full set of Section 117 Ministerial Directions is included at **Appendix 3**. The Directions that are relevant to the Planning Proposal are considered in the Table below.

Section 117 Directions	Comment
3.1 Residential Zones	The intended outcome of the Planning Proposal is to encourage the sale and future use of the land with adjoining residential development, to provide an improved planning outcome for the site. The Planning Proposal makes efficient use of existing infrastructure and services.
3.4 Integrating Land Use and Transport	Consistent. The site is located adjacent to residential properties fronting Forest Road, which provides direct connection to the

Section 117 Directions	Comment
	Hurstville City CBD and public transport networks. The Planning Proposal does not hinder the application of this Direction.
6.1 Approval and Referral Requirements	The Planning Proposal does not include provisions that require concurrence, consultation or referral of development applications to the Minister or public authority or identify development as designated development.
6.2 Reserving Land for Public Purposes	Consistent. The Subject Site is zoned for residential purpose, not open space, and no change to the zoning is proposed. The larger portion of the Reserve will be retained as community land. Therefore the Planning Proposal facilitates the continued provision of open space for public purpose, as well as the removal of open space where it is no longer required.
7.1 Implementation of A Plan for Growing Sydney	The Planning Proposal is not inconsistent with the NSW Government's A Plan for Growing Sydney (December 2014).

Section C – Environmental, social and economic impact

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 site is within an existing urban area and is a small parcel of land that does not contain vegetation. There is no likelihood that critical habitat or threatened species, population or ecological communities, or their habitat will be adversely affected.

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

The intended outcome of the Planning Proposal is to facilitate the sale of the land and enable it to be included as part of a residential development with adjoining properties. The Planning Proposal does not include any change in land use zoning. If the adjoining land is redeveloped, the environmental effects would be the subject of detailed assessment prior to the issuing of any development consent.

Has the planning proposal adequately addressed any social and economic effects?

Yes, the Planning Proposal has adequately addressed social and economic effects. There will be no adverse social or economic effects as a consequence of the Planning Proposal, given that the community land the subject of the Planning Proposal is unusable and does not serve any public utility/benefit.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The intended outcome of the Planning Proposal is to facilitate the sale of the land which would enable it to be included as part of the adjoining properties. The reclassification is very minor and has no impact on public infrastructure.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities will be consulted following the outcomes, and in line with any recommendations, of the Gateway Determination.

Part 4 – Mapping

The following maps have been prepared, consistent with the “*Standard Technical Requirements for LEP Maps*” and identifies the Subject Site and Land Reclassification proposed:

- Land subject to the Planning Proposal;
- Proposed Land Reclassification (Part Lots) Map.

The full set of maps showing the proposed changes is included in Appendix 2.

Part 5 – Community Consultation

The Planning Proposal will be exhibited for a period of twenty eight (28) days in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 and Regulation, 2000 and any requirements of the Gateway Determination.

Exhibition material, including explanatory information, land to which the Planning Proposal applies, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council’s website and hard copies available at Council offices and libraries.

Notification of the public exhibition will be through:

- Newspaper advertisement in The St George and Sutherland Shire Leader;
- Exhibition notice on Council’s website;
- Notices in Council offices and libraries;
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination; and
- Letters to adjoining landowners (in accordance with Council’s Notification Procedures).

Following the completion of the public exhibition, a Public Hearing is required to be held when community land is proposed to be reclassified as operational land in accordance with the provisions of Section 29 of the Local Government Act and Section 57 of the EP&A Act.

Part 6 – Project Timeline

The anticipated project timeline for completion of the Planning Proposal is shown below:

Task	Anticipated Timeframe
Lodgement of Planning Proposal request by Hurstville City Council.	8 October 2015
Reporting to Council on Planning Proposal	4 May 2016 (this Report)
Anticipated commencement date (date of Gateway determination)	Late June 2016
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre	July 2016

and post exhibition as required by Gateway determination)	
Commencement and completion dates for public exhibition period (twenty eight (28) days)	July-August 2016
Dates for public hearing (if required)	September 2016
Timeframe for consideration of submissions	September 2016
Timeframe for the consideration by Council of a proposal post exhibition	October 2016
Date of submission to the Department to finalise the LEP	Late October 2016

It is noted that the project timeline will be assessed by the Department of Planning and Environment and may be amended by the Gateway Determination.

CONCLUSION

In summary, the Planning Proposal seeks to reclassify a portion of Lot 18 DP 31882 from *community land* to *operational land* as defined under the LGA 1993. Council is currently assessing a DA for the subdivision of this land into two separate allotments.

The reclassification of the land as well as the subdivision of the land will enable greater opportunities for the presently unusable parcel of land. The Planning Proposal is supported, the key reasons for this being:

- The subject parcel of land is presently unusable and does not provide any public utility/benefit;
- The status of this land as *community land* under the LGA 1993 prevents the land from being used for any purpose other than open space. Therefore the proposed reclassification is required in order to enable Council to divest the land;
- It is also intended to subdivide the land so that each portion of Lot 18 DP 31882 have a separate title;
- The Planning Proposal represents an opportunity to divest of an underutilised asset;
- The Planning Proposal will facilitate the incorporation of the land with adjoining residential properties which is a more logical use of the land;
- The Planning Proposal will not result in any other changes to Hurstville LEP 2012 other than to identify the land which has been reclassified;
- The disposal of this asset is in keeping with the Open Space Strategy, and the funds from this divestment will be utilised in accordance with the Community Strategic Plan. Therefore Council's intentions for divestment, and for the community use of funds arising from divestment is well documented.

NEXT STEPS

Support Planning Proposal

If Council resolves to support the Planning Proposal and send the Planning Proposal to the Department of Planning and Environment for consideration.

Once the Planning Proposal is submitted to the Department the proposal will be assessed and a recommendation to the Minister (or delegate) as to whether there is merit in the proposal proceeding and if so, whether any conditions should be attached to the Proposal to ensure it progresses. If it is determined that a Proposal should proceed, the Minister (or delegate) will issue a Gateway Determination and the matter will be returned to Council to finalise in accordance with any conditions imposed by the Gateway Determination.

The Planning Proposal will be placed on public exhibition for a period of twenty-eight (28) days. After the exhibition period has ended, Council must hold a Public Hearing, which must be advertised at least twenty-one (21) days before the start of the Public Hearing.

Pre-Gateway Review

If Council resolves not to adopt the recommendation in this report to support the Planning Proposal, the Applicant has the opportunity to request a pre-Gateway Review by the Department of Planning and Environment. An applicant has forty (40) days from the date of notification of Council's decision to request a review.

The Department will notify Council of an applicant's request for review if it is confirmed to be eligible and complete. The Council will have twenty one (21) days to provide a response in relation to why the original request to Council was not supported. The Department will review the Proposal and the Secretary will make the final decision whether the Planning Proposal proceeds to Gateway.

For video of 34 Coreen Avenue Peakhurst [click here](#)

APPENDICES

- Appendix 1 Planning Proposal - 34 Coreen Ave Peakhurst
- Appendix 2 Proposed Map Amendments - 34 Coreen Avenue Peakhurst
- Appendix 3 SEPP and S117 Directions - 34 Coreen Avenue Peakhurst

For Action

Council

4/05/2016

TO: Administration Officer (Ms M Wernej)

Subject: Planning Proposal - PP2015-0004 - 34 Coreen Avenue Peakhurst -
Hurstville City Council

Target Date: 9/05/2016

File Reference PP2015/0004 D16/47967

Notes:

Minute No. 264

RESOLVED THAT Council support the forwarding of the Planning Proposal (PP2015/0004) to the Department of Planning and Environment to request a Gateway Approval to reclassify a part of 34 Coreen Avenue, Peakhurst (Lot 18 DP 31882) from Community Land to Operational Land under the Local Government Act 1993.

(Moved Councillor C Hindi / Councillor P Sansom)

In Favour: His Worship the Mayor, Councillor V Badalati, Deputy Mayor, Councillor D Sin, Councillor C Drane, Councillor C Hindi, Councillor R Kastanias, Councillor N Liu, Councillor P Sansom, Councillor M Stevens, Councillor B Thomas

Not in Favour:

[Open Item in Minutes](#)

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2. lick on "Actions" icon, and in new window, select 'For Action' and 'For Information' options from the top section.
- 3.

Attachment 4:

SEPPs & SI I7 Directions Compliance Tables

The following is a list of State Environmental Planning Policies (SEPPs) that apply to the Subject Site and consideration of the Planning Proposal's consistency with the objectives and provisions of the SEPPs.

State Environmental Planning Policy	Applicable	Consideration
<i>SEPP No.1 – Development Standards</i>	Not applicable to Hurstville.	Repealed by clause 1.9 of Hurstville LEP 2012.
<i>SEPP No.14 – Coastal Wetlands</i>	Not applicable to Hurstville.	--
<i>SEPP No.15 – Rural Landsharing Communities</i>	Not applicable to Hurstville.	--
<i>SEPP No.19 – Bushland in Urban Areas</i>	Not applicable to the Planning Proposal.	The Subject Site is located within the established urban area of Peakhurst is zoned R2 and it is not bushland.
<i>SEPP No.21 – Caravan Parks</i>	Not applicable to the Planning Proposal.	--
<i>SEPP No.26 – Littoral Rainforests</i>	Not applicable to Hurstville.	--
<i>SEPP No.29 – Western Sydney Recreation Area</i>	Not applicable to Hurstville.	--
<i>SEPP No.30 – Intensive Agriculture</i>	Not applicable to Hurstville.	--
<i>SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land)</i>	Not applicable to Planning Proposal.	--
<i>SEPP No.33 – Hazardous and Offensive Development</i>	Not applicable to the Planning Proposal.	--
<i>SEPP No.36 – Manufactured Home Estates</i>	Not applicable to Hurstville.	--
<i>SEPP No.39 – Spit Island Bird Habitat</i>	Not applicable to Hurstville.	--
<i>SEPP No.44 – Koala Habitat Protection</i>	Not applicable to Hurstville.	--
<i>SEPP No.47 – Moore Park Showground</i>	Not applicable to Hurstville.	--
<i>SEPP No.50 – Canal Estate Development</i>	Not applicable to the Planning Proposal.	The Planning Proposal does not propose or enable canal estate development.

State Environmental Planning Policy	Applicable	Consideration
<i>SEPP No.52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i>	Not applicable to Hurstville.	--
<i>SEPP No.55 – Remediation of Land</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP No.59 – Central Western Sydney Regional Open Space and Residential</i>	Not applicable to Hurstville.	--
<i>SEPP No.62 – Sustainable Aquaculture</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP No.64 – Advertising and Signage</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP No.65 – Design Quality of Residential Apartment Development</i>	Not applicable to the Planning Proposal.	Residential flat buildings are prohibited within the R2 Low Density Residential Zone.
<i>SEPP No.70 – Affordable Housing (Revised Schemes)</i>	Not applicable to Hurstville.	---
<i>SEPP No.71 – Coastal Protection</i>	Not applicable to Hurstville.	--
<i>SEPP (Affordable Rental Housing) 2009</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	Not applicable to the Planning Proposal.	Any future residential development will be required to comply with the BASIX requirements for residential accommodation.
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP (Infrastructure) 2007</i>	Applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP (Kosciuszko National Park – Alpine Resorts) 2007</i>	Not applicable to Hurstville.	--
<i>SEPP (Kurnell Peninsula) 1989</i>	Not applicable to Hurstville.	--
<i>SEPP (Major Development) 2005</i>	Not applicable	Not inconsistent. The Planning

State Environmental Planning Policy	Applicable	Consideration
	to the Planning Proposal.	Proposal does not hinder the application of this SEPP.
<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Miscellaneous Consent Provisions) 2007</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Penrith Lakes Scheme) 1989</i>	Not applicable to Hurstville.	--
<i>SEPP (Rural Lands) 2008</i>	Not applicable to Hurstville.	--
<i>SEPP (SEPP 53 Transitional Provisions) 2011</i>	Not applicable to Hurstville.	--
<i>SEPP (State and Regional Development) 2011</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Sydney Drinking Water Catchment) 2011</i>	Not applicable to Hurstville.	--
<i>SEPP (Sydney Region Growth Centres) 2006</i>	Not applicable to Hurstville.	--
<i>SEPP (Three Ports) 2013</i>	Not applicable to Hurstville.	--
<i>SEPP (Urban Renewal) 2010</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Western Sydney Employment Area) 2009</i>	Not applicable to Hurstville.	--
<i>SEPP (Western Sydney Parklands) 2009</i>	Not applicable to Hurstville.	--
<i>Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment (deemed SEPP)</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this deemed SEPP.

Section 117 Ministerial Directions

The following is a list of Directions issued by the Minister for Planning to relevant planning authorities under section 117(2) of the *Environmental Planning and Assessment Act, 1979*. These directions apply to planning proposals lodged with the Department of Planning and Environment.

Direction	Applicable	Comment
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Direction	Applicable	Comment
1. Employment and Resources		
1.1 Business and Industrial Zones Objectives: (a) <i>Encourage employment growth in suitable locations</i> (b) <i>Protect employment land in business and industrial zones,</i> (c) <i>Support the viability of identified strategic centres.</i>	Not applicable to the Planning Proposal.	The Subject Site is not located within a business or industrial zone.
1.2 Rural Zones	Not applicable to Hurstville.	--
1.3 Mining, Petroleum Production and Extractive Industries Objective: <i>To ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i>	Not applicable to Planning Proposal.	The Planning Proposal does not have any effect on mining, petroleum production and extractive industries.
1.4 Oyster Aquaculture Objectives: (a) <i>To ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal.</i> (b) <i>To protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oyster and oyster consumers.</i>	Not applicable to the Planning Proposal.	The Planning Proposal does not propose a change in land use which could result in adverse impacts on a Priority Oyster Aquaculture Area or an incompatible use of land.
1.5 Rural Lands	Not applicable to Hurstville.	--
2. Environment and Heritage		
2.1 Environment Protection Zones Objective: <i>To protect and conserve environmentally sensitive areas.</i>	Not applicable to the Planning Proposal.	The Subject Site is not located within an environmental protection zone and the Proposal does not impact on environmentally sensitive areas.
2.2 Coastal Protection	Not applicable to Hurstville.	--

Direction	Applicable	Comment
2.3 Heritage Conservation <i>Objective:</i> <i>To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>	Not applicable to the Planning Proposal.	The Hurstville LEP 2012 contains Standard Instrument LEP provisions to facilitate the heritage conservation. No change to these provisions is proposed. The Subject Site is not a heritage item or located within a heritage conservation area.
2.4 Recreation Vehicle Areas <i>Objective:</i> <i>To protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i>	Not applicable to the Planning Proposal.	The Planning Proposal is not within an environmental protection zone or coastal areas identified in the Direction.
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones <i>Objectives:</i> (a) <i>To encourage a variety and choice of housing types to provide for existing and future housing needs</i> (b) <i>To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services</i> (c) <i>To minimise the impact of residential development on environment and resource lands.</i>	Applicable to Planning Proposal.	The intended outcome of the Planning Proposal is to enable the sale and future use of the land with adjoining residential properties which will make better use of the land. The Planning Proposal does not increase the demand on existing infrastructure and services.
3.2 Caravan Parks and Manufactured Home Estates <i>Objectives:</i> (a) <i>To provide for a variety of housing types</i> (b) <i>To provide opportunities for caravan parks and manufactured home estates.</i>	Not applicable to the Planning Proposal.	Caravan parks and manufactured home estates are prohibited under the R2 zone.
3.3 Home Occupations <i>Objective:</i> <i>To encourage the carrying out of low-impact small businesses in dwelling houses.</i>	Not applicable to the Planning Proposal.	The Planning Proposal will not be inconsistent with the objective to encourage the carrying out of low impact small business in dwelling houses within the R2 zone.
3.4 Integrating Land Use and Transport <i>Objective:</i>	Not applicable to the Planning Proposal.	Consistent. The site is located adjacent to residential properties fronting Forest Road, which provides direct connection to the

Direction	Applicable	Comment
<i>To ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> (a) <i>Improving access to housing, jobs and services by walking, cycling and public transport</i> (b) <i>Increasing the choice of available transport and reducing dependence on cars</i> (c) <i>Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car</i> (d) <i>Supporting the efficient and viable operation of public transport services</i> (e) <i>Providing for the efficient movement of freight.</i>		Hurstville City CBD and public transport networks. The Planning Proposal does not hinder the application of this Direction.
3.5 Development Near Licensed Aerodromes	Not applicable to Hurstville.	--
3.6 Shooting Ranges	Not applicable to Hurstville.	--
4. Hazard and Risk		
4.1 Acid Sulfate Soils <i>Objective:</i> <i>To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</i>	Not applicable to Planning Proposal.	The Subject Site is not within an area identified as land having a probability of containing acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	Not applicable to Hurstville.	--
4.3 Flood Prone Land	Not applicable to Planning Proposal.	The Subject Site is not within an area identified as Flood Prone Land.
4.4 Planning for Bushfire Protection	Not applicable to Planning Proposal.	The Subject Site is not within a Bushfire Prone Area.
5. Regional Planning		
5.1 Implementation of Regional Strategies	Not applicable to Hurstville.	--
5.2 Sydney Drinking Water	Not applicable	--

Direction	Applicable	Comment
Catchments	to Hurstville.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to Hurstville.	--
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to Hurstville.	--
5.5 Revoked	--	--
5.6 Revoked	--	--
5.7 Revoked	--	--
5.8 Second Sydney Airport: Badgerys Creek	Not applicable to Hurstville.	--
5.9 North West Rail Link Corridor Strategy	Not applicable to Hurstville.	--
6. Local Plan Making		
6.1 Approval and Referral Requirements <i>Objective:</i> <i>To ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i>	Yes	The Planning Proposal does not include provisions that require concurrence, consultation or referral of development applications to the Minister or public authority or identify development as designated development.
6.2 Reserving Land for Public Purposes <i>Objective:</i> <i>(a) To facilitate the provision of public services and facilities by reserving land for public purposes, and</i> <i>(b) To facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i>	Yes	Consistent. The Subject Site is zoned for residential purposes, not open space, and no change to the zoning is proposed. The larger portion of the Reserve will be retained as community land. Therefore the Planning Proposal facilitates the continued provision of open space for public purpose, as well as the removal of open space where it is no longer required.
6.3 Site Specific Provisions <i>Objective:</i> <i>To discourage unnecessary restrictive site specific planning controls.</i>	Not applicable to Planning Proposal.	No site specific provisions are proposed.
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney <i>Objective:</i> <i>To give legal effect to the planning principles, directions and priorities</i>	Yes	The Planning Proposal is not inconsistent with the NSW Government's A Plan for Growing Sydney (December 2014).

Direction	Applicable	Comment
<i>for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.</i>		
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable to Hurstville.	--