

Bonnett Park/Shannon Drive Run-o-Waters - Deletion of West Goulburn Urban Release Area

Proposal Title :	Bonnett Park/Shannon Drive Run-o-Waters - Deletion of West Goulburn Urban Release Area		
Proposal Summary :	The planning proposal (PP) seeks to delete the West Goulburn Urban Release Area (a 110.82 hectare area of land located north of Ducks Lane including Bonnet Drive, Park Close, and Shannon Drive, West Goulburn) from the LEP to help facilitate the development of the land for rural residential purposes.		
PP Number :	PP_2016_GOULB_002_00	Dop File No :	16/10072

Proposal Details

Date Planning Proposal Received :	05-Oct-2016	LGA covered :	Goulburn Mulwaree
Region :	Southern	RPA :	Goulburn Mulwaree Council
State Electorate :	GOULBURN	Section of the Act :	55 - Planning Proposal
LEP Type :	Precinct		

Location Details

Street :	129 Shannon Drive		
Suburb :	Run O Waters	City :	Goulburn-Mulwaree
Land Parcel :	Lot 4 DP 835933	Postcode :	2580
Street :	18 Shannon Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree
Land Parcel :	Lot 1 DP 882289	Postcode :	2580
Street :	13 Shannon Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree
Land Parcel :	Lot 5 DP 882289	Postcode :	2580
Street :	23 Shannon Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree
Land Parcel :	Lot 3 DP 882289	Postcode :	2580
Street :	11 Bushs Lane		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree
Land Parcel :	Lot 4 DP 882289	Postcode :	2580
Street :	22 Shannon Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree
Land Parcel :	Lot 2 DP 882289	Postcode :	2580
Street :	5 Shannon Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree
Land Parcel :	Lot 6 DP 882289	Postcode :	2580

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Street :	84 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 12 DP 1053904			
Street :	118 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 16 DP 1053904			
Street :	Ducks Lane			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 2 DP 1053904			
Street :	35 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 23 DP 1053904			
Street :	20 Park Close			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 7 DP 1053904			
Street :	43 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 22 DP 1053904			
Street :	16 Park Close			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 6 DP 1053904			
Street :	52 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 10 DP 1053904			
Street :	94 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 14 DP 1053904			
Street :	113 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 18 DP 1053904			
Street :	75 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 21 DP 1053904			
Street :	13 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 25 DP 1053904			
Street :	24 Bonnett Drive			
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree	Postcode : 2580
Land Parcel :	Lot 5 DP 1053904			

Bonnett Park/Shannon Drive Run-o-Waters - Deletion of West Goulburn Urban Release Area

Street :	17 Park Close		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree Postcode : 2580
Land Parcel :	Lot 9 DP 1053904		
Street :	2-80 Carr Street		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree Postcode : 2580
Land Parcel :	Lot 1 DP 1053904		
Street :	86 Bonnett Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree Postcode : 2580
Land Parcel :	Lot 13 DP 1053904		
Street :	27 Bonnett Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree Postcode : 2580
Land Parcel :	Lot 24 DP 1053904		
Street :	8 Bonnett Drive		
Suburb :	Run-O-Waters	City :	Goulburn Mulwaree Postcode : 2580
Land Parcel :	Lot 4 DP 1053904		

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub	Sydney-Canberra Corridor	Consistent with Strategy :	Yes
Regional Strategy :	Regional Strategy		

Bonnett Park/Shannon Drive Run-o-Waters - Deletion of West Goulburn Urban Release Area

MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots : 0	No. of Dwellings (where relevant) :	0
Gross Floor Area : 0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with :

If No, comment :

Have there been meetings or communications with registered lobbyists? : No

If Yes, comment :

Supporting notes

Internal Supporting Notes :

External Supporting Notes : It is proposed to remove the West Goulburn Release Area from the LEP.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The intended outcome of the planning proposal is to delete the Urban Release Area at West Goulburn to make it easier for the land to be subdivided for rural residential purposes.

It is considered that the statement of the objectives and intended outcomes is adequate and meets the Department's guide to preparing planning proposals.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The explanation of the provision is to amend the relevant Urban Release Area maps in the Goulburn Mulwaree LEP 2009 to delete the entire West Goulburn release area so that the provisions of Part 6 'Urban release areas' of the GMLEP 2009 no longer apply to the land.

Council has not proposed to amend the applicable Terrestrial Biodiversity Map, which currently applies to the north-western corner of the urban release area, to include areas of high conservation native vegetation/Box-Gum Woodland EEC, notably on the Shannon Drive site, that have been verified and mapped by the Office of Environment and Heritage (OEH).

Updating the Terrestrial Biodiversity Map to recognise this important vegetation is considered to have merit and will also address concerns that have previously been raised by OEH with Council, landowners and the Department about the need to protect this native vegetation.

Recommendation: That Council update the applicable Terrestrial Biodiversity Map to include the areas of high conservation native vegetation/Box-Gum Woodland EEC that have been verified and mapped by OEH, notably on the Shannon Drive site, as part of the planning proposal process. This will ensure that these environmental attributes are considered in future development applications.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.2 Rural Zones

1.5 Rural Lands

2.1 Environment Protection Zones

2.3 Heritage Conservation

3.1 Residential Zones

5.1 Implementation of Regional Strategies

5.2 Sydney Drinking Water Catchments

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

Drinking Water Catchments Regional Environmental Plan No. 1

e) List any other matters that need to be considered :

Council has requested plan making delegations be issued for the planning proposal. The Office of Environment and Heritage (OEH) has advised the Department (12/8/2016 letter) that it is likely to object to the planning proposal in its current form because it considers that the proposal, notably the removal of the requirement for Council to prepare and adopt a landscaping plan to manage/protect any native vegetation on the site as part of a site specific DCP, would reduce the current environmental protections.

The OEH has, however, advised that it would support the option of including a condition in the Gateway determination that Council update the Terrestrial Biodiversity Map to include additional areas of native vegetation that have been verified and mapped by OEH, to help facilitate the protection of these areas at the DA stage. It is considered appropriate that, subject to Council updating the applicable Terrestrial Biodiversity Map as part of the planning proposal process, Council's request to be issued plan making delegation for the planning proposal is supported.

Recommendation: That subject to Council updating of the applicable Terrestrial Biodiversity Map to recognise the additional areas of important native vegetation that have been mapped by OEH, Council's request to be issued plan making delegations for the planning proposal is supported.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

Section 117 Directions:

S117 Directions 2.1 'Environment Protection Zones' and 5.1 'Implementation of Regional Strategies'

Council has not identified that the PP is inconsistent with any S117 Directions.

It is, however, considered that the PP may potentially be inconsistent with S117 Direction 2.1 'Environment Protection Zones' and Direction 5.1 'Implementation of Regional Strategies' because the PP does not include provisions that facilitate the protection and conservation of environmentally sensitive areas. Notably, the planning proposal identifies that the subject land contains scattered areas of native vegetation including Box-Gum Woodland Endangered Ecological Communities in a fragmented to good condition. The native vegetation is also identified as environmentally important on the Draft South East and Tablelands Regional Plan which is currently being prepared by the Department.

The Office of Environment and Heritage has advised (12/8/16 letter) that it has inspected

the Shannon Drive site, in relation to a proposal for a 132 lot subdivision, and has verified and mapped the location of Box-Gum Woodland EEC on the site. OEH has advised the landowners of this site and Council that it considers the site is highly constrained and any development that occurs within this area will be required to be offset with other areas of Box gum Woodland and that a Species Impact Statement or Biobanking statement will be required.

The planning proposal indicates that it will retain the Terrestrial Biodiversity Map that applies to the north-west corner of the subject land as well as the current Goulburn-Mulwaree DCP 2009 provisions that require that medium to high conservation vegetation are protected in the assessment of development applications. Council has also suggested that any high conservation vegetation could be identified as 'biodiversity hotspots' in Council's comprehensive DCP 2009.

It is questioned whether the biodiversity management provisions of Council's DCP and the relevant LEP clause 5.9 'Preservation of trees or vegetation' applies to the Shannon Drive site, because this land is zoned R5 Large Lot Residential, and clearing of native vegetation on land zoned R5 is controlled by the Native Vegetation Conservation Act 1997, not clause 5.9.

Council has provided further justification for the planning proposal (Letter 5/10/2016) advising that it is not considered that a site specific DCP would afford any additional protection to the flora communities identified on site than existing legislation that would be triggered at the development application stage (namely the Native Vegetation Conservation Act 1997 and the Threatened Species Conservation Act 1993). Council has further indicated that it is committed to working with OEH and the landowners to achieve a subdivision layout that is appropriate for the constraints and opportunities for the land. Council considers that delaying the lodgement of an application for subdivision (by requiring a DCP for matters that can be considered as part of a comprehensive development application) is not assisting the orderly development of the land.

It is considered that updating the applicable Terrestrial Biodiversity Map to include the native vegetation mapped by OEH would help satisfy the requirements of Directions 2.1 and 5.1 in providing provisions for the protection of environmentally sensitive areas as well as address OEH's concerns. OEH has advised that it would be supportive of this option and Council has indicated that amendment of the Terrestrial Biodiversity Map would be considered as an option going forward.

RECOMMENDATION:

1. The Secretary can be satisfied that the planning proposal is consistent with Directions 2.1 Environmental Protection Zones and 5.1 Implementation of Regional Strategies subject to Council updating the Terrestrial Biodiversity Map to include identified high value native vegetation/Box-Gum Woodland EEC on the subject land, particularly the Shannon Drive site, that have been verified and mapped by OEH.
2. That Council consult with OEH during the exhibition of the planning proposal.

S117 Directions 3.1 Residential Zones and 5.2 Sydney Drinking Water Catchment

It is considered that the planning proposal is potentially inconsistent with S117 Direction 3.1 Residential Zones and Direction 5.2 Sydney Drinking Water Catchment because the proposal seeks to remove the current satisfactory arrangement requirement under clause 6.2 'Public utility infrastructure' from the GMLEP 2009, from applying to the subject land.

The planning proposal states that reticulated sewer is available to all properties in the

southern precinct and that there is a sewerage pump station located within Bonnett Park to the west. It states that only one property currently has access to sewer in the northern precinct (Shannon Drive site) and that land zoned RU6 in the far north west corner cannot be sewered.

Water NSW's 22 April 2016 letter to Council which was provided in accordance with Direction 5.2 requests that the satisfactory arrangements clause be retained for the subject land, particularly the land zoned R5 at Shannon Drive because the Strategic Land and Water Capability Assessment (SLWCA) constraints mapping for the area identifies that the land has a low to moderate risk to water quality from residential sewered development but poses a moderate to extreme risk should connection to sewer not proceed.

The planning proposal notes that the current clause 7.3 'Subdivision for residential purposes in Zones RU5 and R5' of the Goulburn Mulwaree LEP requires that Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required for subdivision for residential purposes but only in relation to Zones RU5 and R5. The PP does not propose to remove clause 7.3. The planning proposal only proposes to remove the satisfactory arrangement requirement for the subject land zoned RU6 Transition and E4 Environmental Living Zone.

Water NSW's letter also raises concern about the constraints identified in the SLWCA to subdividing the subject land to the north west that is zoned RU6 with regards to potential impacts on water quality, particularly as the planning proposal identifies that this land cannot be sewered due to engineering constraints.

Water NSW staff have verbally advised the Department that, given that the RU6 land cannot be sewered and that there is only the potential for 3-4 lots given the current 2,000 sq.m minimum lot size standard, it is satisfied that Council can address the neutral or beneficial effect on water quality (NorBe) requirement of the SEPP at the development application stage.

With regard to the small area of land located to the south east of the site that is zoned E4 Environmental Living, the planning proposal identifies that there is an existing consent for a 35 lot subdivision which requires that sewer must be extended to the residential development. It is considered that satisfactory arrangements for sewerage infrastructure for the subject land are met via the existing subdivision consent in this location and so it is considered that the satisfactory arrangements clause 6.2, in relation to sewerage infrastructure, currently provided in the LEP is no longer required.

In relation to road access, this is currently available to the northern area of the subject land via Ridge Street and the southern precinct is accessed via Ducks Lane. Additional access roads are proposed or under review to provide secondary access to both precincts.

With respect to clause 6.1 'Arrangements for designated State public infrastructure' of the GMLEP 2009, which would also no longer apply to the subject land as a result of the planning proposal, Council has advised that there is no requirement for State public infrastructure to be provided for the subject land. For the above reasons it is considered that the planning proposal is consistent with section 117 Directions 3.1 and 5.2 or that any inconsistency is of minor significance.

RECOMMENDATION: The Secretary can be satisfied that the proposal is consistent with Section 117 Directions 3.1 and 5.2 or that any inconsistency is of minor significance.

S.117 Direction 4.4 Planning for Bushfire Protection:

Although not identified by the PP, S.117 Direction 4.4 Planning for Bushfire Protection also applies as the subject land directly adjoins land mapped as bushfire prone

(Category 2 vegetation) to the north east according to Council's bushfire prone land map provided on its website. The PP identifies that the Rural Fire Service would be consulted on the planning proposal.

At this stage of the Planning Proposal, it is neither consistent nor inconsistent as the Direction requires consultation with the RFS post Gateway determination and prior to exhibition.

RECOMMENDATION: That consultation should be undertaken with the Rural Fire Service in accordance with the Direction.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The planning proposal provides a site identification and urban release area maps which are considered suitable for public exhibition purposes. It is also recommended that Council update the applicable Terrestrial Biodiversity Map to show the location of important native vegetation/EECs as identified by OEH. LEP maps will need to be prepared to meet the Department's Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015) prior to the finalisation of the planning proposal.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council proposes a 28 day exhibition period for the planning proposal and to notify the exhibition of the proposal via the local newspaper, on Council's and the Department's LEP Tracking website. It also proposes to notify adjoining land holders and the Pejar Local Aboriginal Land Council. The community consultation proposed is considered to be adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : It is considered that, subject to the recommended inclusion of an updated Terrestrial Biodiversity Map for the subject land and revision of the explanation of provisions, the planning proposal meets all six parts of a planning proposal as provided in the Department's guide to preparing planning proposals.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Goulburn-Mulwaree LEP was notified in 2009. The subject land at West Goulburn is identified on the relevant Urban Release Area Maps in the LEP.

Assessment Criteria

Need for planning proposal : The planning proposal is needed to facilitate the removal of the subject land from the Urban Release Area Maps in the Goulburn-Mulwaree LEP 2009 which Council considers to be providing an unnecessary barrier to the subdivision and development of the land, particularly the need for Council to prepare and adopt a site specific DCP for the land. It

is considered that the planning proposal is worthy of support because:

- The subject land has a number of existing subdivision consents and so the need for a site specific DCP to be prepared is unnecessary for these areas.
- The necessary public infrastructure and services (water, sewer, access) are available or satisfactory arrangements are in place to provide for these and no State public infrastructure is required.
- Council has advised that with respect to the Shannon Drive site, it is currently working with the proponent and OEH to identify and manage identified areas of important native vegetation/EECs in compliance with the requirements of the Native Vegetation Conservation Act and Threatened Species Conservation Act. The recommendation that Council update the relevant Terrestrial Biodiversity Map in the GMLEP 2009 will recognise these areas of native vegetation in the LEP, particularly on the Shannon Drive site, and will help support the protection of these areas during the development application process.
- Other matters that are required to be addressed as part of a site specific DCP notably detailed urban design controls, measures to encourage higher density living, measures to accommodate and control appropriate neighbourhood commercial and retail uses, and the location of public facilities and services, are not relevant because the proposed development is large lot residential.

Consistency with strategic planning framework :

As previously discussed, the planning proposal is, subject to updating the applicable Terrestrial Biodiversity Map, considered to be consistent with the draft South East and Tablelands Regional Plan, Sydney Canberra Corridor Regional Strategy and Goulburn Mulwaree Strategy 2020 as well as relevant SEPPs and S117 Directions.

Environmental social economic impacts :

Environmental impacts:

As previously discussed, the subject land is known to contain some environmentally sensitive vegetation, notably fragmented Box-Gum Woodland Endangered Ecological Community(EEC) on land zoned RU6 and some Box-Gum Woodland EEC in good condition with a native understorey on land zoned R5. OEH has verified and mapped the location of important vegetation on the Shannon Drive site (zoned R5) and has advised that unless the identified vegetation is avoided then significant offset areas and a species impact statement would be required with any development application for subdivision. The recommended requirement to update the applicable Terrestrial Biodiversity Map to recognise the mapped areas of important native vegetation in the LEP will help facilitate the protection of these areas during the DA process.

The subject land is located within the Sydney Drinking Water Catchment. Development proposals will be required to achieve a neutral or beneficial effect (NorBe) on water quality. WaterNSW has advised that connection to sewer is an important requirement to minimise the impact on water quality, particularly for the Shannon Drive site. WaterNSW is generally satisfied that Council will be able to address the NorBe requirement at the DA stage.

Social and economic impacts:

The planning proposal is considered to have a positive social and economic impact. Notably, it will facilitate the development of additional rural residential housing in west Goulburn area which is consistent with the adopted strategic planning for the area. The development is expected to support the local economy, create demand for goods and services as well as local jobs.

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Proposal type : **Consistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority **Sydney Catchment Authority**
Consultation - 56(2)(d) : **Office of Environment and Heritage - NSW National Parks and Wildlife Service**
: **NSW Rural Fire Service**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **The planning proposal is needed to facilitate the removal of the subject land from the Urban Release Area Maps in the Goulburn-Mulwaree LEP 2009 which is considered to be providing an unnecessary barrier to the subdivision and development of the land.**

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council cover letter.pdf	Proposal Covering Letter	No
WaterNSW preliminary comment on planning proposal.pdf	Proposal	No
Planning proposal.pdf	Proposal	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones**
1.5 Rural Lands
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
5.1 Implementation of Regional Strategies
5.2 Sydney Drinking Water Catchments

Additional Information : **It is RECOMMENDED that the Acting Director, Regions, Southern, Planning Services, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to the Goulburn Mulwaree LEP 2009 to delete the Urban Release Area**

north of Ducks Lane including Bonnett Drive, Park Close, and Shannon Drive, West Goulburn, should proceed subject to the following conditions:

1. Council is to revise the planning proposal to include an updated Terrestrial Biodiversity Map that identifies the areas of native vegetation that have been mapped by the Office of Environment and Heritage, particularly for the Shannon Drive site, prior to community consultation. The revised planning proposal is to include a revised "Part 2 - Explanation of provisions" to reflect the inclusion of an updated Terrestrial Biodiversity Map.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of 'A guide to preparing local environmental plans (Planning and Infrastructure, 2013)'.

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- * Office of Environment and Heritage
- * WaterNSW
- * Rural Fire Service (s117 Direction 4.4)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

6. Council be authorised to use the Minister's plan making functions under sections 59(2),(3)&(4) of the Environmental Planning and Assessment Act 1979.

7. SECTION 117 DIRECTIONS - It is recommended that:

(a) The Secretary's delegate can be satisfied that the planning proposal is consistent with the following s117 Directions or any inconsistency is of minor significance:

- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 5.1 Implementation of Regional Strategies
- 5.2 Sydney Drinking Water Catchment

(b) The Secretary's delegate can be satisfied that the planning proposal will be consistent with s117 Direction 4.4 Planning for Bushfire Protection, when Council has consulted with the Rural Fire Service prior to undertaking community consultation;

(c) The Secretary's delegate can be satisfied that the planning proposal is consistent with all other relevant s117 Directions or that any inconsistencies are of minor significance; and

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(d) No further consultation or referral is required in relation to s117 Directions while the planning proposal remains in its current form.

8. The planning proposal is considered to be consistent with all relevant SEPPs.

Supporting Reasons :

The Gateway condition requiring Council to update the relevant Terrestrial Biodiversity Map recognises the work done to date by OEH and Council to verify and map important areas of native vegetation, particularly on the Shannon Drive site, to support the protection of these areas as part of the development application process.

Signature:

Graham Towers Team Leader, Southern

Printed Name:

Graham Towers Date: 20/10/16.