



APPENDIX Y: CONSISTENCY WITH SECTION 9.1 DIRECTIONS

Consistency with Section 9.1 Directions

A statement of the consistency of this Planning Proposal with the relevant Section 9.1 Directions is outlined in the table below.

Section 9.1 Direction		Planning Proposal Consistency
Focus Area 1 – Planning Systems		
1.1	Implementation of Regional Plans (previously 5.10)	The Planning Proposal is consistent with the direction. Refer to discussion in Part 3.
1.2	Development of Aboriginal Land Council Land (previously 5.11)	Not applicable. The Site is not identified on the Land Application Map of chapter 3 of <i>SEPP (Planning Systems) 2021</i> .
1.3	Approval and Referral Requirements (previously 6.1)	The Planning Proposal is consistent with this direction. The proposed amendment to use the WCP SEPP will serve to remove the DPE concurrence requirement under clause 3.21 and 3.22 of the WCP SEPP.
1.4	Site Specific Provisions (previously 6.3)	The Planning Proposal is consistent with this direction. It is not appropriate to add an additional permitted use to the RU2 zone to facilitate the intended development outcome. It is intended to include the land use and development control regime in the WCP SEPP to reflect the Site's status as a Growth Area consistent with DPE's approach to other Growth Areas. The proposed land use and control regime provides appropriate flexibility to facilitates a range of housing and supporting use outcomes over the land and includes appropriate provisions to control the scale of that development.
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable. The Site is not located in the Parramatta Road Corridor Urban Transformation Strategy area.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the North West Priority Growth Area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the Greater Parramatta Priority Growth Area.
1.8	Implementation of Wilton Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the Wilton Growth Area.

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1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable. The Site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable. The Site is not located in Western Sydney Aerotropolis.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable. The Site is not located in the Bayside West Precinct Plan area.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable. The Site is not located in the Cooks Cove Precinct area.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable. The Site is not located in the St Leonards and Crows Nest 2036 Plan area.
1.14	Implementation of Greater Macarthur 2040	<p>The Planning Proposal is consistent with this direction.</p> <p>Refer to discussion in Part 3. The Planning Proposal provides for conservation of vegetation in excess of the areas identified in the greater Macarthur 2040 structure plan and will deliver the first expansions of the identified fauna corridors in the region.</p> <p>It provides for the delivery of a higher order road network that will accommodate the future public transport link, local centre. It will make a contribution of 3,300 lots to the supply of 15,000 new homes in the anticipated future Gilead Precinct.</p>
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable. The Site is not located in the Pyrmont Peninsula Place Strategy area.
1.16	North West Rail Link Corridor Strategy	Not applicable. The Site is not located in the North West Rail Link Corridor Strategy area.
1.17	Implementation of the Bays West Place Strategy	Not applicable. The Site is not located in the Bays West Place Strategy area.
Focus Area 2 – Design and Place		
There are currently no Directions that apply.		
Focus Area 3 – Biodiversity and Conservation		
3.1	Conservation Zones (previously 2.1 Environment Protection Zones)	<p>The Planning Proposal is consistent with this direction.</p> <p>The land use regime intends to apply the C2 Environmental Conservation zone to areas that contain existing native vegetation as well as provide for the expansion of these areas through the recreation of fauna habitat on land cleared as part of the previous agricultural uses of the land.</p>

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3.2	Heritage Conservation (previously 2.3)	<p>The Planning Proposal represents a minor inconsistency with this direction.</p> <p>As detailed in the Aboriginal Cultural heritage Assessment and European Heritage Assessment the Site contains items and areas of archaeological and cultural significance. The majority of these items and areas are contained within the existing watercourses with development to be limited by the used of the C2 Environmental Conservation zone.</p> <p>Where areas and items occur outside of these areas, Lendlease intend to work with Council in the preparation of a detailed masterplan and Development Control Plan to put additional provisions in place for the ongoing conservation and management of these places.</p> <p>Given the sensitivity and importance of a number of items and areas, it is not proposed to identify them as heritage items.</p>
3.3	Sydney Drinking Water Catchments (previously 5.2)	<p>The Site is located outside of the Sydney Drinking Water Catchment.</p> <p>The Site is not identified as a 'Special Area'.</p> <p>The Planning Proposal is consistent with this direction. A Stormwater Management Strategy has been prepared to identify the size, type and location of necessary stormwater management infrastructure to ensure there is neutral to beneficial effect on water quality.</p>
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The Site is not located in the Far North Coast.
3.5	Recreation Vehicle Areas (previously 2.4)	Not applicable. The Planning Proposal does not seek to make provisions to utilise the land as a recreation vehicle area.
Focus Area 4 – Resilience and Hazards		
4.1	Flooding (previously 4.3)	<p>The Planning Proposal is consistent with this direction. A Flood Assessment has been prepared for the Site and confirms the majority of the 1% Annual Exceedance Probability flood event and Probable Maximum Flood is contained within the existing watercourses or land to be zoned for conservation purposes. Assessment confirms that the minor area at the southern portion of the Site affected by flooding serves an overland flow conveyance function and can readily be accommodated within future detailed design.</p>
4.2	Coastal Management (previously 2.2)	Not applicable. The Site is not identified as a coastal zone.
4.3	Planning for Bushfire Protection (previously 4.4)	<p>The Planning Proposal is consistent with this direction. As part of the TAP process, early engagement with the NSW Rural Fire Service has been undertaken.</p> <p>A Strategic Bushfire Assessment has been prepared for the Site and confirms that appropriate opportunity is provided for evacuation and shelter in place during a bushfire event. It also identifies that appropriate Asset Protection Zones can be delivered through a combination of roads, stormwater infrastructure and on lots to ensure defensible spaces can be provided to manage bushfire risk to residential</p>

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		development and other sensitive uses from existing vegetation and anticipated fauna habitat reconstruction areas.
4.4	Remediation of Contaminated Land (previously 2.6)	<p>The Planning Proposal is consistent with this direction.</p> <p>A Preliminary Site Investigation has been prepared in support of the Planning Proposal. Whilst it identifies 13 areas of environmental concern, they are typical of greenfield areas previously used for agricultural purposes. The PSI confirms that the land can be made suitable for the intended residential development subject to further testing and if necessary preparation of a Remediation Action Plan.</p>
4.5	Acid Sulphate Soils (previously 4.1)	<p>The Planning Proposal is consistent with this direction.</p> <p>A review of the NSW Natural Resource Atlas (NRA 2013) and SEED Spatial Viewer indicates there are no known occurrences of Acid Sulphate Soils. A Geotechnical Assessment has also been prepared in support of the Planning Proposal and confirms that Acid Sulphate Soils are not known to occur at these elevations and not a constraint to development.</p>
4.6	Mine Subsidence and Unstable Land (previously 4.2)	<p>The land is in the South Campbelltown Mine Subsidence District.</p> <p>Following the lodgement of this Planning Proposal it is anticipated that DPE will consult with Subsidence Advisory NSW.</p> <p>In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site to consider existing and future mining and establishment of appropriate subsidence parameters. The assessment notes that the Site is subject to geological faulting that limits the viability of mining of the Site.</p> <p>Subject to advice from Subsidence Advisory NSW, it is not anticipated that the Planning Proposal will be inconsistent with the Direction given the geological constraints to mining the Site.</p>
Focus Area 5 – Transport and Infrastructure		
5.1	Integrating Land Use and Transport (previously 3.4)	<p>The Planning Proposal is consistent with this direction. It provides for land uses consistent with Greater Macarthur 2040 and associated principles for the location of the local centre and opportunities for increased densities along the future public transport route. These principles align with <i>Improving Transport Choice – Guidelines for planning and development</i> and <i>The Right Place for Business and Services – Planning Policy</i>.</p>
5.2	Reserving Land for Public Purposes (previously 6.2)	<p>The Planning Proposal is consistent with this direction. It proposes to identify a small area of land that will provide for the crossing of Menangle Creek for acquisition by Transport for NSW that will serve to provide the northern entrance to the Site and public transport route.</p> <p>Subject to the review of the Planning Proposal by the Secretary of Transport for NSW it is not anticipated that the Planning Proposal will be inconsistent with the Direction.</p>
5.3	Development Near Regulated Airports and Defence Airfields (previously 3.5)	<p>Not applicable. The Site is not considered to be near a regulated airport or defence airfield. The Site is not located within an area identified as being affected by the 20 ANEF contour for any airport.</p>

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5.4	Shooting Ranges (previously 3.6)	Not applicable. The Site is not in proximity to a shooting range.
Focus Area 6 - Housing		
The Principles for housing foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.		
6.1	Residential Zones (previously 3.1)	<p>The Planning Proposal is consistent with this direction.</p> <p>The use of the Urban Development zone provides opportunity for a diverse range of housing to be delivered on the Site.</p> <p>The Site is identified as a growth area that will contribute to the supply of 3,300 lots for housing in the Gilead Precinct.</p> <p>Following lodgement of this Planning Proposal Lendlease will work with Council to prepare a detailed masterplan and Development Control Plan to ensure housing development is of a good design.</p> <p>It provides for the inclusion of an appropriate provision to ensure that Council is satisfied the land is or can be serviced by necessary utility infrastructure.</p>
6.2	Caravan Parks and Manufactured Home Estates (previously 3.2)	<p>Not applicable. Caravan Parks and Manufactured Home Estates are not permissible in the RU2 Rural Landscape zone.</p> <p>The Planning Proposal is not seeking to identify land for caravan park development.</p>
Focus Area 7 – Resilient Economies		
7.1	Business and Industrial Zones (previously 1.1)	Not applicable. The Planning Proposal does not alter any business or industrial zoned land.
7.2	Reduction in non-hosted short-term rental accommodation period (previously 3.7)	Not applicable. This direction does not apply to the Campbelltown LGA.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast (previously 5.4)	Not applicable. This direction does not apply to the Campbelltown LGA.
Focus Area 8 – Resource and Energy		
8.1	Mining, Petroleum Production and Extractive Industries (previously 1.3)	<p>Following the lodgement of this Planning Proposal it is anticipated that DPE will consult with the Secretary of the Department of Primary Industries.</p> <p>The Site does not contain any coal seam gas wells that form part of the Camden Gas Project, noting that the project is due to be decommissioned by 2023.</p> <p>The Hi Quality Group quarry located on the northern side of Menangle Creek has nearly exhausted easy to moderate opportunities to extract materials and the licence is due for review on 11 November 2026. It is</p>

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		<p>also noted that a Planning Proposal to rezone the land for residential uses is also being progressed by a separate party over the quarry land.</p> <p>Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. Whilst portions of the Site are identified in Greater Macarthur as being part of a Regional Coal Reserve, they are contained along the banks of the Nepean River that are identified for conservation and of limited size.</p> <p>Exploration Licence AUTH248 for coal resources applies to the Site. In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site to consider existing and future mining. The assessment notes that the Site is subject to geological faulting that limits the viability of mining of the Site.</p> <p>Subject to advice from the Secretary of the Department of Primary Industries, it is not anticipated that the Planning Proposal will be inconsistent with the Direction given the geological constraints to mining the Site.</p>
Focus Area 9 – Primary Production		
<p>The Principles for primary production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</p>		
9.1	Rural Zones (previously 1.2)	<p>The Planning Proposal is inconsistent with this direction as it involves the rezoning of RU2 Rural Landscape land for residential purposes.</p> <p>The inconsistency is justified as the Planning Proposal has been prepared in response to the land being identified as a land release area in the:</p> <p>Greater Sydney Region Plan</p> <p>Western Parkland City District Plan</p> <p>It is also identified as urban capable land in Greater Macarthur 2040 and will contribute 3,300 lots to the anticipated supply of 15,000 in the Gilead Precinct.</p>
9.2	Rural Lands (Previously 1.5)	Not applicable. This direction applies to Council's outside of the Greater Sydney Region.
9.3	Oyster Aquaculture (previously 1.4)	Not applicable. The Site is not identified as a Priority Oyster Aquaculture Area.
9.4	Farmland of State & Regional Significance on the NSW Far North Coast (previously 5.3)	Not applicable. This direction does not apply to the Campbelltown LGA.