

Section 9.1 Ministerial Directions - Planning Proposal - 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty (Mirvac)

Section 9.1 Ministerial Directions

The Ministerial Directions are established under the Environmental Planning and Assessment Act 1979. Planning proposals are required to consider and maintain consistency with these Directions. The following table provides Council officer's assessment of the proposal against the relevant Directions:

S9.1 Direction Title	Assessment of Consistency
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The proposal is consistent with the overall intent of the Western City District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.
1.2 Development of Aboriginal Land Council Land	The proposal has considered the relevant provisions of chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021. It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	Consistent. The proposal does not introduce any additional or new referral requirements.
1.4 Site Specific Provisions	Consistent. The proposal does not introduce site-specific provisions.
1.4A Exclusion of Development Standards from Variation	Not applicable.
Focus Area 1: Planning Systems-Place-based	
1.5 Paramatta Road Corridor Urban Transformation Strategy	Not applicable to the Camden LGA.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.
1.7 Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implantation Plan	Not applicable to the Camden LGA.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Camden LGA
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable to the draft proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Camden LGA.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Camden LGA.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Camden LGA.
1.14 Implementation of Greater Macarthur 2040	Not applicable. Land to which the proposal applies is not within the Greater Macarthur Growth Area.
1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable to the Camden LGA.
1.16 North West Rail Link Corridor Strategy	Not applicable to the Camden LGA.
1.17 Implementation of the Bays West Place Strategy	Not applicable to the Camden LGA.

S9.1 Direction Title	Assessment of Consistency
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Camden LGA.
1.19 Implementation of the Westmead Place Strategy	Not applicable to the Camden LGA
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the Camden LGA
1.21 Implementation of South West Growth Area Structure Plan	The proposal remains consistent with the Structure Plan.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Camden LGA
Focus Area 2: Design and Place	
Focus Areas 3: Biodiversity and Conservation	
3.1 Conservation zones	The subject site is not within a conservation zone or land otherwise identified for environment conservation/protection purposes.
3.2 Heritage Conservation	<p>There are no local or state heritage items located within the subject site. The proposal ensures a suitable transition to the adjoining state heritage item, Denbigh Homestead.</p> <p>Three Aboriginal items are located on site. The AHIP has confirmed that no scarred trees or Aboriginal items are located within the subject site.</p>
3.3 Sydney Drinking Water Catchments	Not applicable to the Camden LGA
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not applicable to the Camden LGA.
3.5 Recreation Vehicle Areas	Not Applicable.
3.6 Strategic Conservation Planning	Not Applicable. Land is not identified as avoided or a strategic conservation area.
3.7 Public Bushland	Not Applicable. The land is in private ownership.
3.8 Willandra Lakes Region	Not applicable to the Camden LGA
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to the Camden LGA
3.10 Water Catchment Protection	Not applicable to the Camden LGA.
Focus area 4: Resilience and Hazards	
4.1 Flooding	The proposed amendment is not identified within flood prone land under any SEPP or LEP. Watercycle management investigations undertaken for the site confirm that there are no adverse external flood level impacts resulting from the broader subject site.
4.2 Coastal Management	Not applicable to the Camden LGA
4.3 Planning for Bushfire Protection	<p>As part of the recently adopted DCP amendment, the proposal introduces a perimeter road to meet bushfire requirements and mitigate the requirement for a fire trail. The northern verge has also been widened to include a share path to promote connectivity through the neighbourhood.</p> <p>As the site is identified as bushfire prone land, the future development application for the earth mound will require comment from NSW RFS prior to approval. Mitigation measures regarding future development will be implemented prior to</p>

S9.1 Direction Title	Assessment of Consistency
	residential development within the Transition Area.
4.4 Remediation of Contaminated Land	The Preliminary Site Investigation prepared for the previous Planning Proposal for the site confirms that potential areas of environmental concern (PAECs) across the Precinct are typical of a rural residential area with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning.
4.5 Acid Sulfate Soils	The subject site is not identified to contain acid sulfate soils due to the elevation of the land.
4.6 Mine Subsidence and Unstable Lands	Not applicable to the Camden LGA
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The site will benefit from significant investment in road, rail and air-based transport infrastructure in the region anchored by the Western Sydney Airport. By providing a residential community within proximity to the proposed transport infrastructure, including the north-south rail extension the proposal aligns with the objectives of Direction 5.1.
5.2 Reserving Land for Public Purposes	The proposal is consistent with this direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	The subject site is located approximately 15km south of the future Western Sydney Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. The draft proposal is therefore acceptable and will not impact on airport operations.
5.4 Shooting Ranges	Not applicable to the proposal.
5.5 High Pressure Dangerous Goods Pipelines	Not applicable to the proposal.
Focus area 6: Housing	
6.1 Residential Zones	The proposal provides additional housing options within an identified area for housing growth. The SEPP amendment encourages the provision of housing that will: <ul style="list-style-type: none"> ▪ broaden the choice of building types and locations available in the housing market, and ▪ make more efficient use of existing infrastructure and services, and ▪ reduce the consumption of land for housing and associated urban development on the urban fringe and be of good design.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable to the proposal.
Focus area 7: Industry and Employment	
7.1 Employment Zones	Not applicable to the proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Camden LGA.
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable to the proposal.

S9.1 Direction Title	Assessment of Consistency
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable to the proposal.
9.2 Rural Lands	<p>The site is within the South West Growth Centre and has identified as a Future Urban Growth Area. Direction 9.2 is not applicable to the proposal.</p> <p>Notwithstanding it is acknowledged that the subject site creates a suitable transition to adjoining rural lands.</p>
9.3 Oyster Aquaculture	Not applicable to the Camden LGA
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Camden LGA