

Appendix D: Consistency with Section 9.1 Ministerial Directions

Table 7 – Consistency with Ministerial Directions

No.	Title	Applicable to Planning Proposal	Consistency
1. Planning Systems			
1.1	Implementation of Regional Plans	Yes, as this Direction applies to all Planning Proposals that apply to land where a Regional Plan has been prepared.	The Planning Proposal is consistent with the goals, directions and actions as contained within the <i>Riverina Murray Regional Plan 2041</i> . A full response in relation to this Regional Plan has been provided as Appendix B .
1.2	Development of Aboriginal Land Council Land	Not applicable, as the subject land is not identified on the Land Application Map of <i>State Environmental Planning Policy (Aboriginal Land) 2019</i>	Not applicable.
1.3	Approval and Referral Requirements	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this direction because it does not propose any referral or concurrence requirements or nominate any development as 'designated development'.
1.4	Site Specific Provisions	Not applicable, as the Planning Proposal does not seek to create any site specific provisions.	Not applicable.
1. Planning Systems – Place Based			

No.	Title	Applicable to Planning Proposal	Consistency
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Greater Hume Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
1.10	Implementation of Western Sydney Aerotropolis Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.14	Implementation of Greater Macarthur 2040	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.15	Implementation of the Pymont Peninsula Place Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.16	North West Rail Link Corridor Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
1.17	Implementation of Bays West Place Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.19	Implementation of the Westmead Place Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.21	Implementation of South West Growth Area Structure Plan	Not applicable to the Greater Hume Local Government Area.	Not applicable.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Greater Hume Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
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Design and Place [This Focus Area was blank when the Directions were made]

Nil			
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Biodiversity and Conservation

3.1	Conservation Zones	Yes, as this Direction applies to all Planning Proposals.	This planning proposal does not apply to land within a conservation zone or land otherwise identified for conservation/protection purposes.
3.2	Heritage Conservation	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this direction because it does not affect existing provisions within LEP relating to the protection of known European and Aboriginal heritage.
3.3	Sydney Drinking Water Catchment	Not applicable to the Greater Hume Local Government Area.	Not applicable.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs.	Not applicable to the Greater Hume Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
3.5	Recreation Vehicle Areas	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this direction as the land will not be developed for the purpose of a recreational vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>)
3.6	Strategic Conservation Planning	Not applicable, as the land is not identified as avoided land or a strategic conservation area under <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .	Not applicable.
3.7	Public Bushland	Not applicable to the Greater Hume Local Government Area.	Not applicable.
3.8	Willandra Lakes Region	Not applicable to the Greater Hume Local Government Area.	Not applicable.
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable to the Greater Hume Local Government Area.	Not applicable.
3.10	Water Catchment Protection	Not applicable to the Greater Hume Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
Resilience and Hazards			
4.1	Flooding	The subject site experiences overland flooding and drainage.	<p>Following the scoping report a Flood Risk Assessment was prepared, which concluded:</p> <ul style="list-style-type: none"> • <i>“The flood depths and hazards are generally low across the site, and it is concluded that the proposed low-density residential development is appropriate from a floodplain management perspective, provided that the recommended flood mitigation measures, such as minimum floor levels, are implemented.</i> • <i>A freeboard of 500mm above the applicable 1% AEP flood level is recommended for the (a) proposed dwelling. Specific levels can be provided once building footprint locations are known.</i> • <i>A sensitivity analysis on Billabong Creek has been conducted and shows the site is not impacted in the 1% AEP by Billabong Creek”</i> <p>Refer to Appendix E.</p>
4.2	Coastal Management	Not applicable as the subject land is not located in a coastal management area.	Not applicable.
4.3	Planning for Bushfire Protection	Not applicable.	The site is not subject to mapped bushfire risk and is generally devoid of significant vegetation, having been historically used for primary production. Noting Council has

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			not yet mapped Vegetation Category 3 (Grassland), the bushfire risk to proposed dwellings can be specifically assessed at a DA stage.
4.4	Remediation of Contaminated Land	A Section 10.7 Planning Certificate (Certificate No: 5854) was obtained from Council on 6 May 2024 and the certificate states the site has no matters prescribed within the meaning of the Contaminated Land Management Act 1997.	<p>At the request of Council, a Preliminary Site Investigation (PSI) was undertaken in accordance with relevant guidelines and legislation, concluding:</p> <ul style="list-style-type: none"> “Based on the findings of the PSI, it is concluded that contamination is potentially present and the information available is insufficient to enable an appropriate level of site-specific risk assessment for future development. As such further investigation and assessment is required.” “... however the identified potential contamination sources do not preclude the proposed rezoning.” <p>Refer to Appendix I.</p>
4.5	Acid Sulphate Soils	Not applicable, as the subject land is not identified as containing acid sulphate soils.	Not applicable.
4.6	Mine Subsidence & Unstable Land	Not applicable, as the subject land is not within a Mine Subsistence District.	Not applicable.

Transport and Infrastructure

No.	Title	Applicable to Planning Proposal	Consistency
5.1	Integrating Land Use and Transport	Yes, as the Planning Proposal relates to urban land.	<p>The land is to be urban zoned and developed; the further development/intensification of this land is not expected to have an adverse impact on the established road network.</p> <p>Despite the scarce provision of public/active transport availability throughout Greater Hume LGA, the proposal seeks to consolidate residential land use and support their viable operation in the future.</p> <p>The Planning Proposal does not conflict with the aims or objectives of the two reference Transport studies outlined in this Direction.</p>
5.2	Reserving Land for Public Purposes	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this Direction because it does not create, alter or reduce any provisions relating to land for public acquisition purposes.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable, the planning proposal does not seek to create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	Not applicable.
5.4	Shooting Ranges	Not applicable, as the subject land is not located in the vicinity of a shooting range.	Not applicable.

Housing

No.	Title	Applicable to Planning Proposal	Consistency
6.1	Residential Zones	The planning proposal relates to residential land zones.	<ul style="list-style-type: none"> The planning proposal seeks to provide further residential land within the already defined urban areas of Morven. The subject site, demographics and broader planning milieu has been investigated through the scoping report The proposal seeks to broaden the choice of building typologies and locations Morven. The proposal makes use of existing infrastructure.
6.2	Caravan Parks & Manufactured Home Estates	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this Direction as it does not reduce the opportunities for caravan parks and manufactured homes within the Greater Hume LGA
Industry and Employment			
7.1	Business and Industrial Zones	Not applicable.	Not applicable
7.2	Reduction in non-hosted short term rental accommodation period	Not applicable.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable, as the subject land is not located within proximity to the Pacific Highway.	Not applicable.
Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable as the Planning Proposal does not impact on mining, petroleum or extractive industries.	The subject planning proposal will not (a) prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restrict the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.
Primary Production			
9.1	Rural Zones	Applicable to this planning proposal	Not applicable.
9.2	Rural Lands	Not applicable, does not apply to the Greater Hume Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
9.3	Oyster Aquaculture	Not applicable as the subject site is not identified as a 'Priority Oyster Aquaculture Area' and is not identified in the <i>NSW Oyster Industry Sustainable Aquaculture Strategy (2006)</i>	Not applicable.
9.4	Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable, does not apply to the Greater Hume Local Government Area.	Not applicable.