

GYDE

Appendix G

Section 9.1 Ministerial Directions

The Five Ways Triangle, Crows Nest

Lands bound by the Pacific Highway, Falcon and Alexander Streets, Crows Nest

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Report Version: Final - Amended post lodgement

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1. CONSISTENCY WITH S9.1 MINISTERIAL DIRECTIONS

Table 1: Consistency with S9.1 Ministerial Directions.

Direction Title	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The planning proposal will be consistent with this Ministerial Direction.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable
1.3 Approval and Referral Requirements	Yes	This direction is a requirement for Council.
1.4 Site Specific Provisions	Yes	The planning proposal will be consistent with this Ministerial Direction.
Focus Area 1: Planning Systems – Place based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Us and Infrastructure Implementation Plan	N/A	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable

Consistency with Ministerial Directions

Direction Title	Consistency	Comment
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Yes	The planning proposal is entirely consistent with the vision, objectives, actions, urban design principles and indicative built form controls of the St Leonards and Crows Nest 2036 Plan. Detailed consideration of the 2036 Plan is outlined throughout the planning proposal demonstrating it is consistent with 2036 Plan's overall vision to encourage growth within the Planned Precinct.
1.14 Implementation of Greater Macarthur 2040	N/A	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	Not applicable
3.2 Heritage Conservation	Yes	The planning proposal and the supporting Heritage Impact Statement (Appendix E) has considered its impact on the heritage items within the vicinity of the site. The design concept seeks to ensure the built form is sympathetic to the heritage buildings, taking its cues from the existing streetscape at podium level. The planning proposal does not include the changes to any planning controls affecting a heritage item or change to a heritage conservation area and the Heritage Impact Statement concludes the proposal is supportable from a heritage perspective.
3.3 Sydney Drinking Water catchments	N/A	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
3.5 Recreation Vehicle Areas	N/A	Not applicable

Consistency with Ministerial Directions

Direction Title	Consistency	Comment
3.6 Strategic Conservation Planning	N/A	Not applicable
Focus Area 4: Resilience and Hazards		
4.1 Flooding	N/A	The site is not located within flood prone land Accordingly, Direction 4.1 is not applicable.
4.2 Coastal Management	N/A	Not applicable
4.3 Planning for Bushfire Protection	N/A	The site is not located within a Bushfire prone area. Accordingly, Direction 4.3 is not applicable.
4.4 Remediation of Contaminated Land	Yes	The planning proposal will involve the change of use of land and has considered the whether the land is contaminated by undertaking a preliminary contamination study.
4.5 Acid Sulfate Soils	N/A	The site is not located on acid sulphate soils. Accordingly, Direction 4.5 is not applicable.
4.6 Mine Subsidence and Unstable Land	N/A	Not applicable
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The planning proposal will enable commercial, retail and residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport. The delivery of the planning proposal in a timely manner will ensure that new development and infrastructure are delivered in a collaborative timeframe.
5.2 Reserving Land For Public Purposes	Yes	This direction is requirement for Council.
5.3 Development Near regulated Airports and Defence Airfields	Yes	The proposed height limit penetrates the Obstacle Limitation Surface thereby requiring any future development application that is built to the maximum allowable height to obtain a controlled activity approval under the the Airports Act 1996. Consultation will be undertaken with Sydney Airport as stipulated in the conditions of the Gateway Determination to seek approval for the planning proposal, noting that the maximum allowable height remains well below the PANS-OPS ceiling.
5.4 Shooting Ranges	N/A	Not applicable

Consistency with Ministerial Directions

Direction Title	Consistency	Comment
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The planning proposal encourages a variety of apartment types with appropriate access to infrastructure and services. The planning proposal demonstrates appropriate built form whilst minimising the impact of residential development on the environment.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	The planning proposal promotes employment growth and supports the viability of the St Leonards and Crows Nest Planned Precinct. The planning proposal will promote employment growth in a suitable location with additional commercial floorspace
7.2 Reduction in non-hosted short term rental accommodation period	N/A	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not applicable
9.2 Rural Lands	N/A	Not applicable
9.3 Oyster Aquaculture	N/A	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable