

Ref No: D20/255088

# **APPENDIX 4 – Consistency with S9.1 Ministerial Directions**

## **Planning Proposal for LEP21**

**Amendment to Georges River Local Environmental Plan 2020**

**(PP2020/0002)**

**October 2020 – For Gateway**

Direction	Consistency	Comment
<b>1. Employment and Resources</b>		
1.1 Business and Industrial Zones <i>Objectives:</i> (a) <i>encourage employment growth in suitable locations,</i> (b) <i>protect employment land in business and industrial zones, and</i> (c) <i>support the viability of identified centres.</i>	N/A	Not applicable
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries <i>Objective:</i> <i>To ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i>	N/A	Not applicable
1.4 Oyster Aquaculture <i>Objectives:</i> (a) <i>To ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal.</i> (b) <i>To protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oyster and oyster consumers.</i>	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable
<b>2. Environment and Heritage</b>		
2.1 Environment Protection Zones <i>Objective:</i> <i>To protect and conserve environmentally sensitive areas.</i>	Yes	The proposed rezoning/ uplift (Narwee HIA) that will result in residential intensification under this Planning Proposal is located in existing urban areas and are not located in environmentally sensitive areas. The Planning Proposal is consistent with this direction.
2.2 Coastal Protection <i>Objective:</i> <i>To protect and manage coastal areas of NSW.</i>	Yes	The Planning Proposal does not include any provisions that affect coastal areas. The Planning Proposal is consistent with this direction.
2.3 Heritage Conservation <i>Objective:</i>	Yes	The Planning Proposal seeks to reduce the maximum building

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<i>To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>		height applied to 33 Dora Street, Hurstville, which contains a semi-detached Victorian terrace that forms part of a group heritage listing for a row of Victorian terraces being Nos.33-47 Dora St, Hurstville. The remainder of the terrace group at Nos. 35-47 all have a consistent 15m height applied. The reduction of the maximum height at No.33 is intended to ensure a consistent 15m height is applied across the entire group of terraces to better conserve their heritage significance. Accordingly, the Planning Proposal is consistent with this direction.
2.4 Recreation Vehicle Areas	N/A	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
<b>3. Housing, Infrastructure and Urban Development</b>		
<p>3.1 Residential Zones</p> <p><i>Objectives:</i></p> <p>(a) <i>To encourage a variety and choice of housing types to provide for existing and future housing needs</i></p> <p>(b) <i>To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services</i></p> <p>(c) <i>To minimise the impact of residential development on environment and resource lands.</i></p>	Yes	<p>The Planning Proposal seeks to provide capacity for approx. 310 additional dwellings through the up-zoning of existing low density residential areas to medium density and high density in the Narwee HIA, which is a highly accessible area, serviced by shops, schools, open space, infrastructure, services and community facilities. It is within walking distance to transport infrastructure, such as train stations and frequent bus services.</p> <p>Furthermore, the introduction of manor houses and multi dwelling housing (terraces) into the LEP will enable additional choice by providing more housing types.</p> <p>Accordingly, the Planning Proposal is consistent with this direction.</p>
<p>3.2 Caravan Parks and Manufactured Home Estates</p> <p><i>Objectives:</i></p> <p>(a) <i>To provide for a variety of housing types</i></p> <p>(b) <i>To provide opportunities for</i></p>	N/A	Not applicable

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<p><i>caravan parks and manufactured home estates.</i></p>		
<p>3.3 Home Occupations <i>Objective:</i> <i>To encourage the carrying out of low-impact small businesses in dwelling houses.</i></p>	Yes	<p>The Planning Proposal is consistent with this direction as home occupations are permissible without consent across all residential zones under the <i>GRLEP 2020</i>.</p>
<p>3.4 Integrating Land Use and Transport <i>Objective:</i> <i>To ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <ul style="list-style-type: none"> <li><i>(a) Improving access to housing, jobs and services by walking, cycling and public transport</i></li> <li><i>(b) Increasing the choice of available transport and reducing dependence on cars</i></li> <li><i>(c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car</i></li> <li><i>(d) Supporting the efficient and viable operation of public transport services</i></li> <li><i>(e) Providing for the efficient movement of freight.</i></li> </ul>	Yes	<p>This Planning Proposal provides additional housing through the rezoning and uplifting of an existing low density residential area, in a highly accessible area; located within walking distance to commercial centres and transport infrastructure, such as train stations and frequent bus services. The locations of these rezoned/ uplifted areas have been chosen to provide existing and future residents the opportunity to access jobs and services by walking, cycling and public transport, reducing travel demand and dependence on cars.</p> <p>The Planning Proposal is consistent with this direction.</p>
<p>3.5 Development Near Licensed Aerodromes <i>Objectives:</i></p> <ul style="list-style-type: none"> <li><i>(a) to ensure the effective and safe operation of regulated airports and defence airfields;</i></li> <li><i>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</i></li> <li><i>(c) to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i></li> </ul>	Yes	<p>Pre-exhibition discussions with Sydney Airport, the Commonwealth Department of Infrastructure, Transport, Cities and Regional Development (DITCRD), and the Civil Aviation Safety Authority (CASA) will be conducted regarding the proposed height increases at the Narwee HIA in accordance with this direction. The Planning Proposal is consistent with this direction.</p> <p><i>Note: The Defence Regulations 2016 identifies twelve declared Defence Aviation Areas (DAA) across Australia. The Nowra Airfield Defence Aviation Area is the only declared DDA in NSW. Consultation with the Department of Defence is not required for this Planning Proposal as the Georges</i></p>

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		<i>River LGA is not located within or near the Nowra Airfield.</i>
3.6 Shooting Ranges	N/A	Not applicable
3.7 Reduction in non-hosted short term rental accommodation period	N/A	Not applicable
<b>4. Hazard and Risk</b>		
<p>4.1 Acid Sulfate Soils</p> <p><i>Objective:</i>  <i>To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</i></p>	Yes	The proposed rezoning/ uplift that will result in residential intensification under this Planning Proposal is not affected by the presence of acid sulfate soils. The Planning Proposal is consistent with this direction.
<p>4.2 Mine Subsidence and Unstable Land</p> <p><i>Objective</i>  <i>To prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</i></p>	N/A	Not applicable
<p>4.3 Flood Prone Land</p> <p><i>Objectives</i></p> <p>(a) <i>to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</i></p> <p>(b) <i>to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</i></p>	Yes	This Planning Proposal does not seek to amend the flood planning model clause adopted by the draft LEP 2020. Measures such as freeboarding above the flood level will need to be implemented in future developments in accordance with the flood planning clause. The Planning Proposal is consistent with this direction.
<p>4.4 Planning for Bushfire Protection</p> <p><i>Objectives</i></p> <p>(a) <i>to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</i></p> <p>(b) <i>to encourage sound management of bush fire prone areas.</i></p>	Yes	<p>The proposed rezoning/ uplift that will result in residential intensification under this Planning Proposal is located in existing urban areas and are not located in areas known to be bushfire affected.</p> <p>The introduction of manor houses and multi dwelling housing (terraces) will not result in an intensification of the existing development potential in the R3 and R4 zoned areas across the LGA.</p>

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		Accordingly, the Planning Proposal is consistent with this direction.
<b>5. Regional Planning</b>		
5.1 Implementation of Regional Strategies	N/A	Not applicable
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.5 Revoked	N/A	Not applicable
5.6 Revoked	N/A	Not applicable
5.7 Revoked	N/A	Not applicable
5.8 Revoked	N/A	Not applicable
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	N/A	Not applicable
5.11 Development of Aboriginal Land Council land	N/A	Not applicable
<b>6. Local Plan Making</b>		
6.1 Approval and Referral Requirements <i>Objective: To ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i>	Yes	The Planning Proposal does not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. Accordingly, the Planning Proposal is consistent with this direction.
6.2 Reserving Land for Public Purposes <i>Objective: (a) To facilitate the provision of public services and facilities by reserving land for public purposes, and (b) To facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i>	N/A	Not applicable
6.3 Site Specific Provisions <i>Objective: To discourage unnecessary restrictive site specific planning controls.</i>	Yes	No new site-specific provisions are proposed as part of the Planning Proposal. Accordingly, the Planning Proposal is consistent with this direction.

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<b>7. Metropolitan Planning</b>		
7.1 Implementation of A Plan for Growing Sydney <i>Objective:</i> <i>To give legal effect to the planning principles, directions and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.</i>	Yes	<i>A Plan for Growing Sydney</i> has been replaced by the Greater Sydney Commission's <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i> . The Planning Proposal is consistent with the Objectives of <i>A Metropolis of Three Cities</i> , as detailed in the Planning Proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	Not applicable
7.3 Parramatta Road Corridor Urban Transformation strategy	N/A	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable