

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed amendment to The Hills Local Environmental Plan 2019 (Amendment No (#)) to apply the optional Clause 5.5 of the Standard Instrument LEP and specify that in rural zones, the total floor area of secondary dwellings must not exceed 110m² or 20% of the total floor area of the principal dwelling, whichever is the greater.

STATUS: Public Exhibition

ADDRESS OF LAND:

- Land zoned RU1 Primary Production under The Hills Local Environmental Plan 2019;
- Land zoned RU2 Rural Landscape under The Hills Local Environmental Plan 2019; and
- Land zoned RU6 Transition under The Hills Local Environmental Plan 2019.

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 9.1 Local Planning Directions
Attachment C	Council Report and Minute (23 February 2021)
Attachment D	Local Planning Panel Report and Minute (17 March 2021)
Attachment E	Gateway Determination (14 May 2021)

BACKGROUND:

Development standards for secondary dwellings have been regulated under Clause 5.4(9), which is a 'compulsory' clause under the State-wide Standard Instrument LEP. Under Clause 5.4(9) of The Hills LEP 2019, Council permits secondary dwellings to have a total floor area of 60m² or 20% of the total floor area of the principal dwelling (whichever is the greater).

Historically, this clause and its associated size criteria were applicable to both rural and urban zones. While appropriate outcomes were being achieved in established urban areas, the clause failed to appropriately regulate the outcomes that could be achieved in rural areas of the Shire.

On 30 April 2019, Council resolved to forward a planning proposal to the Department of Planning Industry and Environment (DPIE) that would amend Clause 5.4(9) such that it would allow the application of size controls for rural areas, distinct from size requirements for secondary dwellings in urban areas.

On 14 February 2020, Council received a Gateway Determination which advised that the planning proposal should not proceed to Gateway Determination, primarily on the basis that the amendments could not be legally made. Council subsequently submitted a request for a review of this determination and on 10 June 2020, the Independent Planning Commission (IPC) was supportive of the strategic and site specific merits of Council's proposal. However, the IPC recommended that in order to enable the amendments sought by Council, DPIE would need to either:

- Change the mandatory nature of Clause 5.4(9)(a) in the Standard Instrument; or
- Enact the changes through a relevant State Environmental Planning Policy (SEPP).

Following consideration of the IPC's advice, DPIE determined not to alter the Gateway Determination for Council's planning proposal and subsequently advised that the planning proposal should not proceed. However, it was advised that the amendments sought by Council would be permitted through a proposed new Housing Diversity SEPP. This would give Councils the discretion to set a maximum size for secondary dwellings in rural zones, distinct from the maximum size applicable to urban zones.

During the exhibition period for the Discussion Paper on the proposed new Housing Diversity SEPP, Council made a submission recommending that the mechanism to enact the proposed amendment be created within the Standard Instrument LEP rather than through a SEPP, given that Clause 5.4(9) is a mandatory clause within the Standard Instrument LEP.

On 16 December 2020, a Standard Instrument Amendment Order was Gazetted which amends the existing Clause 5.4(9) so that it relates specifically to urban zones. The Order also introduced a new optional Clause

5.5 which specifically relates to the maximum size of secondary dwellings in rural zones. The Order came into effect on 1 February 2021. By opting to include the new Clause 5.5 within an LEP by way of a planning proposal, relevant Councils now have the discretion to set maximum size criteria for secondary dwellings within rural zones (distinct from urban zoned land).

However in the interim period since this amendment, there are currently no controls applicable to secondary dwellings in rural zones.

On 23 February 2021, Council considered a report regarding the Standard Instrument (LEP) Amendment (Secondary Dwellings) Order 2020 and the opportunity to adopt the optional *Clause 5.5 Controls relating to secondary dwellings on land in rural zone* within LEP 2019, and resolved as follows:

1. *Council prepare a planning proposal to amend The Hills Local Environmental Plan to include the new Clause 5.5 and specify maximum size criteria for secondary dwellings in rural zones to give effect to a maximum of 110m² or 20% of the total floor area of the principal dwelling, whichever is the greater.*
2. *The planning proposal be reported to the Local Planning Panel for advice, in accordance with Section 2.19 of the Environmental Planning and Assessment Act 1979.*
3. *Following receipt of the Local Planning Panel's advice and subject to this advice not requiring any revisions to the planning proposal as detailed within this report, the planning proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.*

A copy of the Council Report and Minute is provided as Attachment C.

It is noted that Council resolved to initiate this planning proposal on the basis of advice received from DPIE that each Council would be required to initiate a planning proposal to include the new clause. Since this time (and Council's resolution), further correspondence was received from the Housing Policy Team within DPIE, which advised of an alternate planning pathway to incorporate Clause 5.5 into Council's LEP at the time of drafting the Housing Diversity SEPP. This would circumvent the requirement for Council to prepare a planning proposal.

Noting Council's resolved position to prepare a planning proposal, the unknown timing of the implementation of the Housing Diversity SEPP and the importance of swiftly reinstating planning controls for secondary dwellings in rural areas, it is Council's intent to continue to pursue the subject planning proposal alongside the alternate pathway advised by DPIE's Housing Policy Team. Evidently, Council's preferred mechanism for implementation is whichever pathway is able to more effectively expedite the Gazettal process.

On 17 March 2021, Council received advice from the Local Planning Panel which stated that the planning proposal should proceed to Gateway Determination. A copy of the Local Planning Panel Report and Minute is provided as Attachment D.

On 14 May 2021, DPIE issued a Gateway Determination which stated that the planning proposal is suitable to proceed to public exhibition, subject to conditions. A copy of the Gateway Determination is provided as Attachment E.

PART 1 OBJECTIVES OR INTENDED OUTCOME

As a result of an amendment to Clause 5.4(9) of the Standard Instrument LEP Order, which amended the clause to relate specifically to urban zones, there are currently no maximum size provisions applicable to secondary dwellings on rural zoned land. Accordingly, the objective of this planning proposal is to reapply maximum size criteria for secondary dwellings in the Shire's rural lands.

Historically, the size criteria for secondary dwellings has achieved appropriate outcomes in the urban area but has unreasonably restricted development outcomes in the rural area. The planning proposal will ensure that secondary dwellings within rural areas can be provided in a reasonable built form and scale that is compatible with the character of the rural locality. This will be achieved by amending The Hills Local Environmental Plan and applying the optional Clause 5.5 of the Standard Instrument (LEP) Order to allow size criteria to be specified for secondary dwellings within the rural area, distinct from the applicable size criteria for urban zones.

PART 2 EXPLANATION OF THE PROVISIONS

To achieve these development outcomes, the proposal seeks to implement Clause 5.5 of The Hills Local Environmental Plan 2019, as it applies to rural zoned land by specifying maximum size criteria for secondary dwellings in rural zoned land as follows:

5.5 Controls relating to secondary dwellings on land in a rural zone

If development for the purposes of a secondary dwelling is permitted under this Plan on land in a rural zone—

- (a) *The total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater-*
 - (i) *110 square metres,*
 - (ii) *20% of the total floor area of the principal dwelling.*

The planning proposal does not seek to adopt the optional subclause (b) which allows the ability to specify a maximum distance between the secondary dwelling and the principal dwelling.

The nominated 20% control remains unchanged in comparison to the previous application of Clause 4.5(9), however the nominated control of 110m² is in response to concerns raised from the community regarding the inequitable opportunity for rural landowners to construct a sizeable secondary dwelling, where previously a 60m² limit applied.

The proposed amendment would only apply to rural zones within The Hills Shire where secondary dwellings are already permitted with consent. Under The Hills LEP 2019, the applicable zones are RU1 Primary Production, RU2 Rural Landscape and RU6 Transition.

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

1. *Is the planning proposal a result of any strategic study or report?*

No, the planning proposal has been initiated by Council as a result of an amendment to Clause 5.4(9) of the Standard Instrument LEP Order, which dissociated maximum size provisions for secondary dwellings in rural zones so that it relates specifically to urban zones.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes, the planning proposal responds to *the Standard Instrument Order (Local Environmental Plans) Amendment (Secondary Dwellings) Order 2020*, which effectively removed maximum size provisions for secondary dwellings in rural zones. The subject planning proposal seeks to reinstate planning controls applicable to secondary dwellings within the rural area by way of adopting the optional Clause 5.5.

The proposed amendments will maintain the subservient relationship between a principal and secondary dwelling, ensure that secondary dwellings remain contextually appropriate in the rural area, and allow rural land owners the opportunity to construct reasonably sized secondary dwellings that are of a suitable scale for their site.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Yes, a discussion of consistency is provided below. This position was supported by The Hills Local Planning Panel, which considered the matter on 17 March 2021 unanimously recommended that the Planning proposal proceed to Gateway Determination.

- Greater Sydney Region Plan and Central City District Plan

The Greater Sydney Region Plan and Central City District Plan emphasises the importance of ensuring that the provision of diverse dwelling options are available to rural residents of the Shire and that built form outcomes are contextually appropriate. Relevant objectives and planning priorities of the Regional Plan and District Plan are as follows:

- Objective 10 – Greater housing supply;
- Objective 11 – Housing is more diverse and affordable;
- Objective 29 – Scenic and cultural landscapes are protected;
- Planning Priority C5 – Providing housing supply, choice and affordability with access to jobs services and public transport; and
- Planning Priority C18 – Better managing rural areas.

The planning proposal will only apply to rural zones where secondary dwellings are already permissible with consent and will not limit the delivery of housing supply within the Shire. Nominated maximum size criteria controls will enable a more feasible and attractive opportunity for rural landowners to construct a reasonably sized secondary dwelling where some landowners were previously limited by the size of their existing principal dwelling. It is considered unreasonable to require landowners to undertake unnecessary alterations to expand their existing dwelling for the primary purpose of achieving a more sizeable secondary dwelling, particularly on large rural lots that are already capable of accommodating secondary dwellings without having an adverse impact on rural character.

The planning proposal will ensure the diversification of housing typologies on rural zoned land and facilitate the delivery of more affordable housing options in rural areas that are generally characterised by larger principal dwellings. Additionally, it will ensure that secondary dwellings can be feasibly delivered in rural areas by addressing current limitations that can arise where existing principal dwellings are of a modest size and scale.

Giving consideration to the Metropolitan Rural Area, rural sites present fewer constraints in relation to the siting of a secondary dwelling. Larger lot sizes mean that both the principal and secondary dwelling can be comfortably accommodated within site coverage requirements whilst providing sufficient private open space and negligible amenity impacts such as overlooking or overshadowing within the site and to adjoining properties.

Furthermore, the Plan seeks to achieve a 0-5 year housing supply target of 8,550 additional dwellings for The Hills Council based on the District's dwelling needs and existing opportunities to deliver supply. The delivery of these dwellings to reach those housing targets is reliant on traditional detached and attached houses within the North West Growth Centres of Box Hill and North Kellyville, as well as medium and high density development along the Sydney Metro Northwest Corridor. Council is not reliant on the Metropolitan Rural Area (MRA) to achieve its 5 year housing supply target.

It is considered that these design outcomes can be achieved within the nominated development standards of the planning proposal and will not impact on the scenic and cultural landscapes of the MRA. Further, the proposed amendments will not impact on the rural population of the Shire or place substantial pressure on local services and infrastructure, given that secondary dwellings are already permitted and the proposal simply seeks to specify the size criteria for this form of development where it does occur within rural areas.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes, a discussion of consistency is provided below.

- The Hills Future 2036 Local Strategic Planning Statement

Council's Local Strategic Planning Statement (LSPS) outlines the Shire's 20-year vision regarding land use planning, population, housing, economic growth and environmental management. The planning proposal will give effect to the following relevant planning priorities of LSPS:

- Planning Priority 8 – Plan for a diversity of housing; and
- Planning Priority 16 – Manage and protect the rural/urban interface.

The LSPS seeks to ensure that a range of housing options are available to meet the varying needs, lifestyles and financial capacities of existing and future residents. Specifically, Council's supporting Rural Strategy recognises that for residents with more modest established homes in rural areas, there is a desire to see an increase in the permissible floor space of secondary dwellings from the previous limit of 60m² (as was previously applicable to both urban and rural zones).

Giving effect to Council's Rural Strategy, the nominated size criteria will ensure that secondary dwellings can be greater than 60m² within the rural area and continue to contribute to the diversity of housing typology and affordability, while ensuring that existing rural character is maintained. It will also more broadly facilitate further opportunity to diversify the Shire's housing mix and ensure secondary dwellings serve an affordable housing option for lower income households.

The nomination of size criteria will not negatively impact the rural urban interface as the amendments relate only to land on which secondary dwellings are already permitted with consent. On balance, the planning proposal will provide for a diversity of housing without jeopardising the priority of managing and protecting the rural urban interface.

- **The Hills Future Community Strategic Plan**

The Hills Future Community Strategic Direction articulates The Hills Shire community's and Council's shared vision, values, aspirations and priorities with reference to other local government plans, information and resourcing capabilities. It is a direction that creates a picture of where The Hills would like to be in the future. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community.

The planning proposal will assist in the realisation of The Hills Future desire to achieve well-planned and liveable neighbourhoods that meet growth targets and maintain amenity. The proposal contributes to the liveability of rural lands by ensuring that secondary dwellings are of an appropriate size and scale to contribute to the diversity of housing stock without adversely impacting on the character of rural areas. Moreover, it responds to the community's desire to have greater opportunity for rural land owners to construct reasonably sized secondary dwellings that are of a suitable scale for their context

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with the relevant State Environmental Planning Policies (SEPPs) as outlined in Attachment A, and discussed below:

- SEPP (Affordable Rental Housing) 2009

The Objectives of the SEPP are to facilitate the effective delivery of new affordable rental housing through incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards. It is noted however that the provisions contained within the SEPP with respect to secondary dwellings apply solely to urban residential zones. The proposal will not contain provisions that would contradict or hinder the application of the SEPP as it relates to rural zoned land only.

6. Is the planning proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

Yes, the consistency of the planning proposal with the *Section 9.1 Ministerial Directions* is detailed within Attachment B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

- Ministerial Direction 1.2 Rural Zones

The objectives of this direction are to protect the agricultural production value of rural land. The direction states that a planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone, and not contain provisions that will increase the permissible density on land within a rural zone.

The proposal only applies to rural areas where secondary dwellings are already permitted with consent and the planning proposal does not seek to amend the permissibility of this land use, nor does it seek to rezone rural land. The nominated 20% control remains unchanged in comparison to the previous application of Clause 5.4(9) to the rural area and the proposal would therefore not result in an unreasonable increase in the permissible density in rural zones. The nominated 110m² floor area limit would provide more equitable

opportunities for rural landowners to construct a sizeable secondary dwelling, where previously limited by the 60m² limit, and would in principle not increase the permissible density in rural zones.

- Ministerial Direction 1.5 Rural Lands

The objectives of this direction are to facilitate the orderly and economic use and development of rural lands for rural and related purposes. It also seeks to assist in the management, development and protection of rural lands to promote the social, economic and environmental welfare of the State and minimise potential land use conflicts with residential development.

The planning proposal is consistent with this direction as it seeks to regulate size requirements for development on rural land where residential uses are already permitted. It does not seek to amend the permissibility of residential development. As such, the proposal is considered to have minimal impact on the agricultural viability of rural land. The nominated size requirements can be achieved alongside consistency with Part B Section 1 – Rural of The Hills Development Control Plan 2012 and would not create the potential for any adverse land use conflicts with agricultural uses.

- Ministerial Direction 4.4 Planning for Bushfire Protection

Any planning proposal for land which is identified as being bushfire prone on a Bushfire Prone Land Map must be consistent with Ministerial Direction 4.4 Planning for Bushfire Protection. Much of the rural areas of the Shire are identified on the Bushfire Prone Land Map. The Direction requires that planning proposals:

- (a) have regard to Planning for Bushfire Protection Guideline 2019;
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas; and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

The planning proposal would not impact on the application of the Bushfire Protection Guideline 2019 or the consideration of bushfire protection as part of any future Development Application for a secondary dwelling. This conclusion was also supported by the Independent Planning Commission in their assessment of the Gateway Review for the previous planning proposal.

As required by Condition 3 of the Gateway Determination, consultation will be undertaken with the Rural Fire Service as part of the exhibition of the planning proposal to confirm the planning proposal's consistency with this Direction.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The planning proposal is unlikely to adversely impact on any critical habitat, threatened species, population or ecological communities or their habitats. Site planning requirements for secondary dwellings at the development application stage will remain unchanged as a result of the planning proposal.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

While a majority of rural zoned land within the Shire is mapped as bushfire, biodiversity, and flood prone, the proposal simply seeks to amend the criteria used to determine the maximum size of secondary dwellings in rural areas where this land use is already permitted with consent. As above, the site planning requirements and consideration of the applicable environmental constraints would remain relevant factors in determining a development application. As such, it is considered that the proposal will not create any environmental impacts.

It is noted that Council's previous planning proposal which sought to apply similar amendments to The Hills LEP 2019 received a Gateway Determination which advised that the planning proposal should not proceed. A reason for this refusal was the proposal's apparent inconsistency with Direction 4.4 Planning for Bushfire Protection of the 9.1 Ministerial Directions. The Independent Planning Commission's (IPC) Advisory Report determined that the planning proposal had strategic and site specific merit and was consistent with Ministerial Direction 4.4 Planning for Bushfire Protection given that the proposal merely seeks to facilitate greater control over the size of secondary dwellings in rural zones. Further, the Commission agreed with

Council that bush fire protection issues could be appropriately addressed at the development application stage as already required under current planning processes.

Notwithstanding this, in accordance with Condition 3 of the Gateway Determination consultation will be undertaken with the Rural Fire Service to verify the planning proposal's consistency with the Direction 4.4 of the Ministerial Direction 9.1.

9. How has the planning proposal adequately addressed any social and economic effects?

Secondary dwellings or 'granny flats' provide for greater mix and choice of housing. They can provide an income stream for some households, choices in living accommodation for the property owners and an affordable housing option for lower income households. The proposal seeks to encourage the provision of this form of housing, at an appropriate scale, whilst ensuring adequate amenity for future residents and minimal impact on the character of the rural area.

The planning proposal would have a positive economic impact as it seeks to create a more attractive option for landowners to achieve a secondary dwelling on their site. It will ensure that landowners are not required to undertake unnecessary alterations and additions to their existing principal dwelling for the sole purpose of increasing the achievable size of a secondary dwelling.

SECTION D - STATE AND COMMONWEALTH INTERESTS

10. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not impact on the permissibility or potential density of secondary dwellings in rural areas and as such, would not impact on public infrastructure.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

In accordance with the Gateway Determination, Council is required to consult with the NSW Rural Fire Service. This consultation will be undertaken concurrently with the broader public exhibition of the planning proposal.

PART 4 MAPPING

The planning proposal seeks to amend the written instrument LEP only and does not include any mapping amendments.

PART 5 COMMUNITY CONSULTATION

The planning proposal will be published in Council's public notices and advertised on Council's online media platforms including Council's website and Facebook page.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	May 2021
Government agency consultation	May 2021
Commencement of public exhibition period	May 2021
Completion of public exhibition period	June 2021
Timeframe for consideration of submissions	June 2021
Timeframe for consideration of proposal post-exhibition	June 2021
Report to Council on submissions	July 2021
Planning Proposal to PCO for opinion	July 2021
Date Council will make the plan	August 2021

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 19	Bushland in Urban Areas	YES	NO	-
No. 21	Caravan Parks	YES	NO	-
No. 33	Hazardous and Offensive Development	YES	NO	-
No. 36	Manufactured Home Estates	NO	-	-
No. 47	Moore Park Showground	NO	-	-
No. 50	Canal Estate Development	YES	NO	-
No. 55	Remediation of Land	YES	NO	-
No. 64	Advertising and Signage	YES	NO	-
No. 65	Design Quality of Residential Apartment Development	YES	NO	-
No. 70	Affordable Housing (Revised Schemes)	YES	NO	-
Aboriginal Land (2019)		NO	-	-
Activation Precincts (2020)		NO	-	-
Affordable Rental Housing (2009)		YES	YES	CONSISTENT
Building Sustainability Index: BASIX (2004)		YES	NO	-
Coastal Management (2018)		NO	-	-
Concurrences and Consents (2018)		YES	NO	-
Educational Establishments and Child Care Facilities (2017)		YES	NO	-
Exempt and Complying Development Codes (2008)		YES	NO	-
Gosford City Centre (2018)		NO	-	-
Housing for Seniors or People with a Disability (2004)		YES	NO	-
Infrastructure (2007)		YES	NO	-
Koala Habitat Protection (2020)		NO	-	-
Koala Habitat Protection (2021)		NO	-	-
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Major Infrastructure Corridors (2020)		NO	-	-
Mining, Petroleum Production and Extractive Industries (2007)		YES	NO	-
Penrith Lakes Scheme (1989)		NO	-	-
Primary Production and Rural Development (2019)		YES	NO	-
State and Regional Development (2011)		YES	NO	-
State Significant Precincts (2005)		YES	NO	-
Sydney Drinking Water Catchment (2011)		NO	-	-
Sydney Region Growth Centres (2006)		YES	NO	-
Three Ports (2013)		NO	-	-
Urban Renewal (2010)		NO	-	-
Vegetation in Non-Rural Areas (2017)		YES	NO	-
Western Sydney Aerotropolis (2020)		NO	-	-
Western Sydney Employment Area (2009)		NO	-	-
Western Sydney Parklands (2009)		NO	-	-
Deemed SEPPs				
SREP No. 8 (Central Coast Plateau Areas)		NO	-	-
SREP No. 9 – Extractive Industry (No. 2 – 1995)		YES	NO	-
SREP No. 16 – Walsh Bay		NO	-	-
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)		YES	NO	-

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
SREP No. 24 – Homebush Bay Area	NO	-	-
SREP No. 26 – City West	NO	-	-
SREP No. 30 – St Marys	NO	-	-
SREP No. 33 – Cooks Cove	NO	-	-
SREP (Sydney Harbour Catchment) 2005	NO	-	-

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources				
1.1	Business and Industrial Zones	YES	NO	-
1.2	Rural Zones	YES	YES	CONSISTENT
1.3	Mining, Petroleum Production and Extractive Industries	YES	NO	-
1.4	Oyster Aquaculture	YES	NO	-
1.5	Rural Lands	YES	YES	CONSISTENT
2. Environment and Heritage				
2.1	Environment Protection Zone	YES	NO	-
2.2	Coastal Protection	NO	-	-
2.3	Heritage Conservation	YES	NO	-
2.4	Recreation Vehicle Area	YES	NO	-
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	-	-
2.6	Remediation of Contaminated Land	YES	NO	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	NO	-
3.2	Caravan Parks and Manufactured Home Estates	YES	NO	-
3.3	Home Occupations	YES	NO	-
3.4	Integrating Land Use and Transport	YES	NO	-
3.5	Development Near Regulated Airports and Defence Airfields	YES	NO	-
3.6	Shooting Ranges	NO	-	-
3.7	Reduction in non-hosted short term rental accommodation period	NO	-	-
4. Hazard and Risk				
4.1	Acid Sulfate Soils	YES	NO	-
4.2	Mine Subsidence and Unstable Land	YES	NO	-
4.3	Flood Prone Land	YES	NO	-
4.4	Planning for Bushfire Protection	YES	YES	CONSISTENT
5. Regional Planning				
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
5.9	North West Rail Link Corridor Strategy	YES	NO	-
5.10	Implementation of Regional Plans	YES	NO	-
5.11	Development of Aboriginal Land Council Land	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
6. Local Plan Making				
6.1	Approval and Referral Requirements	YES	NO	-
6.2	Reserving Land for Public Purposes	YES	NO	-
6.3	Site Specific Provisions	YES	NO	-
7. Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	YES	NO	-
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	-	-
7.3	Parramatta Road Corridor Urban Transformation Strategy	NO	-	-
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	YES	NO	-
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	NO	-	-
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.9	Implementation of Bayside West Precincts 2036 Plan	NO	-	-
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	NO	-	-
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	NO	-	-
7.12	Implementation of Greater Macarthur 2040	NO	-	-
7.13	Implementation of the Pyrmont Peninsula Place Strategy	NO	-	-