

Meeting Date: Tuesday 22 November 2022
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde and Online
Time: 6.00pm

ATTACHMENTS FOR COUNCIL MEETING

Item

**8 POST EXHIBITION REPORT - PLANNING PROPOSAL TO REZONE
LAND AT 22 WINBOURNE STREET, WEST RYDE FROM SP2
(EDUCATIONAL ESTABLISHMENT) TO PART RE1 PUBLIC
RECREATION AND PART C2 ENVIRONMENTAL CONSERVATION**

Attachment 1 Planning Proposal - Marsden High School Final
Revised V2 - Post Gateway Version



planning consultants

Planning Proposal

Amendment to Ryde Local Environmental Plan 2014 for
Rezoning of Land from SP2 (Educational Establishment) to
Part RE1 Public Recreation and Part C2 Environmental Conservation
22 Winbourne Street, West Ryde

Prepared for: School Infrastructure NSW
March 2022

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1 Introduction

1.1 Commission

DFP has been commissioned by School Infrastructure NSW (SINSW) on behalf of the Department of Education (DOE) to prepare this Planning Proposal for 22 Winbourne Street, West Ryde (the site). This Planning Proposal seeks to amend the 'land use zone' in Ryde City Local Environmental Plan 2014 as it currently applies to the site from SP2 Educational Establishment to part RE1 Public Recreation and part C2 Environmental Conservation.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and the Department of Planning and Environment (DPE) with the necessary information to assess the Planning Proposal and for the Minister to make a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW DPIE.

1.3 Supporting Documentation

This Revised Planning Proposal has been prepared by DFP based on the information listed below and a site inspection undertaken on 30 March 2021:

- Proposed Survey Plan prepared by LTS, dated 16 February 2021;
- Site Plan Lower prepared by COX Architecture, revision 2;
- Site Plan Upper prepared by COX Architecture, revision 2;
- Marsden High School Aboriginal Cultural Heritage Assessment Report – 13 May 2021 - Comber Consultants AND Marsden High School Aboriginal Archaeological Assessment – 29 January 2021 – Comber Consultants
- Marsden High School Planning Proposal Acoustic Report – 25 May 2021 – Marshall Day Acoustics
- Bushfire Opportunities and Constraints Assessment Report – 13 May 2021 – Abel Ecology
- Prescribed Ecological Actions Report (PEAR) – 10 May 2021 – Abel Ecology
- Flood Statement, Revision 03 – 1 April 2021 - Henry & Hymas
- Flood Study Report – 1 October 2021 – Quantum Engineers
- Preliminary Heritage Report and Comparative Analysis – 15 April 2021 – Purcell
- Report on Detailed Site Investigation (Contamination) – February 2021 – Douglas Partners
- Report on Preliminary Site (Contamination) Investigation – December 2020 – Douglas Partners
- Site Infrastructure Assessment – January 2021 – WSP
- Traffic and Transport Impact Assessment – 25 March 2021 – SCT Consulting
- Response to Request for Information – Traffic – 29 September 2021 – SCT Consulting
- Transport Assessment Technical Advisory Note – 29 September 2021 – SCT Consulting
- Planning Proposal - Traffic Impact Assessment – 30 March 2022 – Bitzios Consulting

1 Introduction

1.4 Summary of Conclusions and Recommendations

This report concludes that the proposal to rezone the land from SP2 to RE1 and C2:

- is consistent with the Greater Sydney Regional Plan;
- is consistent with the North District Plan;
- is consistent with the Local Planning Strategies / Local Strategic Planning Statement;
and
- is not inconsistent with relevant SEPPs and Section 9.1 Ministerial Directions.

Furthermore, the concept plan for the site demonstrates that environmental factors can be adequately addressed and subject to more detailed assessment at the DA stage.

Accordingly, we recommend that Council endorse this Planning Proposal and forward it to the Minister for Gateway Approval.

2 Background

2.1 Consultation Meetings

An online meeting was held with Council on 16 March 2021. Attendees and items discussed are outlined below.

Attendees:

- Dylan Govender – Council
- Naomi L'oste Brown – Council
- Nobel Haddad – SINSW
- Roman Pilch – SINSW
- Gina Gou - SINSW
- Stephen Earp - DFP Planning
- Natasha Bartley – DFP Planning

Introduction by DFP

1. The school will be closing at the end of Term 1, 2022;
2. Concept plans are being developed for potential future use of the site as a recreation facility (indoor and outdoor);
3. Works relate to Marsden High School site only, not Ermington Public School site;
4. A boundary adjustment is currently underway via exempt development to rectify an encroachment of Ermington Public School onto the Marsden High School site (this has since been completed);
5. The site has high value biodiversity in north-east corner;
6. A waterway is located in the north-east corner (open) then piped through site to the south-east corner; and
7. Preliminary investigations are underway regarding potential court numbers and supporting carparks.

Planning Proposal Discussions

- There are two (2) avenues to explore, being:
 - Recreational (indoor) and recreational (outdoor) via Schedule 1 additional permitted use; or
 - Rezone to RE1 Public Recreation (land would remain publicly owned).
- Council advised RE1 Public Recreation zone would be Council's preference and also queried whether a C2 Environmental Conservation zone had been considered for the high value biodiversity area.
- Council advised Minister may query why an additional permitted use is being sought when the RE1 zone suits the purpose of the proposed use.
- Council noted site could be rezoned back to SP2 zone if a school is proposed in future.
- SINSW queried whether a bus zone would be required by Council and whether this area could be utilised by netball facility (not purchased). Council advised they will investigate and respond separately.
- DFP provided key consultant reports for Council confirmation/ addition, including:
 - Survey;
 - LEP Draft Maps;
 - Flood Statement;

2 Background

- Ecology;
 - Arborist Report;
 - Traffic Impact Assessment;
 - Contamination;
 - Preliminary Site Investigation;
 - Detailed Site Investigation;
 - Remediation Action Plan;
 - Aboriginal Due Diligence;
 - Preliminary Acoustic Statement; and
 - Infrastructure Service Report.
- Council advised the list looks to capture everything, however, will review in detail and advise if further reports are required;
 - DFP queried the timing of DA lodgement after PP lodgement. Council advised preference is to wait for Gateway;
 - SINSW discussed the option to demolish under Complying Development and separate DA for site remediation. Council agreed this was a good approach;
 - DFP queried boundary adjustment and images/ Lot DP description of Planning Proposal and DA. DFP suggested using future boundary on images and consultant reports only referencing street address and not Lot/ DP. Council agreed to this approach, however advised that DA documents would require registration of lots and correct details;
 - SINSW advised that all high biodiversity vegetation will be retained. Council advised Council may look at more appropriate zoning for high biodiversity value areas;
 - Council suggested high level images in Planning Proposal only, not detailed images/ plans;
 - Council suggested traffic and noise will be two main areas of concern to be addressed. Concept detail, keep basic but show key aspects (access, carparking, acoustic and external lighting); and
 - SINSW advised the project is targeting a Green star 5 star for building.

Submission of Planning Proposal

The Planning Proposal was submitted to City of Ryde Council on 4 June 2021.

Request for Information

A request for information (RFI) was received from Council, dated 16 July 2021.

The RFI requested further information on traffic modelling and intersection modelling as well as compliance with Council DCP rates for car parking spaces and further information on flooding and overland flow.

In addition, Council further requested by email that the C2 zone be amended to reflect high value biodiversity boundary.

The above items have been addressed in this revised Planning Proposal report.

Request for Information

A second request for information was received from Council on 11 November 2021 which outlined a series of concerns regarding the traffic assessment assumptions as summarised below:

2 Background

- The information provided to date did not provide assurance about the level of traffic and parking impact resulting from the rezoning of the land.
- The impact of overflow parking resulting from the proposed facility is underestimated as the proposed parking rates provided are lower than the rates specified in the Development Control Plan - The traffic surveys that were supporting the traffic analysis were undertaken in February 2021 during Covid-19 restrictions and were shown to represent lower than usual traffic volumes when compared to SCATS data from 2019. The traffic surveys were not considered to be representative of typical traffic volumes.
- Further justification is required for the reduced traffic generation rate assumed during weekday PM peak period.
- Traffic generation in the previous assessment did not include the four indoor courts.
- Traffic modelling assumed upgrades to the layout of Victoria Road / Marsden Road intersection that will not necessarily be completed at the time of operation. The existing intersection layout should be used.
- It is unclear whether the current road and active transport infrastructure can support this land use.
- Additional measures should be considered to reduce reliance upon private vehicles (i.e., active and public transport).
- A revised TIA was prepared by Bitzios, which responds to the matters raised in Council's November RFI. There have been a number of discussions with Council's traffic engineers to confirm the assumptions to be applied with the TIA.

3 Site Context

3.1 Site Description

The site is located approximately 1.5km north-west of Meadowbank and 5km south-east of Macquarie Park. Vehicular and pedestrian access is currently via Winbourne Street and Brush Road. One (1) pedestrian refuge island is located on Winbourne Street just north of Farnell Street. Built form and the main car park area is located to the north-west of the site (**Figure 1**).



Figure 1 Site Location

The site is known as Marsden High School, 22 Winbourne Street, West Ryde. At the time of writing this report Marsden High School buildings and associated facilities currently occupy the site.

There is high value biodiversity vegetation on the north-eastern portion of the site and scattered trees/ cleared land to the remainder of the site (**Figure 2**). An open waterway exists to the north-east of the site, within the vegetated area, whereafter it is piped to the south-eastern corner of the site under Brush Road, after which it becomes an open watercourse (Archer Creek). The topography of the site falls from north/ north-west to south-east.

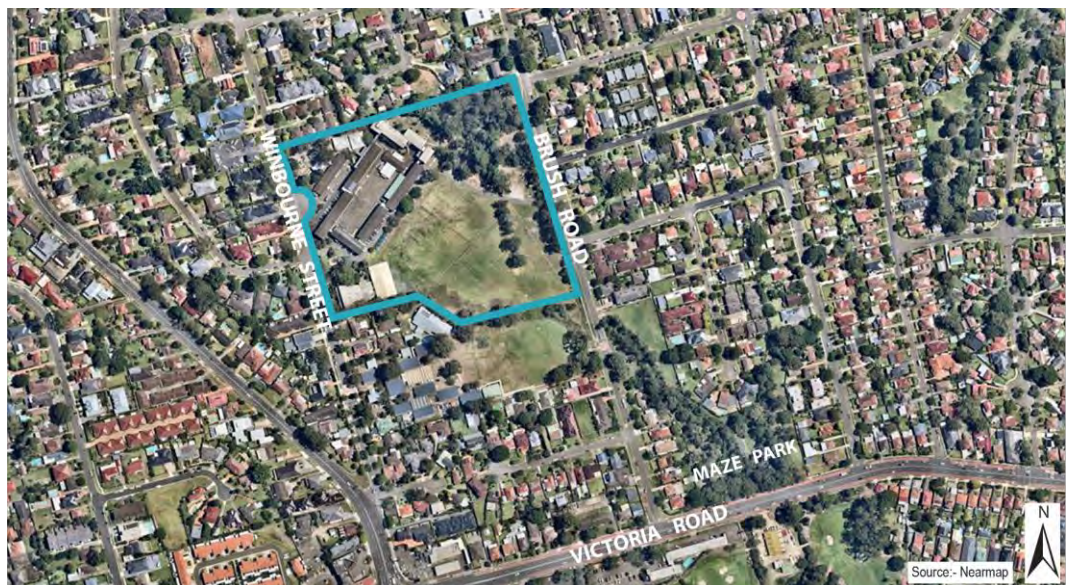


Figure 2 Site Context (with future boundary)

3 Site Context



Figure 3 Existing Bus Bay on Winbourne Street



Figure 4 Winbourne Street frontage

3 Site Context



Figure 5 Winbourne Street frontage



Figure 6 Existing Car Park adjacent to neighbouring properties to north of site

3 Site Context



Figure 7 Neighbouring fence to north of existing carpark



Figure 8 Piped waterway/ natural waterway – northern end

3 Site Context



Figure 9 Middle section of waterway



Figure 10 Middle section of waterway

3 Site Context



Figure 11 Southern end of open water course/ start of piped section to Maze Park



Figure 12 High value biodiversity area

3 Site Context



Figure 13 High value biodiversity area



Figure 14 Existing flood basin area to south-east of site

3 Site Context



Figure 15 Existing flood basin to south-east of site/ secondary parking



Figure 16 Sport field

3 Site Context



Figure 17 Existing built form



Figure 18 Existing built form

3 Site Context



Figure 19 Entry from Brush Road

3.2 Surrounding Development

The site is located in West Ryde, approximately 6km north-east of Parramatta and 4km north-west of Ryde. West Ryde is a developed area with little greenfield development opportunities.

Ermington Public School (SP2 Educational Establishment) is located immediately south of the site. Low density residential properties surround the site to the north, east and west (R2 Low Density Residential). Maze Park (RE1 Public Recreation) is located south-east of the site.

There are two (2) local heritage listed items within vicinity of the site, being the former School residence/ 1988 Ermington School Building and Maze Park.

3 Site Context



Figure 20 Neighbouring property to south on Winbourne Street



Figure 21 Winbourne Street looking north

3 Site Context



Figure 22 *Brush Road looking south*



Figure 23 *Brush Road looking north*

3 Site Context



Figure 24 Adjacent properties Brush Road

4 Potential Development

4.1 Planning Proposal

The Planning Proposal includes:

- Rezoning part of the site to RE1 Public Recreation to provide for land suitable for proposed future use as recreational (indoor/ outdoor and associated uses);
- Rezoning part that part of the site identifies as having high value biodiversity to C2 Environmental Conservation to protect and enhance the ecological values of the this part of the site;
- Vehicular access via Winbourne Street;
- Amendment of Ryde Local Environmental Plan 2014 land zoning map.

The key development statistics of the site and the Planning Proposal are detailed in **Table 1**.

Site Area	5.482ha
Proposed zones	Part RE1 Public Recreation and Part C2 Environmental Conservation
Intended future use	Netball Facility with indoor and outdoor courts, including parking and associated uses/ and ancillary works. Retention of high value biodiversity land
High Value Biodiversity	Approximately 9,100m ² in the north-east corner. To be retained.
Proposed areas	RE1 zone – 4.5712ha C2 zone – 9,100m ²

The following subsections provide a more detailed description of the concept proposal.

4.2 Concept Plan

It is intended to rezone part of the site RE1 to facilitate future use of the site for the purposes of a recreation facility. Recreation facilities are prohibited in the SP2 (educational Establishment) zone that currently applies to the site.

The future proposed use of the site upon rezoning to RE1 is for a recreational facility comprising 32 outdoor netball courts and an indoor facility which comprises 4 courts and ancillary uses. A DA will be lodged for the future use of the site for this purpose.

The existing school will be demolished. The current school will be relocated to Meadowbank Education Precinct.

The existing netball facilities (28 Courts) located in Meadowbank Park are proposed to be relocated to the subject site. The new facility will continue to be located within the Ryde LGA and would provide an additional eight (8) courts.

The intent behind seeking an C2 Environmental Conservation zone is to protect and enhance the high value biodiversity land identified in the north-eastern corner of the site.

The Concept Plan showing future potential development of the site has been prepared by COX Architecture and is depicted at **Figure 25**.

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Figure 25 Proposed concept plan (Cox Architecture)

4.3 Biodiversity and Ecology

Abel Ecology has undertaken a Flora and Fauna Due Diligence and has prepared a Prescribed Ecological Actions Report (PEAR) for the proposal regarding existing vegetation on the site. **Figure 26** shows the areas of the site mapped and identified on site as having high biodiversity values. No works are being proposed within the area with high biodiversity values. Tree protection zones, including protection for structural root zones, will be identified for any future works.

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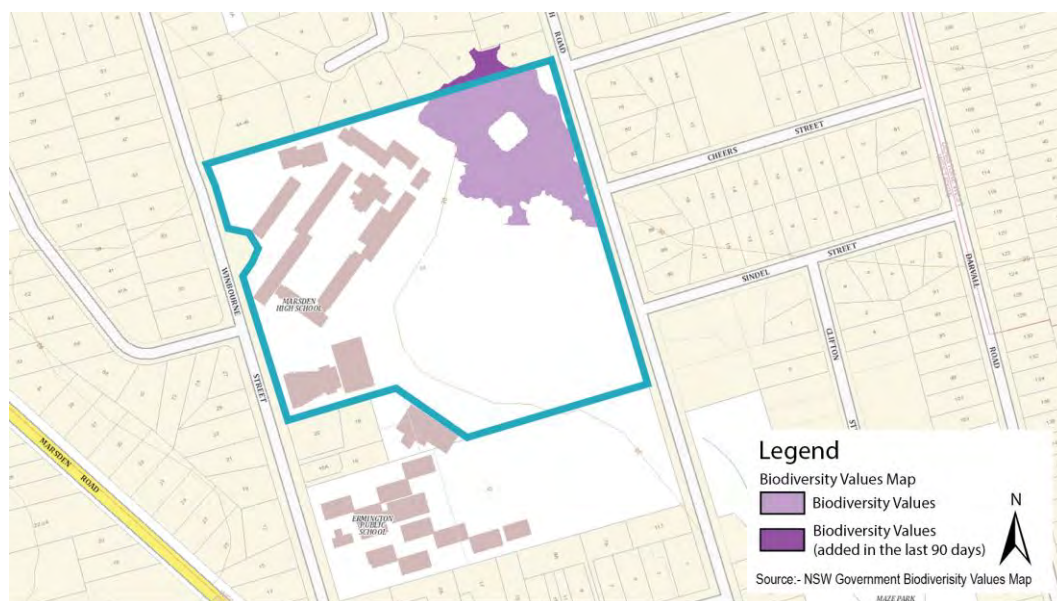


Figure 26 Biodiversity Values Map

4.4 Traffic and Parking

Following the initial submission of information and Council's subsequent feedback, a revised traffic and parking assessment has been prepared to address the matters raised by Council.

Vehicular access to the site is via Winbourne Street. There is sufficient space on the site to provide parking spaces for future development. On-street parking is located along the eastern side of Winbourne Street (along the frontage of the site) and the western side of Brush Road (along the site boundary and the boundary of Ermington Public School).

A pedestrian crossing is located on Winbourne Street, between Farnell Street and the existing bus/ drop off area to the existing school.

A Traffic Impact Assessment and Technical Advisory Note were prepared by STC Consultants in relation to the planning proposal and intended future use of the site.

The Technical Advisory Note addressed traffic modelling, background traffic growth and the Melrose Park Development, traffic generation from the future intended use of the site, and intersection performance. Modelling was undertaken on base and future year scenarios.

In addition to the Traffic Impact Assessment prepared by SCT, a further Traffic Impact Assessment was prepared by Bitzios to review similar facilities and respond to the matters raised in Council's RFI dated 11 November 2021.

The key findings of the Traffic Impact Assessment for the proposal are as follows:

- *The proposal includes rezone the subject site from SP2 Educational Establishments to RE1 Recreation. The proposal has the potential to include sports facility uses including up to 32 outdoor netball courts, 4 indoor multi sports courts and an ancillary gym.*
- *The existing high school will be demolished, resulting in a decrease in traffic and parking demand to the surrounding road network during typical school peak operating times on weekdays. Preliminary traffic analysis has been undertaken on the surrounding road network to respond to Council's concerns regarding its ability to accommodate the proposal. It is important to note that following the Planning Proposal, a separate Development Application and further Traffic Impact Assessment Report will be prepared*
- *The subject site is well supported by public and active transport facilities and strategically located near established residential areas of Denistone West, Eastwood and West Ryde as well as new residential growth suburbs of Melrose Park.*

4 Potential Development

- *Planned improvements to the public transport system along Victoria Road along with Council's cycleway rollout will further enhance the walk, cycle and public transport facilities to support the proposal*
- *Immediately surrounding the site, some pathways and crossings within the established residential areas to the east of the site incorporate some 'missing links'. Therefore, as part of the future development application it is recommended to investigate with Council the opportunity to address and improve pathways and crossing facilities connecting to the site*
- *A review of similar operating facilities has been undertaken to derive the expected practical operating scale and frequency for the purpose of traffic generation and to identify what transport measures are required to support the proposal. It is appropriate to consider the day-to-day transport operations of the facility be addressed while also considering the traffic capacity limitations and context of the surrounding road network. The use of the site for larger more infrequent events would however be subject to additional event management planning, travel demand management, and other mitigation measures to ensure that the impacts are appropriately managed, but permanent infrastructure is proportionate to the site operations and also economically viable.*
- *While Council's Development Control Plan does include a parking rate for Recreation Facilities (outdoor) at a rate of 3 spaces per court, this parking rate has been acknowledged by Council as not representative to meeting the practical demands for the proposal and specifically netball courts. Therefore in response to Council's position, benchmarking of parking rates at similar sites was undertaken to determine a practical parking rate that has been applied by both Council and also other jurisdictions. Based on the review of the similar netball facilities and considering the sites established transport facilities and road network operations, a parking provision of approximately 256 car parking spaces (8 spaces per outdoor court). is considered appropriate for the proposal and consistent with the operation of similar facilities throughout regional New South Wales and metropolitan Sydney. This parking provision would look to maximises the onsite parking to reduce impacts to the surrounding residents, while also managing the overall private vehicle trip generation accessing the site via Winbourne Street.*
- *Given the application relates to the Planning Proposal phase of the project, detailed parking layouts and associated internal transport components of the design are not yet defined. Therefore, the detailed transport components, parking areas as well as any external traffic works would be subject to further traffic impact assessment as part of the development application stage.*
- *The development of a Green Travel Plan (GTP) to support the site and its operations would be expected to be conditioned following the development application stage. The GTP would outline strategies to reduce the dependency on private vehicles and encourages travel mode behaviour change towards more sustainable travel options such as cycling, walking, carpooling and public transport.*
- *The primary vehicular access is proposed to be via Winbourne Street, which remains consistent with the current high school site operations. A review of the traffic impacts associated with the proposal demonstrates that irrespective of the proposal, Winbourne Street / Marsden Road intersection is impacted by peak period queuing back from Victoria Road to the south. Line marking and signage works were undertaken in 2017 to help formalise peak period traffic movements and manage queuing. The operations of this intersection and surrounding road network are shown within survey data to manipulate traffic distribution and discourage right turn movements out of Winbourne Street. Specifically, only 13% of trips exiting Winbourne Street turn right onto Marsden Road, while 87% exit left onto Marsden towards Victoria Road. This is an important factor for assessing the proposals likely traffic impacts to this intersection. When considering the road network operations and traffic generated by the proposal at this intersection, the road*

4 Potential Development

network will continue to operate in a similar manner with the inclusion of the proposal. Traffic modelling demonstrates that during both weekday peak period and weekend peak period operations of the Marsden Road / Winbourne Street intersection do not significantly worsen to a level that warrants additional mitigation measures to be imposed.

- *The surrounding road network includes a combination of major road corridors including Victoria Road and Marsden Road. These roads and intersections experience major traffic volumes during peak periods and are expected to see traffic growth and congestion in future years. Notwithstanding the above, planned infrastructure works by both Council and TfNSW in the area are focussed towards public transport and active transport infrastructure over conventional road capacity upgrades.*
- *Given the site layout and frontage to Brush Road, it is likely that some parking and traffic will seek to access the site from the east via Brush Road. It is therefore recommended that mitigation measures be implemented on the surrounding streets and as part of operational planning for the facility. These measures may include but not limited to:*
 - *Additional line marking and regulatory signage is installed to formalise parallel parking bays on Brush Road, maintain two-way traffic flow and ensure residents' driveways are not obstructed by visitors parking on street*
 - *The facility's Transport Access Guide (TAG), Green Travel Plan (GTP) and any Event Traffic Management Plans should clearly outline designated parking areas within the facility along with any temporary off-site parking arrangements and alternate transport modes.*

In view of these assessments, it is considered that the traffic, parking and transport impacts of the proposal can be appropriately managed to accommodate the proposed use that will be able to be developed following rezoning of the site. Detailed aspects of the site layout, traffic and associated transport infrastructure inclusions will be assessed and determined through a detailed Traffic Impact Assessment which will accompany the Development Application.

4.5 Stormwater and Flooding

Following the initial submission of information and Council's subsequent feedback, the following revised overland flow 'flood' assessment addresses the matters raised by Council following their initial assessment of the Planning Proposal.

Quantum Engineers has prepared an Overland Flow Flood Assessment (Synopsis) for the site, which analyses the local overland flooding in response to Council's comments. Hydraulic modelling was undertaken for both the pre and post development scenarios.

Overland flooding from the upstream catchment affects the site. Overland flooding enters and traverses the site mainly from the northern boundary via the upstream properties and western boundary (from Winbourne Street). The overland flow is then conveyed via a contained gully through the site before exiting onto Brush Road.

'TUFLOW' modelling was prepared using Council's 'TUFLOW' model for existing conditions and the civil site grading terrain prepared by Henry & Hymas to assess the impact of the proposed future development. The 'TUFLOW' modelling was carried out to determine the flood behaviour within the catchment area and was deemed satisfactory to define the flood extent through the developed areas in the vicinity of the site. In ground stormwater drainage, pits and pipes located within the study area were incorporated into the 'TUFLOW' model, with a 50% blockage to the in-ground drainage system.

Grass swales to be provided as part of the future redevelopment of the site will capture and drain the majority of the upstream overland flow to the proposed bioretention system. In addition, except for the lower terrace Netball Courts immediately adjacent Brush Road, all

4 Potential Development

other Netball Courts are positioned within Low Hazard Category and are not impacted by flood water.

The south-western corner of the site will be exposed to High Hazard during the 1% AEP and PMF storm events. During a PMF storm event, there will be sufficient time to evacuate this part of the site to higher ground.

A two-dimensional hydraulic model ('TUFLOW') was constructed for this study which modelled the overland flow from the local upstream catchment with a cell size of 3m x 3m (entire model). The 'TUFLOW' model was undertaken to simulate the overland flood contributing the subject site. The flood model was obtained from City of Ryde Council to ensure consistency with Councils Overland Flood Study (Parramatta River Ryde Sub Catchments).

The report concludes:

- *Utilising the 2D 'TUFLOW' hydraulic model, the flood behaviour during 1% AEP (100YR ARI) & PMF storm events was determined. The flood water depth, flood levels, provisional hydraulic hazard and velocities generated by the 'TUFLOW' model were assessed in this study. Our assessment has revealed 'negligible' increase in off-site floodwater depth from pre to post development scenarios.*
- *It is note that the proposed building is not directly impacted by both the 1%AEP and PMF flood extent*
- *Flood Warning System & Flood Warning Signage to be installed in an appropriate location to inform occupants of the danger of imminent flooding;*
- *The proposed Grass Swell along the southern boundary and northern boundary has been designed to collect & direct significant overland flow runoff from the impending major storm events. The Grass Swell will be enclosed by open style fencing to restrict access to such areas affected by hazardous overland flows.*
- *Any boundary fence/wall over the estimated flood extent must be replaced with open type in order to allow unimpeded passage of overland floodwater.*
- *All Proposed Netball Courts are in Low Flood Risk Precinct except for the lower terrace Netball Courts which is within the High Hazard Category precinct as shown in Appendix A Figure A.3 and Figure A.7. Evacuation Access is available to higher ground on the subject site or to safe locations along Brush Road. Provided the evacuation route is less than 5minutes, these areas will not post any significant risk to future users. To alert users to an impending flood event, a 'warning system' is to be installed which will sound an audible and visual alarm.*
- *A 'Flood Impact Assessment' was also undertaken to determine the impact of the proposed development on the behaviour of 1% AEP floodwaters. The off-site flood water level increase is contained within Council's road infrastructure along Brush Road which is able to satisfactorily convey major overland flow runoff. Most importantly, there is no significant impact to any upstream and downstream private properties*

Given the Planning Proposal relates to the rezoning of the site from SP2 Educational Establishment to Part RE1 Public Recreation and Part C2 Environmental Conservation, Quantum Engineering is of the view that this rezoning will reduce the overall population density of that land and will reduce flood liability of the property. Additionally, any future Development Applications will include a flood study will incorporating evacuation strategies and mitigation measures to address the potential flood risk to future users.

Although the modelling was prepared on a previous concept, the intent of modelling is to ascertain whether overland flow for post development on the site can meet the same targets as existing. Further modelling will be undertaken as part of a future DA once a detailed design for the development has been completed.

4 Potential Development

4.6 Acoustic

Marshall Day Acoustics has prepared an acoustic report to compare the acoustic characteristics of existing uses and associated uses with the proposed land use change.

Two (2) unattended noise loggers were used to measure background levels. The results of the measured noise level were considered to be typical for a suburban area.

The existence and operation of Marsden High School over the past 50 years means the noise amenity and characteristics associated with the school are an integral part of the noise environment at the surrounding residential receivers.

Review of the acoustic amenity and characteristics associated with an RE1 Public Recreation land use zone indicates that noise emissions from the development types permitted in an RE1 zone are likely to range in magnitude from quieter passive uses to more active uses such as sporting facilities.

Whilst activities permitted under the existing and proposed zones may differ, passive use of the site is likely to be compatible with the adjacent land uses.

Active use of the site based on the proposed zone is not expected to introduce any new significant noise source types; however, the report does provide acoustic considerations for active recreation, being:

- Primary noise control measures may be implemented through activity management or via physical noise controls; and
- For indoor facilities, the performance of the building façade may need to be considered as well as the emissions from external mechanical services.

The acoustic reports notes that the current and proposed future use:

“...feature sporting activities likely to comprise calls, shouts, whistles and elevated instruction. Buildings associated with both uses may feature internal amplified music and external mechanical services. Patrons/students are a feature of both uses. Noise from traffic and car park activities is also commo’.

Acoustic differences may arise however when the timing of activities is considered, as public recreation activities may be expected to occur more prevalently during the evening and weekends than occurs for education facilities. The implementation of noise control measures such as physical noise controls and management processes may assist in ameliorating impacts”.

The Acoustic Report recommends further assessment of potential noise impacts at the future DA stage.

4.7 Heritage

Purcell has prepared a Preliminary Heritage report and Comparative Analysis for the site. The existing school is not listed on the NSW State Heritage Register, DoE’s S170 register or Schedule 5 of Ryde LEP.

Two (2) locally significant heritage items are located proximate to the site (**Figure 27**), being:

- Former School Residence and 1887 Ermington School Building (12 Winbourne Street) – Item no 174; and
- Maze Park (100-108 Brush Road) – Item no 388.

The proposed rezoning of the site will not impact on these nearby heritage items.

Archival photographic recording of the existing school building is recommended prior to demolition.

4 Potential Development

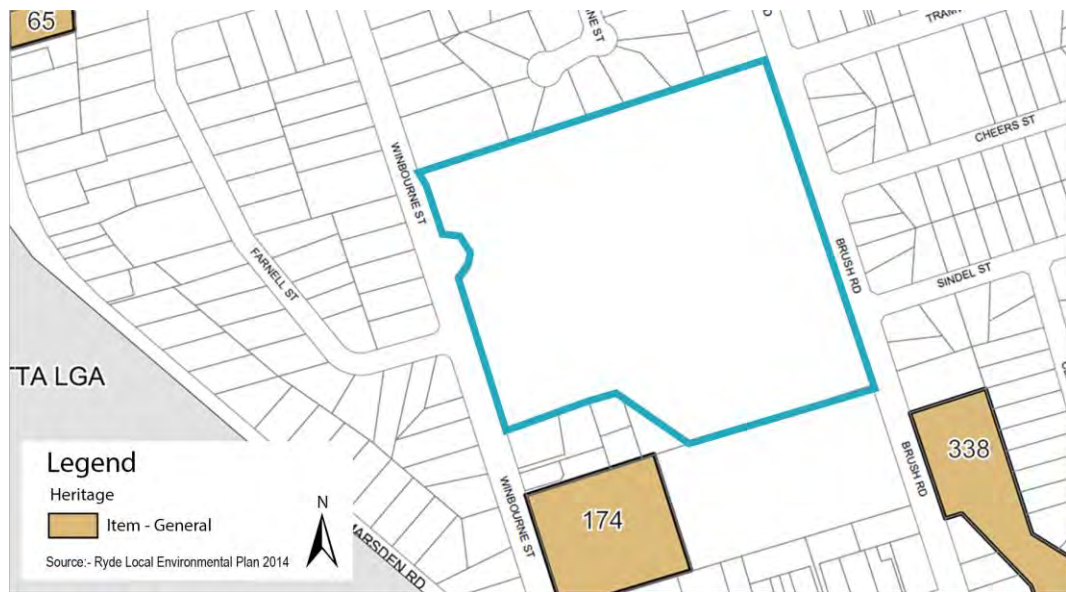


Figure 27 Heritage Map

4.8 Geotechnical and Contamination (DSI)

Douglas Partners has undertaken a Detailed Site investigation (DSI) of the site. The site history information suggests that the site has been owned by the NSW Government and has been used as a school since at least the 1960s. Prior to becoming a school, the site appeared to have been vacant since at least the 1930s and it is unknown what the site may have been used for prior to this, although review of historical aerial imagery indicates the site may have been used for agricultural purposes.

Based on the outcomes of the DSI it is considered that the risk of significant or widespread contamination at the site is low to moderate, given the risk of asbestos on the ground or in the fill, other potential contaminants in the fill and some possible low-level application of herbicides and pesticides at the site.

In order to confirm that the site is suitable or can be made suitable for the proposed development (as required under SEPP (Resilience and Hazards 2021), Douglas Partners has recommended that an intrusive investigation is undertaken. The intrusive works would include a soil and groundwater assessment and depending on the proposed development design, a preliminary waste classification. Given the intrusive investigation is proposed to be undertaken prior to demolition of the buildings on site, a limited sampling program was recommended with additional sampling to be undertaken following demolition to assess the areas within the footprints of the buildings. An updated hazardous material building survey is also recommended for the site prior to renovation or demolition works.

4.9 Aboriginal Cultural Heritage

An Aboriginal Due Diligence was prepared by Comber Consultants. The report indicates that there is potential the site may contain subsurface Aboriginal objects.

As Aboriginal objects and sites may be located proximate to first order streams Comber Consultants has recommended that Archer Creek and the surrounding biodiversity land be retained as a conservation zone.

4 Potential Development



Figure 28 Recommended conservation zone (Comber Consulting)

An AHIMS search was undertaken, however as only a small number of assessments have been undertaken proximate to the site, only a few sites have been recorded, none of which were within the subject site.

4.10 Infrastructure Services

An Infrastructure Services report has been prepared by WSP which identifies services currently connected to the site. The power supply to the current site is serviced from Ausgrid substation S3276 located in Winbourne Street. The substation is a shared substation providing power to the school and other customers in the area.

Telstra has underground telecommunication assets located surrounding the site. NBN service is currently available to the site. The site is unencumbered of utility water mains and the site appears to be suitably serviced in its existing form. The existing Sydney Water' water mains infrastructure consists of water mains routed the entire length of the site in both Winbourne and Brush Streets.

The site has access to two Sydney Water assets:

- Winbourne Street – 100mm water service; and
- Brush Street – 100mm water service.

The site is encumbered by sewer mains traversing the eastern and southern boundaries and the site appears to be suitably serviced by the existing Sydney Water sewer mains infrastructure with an existing sewer junction connection located in the south-eastern corner being the low point of the site.

The site is encumbered by the following assets:

- Eastern boundary – 225mm VC sewer main falling towards the south along the watercourse alignment; and
- Southern Boundary – 225mm VC sewer main falling from west to east along the existing embankment.

4 Potential Development

The site is proximate to Jemena natural gas mains.

Based on these initial assessments, it is considered that the site is suitable for future use for the recreational purposes and subject to more detailed assessment at DA stage

5 Matters required by section 3.33 of the EP&A Act

5.1 Introduction

Section 3.33 of the EP&A Act relates to Planning Proposals and specifically, the matters that are to be addressed in a Planning Proposal. Specifically, section 3.33 states:

- “(1) Before an environmental planning instrument is made under this Division, the planning proposal authority is required to prepare a document that explains the intended effect of the proposed instrument and sets out the justification for making the proposed instrument (the planning proposal).*
- (2) The planning proposal is to include the following:*
 - (a) a statement of the objectives or intended outcomes of the proposed instrument,*
 - (b) an explanation of the provisions that are to be included in the proposed instrument,*
 - (c) the justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1),*
 - (d) if maps are to be adopted by the proposed instrument, such as maps for proposed land use zones; heritage areas; flood prone land—a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument,*
 - (e) details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.*
- (3) The Director-General may issue requirements with respect to the preparation of a planning proposal.”*

The following subsections of this Planning Proposal address the requirements of section 3.33 of the EP&A Act.

5.2 Part 1 - Objectives or Intended Outcomes (section 3.33(2)(a))

5.2.1 Objectives and Outcomes

The intended objective or outcome of this Planning Proposal is:

- To rezone the site which is currently zoned SP2 Educational Establishment to part RE1 Public Recreation zone to accommodate future recreation land (and ancillary development) and open space and part C2 Environmental Conservation to protect and enhance high value biodiversity land located on the site.
- Retain current drainage storage areas on the site.
- Enhance the landscaping on the site.

5.3 Part 2 - Explanation of Provisions (section 3.33(2)(b))

5.3.1 Proposed Permissibility

The proposed outcome will be achieved through the amendments to Ryde Local Environmental Plan 2014 as outlined in **Table 2** below. Proposed Maps are also shown in **Section 5.8** of this report.

5 Matters Required by section 3.33 of the EP&A Act

Table 2 Proposed Land Zone

Property Address	Current zoning	Proposed zoning
22 Winbourne Street, West Ryde (1 / 220808) – Note the site is currently undergoing a boundary adjustment and the Lot/ DP will change)	SP2 Educational Establishments	Part RE1 Public Recreation Part C2 Environmental Conservation

5.4 Part 3 – Justification (section 3.33(2)(c))

5.4.1 Section A – Need for the Planning Proposal

5.4.1.1 Question 1 – Is the planning proposal a result of any strategic study or report?

The proposal has been prepared in response to the Ryde Local Strategic Planning Statement 2020 to *‘protect, increase and enhance open space and recreation facilities to ensure residents of all ages, backgrounds and abilities can benefit’*.

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

Rezoning the site is the best option to achieve redevelopment of the site for the purposes of a recreation facility. The Planning Proposal will achieve conservation of high value biodiversity areas and will provide additional recreational land for public use. The proposal is consistent with the Ryde Local Environmental Plan objectives of the RE1 Public Recreation zone and C2 Environmental Conservation zone as discussed in the **Table 3** and **4** below:

Table 3 The proposal’s consistency with RLEP 2014 objectives for the RE1 zone

Objective	Comment
To enable land to be used for public open space or recreational purposes.	The concept proposal for the site is for recreational purposes, being indoor and outdoor netball courts with associated facilities.
To provide a range of recreational settings and activities and compatible land uses.	The provision of RE1 land is compatible with Maze Park which is located to the south-east of the site. Additional RE1 land offers future recreational facility opportunities for Ryde residents. The future use of the site for recreational purposes is not incompatible with the surrounding residential area.
To protect and enhance the natural environment for recreational purposes.	The concept design protects the high value biodiversity area on the north-eastern portion of the site

Table 4 The proposal’s consistency with RLEP 2014 objectives for the C2 zone

Objective	Comment
To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.	The high value biodiversity land to the north-east of the site will be protected. No development is proposed in this area as part of the concept plan.
To prevent development that could destroy, damage or otherwise have an adverse effect on those values.	C2 zone prohibits land uses with the exception of Environmental Protection works, Environmental facilities, and Oyster aquaculture. The C2 zone would ensure no future development is undertaken on the high value biodiversity land.

5 Matters Required by section 3.33 of the EP&A Act

5.5 Section B – Relationship to Strategic Planning Framework

5.5.1 Question 3 – Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Greater Sydney Region Plan - A Metropolis of Three Cities

Whilst the subject site is not specifically identified in the GSRP, it is located within the area to which the Plan applies, and as such the objectives of the GSRP have been considered.

Table 5 demonstrates the consistency of the Planning Proposal in relation to the relevant provisions of the Regional Plan.

Table 5 Greater Sydney Region Plan – A Metropolis of Three Cities	
A city supported by infrastructure	
Action	Consistency
Objective 3 Infrastructure adapts to meet future needs	Water, sewer, electricity, telecommunications and NBN are currently connected to the site. These services will remain available for future use of the site, although consultation with authorities may need to be undertaken as part of a future DA stage should an increase or realignment of any of these services be required.
A collaborative city – N/A	
A city for people	
Objective 6 Services and infrastructure meet communities' changing needs	Rezoning the site to part RE1 will service the community's needs to replace much needed social infrastructure within the local and surrounding areas.
Objective 7 Communities are healthy, resilient, and socially connected	Rezoning of the site to RE1 Public Recreation encourages a socially connected community by facilitating the provision of future recreational facilities.
Housing the city – N/A	
A city of great places	
Objective 12 Great places that bring people together	Provision of future recreational land provides opportunity to bring people together in a social setting.
Objective 13 Environmental heritage is identified, conserved and enhanced	There are no heritage items or conservation areas on the site. There are two local heritage listed items within vicinity of the site, being the former School residence/ 1988 Ermington School Building and Maze Park.
A well-connected city – N/A	
Jobs and skills for the city – N/A	
A city in its landscape	
Objective 25 The coast and waterways are protected and healthier	The natural waterway on the north-eastern part of the site will be retained in its natural form as part of the proposed C2 Environmental Conservation land. A Vegetation Management Plan can be prepared at later DA stage to protect the proposed C2 zoned land
Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The high value biodiversity land on the north-eastern part of the site will be protected. No development is proposed in this area as part of the concept plan.
Objective 30 Urban tree canopy cover is increased	Conservation and rehabilitation of the high value biodiversity area on the north-eastern part of the site will increase the canopy cover over the proposed C2 Environmental Conservation zoned land.

5 Matters Required by section 3.33 of the EP&A Act

Table 5 Greater Sydney Region Plan – A Metropolis of Three Cities

A city supported by infrastructure	
Action	Consistency
Objective 31 Public open space is accessible, protected and enhanced	The site is accessible from Winbourne Street and Brush Road. Zoning of the land to RE1 Public Recreation will facilitate use by the wider community for recreational activities. Zoning the area of high value biodiversity to C2 Environmental Conservation will protect and enhance the biodiversity on the site.
An Efficient City	
Objective 33 A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Sustainability initiatives will be implemented in the detailed design of future development of the site.
Objective 34 Energy and water flows are captured, used and re-used	There is opportunity in detailed design to incorporate rainwater reuse for landscaping irrigation purposes.
A resilient city – N/A	

North District Plan

The North District Plan (NDP 2018) sets out the planning priorities and actions for improving the quality of life for residents in Greater Sydney's North District. The local government area of the City of Ryde is located with the North District area. The NDP provides the means by which the Greater Sydney Region Plan can be implemented at a local level, by setting out the opportunities, priorities and actions for the growth and development of the North District.

This Planning Proposal supports the following NDP Planning Priorities in providing services and social infrastructure, socially connected communities and protecting and enhancing bushland and biodiversity.

Planning Priority N3 – “Providing services and social infrastructure to meet people’s changing needs”. THE NDP states that “Growth increases demand on existing services and infrastructure, including sport and recreation facilities that are, in some cases, at or nearing capacity” (NDP, p26).

This planning proposal will provide additional recreational land within the City of Ryde LGA and is considered to be consistent with Planning Priority N3.

Planning Priority N4 – “Fostering healthy, creative, culturally rich and socially connected communities”. The NDP states that “Connectivity of, and access to, diverse open spaces and opportunities for recreational physical activity are also essential to improved mental and physical health outcomes. Sport and active lifestyles provide many social, cultural and health benefits. The Office of Sport is working in collaboration with key partners, including councils, to develop a Sport and Recreation Participation Strategy and a Sport and Recreation Facility Plan for each district during 2018 and 2019. The plans will include local and regional sport facilities, that provide a strong foundation for participation in sport and active recreation” (NDP p31).

The accompanying Concept Plan to this Planning Proposal identifies the intended future use of the site for recreational purposes, being indoor and outdoor netball courts with associated facilities. The intended future use of the site will contribute to improving the social connectivity of the community.

5 Matters Required by section 3.33 of the EP&A Act

Planning Priority N16 – “Protecting and enhancing bushland and biodiversity”. The NDP states “For the North District, conservation planning will focus on opportunities to protect and enhance areas of endangered and critically endangered ecological communities outside the Protected Natural Area, including areas of native vegetation close to existing national parks” (NDP, p102).

This Planning Proposal includes a C2 Environmental Management zone over the high value biodiversity land on the north-east corner of the site. It is considered the proposed C2 zone is consistent with Planning Priority N16 to “protect and enhance”.

5.5.2 Question 4 – Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

Ryde Local Strategic Planning Statement 2020

The Ryde LSPS is dated March 2020. The LSPS references a number of strategic plans and documents including the Draft West Ryde Urban Revitalisation Strategy and the North District Plan.

The LSPS contains a vision in relation to open space and recreation, being ‘The City of Ryde’s open space and recreation facilities will be protected, increased and enhanced to ensure residents of all ages, backgrounds and abilities can benefit’.

This Planning Proposal responds to the broad vision expressed in the LSPS by providing a recreation zone over part of the site, for future development for indoor and outdoor recreational purposes, whilst protecting the area of high value biodiversity to the north-east corner.

5.5.3 Question 5 – Is the planning proposal consistent with applicable State Environmental Planning Policies?

A checklist of all SEPPs is provided in **Appendix 1** which identifies which SEPPs are relevant to this Planning Proposal. The relevant SEPPs are discussed in turn below

NSW State and Premiers Priorities

The Premier’s priorities represent the Government’s commitment to making a significant difference to enhance the quality of life of the people of NSW. The following priorities apply to this proposal.

Greener Public Places

This priority aims to *increase the proportion of homes in urban areas within 10 minutes’ walk of quality green, open and public space by 10% by 2023.*

Green open and public spaces include sports fields. Public spaces are considered to support health and wellbeing as well as environmental resilience.

The proposal responds to this priority through the inclusion of landscaping throughout the proposed concept plan and the retention of high value biodiversity on the site.

Greening our city

This priority aims to *increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022.*

Trees play an important role in creating great places for our communities, enhancing outdoor recreation and exercise opportunities and making the places we live and work greener, cooler and more connected. Green canopy enhances the amenity of local parks and streets and is crucial in providing vital shade that reduces ambient temperatures and mitigates the urban heat island effect.

5 Matters Required by section 3.33 of the EP&A Act

Trees improve local character and enhance property values. They extend habitat, increasing the biodiversity of cities serving as a home for animals and birds. Air quality is improved by removing fine particles from the air and trees mitigate the impact of climate change, acting as a storehouse for carbon dioxide.

This proposal responds to this priority through a net increase in the number of trees over the site.

Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Part 3 Division 1 Subdivision C of the EPBC Act provides, amongst other things, that a person must not take an action that has, will have or is likely to have a significant impact on:

- a listed threatened species included in the extinct in the wild, critically endangered, endangered or vulnerable categories; or
- a listed threatened ecological community included in the critically endangered or endangered categories.

Unless a ‘*controlled action*’ approval has been granted under Part 9 Section 133 of the EPBC Act. The Commonwealth Minister for the Environment and Energy is responsible for the decision on such an approval.

The proposal includes some clearing of planted native and exotic vegetation. The vegetation to be cleared is on that part of the site which is proposed to be developed which is not mapped on the NSW Government Biodiversity Values Map.

NSW Department of Planning, Infrastructure and Environment (DPIE)

Heritage Act 1977

The *Heritage Act 1977* contains provisions relating to the protection of items of State heritage significance or items of potential significance.

No items or places of heritage significance are listed as being located on the site. Refer to Preliminary Heritage Report and Comparative Analysis prepared by Purcell.

National Parks and Wildlife Act 1974 (NPW Act)

The NPW Act contains provisions relating to the protection of native terrestrial fauna, flora and Endangered Ecological Communities (EEC) and contains the primary statutory controls relating to Aboriginal heritage in NSW.

An Aboriginal Archaeological Due Diligence has been prepared by Comber Consultants, which indicates that site has the potential to contain subsurface Aboriginal objects most notably the area around Archer Creek should not be impacted by any proposed works. Notwithstanding, Comber Consultants has identified several mitigation measures that will need to be considered and implemented as part of any future development on the site.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.121 of SEPP (Transport and Infrastructure) 2021 relates to traffic generating development and Schedule 3 of the SEPP identifies the types of traffic generating development to be referred to Transport for New South Wales (TfNSW). Schedule 3 includes ‘development for any other purpose which generates 200 or more vehicles per hour’. The proposed development falls into this category.

Clause 2.121 only relates to the determination of DAs. Nevertheless, it is expected that the planning proposal will be referred to TfNSW and an assessment of potential traffic impacts on the road network has been considered in the Traffic Study prepared by SCT Consulting and the Traffic Impact Assessment prepared by Bitzios.

5 Matters Required by section 3.33 of the EP&A Act

Division 5 of SEPP (T&I) 2021 relates to electricity transmission or distribution networks and contains provisions relating to exempt development, development without consent and notification requirements for certain works. The provisions primarily relate to works that might be carried out relating to this infrastructure and is not a matter relevant to the Planning Proposal.

Overhead powerlines are located on the western side of Winbourne Street and Brush Road. No overhead powerlines are located on the subject site.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 - Remediation of Land of SEPP (Resilience and Hazards) 2021 applies to the site and is relevant to the Planning Proposal. Clause 4.1 sets out the objects of the policy:

- (1) *The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
 - (a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - (b) *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - (c) *by requiring that a remediation work meet certain standards and notification requirements.*

Whilst the provisions in the SEPP relate to Development Applications (and not Planning Proposals), contamination has still been considered as part of this Planning Proposal. A Preliminary Site Investigation and Detailed Site Investigation have been undertaken by Douglas Partners as per Council's comments. The results of these investigations are discussed in **Section 4.8** of this report. The potential areas of environmental concern identified by Douglas Partners can be readily managed through the DA process.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This SEPP has amalgamated the following SEPPs and REPs into one SEPP:

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- SEPP (Koala Habitat Protection) 2020;
- SEPP (Koala Habitat Protection) 2021;
- Murray REP No. 2 – Riverine Land
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- State Environmental Planning Policy No. 50 – Canal Estate Development;
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment;
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

5 Matters Required by section 3.33 of the EP&A Act

The site is not proximate to the Sydney Water drinking catchment, canal estate development, Georges River catchment, Hawkesbury-Nepean River, Sydney Harbour Catchment or Willandra Lakes. The site does not adjoin bushland reserved for a public purpose.

This Planning Proposal meets the aims Chapter 2 (Vegetation in Non-Rural Areas) through the provision of an C2 Environmental Conservation area to protect and enhance the high value biodiversity area to the north-east of the site. Trees within the proposed C2 zone will be conserved.

The aims of Chapter 2 are:

- (a) *to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) *to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

There is no noted presence of koalas on the site and the likelihood of koalas on site is low due to the site's current use and surrounding residential development. This Planning Proposal does not seek any clearing of vegetation. Any vegetation removal will be undertaken at future development stage.

5.5.4 Question 6 – Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1(2) directions)?

A checklist of all Section 9.1(2) Directions is provided in **Appendix 2** which identifies which local planning directions are relevant to this Planning Proposal. The relevant Directions are discussed in turn below in **Table 6**.

Table 6 Section 9.1(2) Directions	
Direction	Response
Focus area 1: Planning Systems	
<p>Implementation of Regional Plans</p> <p>Objective The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Application This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning.</p> <p>Direction 1.1 (1) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.</p> <p>Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary), that: (a) the extent of inconsistency with the Regional Plan is of minor significance, and (b) the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions or actions.</p>	<p>As discussed in Section 5.5.1 this Planning Proposal is consistent with the 'Greater Sydney Region Plan. The Planning Proposal is therefore consistent with this s.9.1 direction</p>

5 Matters Required by section 3.33 of the EP&A Act

Table 6 Section 9.1(2) Directions

Direction	Response
<p>1.3 Approval and Referral Requirements</p> <p>Objective The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Application This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>Direction 1.3 (1) A planning proposal to which this direction applies must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and (c) not identify development as designated development unless the relevant planning authority: i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p> <p>Consistency A planning proposal must be substantially consistent with the terms of this direction. Note: In this direction “public authority” has the same meaning as section 1.4 of the EP&A Act.</p>	<p>This Planning Proposal requires referral to Natural Resources Access Regulator.</p>
<p>1.4 Site Specific Provisions</p> <p>Objective The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>Application This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.</p> <p>Direction 1.4 (1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	<p>This Planning Proposal does not include any proposed site or development specific provisions.</p>

5 Matters Required by section 3.33 of the EP&A Act

Table 6 Section 9.1(2) Directions

Direction	Response
Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are of minor significance	
Focus area 2: Planning Systems – Place based	
N/A	
Focus area 3: Design and Place	Blank when directions were made
Focus area 3: Biodiversity and Conservation	
<p>3.1 Conservation Zones</p> <p>Objective The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>Application This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>Direction 3.1 (1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".</p> <p>Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy approved by the Planning Secretary which: i. gives consideration to the objectives of this direction, and ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or (d) is of minor significance.</p>	<p>This Planning Proposal seeks to protect and conserve the area of high value biodiversity on the site through the Proposed C2 Environmental Conservation zone over that part of the site</p>
Focus area 4: Resilience and Hazards	
<p>4.1 Flooding</p> <p>Objectives The objectives of this direction are to: (a) 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 (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Quantum Engineering has reviewed Direction 4.3 Flooding and notes the following:</p> <p><i>'The flood model was obtained from City of Ryde Council to ensure consistency with Councils Overland Flood Study (Parramatta River Ryde Sub Catchments). The preparation of</i></p>

5 Matters Required by section 3.33 of the EP&A Act

Table 6 Section 9.1(2) Directions

Direction	Response
<p>Application This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>Direction 4.1 (1) A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</p> <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</p> <p>(3) A planning proposal must not contain provisions that apply to the flood planning area which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, (g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or (h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p> <p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</p> <p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain</p>	<p><i>the report is consistent with the NSW Governments Flood Prone Land Policy, Local Government Flood Policy and generally meet the principles of the Floodplain Development Manual 2005 except for Item (6) (a) – ‘A planning proposal must not contain provisions that apply to the flood planning area which permit development in floodway areas.’ The lower netball courts terrace is located within Floodway Area.</i></p> <p><i>Given the planning proposal is to seek rezoning from SP2 Educational Establishment to RE1 Public Recreation, this will reduce the overall population density of that land and will reduce flood liability on the owner of this flood prone property. Additionally, the flood study will incorporate evacuation strategy and mitigation measures to address the potential flood risk to future users.</i></p> <p><i>We expect Council consider on merit basis the non-compliant item, having due regard for the proposed flood protection measures detailed in the flood study’.</i></p>

5 Matters Required by section 3.33 of the EP&A Act

Table 6 Section 9.1(2) Directions

Direction	Response
<p>Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p> <p>Consistency A planning proposal may be inconsistent with this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that:</p> <ul style="list-style-type: none"> (a) the planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant council in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or (b) where there is no council adopted floodplain risk management study or plan, the planning proposal is consistent with the flood study adopted by the council prepared in accordance with the principles of the Floodplain Development Manual 2005 or (c) the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements, or (d) the provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority. 	
<p>4.3 Planning for Bushfire Protection</p> <p>Objectives The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas. <p>Application This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land. This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.</p> <p>Direction 4.3 (1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made. (2) A planning proposal must:</p> <ul style="list-style-type: none"> (a) have regard to Planning for Bushfire Protection 2019, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ). <p>(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <ul style="list-style-type: none"> (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: <ul style="list-style-type: none"> i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the 	<p>Abel Ecology prepared a Bushfire Opportunities and Constraints Assessment Report for the site.</p> <p>Whilst the site is not mapped as bushfire prone land, High Value Biodiversity is located to the north-eastern corner of the site and as such Asset Protection zones has been recommended for any future use of the site.</p>

5 Matters Required by section 3.33 of the EP&A Act

Table 6 Section 9.1(2) Directions

Direction	Response
<p>NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p> <p>Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.</p>	
<p>4.4 Remediation of Contaminated Land</p> <p>Objective The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities</p>	Remediation of land where required will be undertaken as part of future development applications.
<p>Focus area 5: Transport and Infrastructure</p>	
<p>5.1 Integrating Land Use and Transport</p> <p>Objectives The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	<p>A Traffic Impact Assessment has been prepared by Bitzios to address current and potential Traffic impacts from the rezoning and potential future use.</p> <p>Future DA's will include detailed Traffic Impact Assessments, including travel demand and reducing car dependency.</p>
<p>5.2 Reserving Land for Public Purposes</p> <p>Objectives The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	This Planning Proposal seeks to provide land for recreational purposes through zoning part of the site RE1 Public Recreation. The RE1 zone permits indoor and outdoor recreational facilities with consent.
Focus area 6: Housing	N/A
Focus area 7: Industry and employment	N/A
Focus area 8: Resources and energy	N/A
Focus area 9: Primary Production	N/A

5 Matters Required by section 3.33 of the EP&A Act

5.6 Environmental, Social and Economic Impact

5.6.1 Question 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?

Much of the site has already been cleared for the construction of the existing educational establishment. The north-eastern area of the site which is mapped as comprising high value biodiversity, has been retained within the proposed C2 zone. The high value biodiversity area will be enhanced by the rehabilitation of the riparian corridor.

The draft zoning plan has regard for these biodiversity constraints and opportunities including:

- A broad riparian corridor will be retained along creek lines within the site;
- The primary constraint area of vegetation in the north-east of the site will be retained in the C2 – Environmental Conservation zone.

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

In addition to the ecological effects, **Section 4** of this report has addressed the other potential environmental effects including:

- Flooding;
- Stormwater quality;
- Traffic;
- Bushfire;
- Contamination;
- Acoustic;
- Heritage, including Aboriginal cultural heritage; and
- Infrastructure Services.

5.6.3 Question 9 – Has the planning proposal adequately addressed any social and economic effects?

This Planning Proposal provides social and economic benefits through the provision of land for recreational purposes and open space.

Employment opportunities at future Development Application stages are anticipated from construction of infrastructure, and long-term employment opportunities through operation and maintenance of the recreational facility and maintenance and rehabilitation of the environmental conservation area.

Conservation and rehabilitation of riparian areas offers both employment opportunities and social benefits to the public.

Provision of recreational areas provide social benefits through proposed future sporting facilities for the development and wider community.

5.7 Section D – State and Commonwealth Interests

5.7.1 Question 10 – Is there adequate public infrastructure for the planning proposal?

The site is currently serviced by water, sewer, electricity, and telecommunications and NBN.

The site is encumbered by the following assets:

5 Matters Required by section 3.33 of the EP&A Act

- Eastern boundary – 225mm VC sewer main falling towards the south along the watercourse alignment
- Southern Boundary – 225mm VC sewer main falling from west to east along the existing embankment.

Jemena Gas mains are available in the vicinity of the site but are not currently connected to the site.

5.7.2 Question 11 – What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

This Planning Proposal will require public notification. Relevant government authorities will be notified during the exhibition period.

5.8 Part 4 – Mapping (section 3.33(2)(d))

Figure 29 depicts the existing zone on the site and **Figure 30** depicts the proposed zones.

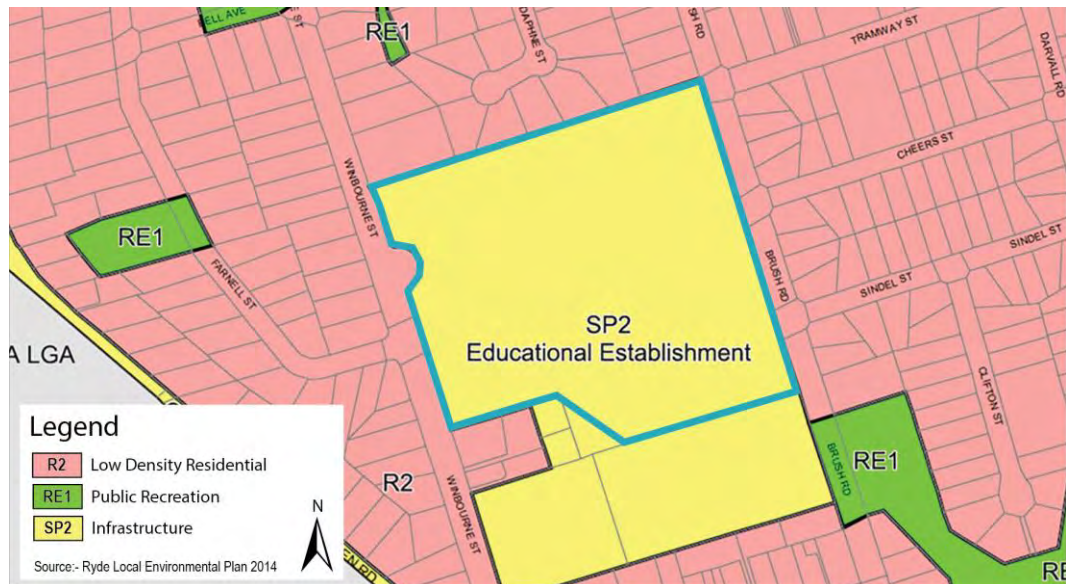


Figure 29 Existing zone map

5 Matters Required by section 3.33 of the EP&A Act

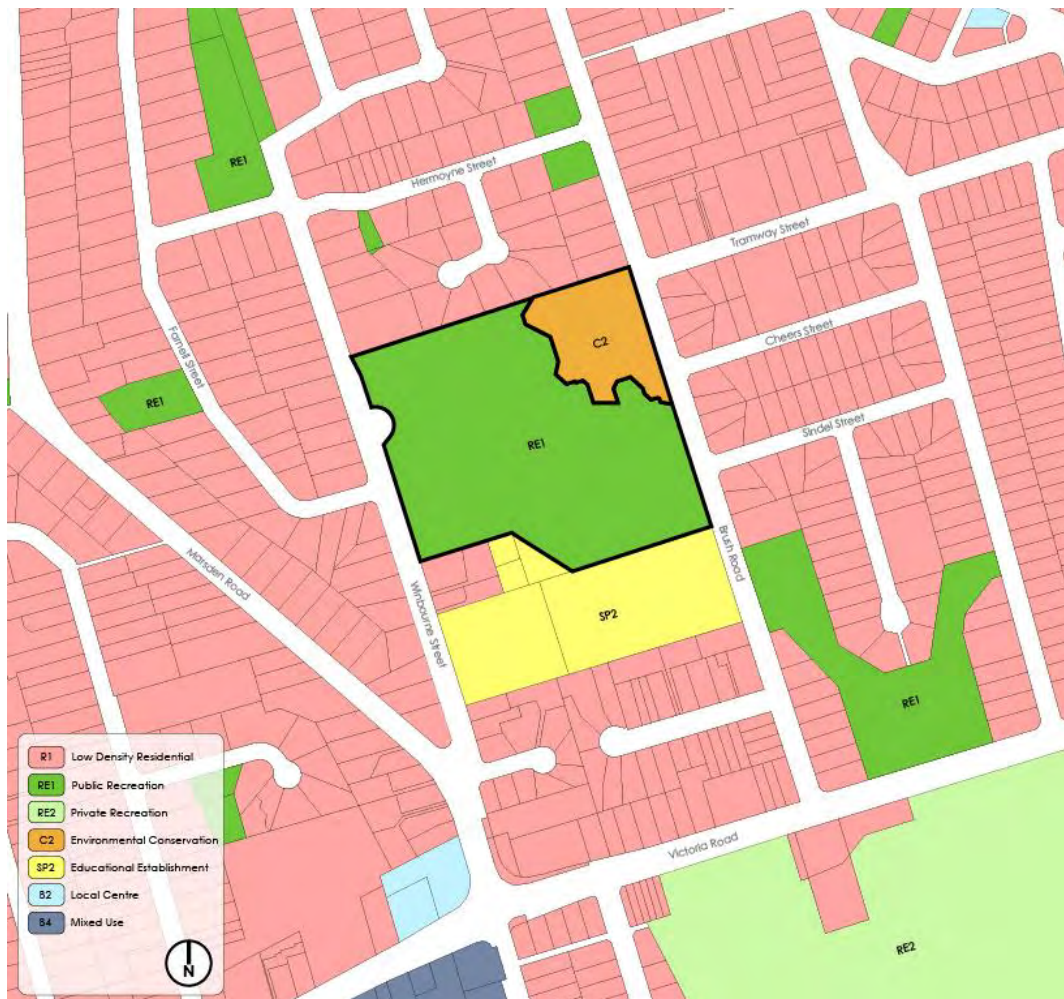


Figure 30 Proposed zone map

5.9 Part 5 - Community Consultation (section 3.33(2)(e))

Whilst it is a requirement to undertake statutory consultation relating to a Planning Proposal, we are of the opinion that this need not be extensive or prolonged and should not exceed 14 days, although this will be for Council and DPE to determine.

5.10 Part 6 – Project Timeline

The timeline for assessment, consultation and determination of this Planning Proposal will be for Council and DPE to determine however, we consider that it should be possible to expedite this Planning Proposal within the DPE's suggested timeframe of 6 months for a minor spot rezoning.

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

6 Conclusion

This Planning Proposal has been prepared on behalf of School Infrastructure NSW and seeks to rezone the land at 22 Winbourne Street from SP2 Educational Establishment to part RE1 Public Recreation and part C2 Environmental Conservation.

The Planning Proposal has been prepared based on consideration of environmental, bush fire, flooding and heritage constraints and the proposed zones have been applied to take into account those constraints.

This report and accompanying material have been prepared in accordance with section 3.33 of the EP&A Act and relevant Departmental guidelines.

This report concludes that the proposal to rezone the site from SP2 to RE1 and C2:

- is consistent with the Greater Sydney Regional Plan;
- is consistent with the North District Plan;
- is consistent with the Local Planning Strategies / Local Strategic Planning Statement; and
- is not inconsistent with relevant SEPPs and Section 9.1 Directions.

Accordingly, we recommend that Council endorse this Planning Proposal and forward it to the Minister for Gateway Approval.

State Environmental Planning Policies

The following table provides a checklist of the relevant SEPPs applying to the land or the Planning Proposal. Discussion of the SEPPs relevant to the Planning Proposal is provided in **Section 5.5.3** of the Planning Proposal report.

Table 7 Consistency with applicable State Environmental Planning Policies		
SEPP	Consolidated SEPP	Relevant to Planning Proposal
SEPP (Exempt and Complying Development Codes) 2008		No
SEPP (Design and Place) 2021	SEPP (Building Sustainability Index: BASIX) 2004	No
	SEPP No 65 – Design Quality of Residential Apartment Development	No
SEPP (Housing) 2021	SEPP (Affordable Rental Housing) 2009	No
	SEPP (Housing for Seniors and People with a Disability) 2004	No
	SEPP 70 – Affordable Housing	No
	SEPP 21 Caravan Parks	No
	SEPP 36 Manufactured Home Estates	No
SEPP (Planning Systems) 2021	SEPP (State and Regional Development) 2011	No
	SEPP (Aboriginal Land) 2019	No
	SEPP (Concurrences and Consents) 2018	No
SEPP (Industry and Employment) 2021	SEPP (Western Sydney Employment Area) 2009	No
	SEPP 64 – Advertising and Signage	No
SEPP (Biodiversity and Conservation) 2021	SEPP (vegetation in non-rural areas) 2017	Yes
	SEPP (Koala Habitat Protection) 2020	No
	SEPP (Koala Habitat Protection) 2021	No
	Murray REP No 2 – Riverine Land	No
	SEPP 19 (Bushland in Urban Areas)	No
	SEPP 50 (Canal Estate Development)	No
	SEPP (Sydney Drinking Water Catchment) 2011	No
SREP 20 (Hawkesbury Nepean River (no2 – 1997))	No	

Table 7 Consistency with applicable State Environmental Planning Policies

SEPP	Consolidated SEPP	Relevant to Planning Proposal
	SREP (Sydney Harbour Catchment) 2005	No
	Greater Metropolitan REO No 2 – Georges River Catchment	No
	Willandra Lakes REP No 1 – World Heritage Property	No
SEPP (Transport and Infrastructure) 2021	SEPP (Infrastructure) 2007	Yes
	SEPP (Educational Establishments and Childcare Facilities) 2017	No
	SEPP (Major Infrastructure Corridors) 2020	No
	SEPP (Three Ports) 2013	No
SEPP (Industry and Employment) 2021	SEPP (Western Sydney Employment Area) 2009	No
	SEPP 64 – Advertising and Signage)	No
SEPP (Primary Production) 2021	SEPP (Primary Production and Rural Development) 2019	No
	Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas) (Central Coast Plateau SREP)	No
SEPP (Resilience and Hazards) 2021	SEPP (Coastal Management) 2018	No
	SEPP 33 – Hazardous and Offensive Development	No
	SEPP 55 – Remediation of Land	Yes
SEPP (Resources and Energy) 2021	SEPP (Mining and Petroleum Production and Extractive Industries) 2007	No
	Sydney Regional Environmental Plan No 9 – Extractive Industries (No-2 – 1995)	No
SEPP (Precincts – Eastern Harbour City) 2021 (Eastern Harbour City SEPP)	SEPP (State Significant Precincts) 2005	No
	Darling Harbour Development Plan No. 1	No
	Sydney Regional Environmental Plan No 26 – City West	No
	Sydney Regional Environmental Plan No 16 – Walsh Bay	No

Table 7 Consistency with applicable State Environmental Planning Policies

SEPP	Consolidated SEPP	Relevant to Planning Proposal
	Sydney Regional Environmental Plan No 33 – Cooks Cove	No
	SEPP No 47 – Moore Park Showground	No
SEPP (Precincts – Central River City) 2021 (Central River City SEPP)	SEPP (State Significant Precincts) 2005	No
	SEPP (Sydney Region Growth Centre) 2006	No
	Sydney Regional Environmental Plan 24 – Homebush Bay Area	No
	SEPP (Kurnell Peninsula) 1989	No
	SEPP (Urban Renewal) 2010	No
SEPP (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP)	State (Significant Precincts) 2005	No
	SEPP (Sydney Region Growth Centre) 2006	No
	SEPP (Western Sydney Aerotropolis) 2020	No
	SEPP (Penrith Lakes Scheme) 1989	No
	Sydney Regional Environmental Plan No 30 – St Marys	No
	SEPP (Western Sydney Parklands) 2009	No
SEPP (Precincts – Regional) 2021 (Regional SEPP)	State (Significant Precincts) 2005	No
	SEPP (Aviation Precincts) 2005	No
	SEPP (Kosciuszko National Park – Alpine Resorts) 2007	No
	SEPP (Gosford City Centre) 2018	No

Directions under Section 9.1

The following table provides a checklist of the relevant Section 9.1 Directions. Discussion of the section 9.1 Directions relevant to the Planning Proposal is provided in **Section 5.5.4** of the Planning Proposal report.

Table 8 Compliance with Section 9.1 Directions	
Direction	Relevant to Planning Proposal
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Yes
1.2 Development of Aboriginal Land Council land	No
1.3 Approval and Referral Requirements	Yes
1.4 Site Specific Provisions	Yes
Focus area1: Planning Systems – Place based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	No
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Plan	No
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No
1.10 Implementation of the Western Sydney Aerotropolis Plan	No
1.11 Implementation of Bayside West Precincts 2036 Plan	No
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	No
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	No
1.14 Implementation of Greater Macarthur 2040	No
1.15 Implementation of the Pyrmont Peninsula Place Strategy	No
1.16 North West Rail Link Corridor Strategy	No
1.17 Implementation of the Bays West Place Strategy	No
Focus area 2: Design and Place	Blank
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Yes
3.2 Heritage Conservation	No
3.3 Sydney Drinking Water Catchments	No
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	No
3.5 Recreational Vehicle Areas	No

Table 8 Compliance with Section 9.1 Directions	
Direction	Relevant to Planning Proposal
Focus area 4: Resilience and Hazards	
4.1 Flooding	Yes
4.2 Coastal Management	No
4.3 Planning for Bushfire Protection	Yes
4.4 Acid Sulfate Soils	No
4.5 Mine Subsidence and Unstable Land	No
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Yes
5.2 Reserving Land for Public Purposes	Yes
5.3 Development near Regulated Airports and Defence Airfields	No
5.4 Shooting Ranges	No
Focus area 6: Housing	
6.1 Residential Zones	No
6.2 Caravan Parks and Manufactured Home Estates	No
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	No
7.2 Reduction in non-hosted short-term rental accommodation period	No
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	No
Focus area 8: Primary Production	
8.1 Mining, Petroleum Production and Extractive Industries	No
Focus area 9: Primary Production	
9.1 Rural Zones	No
9.2 Rural Lands	No
9.3 Oyster Aquaculture	No
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	No