

S9.1 Direction Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The Proposal provides opportunity for the site to be developed in accordance with the vision, strategy, goals and directions contained in the Regional Plan.
1.2 Development of Aboriginal Land Council land	N/A	
1.3 Approval and Referral Requirements	Yes	The Proposal does not include any provisions that would require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4 Site Specific Provisions	Yes	<p>The Proposal seeks to reclassify the land from community to operational in order to allow Hunters Hills Council greater flexibility in its management and use of the land.</p> <p>The Planning Proposal supports the existing MU1 Mixed Use zoning for the site by reclassifying land from Community to Operational to enable the redevelopment of property No. 4 Pittwater Road Gladesville. The Planning Proposal will not impose any new development standards.</p>
Focus area 1: Planning Systems – Place Based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	
1.10 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	

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1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	
1.14 Implementation of Greater Macarthur 2040	N/A	
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	
1.16 North West Rail Link Corridor Strategy	N/A	
1.17 Implementation of the Bays West Place Strategy	N/A	
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	
1.19 Implementation of the Westmead Place Strategy	N/A	
<b>Focus area 3: Biodiversity and Conservation</b>		
3.1 Conservation Zones	N/A	
3.2 Heritage Conservation	N/A	
3.3 Sydney Drinking Water Catchments	N/A	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3.5 Recreation Vehicle Areas	N/A	
3.6 Strategic Conservation Planning	N/A	
<b>Focus area 4: Resilience and Hazards</b>		
4.1 Flooding	N/A	
4.2 Coastal Management	N/A	
4.3 Planning for Bushfire Protection	N/A	
4.4 Remediation of Contaminated Land	N/A	
4.5 Acid Sulfate Soils	N/A	
4.6 Mine Subsidence and Unstable Land	N/A	
<b>Focus area 5: Transport and Infrastructure</b>		
5.1 Integrating Land Use and Transport	N/A	

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5.2 Reserving Land for Public Purposes	N/A	
5.3 Development Near Regulated Airports and Defence Airfields	N/A	
5.4 Shooting Ranges	N/A	
Focus area 6: Housing		
6.1 Residential Zones	Yes	<p>The site included within the Proposal is located within an established mixed use area, incorporating residential uses, with access to existing infrastructure and services.</p> <p>The Proposal retains the current density provisions. Accordingly, the Proposal is not inconsistent with this direction.</p>
6.2 Caravan Parks and Manufactured Home Estates	N/A	
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	<p>The Proposal applies to land within an employment zone (being MU1 – Mixed Use). However, the Proposal would not result in a change to the subject zone.</p> <p>With consideration of the relevant provisions of this Direction, it can be noted that the Proposal will:</p> <ul style="list-style-type: none"> <li>• Give effect to the objectives of this Direction through: <ul style="list-style-type: none"> <li>○ encouraging employment growth in a suitable location by providing the opportunity to unlock the existing development potential of the site, to stimulate growth and development within the Gladesville town centre,</li> <li>○ protect employment land in a business zone by resulting in no change to the current employment zone, and</li> <li>○ support the viability of identified centres by providing the opportunity to unlock the existing development potential of the site, to stimulate</li> </ul> </li> </ul>

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		<p>growth and development within the Gladesville town centre.</p> <ul style="list-style-type: none"> <li>• Not affect the areas and locations of existing business zones, due to the Proposals location within the Gladesville town centre,</li> <li>• Not reduce the total potential floor space area for employment uses and related public services in business zones, by not changing the floor space ratio provisions applicable to the site under the Ryde Local Environmental Plan 2014.</li> </ul>
7.2 Reduction in non-hosted short term rental accommodation period	N/A	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	
Focus area 9: Primary Production		
9.1 Rural Zones	N/A	
9.2 Rural Lands	N/A	
9.3 Oyster Aquaculture	N/A	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	