



Greater Hume Shire

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PLANNING PROPOSAL

Amendment to Greater Hume Local Environmental Plan 2012

Change in preferred future land use from
industrial to 'large lot' residential on corner
of Hawthorn & Urana Roads, Jindera

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INTRODUCTION

This is a Planning Proposal seeking an amendment to the *Greater Hume Local Environmental Plan 2012* (GHLEP) to reflect a change in the preferred future use of a parcel of land on the southern fringe of the Jindera township. Specifically the amendment proposes to rezone approximately 20 hectares of land on the corner of Hawthorn and Urana Roads from RU5 Village to R5 Large Lot Residential to provide for serviced rural residential development.

The land is described as the southern part of Lot 11 DP1164647 and addressed as 47 Hawthorn Road, Jindera ("the subject land").

The Planning Proposal has been structured and prepared in accordance with the Department of Planning and Environment's (DPE) *A guide to preparing planning proposals* ("the Guide").

PART 1. INTENDED OUTCOMES

The intended outcome of the Planning Proposal is to provide for serviced 'large lot' residential development on the subject land. An indicative layout for such a subdivision is included at Attachment 'A'.

PART 2. EXPLANATION OF THE PROVISIONS

The intended outcomes of the Planning Proposal will be achieved by:

- amending the Land Zoning Map LZN_002C in the GHLEP to show the subject land zoned as R5 Large Lot Residential (see Figure 4); and
- amending the Minimum Lot Size Map (LSZ_002C) in the GHLEP to show the subject land having a minimum lot size for subdivision of 4,000m² (see Figure 5).

PART 3. JUSTIFICATION

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for their implementation. The questions to which responses have been provided are taken from the Guide.

3.1. Need for the Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

To inform the new Standard Instrument-based GHLEP prepared between 2009 and 2012, Council undertook a Shire-wide Strategic Land Use Plan (SLUP). For Jindera, the "*strategic land use planning response*" in the SLUP to residential land use and development included:

- *create greater opportunity for development of a range of residential lot sizes by varying development control provisions and zoning appropriate land,*
- *identify appropriate land for rezoning*
- *maintain forward supply of residential land*

- *provide a number of development fronts*

The Planning Proposal is consistent with these strategic responses demanded by the SLUP.

Specifically for the subject land, the Township Structure Plan in the SLUP identified all of Lot 11 DP1164647 (including the subject land), as part of the “*expansion of Jindera Industrial Estate*” (see Figure 1). This area of approximately 30 hectares would more than double the size of the existing Jindera Industrial Estate (“the estate”) that adjoins on the northern side.

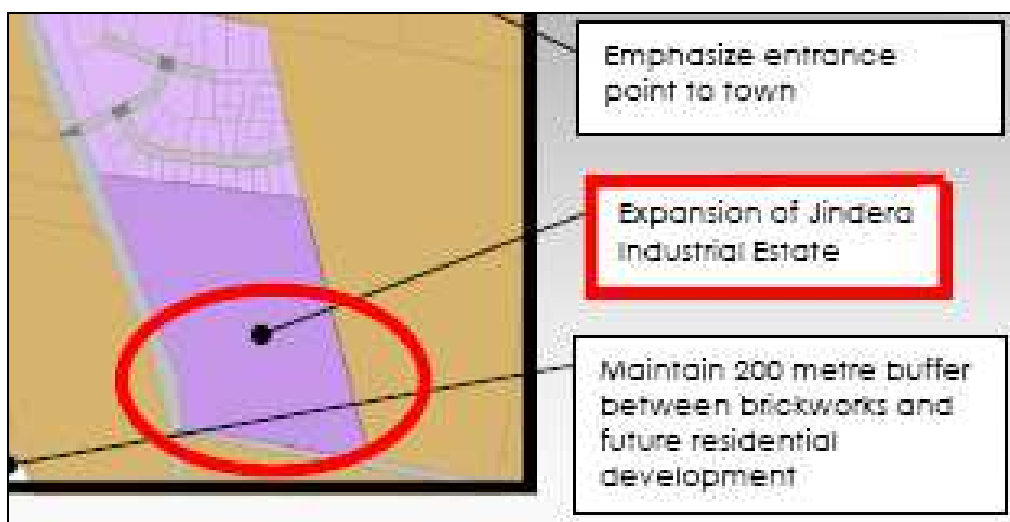


FIGURE 1: Subject land as depicted in the Greater Hume Strategic Land Use Plan

The estate was established by Council in 1983 to attract employment to Jindera and the then Hume Shire in general. The estate currently contains 42 lots of which 15 are undeveloped. There are a range of lot sizes with seven less than 2,000m² in area; 25 between 2,001 and 5,000m² and 10 in excess of 5,001m².

A report was commissioned by Council earlier in 2015 to analyse the industrial land market in towns around Albury-Wodonga and to specifically advise on the potential for expansion of the estate (Stage 2). The report revealed that:

“the demand for industrial land in regional towns and villages has been relatively slow since 2008 with an excess of supply over demand.”

In addition:

“the Jindera estate had an average of 2.7 sales per annum however this has fallen to 1 per annum over the last five years with the last vacant site purchased in May 2011. Overall the number of vacant industrial sales has dropped significantly since 2010.”

The report concluded that going forward:

“A sale rate of 0.5 to 1.0 lot per annum could be achieved in Stage 2 providing a proper marketing and sales program were established.”

Consequently if all of Lot 11 was to be dedicated for future industrial development as envisaged by the Township Structure Plan for Jindera (see

Figure 1), it would create a supply in excess of 60 vacant lots (based on the average lot size of 3,273m²) in the estate. Consequently for a demand of less than one lot per annum, this could provide for up to 100 years supply. This exceeds even the most optimistic planning horizon for industrial land in Jindera by some way.

In light of this over-supply and lack of demand, it is not unreasonable to reconsider the best use of the land. Clearly it is in Council's interest to provide some land for future industrial development and therefore some of Lot 11 should be set aside and dedicated to this land use. This leaves the balance of Lot 11 (the subject land) to be considered for alternative land uses.

Adjoining land to the west (across Urana Road), south (across Hawthorn Road) and to the east is all zoned RU4 Primary Production Small Lots. Hence the most compatible alternative land use for the subject land would be some form of low density residential. As it is proposed to provide urban services to Lot 11, the most appropriate land use would be 'large lot' residential with a minimum lot size 4,000m². This type of land use would be compatible with the existing adjoining rural living land. A buffer should be provided between the subject land and the future development of the estate to ensure adequate separation is maintained between industrial and residential land uses.

An amendment to the SLUP to reflect this change will also need to be undertaken concurrently with the Planning Proposal but as a separate process.

Neighbouring Albury Council produces an annual report that addresses the demand and supply for various land use activities across the city. 'Large lot residential' is one category identified, being lots within the R5 zone¹. The most recent *2013-14 Albury Land Monitor* reveals that:

- the production of large residential lots has increased in recent years (17 in 2013-14);
- the consumption of large residential lots (i.e. dwellings approved) is around 6 per annum;
- there were 72 vacant large residential lots as of 30 June 2014; and
- the number of vacant residential lots larger than 5,000m² sold has increased in recent years (23 in 2013-14).

These statistics indicate that demand for 'large lot' residential in the Albury area is generally on the increase. Allowing for a proportion of vacant lots that won't be developed for a variety of reasons, there is probably less than 10 years supply of vacant residential 'large lots' in Albury at current rates of consumption. Having regard for the proximity of Jindera to Albury (see Figure 2), it is not unreasonable for some of that shortfall in supply to be provided outside, but within commuting distance, of Albury.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The subject land is currently zoned RU5 Village with no minimum lot size for subdivision and consequently it is technically not prevented from being developed for 'large lot' residential purposes now. However there are no

¹ It is noted some R5 zoned land in Albury has a minimum lot size for subdivision of 5,000m² and some 10ha.

other controls in the GHLEP or *Greater Hume Development Control Plan 2013* (GHDCP) that would ensure this outcome. In addition the RU5 zone has been applied in the GHLEP principally as an urban zone with lower density development on the fringe of townships being allocated an alternative specific zone such as the R2 or R5.

To ensure the preferred outcome of 'large lot' residential it is appropriate to impose the zone designed specifically for this purpose, being the R5 zone. In addition, a minimum lot size should be imposed that reflects the desired development density having regard for the circumstances of the land. In this case the subject land will be provided with all urban services (including reticulated sewerage) and hence the appropriate minimum lot size should be 4,000m².

Is there a net community benefit?

There is an overall net community benefit to be gained from the Planning Proposal by providing for additional choice of residential environments in and around Jindera.

3.2. Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

There is no adopted regional strategy applicable to the Planning Proposal.

However the *draft Murray Regional Strategy* (draft MRS) was prepared by the former Department of Planning in October 2009 and despite it not having been finalised since, it remains a matter to be considered in this Planning Proposal. It is noted that no progress has been made on the draft MRS since its exhibition more than four years ago. There is no information on DPE's website as to the current status of the draft MRS.

One of the aims of the draft MRS is to:

"Protect the rural landscape and natural environment by limiting urban sprawl, focussing new settlement in areas identified on local strategy maps and restricting unplanned new urban or rural residential settlement."

The Planning Proposal will have no impact on the natural environment and is within an area nominated in a "local strategy" (the SLUP) for urban development. The subject land is therefore not isolated or unplanned within the context of the draft MRS.

Is the Planning Proposal consistent with the local Council's community strategic plan or other local strategic plan?

There is no reference to low density residential development or development in Jindera generally within Council's *Community Strategic Plan - Greater Hume 2030*.

Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Attachment 'B' provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPP's). In summary, many of the SEPP's are not applicable to the Greater Hume Shire and even less are

applicable to the circumstances of the Planning Proposal. The Planning Proposal is not inconsistent with any of the relevant SEPP's.

Is the Planning Proposal consistent with applicable Ministerial Directions (S.117 Directions)?

Section 117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides for the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of LEP's. A Planning Proposal needs to be consistent with the requirements of the Direction but in some instances can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of "*minor significance*".

An assessment of all S117 Directions is undertaken in Attachment 'C' and just three are relevant to the Planning Proposal. In summary, the Planning Proposal is either consistent or has some minor inconsistencies with the relevant Directions. The inconsistencies are justified utilising the provisions within each of the Directions.

3.3. Environmental, Social & Economic Impact

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?

The Planning Proposal will facilitate residential development on lots greater than 4,000m² in area. At this low density it is likely the narrow strip of trees along the western boundary will be retained as part of any future development. Along with the corresponding vegetation within the Urana Road road reserve and the location of the road pavement on the western side of the road reserve, there is an effective buffer to the subject land already in place.

There are no known threatened species or their habitats within the subject land.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The subject land is more than 95 percent cleared of native vegetation as a result of its past and current use for agriculture. There are no watercourses other than a man-made swale drain along the western boundary. Consequently it is considered the development of land for low density residential purposes can be undertaken without any detrimental impacts on the natural environment.

There is potential for a detrimental impact on future residents within the R5 zoned subject land from future activities at the nearby industrial estate. It is intended to create a 50 metre wide drainage reserve retained by Council between these two land uses to act as a buffer. This land cannot be developed for either industrial or residential purposes.

As Council will be the developer of the industrial estate expansion, it is intended to fence the southern boundary with impervious material and landscape the southern side to the maximum width without impeding the function of the drain. In addition there are the provisions of SEPP33 relating to potential offensive and hazardous industry and Chapter 3 of the GHDCP relating to controls for industrial development. The combination of all these

factors will protect the amenity of future residents from any detrimental impacts from new development within the industrial estate.

Land to the west, south and east of the subject land is zoned RU4 and therefore compatible with the type of development envisaged by the R5 zone. However only the land to the east has been developed for rural living in accordance with the zone with that to south and west still being used for commercial agriculture. Despite this there is unlikely to be any land use conflict with development of the proposed R5 zone firstly because they are separated by a road reserve and secondly because the type of agriculture is grazing.

How has the Planning Proposal adequately addressed any social and economic effects?

There will be a positive social and economic effect for the Jindera community from the Planning Proposal through additional choice of residential environments. The new residents will increase support for both community and commercial interests in the town.

A mapped environmental heritage item is located near the Hawthorn Road frontage of the subject land. The item is an archaeological site identified as "*Hawthorn Cottage (ruin)*". There remains no evidence of the cottage but a small historic marker has been erected on the fence line indicating the location of the item. The site is actually located within a drainage reserve that runs along Urana Road and thus will not be affected by any future development.

3.4. State & Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

Whilst the subject land is not currently provided with a reticulated sewerage service, it is Councils intentions to provide such a service through an extension of existing infrastructure in Jindera. The extension will also provide a sewerage service to the industrial land that adjoins the subject land to the north.

All other public infrastructure is already available to the subject land.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Having regard for the nature of the Planning Proposal, it is anticipated no public authority consultation at this level will be required.

It is acknowledged that the Gateway determination may specify consultation with public authorities.

PART 4. MAPS

The following maps are provided in support of the Planning Proposal.

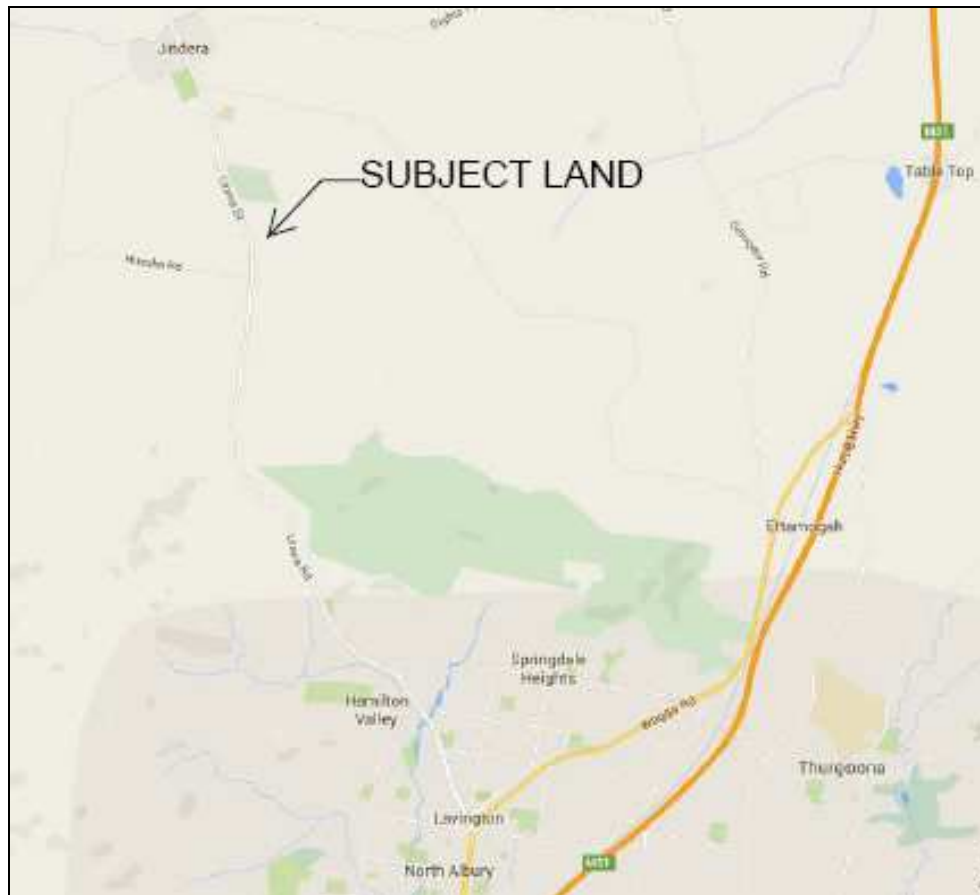


FIGURE 2: Location of subject within the context of Albury and Jindera (Source: Google Maps)



FIGURE 3: Subject land within the context of its immediate surrounds (Source: SIX Maps)



FIGURE 4: Existing and proposed zoning for subject land (Source: NSW Legislation)



FIGURE 5: Existing and proposed minimum lot size for subject land (Source: NSW Legislation)

PART 5. COMMUNITY CONSULTATION

The Planning Proposal will be subject to public exhibition following the Gateway process. The Gateway determination will specify the community consultation that must be undertaken for the Planning Proposal, if any. As such, the exact consultation requirements are not known at this stage.

This Planning Proposal will be exhibited for a period of 28 days in accordance with the requirements of section 57 of the EP&A Act and the Guide. At a minimum, the future consultation process is expected to be:

- written notification to landowners adjoining the subject land;
- consultation with relevant Government Departments and agencies, service providers and other key stakeholders, as determined in the Gateway determination;
- public notices to be provided in local media, including in a local newspaper and on Councils' website;
- static displays of the Planning Proposal and supporting material in Council public buildings; and
- electronic copies of all documentation being made available to the community free of charge (preferably via downloads from Council's website).

At the conclusion of the public exhibition period Council staff will consider submissions made with respect to the Planning Proposal and prepare a report to Council.

It is considered unlikely that a Public Hearing will be required for the proposal although this can't be conformed until after the exhibition/notification process has been completed.

PART 6. PROJECT TIMELINE

The project timeline for the planning proposal is outlined in Table 1. There are many factors that can influence compliance with the timeframe including the cycle of Council meetings, consequences of agency consultation (if required) and outcomes from public exhibition. Consequently the timeframe should be regarded as indicative only.

Table 1: – Project timeline

Milestone	Date/timeframe
<i>Anticipated commencement date (date of Gateway determination)</i>	September 2015.
<i>Anticipated timeframe for the completion of required studies</i>	2 months from Gateway determination (if studies are required).
<i>Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)</i>	2 months from Gateway determination.
<i>Commencement and completion dates for public exhibition period</i>	Commence within a month of Gateway determination and complete 5 weeks after commencement
<i>Dates for public hearing (if required)</i>	Within 2 weeks of public exhibition completion (if public hearing required).
<i>Timeframe for consideration of submissions</i>	2 weeks following completion of exhibition.
<i>Timeframe for the consideration of a proposal post exhibition</i>	1 month following completion of exhibition.
<i>Anticipated date RPA will make the plan (if delegated)</i>	2 weeks following consideration of proposal (depending on Council meeting cycle).
<i>Anticipated date RPA will forward to the department for notification (if delegated).</i>	1 week following consideration of proposal.

CONCLUSION

The Planning Proposal has been instigated by the identification of the subject land by Council as surplus to the future requirements of the Jindera Industrial Estate. Council has identified low density residential as the most appropriate alternative land use for the subject land having regard for adjoining land uses and its potential to be provided with urban services (including reticulated sewerage).

In summary, the Planning Proposal is considered justified because:

- the current preferred future use for the subject land is no longer relevant;

- the preferred development outcome of low density residential cannot be effectively achieved under the current planning regime;
- there will be a net benefit for the Jindera community;
- there is general strategic support and local strategic support will be achieved by a minor adjustment to the strategic land use plan for Jindera;
- it is generally consistent with the broader planning framework (i.e. State provisions);
- there are no natural hazards within the subject land;
- there will no detrimental environmental effects; and
- the subject land will be provided with all urban services.

It is concluded therefore that the Planning Proposal has merit and is worthy of support.

ATTACHMENT A

Indicative lot layout for low density residential development

ATTACHMENT B

Consistency with State Environmental Planning Policies

Consistency of the Planning Proposal with State Environmental Planning Policies

No.	Title	Applicable to Greater Hume Shire?	Consistency
1	Development Standards	Not since gazettal of GHLEP	
14	Coastal Wetlands	No	
15	Rural Landsharing Communities	No	
19	Bushland in Urban Areas	No	
21	Caravan Parks	Yes	The Planning Proposal does not derogate from the aims, development consent requirements for caravan parks relating to, the development consent requirements, the number of sites being used for long term or short term residents, the permissibility of moveable dwellings where caravan parks or camping grounds are also permitted, and subdivision of caravan parks for lease purposes as provided in the SEPP.
26	Littoral Rainforests	No	
29	Western Sydney Recreation Area	No	
30	Intensive Agriculture	Yes	The Planning Proposal does not derogate from the aims, development consent, information and public notification requirements for cattle feedlots or piggeries as provided in the SEPP.
32	Urban Consolidation (Redevelopment of Urban Land)	Yes (just 'urban land')	Whilst the SEPP requires consideration for land that Council considers to be " <i>no longer needed or used for the purposes for which it is currently zoned or used</i> ", the subject land is not suitable for multi-unit housing development having regard for its location on the urban fringe and the housing market in Jindera. In addition, the SEPP will not apply once the land is rezoned to low density residential.
33	Hazardous & Offensive Development	Yes	The Planning Proposal does not derogate from the aims, definitions of hazardous and offensive industries, development consent, assessment, information and notification requirements as provided in the SEPP.
36	Manufactured Home Estate	Yes	The Planning Proposal does not derogate from the aims, strategies, development consent, assessment and location provisions as provided in the SEPP.
39	Spit Island Bird Habitat	No	
44	Koala Habitat Protection	Yes	The area of the former Hume LGA is listed in Schedule 1 of the SEPP and therefore applicable. The SEPP relates to development applications rather than LEP's and therefore it does not require consideration as part of the Planning Proposal. In any case the subject land is devoid of vegetation that might form part of Koala habitat.

No.	Title	Applicable to Greater Hume Shire?	Consistency
47	Moore Park Showground	No	
50	Canal Estate Development	Yes	The Planning Proposal does not derogate from the aims and canal estate development prohibitions as provided in the SEPP.
52	Farm Dams and Other Works in Land and Water Management Plan Areas	No	
55	Remediation of Land	Yes	The Planning Proposal does not derogate from the aims, definitions, preliminary investigation, development consent, assessment, notification and remediation requirements as provided in the SEPP.
59	Central Western Sydney Regional Open Space and Residential	No	
62	Sustainable Aquaculture	Yes	The Planning Proposal does not derogate from the aims, development consent, site location, operational and/or minimum performance requirements of aquaculture development as provided in the SEPP.
64	Advertising & Signage	Yes	The Planning Proposal does not derogate from the aims, development consent requirements and assessment criteria for advertising and signage as provided in the SEPP.
65	Design Quality of Residential Flat Development	Yes	The Planning Proposal does not derogate from the aims, development consent, assessment, information and notification requirements as provided in the SEPP.
70	Affordable Housing (Revised Schemes)	No	
71	Coastal Protection	No	
	Affordable Rental Housing 2009	Yes	The Planning Proposal does not derogate from the aims and functions of this SEPP as changes do not discriminate against the provision of affordable housing (and consequently affordable rental housing). The GHLEP cannot influence the provision of rental housing.
	Building Sustainability Index (BASIX) 2004	Yes	The Planning Proposal does not derogate from the aims and development consent requirements relating to BASIX affected building(s) that seeks to reduce water consumption, greenhouse gas emissions and improve thermal performance as provided in the SEPP.
	Exempt & Complying Development Codes 2008	Yes	The Planning Proposal does not derogate from the aims and functions of this SEPP with respect to exempt and complying development provisions.

No.	Title	Applicable to Greater Hume Shire?	Consistency
	Housing for Seniors & People with a Disability 2004	Yes	The Planning Proposal does not derogate from the aims, development consent, location, design, development standards, service, assessment, and information requirements as provided in the SEPP.
	Infrastructure 2007	Yes	The Planning Proposal does not derogate from the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in the SEPP.
	Kosciuszko National Park – Alpine Resorts 2007	No	
	Kurnell Peninsula 1989	No	
	Major Development 2005	Yes	The Planning Proposal does not derogate from the aims, major project identification, state significant site identification and development assessment and approval process applying under Part 3A of the EP&A Act to major projects as provided in the SEPP.
	Mining, Petroleum Production & Extractive Industries 2007	Yes	The Planning Proposal does not derogate from the aims, permissibility, development assessment requirements relating to mining, petroleum production and extractive industries as provided in the SEPP.
	Miscellaneous Consent Provisions 2007	Yes	The Planning Proposal does not derogate from the aims, permissibility, development assessment requirements relating to temporary structures as provided in the SEPP.
	Penrith Lakes Scheme 1989	No	
	Murray Regional Environmental Plan No. 2 – Riverine Land	Yes (in part)	MREP2 applies to a small part of the Shire along the Murray River west of Albury. The area to which the Planning Proposal relates is not within the MREP2. Consequently this SEPP is not relevant to the Planning Proposal.
	Rural Lands 2008	Yes	The Planning Proposal will not change the permissible activities in the rural zones or subdivision provisions.
	SEPP53 Transitional Provisions 2011	No	
	State & Regional Development 2011	Yes	The Planning Proposal does not derogate from the aims, permissibility, development assessment requirements relating to State significant development and infrastructure as provided in the SEPP.
	Sydney Drinking Water Catchment 2011	No	

No.	Title	Applicable to Greater Hume Shire?	Consistency
	Sydney Region Growth Centres 2006	No	
	Three Ports 2013	No	
	Urban Renewal 2010	No	The subject land is not within a nominated urban renewal precinct.
	Western Sydney Employment Area 2009	No	
	Western Sydney Parklands 2009	No	

ATTACHMENT C

Consistency with Ministerial Directions

Consistency of the Planning Proposal with Ministerial Directions given under Section 117 of the EP&A Act

No.	Title	Applicable to Planning Proposal?	Consistency
1.	Employment and Resources		
1.1	Business & Industrial Zones	No	
1.2	Rural Zones	No	
1.3	Mining, Petroleum Production & Extractive Industries	No	
1.4	Oyster Aquaculture	No	
1.5	Rural Lands	No	
2.	Environment and Heritage		
2.1	Environment Protection Zones	Yes	The narrow strip of land along the western boundary of the subject land is mapped as “<i>biodiversity</i>” on the Terrestrial Biodiversity Map (Sheet BIO_002) of the GHLEP. This land is considered to be “<i>environmentally sensitive</i>” and consequently this Direction is relevant to the Planning Proposal. The Planning Proposal is not inconsistent with this Direction as it does “<i>not reduce the environmental protection standards that apply to the land</i>”. This is a reference to Clause 6.2 of the GHLEP relating to <i>Terrestrial biodiversity</i>. Whilst the Planning Proposal itself does not “<i>include provisions that facilitate the protection and conservation of environmentally sensitive areas</i>”, this departure is considered to be of “<i>minor significance</i>” and no further interrogation is required.
2.2	Coastal Protection	No	
2.3	Heritage Conservation	Yes	At the southern boundary of the subject land there is an archaeological site identified as “<i>Hawthorn Cottage (ruin)</i>”. The site is mapped as A3 on the Heritage Map (HER_002C) in the GHLEP. The Planning Proposal itself does not contain provisions that facilitate the conservation of heritage items, and is therefore inconsistent with this Direction. However this inconsistency is justified because “<i>the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land</i>” i.e. the archaeological item is identified and ‘protected’ by Clause 5.10 of the GHLEP relating to <i>Heritage conservation</i>.

No.	Title	Applicable to Planning Proposal?	Consistency
2.4	Recreation Vehicle Areas	No	
3. Housing Infrastructure and Urban Development			
3.1	Residential Zones	Yes	This Direction requires the Planning Proposal to include certain provisions relating to housing. As these provisions are not included, it is inconsistent with the Direction. There a number of means by which such an inconsistency can be justified. In this case the inconsistency is justified on the basis of the objectives of the Direction being met through: • additional land for residential use is being created; • additional choice of housing in Jindera; • the land being fully serviced; and • there being no environmental constraints to the land.
3.2	Caravan Parks & Manufactured Home Estates	No	
3.3	Home Occupations	No	
3.4	Integrating Land Use and Transport	No	
3.5	Development Near Licensed Aerodromes	No	
3.6	Shooting Ranges	No	
4. Hazard and Risk			
4.1	Acid Sulphate Soils	No	
4.2	Mine Subsidence & Unstable Land	No	
4.3	Flood Prone Land	No	
4.4	Planning for Bushfire Protection	No	

No.	Title	Applicable to Planning Proposal?	Consistency
1.	Regional Planning		
5.1	Implementation of Regional Strategies	No	
5.2	Sydney Drinking Water Catchment	No	
5.3	Farmland of State & Regional Significance on the NSW Far North Coast	No	
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	
5.5	Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	
5.6	Sydney to Canberra Corridor	No	
5.7	Central Coast	No	
5.8	Second Sydney Airport: Badgerys Creek	No	
5.9	North West Rail Link Corridor Strategy	No	
6.	Local Plan Making		
6.1	Approval and Referral Requirements	No	
6.2	Reserving Land for Public Purposes	No	

No.	Title	Applicable to Planning Proposal?	Consistency
6.3	Site Specific Provisions	No	
7.	Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	No	

