



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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17 April 2018

Ms Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 13/2018/PLP

Dear Ms Carruthers

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

Proposed The Hills Local Environmental Plan 2012 (Amendment No. #) – Amendments to Clause 4.1B exceptions to minimum lot sizes for certain residential development

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), it is advised that Council has resolved to prepare a planning proposal for the above amendment.

The planning proposal seeks to strengthen certainty of outcomes for development consent granted under Clause 4.1B by amending the minimum lot size resulting from subdivision and introducing a minimum parent lot size to be subdivided.

Please find enclosed the information required in accordance with the guidelines '*A guide to preparing planning proposals*' issued under Section 3.33(3) of the EP&A Act. The planning proposal and supporting materials is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Megan Munari, Principal Coordinator – Forward Planning on 9843 0407.

Following receipt by Council of the Department's written advice, Council will proceed with the planning proposal. Any future correspondence in relation to this matter should quote reference number 13/2018/PLP. Should you require further information please contact Kayla Atkins, Town Planner on 9843 0404.

Yours faithfully

Stewart Seale
MANAGER - FORWARD PLANNING

Attachment 1: Planning Proposal (including attachments)

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – Amendment to Clause 4.1B exceptions to minimum lot sizes for certain residential development

ADDRESS OF LAND: The Hills Shire Local Government Area – Land zoned R3 Medium Density Residential & R4 High Density Residential under LEP 2012

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 9.1 Local Planning Directions.
Attachment C	Council Report and Resolution, 13 February 2018
Attachment D	Matter Arising, 14 November 2017

BACKGROUND:

In its current form Clause 4.1B of The Hills Local Environmental Plan 2012 (LEP 2012) enables ‘small lot’ housing where certain criteria are met:

- Land is zoned R3 Medium Density Residential or R4 High Density Residential;
- A single development application is lodged for subdivision resulting in 3 or more lots and the erection of an attached dwelling or dwelling house on each lot; and
- Each resulting lot has a minimum size of 240m².

The clause is a translation of an Integrated Housing clause in Council’s previous Local Environmental Plan (LEP 2005). This previous clause only applied to the Rouse Hill development area, however strict provisions for standardising local instruments meant that when Council prepared LEP 2012 it was unable to limit the application of this provision to a specific geographic area. Instead, Council could only nominate land use zones. At this time, Council opted to apply this provision to R3 Medium Density and R4 High Density residential zones, being areas considered appropriate to facilitate a small lot housing outcome.

As the Rouse Hill Development Area was the key location in which small lot housing outcomes were envisaged, specific controls for development under Clause 4.1B of LEP 2012 were included in The Hills Development Control Plan 2012 Part D Section 5 – Kellyville Rouse Hill Release Area. Other site specific controls for small lot housing are also contained within Part C Section 5 of the DCP, relating specifically to development on land at 64 Mackillop Drive, Baulkham Hills.

Development applications are now increasingly being received for small lot housing development outside of the areas subject to these parts of the DCP. While this form of development is permissible on all land in the Shire zoned R3 Medium Density or R4 High Density Residential, there are no development controls applicable to guide the design and assessment of this form of development. Recent development applications have shown that the current provisions enable developers to seek approval to compress three (3) attached dwellings onto a standard single 720m² residential lot, which can deliver an undesirable outcome contrary to the intent of the clause, with minimal regard to street orientation, active frontages or open space areas of usable dimensions.

At its Meeting on 14 November 2017, Council considered a development application for land in Sherwin Avenue, Castle Hill, seeking approval for the demolition of existing structures, torrens title subdivision into three lots and the construction of a two storey dwelling on each lot (1806/2017/HA). As a Matter Arising, Council resolved that:

- “1. The General Manager provide a report on the preparation of a planning proposal to amend Local Environmental Plan 2012 to confine the permissibility of small lot integrated housing to land zoned R3 Medium Density Residential and R4 High Density Residential within the Rouse Hill Development Area (including Balmoral Road Release Area).
2. The report also address Development Control Plan amendments in regard to the built form, character and potential amenity impacts of small lot integrated housing where permitted, including

controls related to orientation of buildings to the street, site coverage, building setbacks, landscaping and open space requirements, visual and acoustic privacy, solar access, vehicular access and parking.”

At its Meeting on 13 February 2018, Council considered a report on a review of Clause 4.1B and the associated development outcomes and resolved that:

- “1. A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend Clause 4.1B of The Hills Local Environmental Plan 2012 in accordance with Option 2 in this report and Attachment 1 (ECM Doc. #171044598).*
- 2. Draft The Hills Development Control Plan 2012 Part F – Small Lot Housing (Integrated Housing (Attachment 2), Part G – Medium Density Residential (Terraces) (Attachment 3) and Part B Section 4 – Multi Dwelling Housing (Attachment 4) be exhibited concurrently with the planning proposal.”*

Option 2 as resolved by Council retains the current application of Clause 4.1B to all R3 Medium Density Residential and R4 High Density Residential land but introduces a parent minimum lot size and a new minimum lot size for terrace housing (refer to Part 1 of this proposal).

PART 1 OBJECTIVES OR INTENDED OUTCOME

The planning proposal seeks to create desirable outcomes under Clause 4.1B by amending the clause to require a minimum parent lot size of 1,800m² for small lot housing development and include a new minimum lot size resulting from subdivision of 180m² for terrace housing with rear lane access. The existing minimum lot size of 240m² for detached and attached front loaded small lot housing will remain.

Introducing a minimum parent lot size along with appropriate complementary DCP controls will discourage the overdevelopment of standard single residential lots and ensure that small lot housing development is only permissible where a larger block of land exists (or can be amalgamated). These measures are considered adequate to ensure that the small lot housing product can be delivered in a form that is suitable for all land zoned R3 Medium Density Residential and R4 High Density Residential under LEP 2012. Figures 1 – 3 below demonstrate the intended outcome for a detached small lot housing product as well as rear and front-loaded attached small lot housing products.

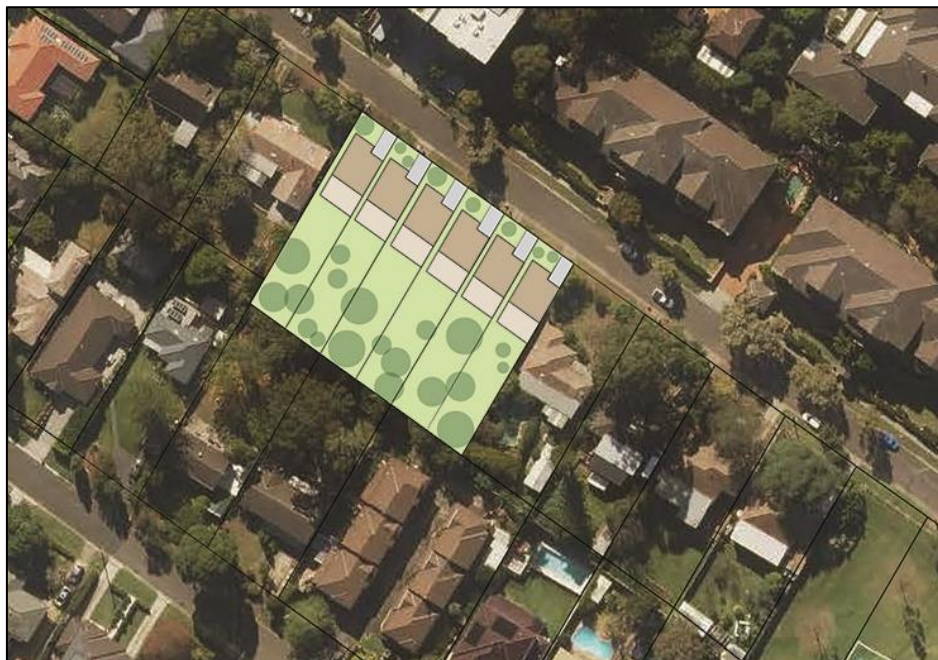


Figure 1

Indicative floor plate and site plan for detached small lot housing product



Figure 2

Indicative floor plate and site plan of attached front-loaded small lot housing product



Figure 3

Indicative floor plate and site plan of attached rear-loaded small lot housing (terrace) product

The objective of the planning proposal is to strengthen certainty of outcomes for development consent granted under Clause 4.1B and to reinforce desired built form outcomes. To facilitate this, supporting DCP controls have been developed that have regard to street orientation and activation, site coverage, landscaping, neighbouring amenity, bulk and scale and parking. These controls aim to facilitate diversity of housing choice without adversely impacting on residential amenity.

PART 2 EXPLANATION OF THE PROVISIONS

The proposed outcomes will be achieved by amending Clause 4.1B to include a requirement for parent lots to be 1800m² and allowing a minimum resulting lot size of 180m² for development that provides rear lane access. The draft changes to the clause are shown in red:

4.1B Exceptions to minimum lot sizes for certain residential development

- (1) *The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.*

- (2) *This clause applies to development on land in the following zones:*
- (a) *Zone R3 Medium Density Residential*
 - (b) *Zone R4 High Density Residential*
- (3) *Development consent may be granted to a single development application for development on land that is both of the following:*
- (a) *The land to be subdivided is not less than 1800 square metres,*
 - (b) *The subdivision results in the erection of a dwelling house or attached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than:*
 - (i) *For the erection of a dwelling house – 240 square metres, or*
 - (ii) *For the erection of an attached dwelling – 240 square metres, or*
 - (iii) *For the erection of an attached dwelling where rear lane access is provided – 180 square metres.*

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

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

No, the planning proposal is not a result of any strategic study or report. However, the planning proposal is supported by Council's Residential Direction by providing for a diversity of housing choice that is appropriate to residents needs and promoting a range of housing that is affordable to households of varying financial capacity. The planning proposal will ensure that planning controls effectively provide for balanced growth in the Shire's population.

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

Yes, the planning proposal is considered to be the best way to achieve the intended outcomes. Amending LEP 2012 to ensure certainty of development outcomes will increase housing choice in strategic locations. The introduction of a minimum parent lot size in LEP 2012 is the best way to ensure sites can achieve desirable design outcomes without significant amenity and streetscape impacts. The introduction of a minimum lot size of 180m² for attached dwellings with rear lane access will be an incentive for the provision of laneways. This will facilitate a housing product with active street frontages free of driveway and garage-dominant streetscapes. The desired design outcomes are supported by the introduction of proposed new DCP controls.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

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

Yes, a discussion of consistency is provided below.

- **Greater Sydney Region Plan**

The Greater Sydney Region Plan is a 40-year vision that seeks to accommodate a growing and changing population within three cities, the Western Parkland City, the Central River City and the Eastern Harbour City. The Plan will inform district and local plans as well as the assessment of planning proposals. It will also facilitate the alignment of infrastructure planning to support anticipated growth. The delivery and implementation of the Plan is supported by 10 directions, which will facilitate an integrated approach to realising outcomes.

The planning proposal is consistent with the Greater Sydney Region Plan as it contributes to the supply of affordable housing, diverse housing options, and housing in strategic locations. The relevant objectives in the plan are discussed below:

Objective 10 – Greater Housing Supply

The plan recognises that providing ongoing housing supply and a range of housing types in appropriate locations will create more liveable neighbourhoods whilst supporting Greater Sydney's population growth. The delivery of a range of housing types and price points are needed to meet demand.

The planning proposal provides an opportunity to ensure high quality design outcomes for the 'missing middle' and certainty that a greater housing variety can be provided without adversely impacting existing residential amenity or streetscape. As the planning proposal applies to all R3 Medium Density and R4 High Density Residential land under LEP 2012, it is considered that the proposal will facilitate capacity in appropriate locations that include Sydney Metro Northwest railway station precincts and local infill areas that are close to existing and future centres and services.

Objective 11 – Housing is more Diverse and Affordable

The plan acknowledges that housing plays an important social and economic role by meeting changing demographic needs and providing stability in the housing market. Additionally, housing must provide choices for a range of purchasers.

The planning proposal provides an opportunity to contribute to affordability challenges through a variety of housing choice and price points. This allows the market to capture a range of needs, workers and incomes, and sustains the importance of locating key workers close to centres and services. By clearly articulating the desired design outcomes of medium density housing products, the draft DCP supporting the planning proposal will ensure a high quality housing supply that caters to a range of households and their needs.

• **Central City District Plan**

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning. The District Plan also assists councils to plan for and deliver growth and change, and align their local planning strategies to place-based outcomes. It informs infrastructure agencies, the private sector and the wider community of expectations for growth and change.

Of particular relevance to this planning proposal is planning priority C5 – Providing housing supply, choice and affordability with access to jobs, services and public transport. The District Plan highlights the far-reaching impacts of poor quality housing and housing choice. The planning proposal is consistent with this priority as it seeks to facilitate high quality design outcomes on land identified as being suitable for medium and high density development because of its proximity to centres and services. As Council looks to develop its housing strategy, this planning proposal forms part of a response to the key principles of housing supply under this priority including diversity, market demand, amenity, good design and local character.

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

Yes, a discussion of consistency is provided below.

• **The Hills Future Community Strategic Plan**

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

The planning proposal is consistent with The Hills Future as it ensures responsible planning that facilitates a desirable living environment and meets growth targets as well as managing new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.

• **Local Strategy**

Council's adopted Local Strategy provides the basis for the future direction of land use planning in the Shire and within this context implements the key themes and outcomes of the 'Hills 2026 Looking Toward the Future'. The Residential Direction is the relevant component of the Local Strategy to be considered in assessing this application.

- Residential Direction

The Residential Direction indicates that there is sufficient capacity to accommodate growth targets based on the existing planning framework and current projects.

The planning proposal contributes to a diversity of housing choice in the existing urban environment, close to employment, services and transport infrastructure. The planning proposal is consistent with this direction in that it accommodates population growth in appropriate locations with a range of housing options that cater to differing demographics, household types and financial capacities.

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

Yes. The consistency of the planning proposal with State Environmental Planning Policies is detailed within Attachment A.

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

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

- **Direction 3.1 Residential Zones**

The planning proposal is consistent with this direction as it encourages housing choices and facilitates desirable design outcomes that have regard to streetscape, bulk and scale and neighbouring amenity. In this regard, the planning proposal will not reduce the permissible residential density of land to which it applies. The planning proposal will make more efficient use of existing infrastructure and services by providing diverse housing choices in appropriate locations close to centres, employment opportunities and services. The planning proposal will also reduce the pressure of urban development on the fringe by facilitating appropriate outcomes in the right locations within the existing urban development area.

- **Direction 3.4 Integrated Land Use and Transport**

The planning proposal is consistent with this direction as it ensures appropriate building forms in strategic land use locations that improve access to housing, jobs and services by walking, cycling and public transport. The envisaged housing typologies and design outcomes are anticipated in close proximity to the future rail corridor and existing and future centres where there is reduced car dependency. The proposal supports the efficient and viable operation of public transport services by providing a diverse medium density housing option that attracts a wide demographic to the station precincts and local centres. The proposal facilitates the principles of transit-oriented development and will help reduce travel demand, particularly the number of trips generated and distances travelled by car. In this way, the planning proposal is also consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for planning and development (DUAP 2001)*.

- **Direction 5.9 North West Rail Link Corridor Strategy**

The planning proposal is consistent with this direction as it aims to facilitate good design outcomes that provide an appropriate transition of density away from future railway stations and existing centres and services. In this regard the proposal is consistent with the principles of transit-oriented development. The planning proposal does not seek to increase density; rather it seeks to regulate the quality of design outcomes that can be achieved on land zoned for medium and high density residential development. The proposal is consistent with the outcomes envisaged under the Northwest Rail Link Corridor Strategy and precinct Structure Plans as it seeks to introduce controls that facilitate the intended outcomes.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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

No, the proposal would not create any adverse impacts on critical habitat or threatened species, populations or ecological communities and their habitats. As the planning proposal applies to all land zoned R3 Medium Density Residential and R4 High Density Residential, the planning proposal will affect land that is already established with minimal existing vegetation or associated ecological communities.

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

The planning proposal is not considered likely to have any other environmental impacts. Any potential impacts will be assessed on a site-by-site basis upon lodgement of a development application.

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

The planning proposal seeks to facilitate residential development that addresses Greater Sydney's 'missing middle'. A growing population and changing demographics has emphasised the importance of diversity of housing choice.

Medium density housing types are affordable because they require smaller site areas to be developed. While this is an attractive selling point for some homeowners, design outcomes must be regulated to minimise amenity impacts on streetscape and adjoining landowners and built form, as well as strengthening the certainty of outcomes that can be achieved under LEP 2012.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

The planning proposal does not create any additional demand for public infrastructure. It will regulate the desired built form outcomes in all R3 Medium Density and R4 High Density Residential zones.

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

It is anticipated that the following public authorities will be required to be consulted:

- Housing NSW; and
- NSW Land and Housing Corporation.

A list of all relevant agencies would be determined as part of the Gateway Determination. Following the Gateway Determination, all relevant agencies would be consulted.

PART 4 MAPPING

The amendment relates only to the written instrument. No amendments to any maps of *The Hills Local Environmental Plan 2012* would be required.

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in local newspapers and on display at Council's administration building and Castle Hill Library, Vinegar Hill Memorial Library, Baulkham Hills Library and Dural Library. The planning proposal will also be made available on Council's website.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	May 2018
Government agency consultation	June 2018

Commencement of public exhibition period (14 days)	June 2018
Completion of public exhibition period	July 2018
Timeframe for consideration of submissions	August 2018
Timeframe for consideration of proposal post exhibition	September 2018
Report to Council on submissions	October 2018
Planning Proposal to PCO for opinion	November 2018
Date Council will make the plan (if delegated)	December 2018
Date Council will forward to department for notification (if delegated)	December 2018

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	NO	-	
No. 14	Coastal Wetlands	NO	-	
No. 19	Bushland in Urban Areas	YES	NO	
No. 21	Caravan Parks	YES	NO	
No. 26	Littoral Rainforests	NO	-	
No. 30	Intensive Agriculture	YES	NO	
No. 33	Hazardous and Offensive Development	YES	NO	
No. 36	Manufactured Home Estates	NO	-	
No. 44	Koala Habitat Protection	NO	-	
No. 47	Moore Park Showground	NO	-	
No. 50	Canal Estate Development	YES	NO	
No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	NO	-	
No. 55	Remediation of Land	YES	NO	
No. 62	Sustainable Aquaculture	YES	NO	
No. 64	Advertising and Signage	YES	NO	
No. 65	Design Quality of Residential Apartment Development	YES	NO	
No. 70	Affordable Housing (Revised Schemes)	YES	NO	
No. 71	Coastal Protection	NO	-	
Affordable Rental Housing (2009)		YES	NO	
Building Sustainability Index: BASIX (2004)		YES	NO	
Educational Establishments and Child Care Facilities (2017)		YES	NO	
Exempt and Complying Development Codes (2008)		YES	NO	
Housing for Seniors or People with a Disability (2004)		YES	NO	
Infrastructure (2007)		YES	NO	
Integration and Repeals (2016) (Policy is to be repealed on 6.8.2018)		YES	NO	
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	
Kurnell Peninsula (1989)		NO	-	
Mining, Petroleum Production and Extractive Industries (2007)		YES	NO	
Miscellaneous Consent Provisions (2007)		YES	NO	
Penrith Lakes Scheme (1989)		NO	-	
Port Botany and Port Kembla (2013)		NO	-	
Rural Lands (2008)		NO	-	
State and Regional Development (2011)		YES	NO	
State Significant Precincts (2005)		YES	NO	
Sydney Drinking Water Catchment (2011)		NO	-	
Sydney Region Growth Centres (2006)		YES	NO	
Three Ports (2013)		NO	-	
Urban Renewal (2010)		NO	-	
Vegetation in Non-Rural Areas (2017)		YES	NO	
Western Sydney Employment Area (2009)		NO	-	
Western Sydney Parklands (2009)		NO	-	
Deemed SEPPs				

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
SREP No. 8 (Central Coast Plateau Areas)	NO	-	
SREP No. 9 – Extractive Industry (No. 2 – 1995)	YES	NO	
SREP No. 16 – Walsh Bay	NO	-	
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	YES	NO	
SREP No. 24 – Homebush Bay Area	NO	-	
SREP No. 25 – Orchard Hills	NO	-	
SREP No. 26 – City West	NO	-	
SREP No. 30 – St Marys	NO	-	
SREP No. 33 – Cooks Cove	NO	-	
SREP (Sydney Harbour Catchment) 2005	YES	NO	

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources				
1.1	Business and Industrial Zones	YES	NO	
1.2	Rural Zones	YES	NO	
1.3	Mining, Petroleum Production and Extractive Industries	YES	NO	
1.4	Oyster Aquaculture	YES	NO	
1.5	Rural Lands	NO	-	-
2. Environment and Heritage				
2.1	Environment Protection Zone	YES	NO	
2.2	Coastal Protection	NO	-	-
2.3	Heritage Conservation	YES	NO	
2.4	Recreation Vehicle Area	YES	NO	
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	-	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	YES	CONSISTENT
3.2	Caravan Parks and Manufactured Home Estates	YES	NO	
3.3	Home Occupations	YES	NO	
3.4	Integrating Land Use and Transport	YES	YES	CONSISTENT
3.5	Development Near Licensed Aerodomes	YES	NO	
3.6	Shooting Range	NO	-	-
4. Hazard and Risk				
4.1	Acid Sulfate Soils	YES	NO	
4.2	Mine Subsidence and Unstable Land	YES	NO	
4.3	Flood Prone Land	YES	NO	
4.4	Planning for Bushfire Protection	YES	NO	
5. Regional Planning				
5.1	Implementation of Regional Strategies	NO	-	-
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	-	-
5.9	North West Rail Link Corridor Strategy	YES	YES	CONSISTENT
5.10	Implementation of Regional Plans	YES	NO	
6. Local Plan Making				

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
6.1	Approval and Referral Requirements	YES	NO	
6.2	Reserving Land for Public Purposes	YES	NO	
6.3	Site Specific Provisions	YES	NO	
7. Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	NO	-	-
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	-	-
7.3	Parramatta Road Corridor Urban Transformation Strategy	NO	-	-
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	YES	NO	
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	NO	-	-