



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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25 September 2019

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

Our Ref 3/2019/PLP

Dear Ms Carruthers,

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. #) – Proposed amendments relating to Clause 9.7(1) Residential Development Yield on Certain Land within the Showground Precinct

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.

This clause applies to land within the Showground Precinct and specifies a minimum site area requirement of 10,000m² for development to be eligible for the Incentive Floor Space Ratio. The planning proposal seeks amend this clause to provide additional flexibility in the application of the 10,000m² site area requirement in instances where a development sites are isolated.

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 material is enclosed with this letter for your consideration.

Following receipt 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 3/2019/PLP. Should you require further information please contact Brent Woodhams, Forward Planning Coordinator on 9843 0443.

Yours faithfully

Stewart Seale
MANAGER FORWARD PLANING

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed amendments relating to Clause 9.7(1) Residential Development Yield on Certain Land

ADDRESS OF LAND: Land within the Showground Station Precinct that is subject to an Incentive Floor Space Ratio

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 28 August 2018
Attachment D	Local Planning Panel Minute 19 September 2018

BACKGROUND:

On 15 December 2017 the NSW Government rezoned the Showground Precinct for high and medium density development. This rezoning was the outcome of an extensive planning process led by the Department of Planning and Environment which commenced in August 2014. The boundary of the Showground Precinct is included in the following figure.

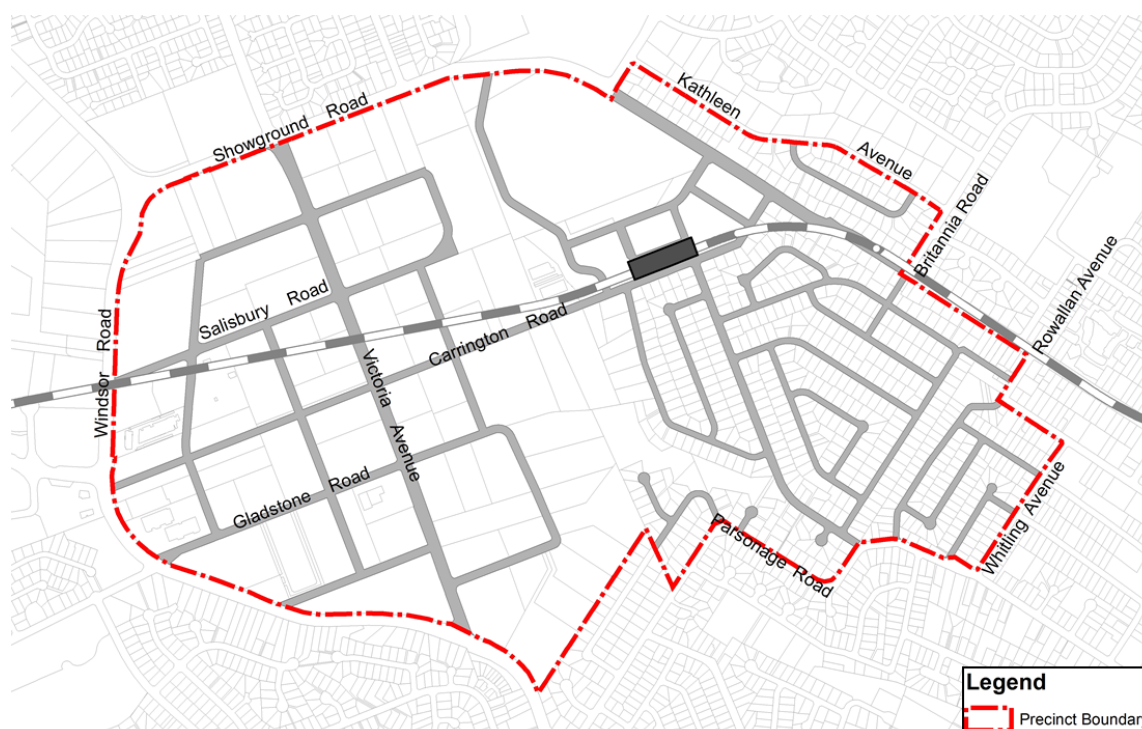


Figure 1
Showground Priority Precinct

The plans that were finalised by the State Government include an incentive floor space ratio on the Incentive Floor Space Ratio Map. A development can achieve the Incentivised Floor Space Ratio if it provides housing diversity (a minimum of 20% 3 bedroom apartments, a maximum of 25% 1 bedroom apartments and if at least 40% of the 2 and 3 bedroom apartments are larger), at least 1 parking space is provided per dwelling, at least 1 visitor parking space is provided per 5 dwellings, and if the development site has an area of at least 10,000m². Land within the Showground Precinct that is subject to an Incentive Floor Space Ratio is identified in the following figure.

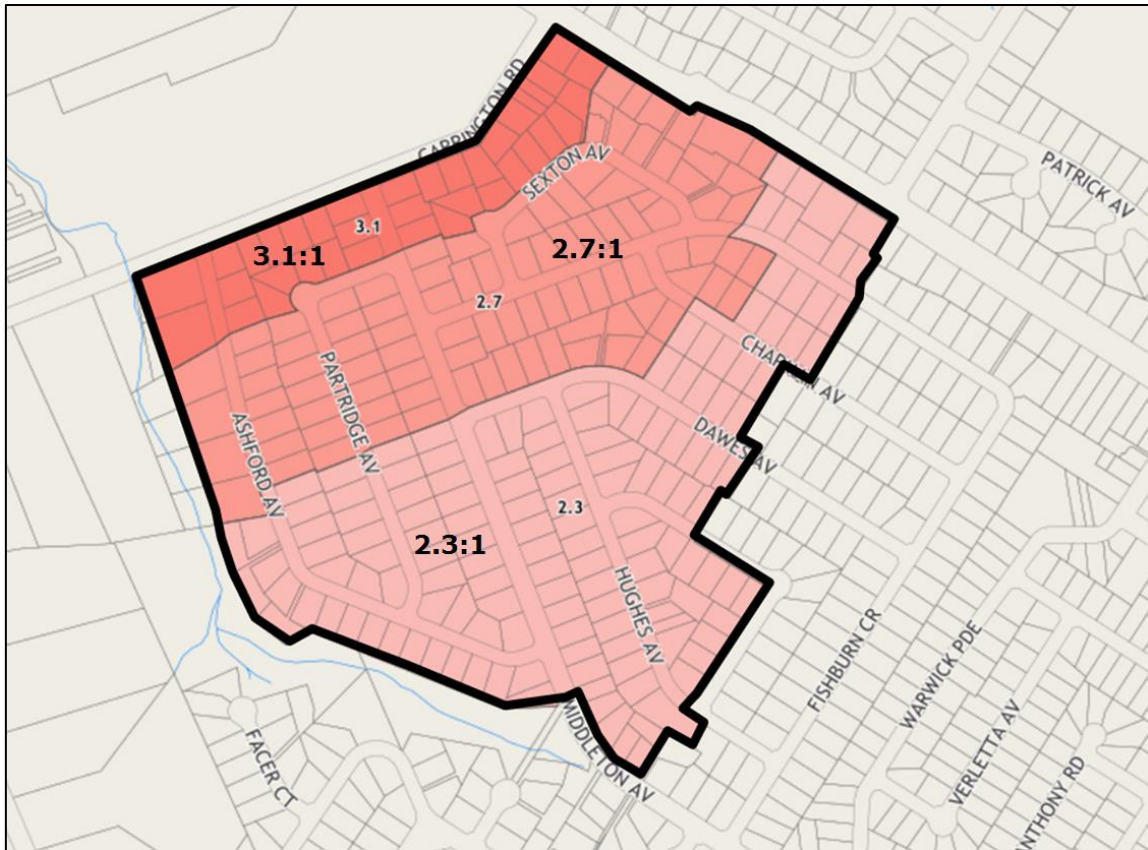


Figure 2
Incentive Floor Space Ratio Map

The requirements to achieve the Incentive Floor Space Ratio are contained within 'Clause 9.7 Residential Development Yield on Certain Land' of LEP 2012. The wording of the provision is included below.

9.7 Residential development yield on certain land

- (1) *This clause applies to development that involves the erection of one or more buildings that contain dwellings on a lot that is:*
 - (a) *within the Showground Station Precinct, and*
 - (b) *has an area of:*
 - i. *10,000 square metres or more, or*
 - ii. *less than 10,000 square metres because of the creation of roads and the consent authority is satisfied that the development will promote the orderly development of the precinct.*
- (2) *Despite clause 4.4, the consent authority may consent to development to which this clause applies with a floor space ratio that does not exceed the increased floor space ratio identified on the Floor Space Ratio Incentive Map, if the consent authority is satisfied that:*
 - (a) *no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1 bedroom dwellings, or both, and*
 - (b) *at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more bedroom dwellings, and*
 - (c) *at least 40% of all 2 bedroom dwellings contained in the development will have a minimum internal floor area of 110 square metres, and*

- (d) *at least 40% of all 3 bedroom dwellings contained in the development will have a minimum internal floor area of 135 square metres, and*
- (e) *the following minimum number of car parking spaces are to be provided on the site of the proposed development:*
 - i. *for each dwelling—1 car parking space, and*
 - ii. *for every 5 dwellings—1 car parking space, in addition to the car parking space required for the individual dwelling.*

(3) *In this clause:*

internal floor area *does not include the floor area of any balcony.*

Currently there is limited flexibility in the provision to enable a variation to the 10,000m² requirement. The site area requirement within the provision is an 'application', rather than a 'development standard'. Accordingly, if a development site is less than 10,000m² then the incentive clause does not apply. As the area requirement is not a development standard it cannot be varied under Clause 4.6.

As per the wording of the provision within the LEP, the only way that the incentive floor space ratio could apply to a development site which is less than 10,000m² is if the creation of roads is the sole reason for the development site being undersized. If a development site is less the 10,000m² for any other reason, the incentive clause will not apply and the maximum floor space ratio achievable would be the base FSR.

It has become apparent that in certain instances a variation to the 10,000m² requirement may be necessary. This is principally due to development sites being isolated as a result of the existing allotment configuration or as a result of adjoining applications for high density development that exclude the remaining land. A site may simply become unable to aggregate to 10,000m² as there are no additional lots adjoining the site to amalgamate with. In these instances some flexibility to the 10,000m² area requirement would be warranted.

Following the rezoning of the Showground Precinct by the Department of Planning and Environment in December 2017, Council prepared a draft development control plan, contributions plan and public domain plan to guide future development. The plans were exhibited from Tuesday 9 January 2018 to Friday 9 February 2018. During the exhibition period a number of submissions raised concern with respect to the lack of flexibility in the application of the 10,000m² site area requirement. At its meeting of 28 August 2018 Council considered a report on the outcome of the exhibition of the draft plans and resolved as follows:

1. *Draft The Hills Development Control Plan 2012 (Part D Section 19 – Showground Precinct)(Attachment 1), draft Development Contributions Plan No. 19 – Showground Precinct (Attachment 2) and draft Public Domain Plan – Showground Precinct (Attachment 3) be adopted.*
2. *A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend clause 9.7 of The Hills Local Environmental Plan 2012 to provide additional flexibility in its application.*

The Council Report and Minute are included as Attachment C.

The Hills Local Planning Panel considered the Planning Proposal at its meeting of 19 September 2018. No written advice on the Planning Proposal was provided by the Panel within its minutes. The minutes from the Local Planning Panel Meeting are included as Attachment D of this planning proposal. The Planning Proposal was considered under Item 7.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The planning proposal seeks to amend Clause 9.7 of LEP 2012 which specifies a minimum site area requirement of 10,000m² for development to be eligible for the Incentive Floor Space Ratio.

The objective of the planning proposal is to amend Clause 9.7 to provide additional flexibility in the application of the 10,000m² site area requirement in instances where a development sites has become isolated.

PART 2 EXPLANATION OF THE PROVISIONS

The proposed amended wording of Clause 9.7 is included below with the new application criterion underlined.

9.7 Residential development yield on certain land

(1) *This clause applies to development that involves the erection of one or more buildings that contain dwellings on a lot that is:*

(a) *within the Showground Station Precinct, and*

(b) *has an area of 10,000 square metres or more, except where:*

(i) *the site area is less than 10,000 square metres because of the creation of roads, or*

(ii) *the site is isolated and cannot aggregate to 10,000 square metres due to the existing lot configuration, and*

the consent authority is satisfied that the development will promote the orderly development of the precinct.

(2) *Despite clause 4.4, the consent authority may consent to development to which this clause applies with a floor space ratio that does not exceed the increased floor space ratio identified on the Floor Space Ratio Incentive Map, if the consent authority is satisfied that:*

(a) *no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1 bedroom dwellings, or both, and*

(b) *at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more bedroom dwellings, and*

(c) *at least 40% of all 2 bedroom dwellings contained in the development will have a minimum internal floor area of 110 square metres, and*

(d) *at least 40% of all 3 bedroom dwellings contained in the development will have a minimum internal floor area of 135 square metres, and*

(e) *the following minimum number of car parking spaces are to be provided on the site of the proposed development:*

i. *for each dwelling—1 car parking space, and*

ii. *for every 5 dwellings—1 car parking space, in addition to the car parking space required for the individual dwelling.*

(3) *In this clause:*

internal floor area *does not include the floor area of any balcony.*

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.

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 means to provide some additional flexibility in the application of the 10,000m² site area requirement for the Incentive FSR in instances where a development site is isolated.

The wording of the provision is an 'application' rather than a 'development standard'. Accordingly, the numerical requirement cannot be varied under Clause 4.6 of LEP 2012. The only variations that can be considered are those which are specified within the provision.

It is noted that the Incentive Floor Space Ratio results in a considerable increase in the achievable gross floor area for certain sites. Accordingly, it is important that only larger master planned sites be eligible for the Incentive Floor Space Ratio. The State Government inserted the minimum 10,000m² site area requirement within the provision to ensure that development sites that take up the incentive are of a size which enables them to distribute the additional floor space and address potential amenity impacts on adjoining sites. For this reason it is considered that the 10,000m² area requirements should remain as an 'application' as this will ensure that the integrity of the site area requirement is maintained and is not watered down through future Clause 4.6 variations.

Notwithstanding, the planning proposal seeks to provide some additional flexibility within the provision for sites which are simply unable to amalgamate to 10,000m² due to allotment fragmentation. In these situations it may be unreasonable to strictly enforce the site area requirement. If a developer simply does not wish to aggregate to 10,000m² because they are unwilling to negotiate with adjoining owners, then they will not be able to achieve the incentive Floor Space Ratio.

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 key objectives within the Greater Sydney Region Plan which are relevant to this planning proposal are 'Objective 10 Greater housing supply' and 'Objective 11 Housing is more diverse and affordable'. An assessment of the planning proposal against these objectives is included below.

▪ Objective 10: Greater housing supply

The Greater Sydney Region Plan highlights that providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney's growing population. The Plan also notes that 725,000 additional homes will be needed by 2036 to meet demand based on current population projections. To achieve this objective, planning authorities will need to ensure that a consistent supply of housing is delivered to meet the forecast demand created by the growing population.

The subject planning proposal is considered to be consistent with this objective as it will facilitate the uptake of the Incentive Floor Space Ratio and will assist in maximising housing supply within a Precinct which will have direct access to high frequency public transport services.

Whilst the planning proposal will not facilitate yields higher than what have already been planned for within the adopted Contributions Plan for the Showground Precinct, it will greatly assist in ensuring that the planned growth is realised.

▪ Objective 11: Housing is more diverse and affordable

The amendment will improve the uptake of the Incentive Floor Space Ratio within the Precinct and as a result will both increase housing supply and housing diversity. This will ensure that the housing that is delivered will meet the requirements of a broader range of household types and budgets. As the Hills Shire population grows there will be greater reliance on higher density development to accommodate future housing demand. For this reason, more household types need to be able to choose to live within an apartment located in an area of high accessibility and amenity.

Based on the State Government's population and household forecast, over the coming 20 years, a substantial proportion of the additional households within the Shire will be 'larger' household types such as couples with children, single parents with children and multiple family households. Whilst a proportion of this growth would be accommodated within the Shire's release areas, it will be critical that future high density development provides sufficient 'dwelling diversity' to cater for the different living needs, expectations and household budgets within the community. This will necessitate the provision of an appropriate mix of one, two and three or more bedroom apartments of variable sizes.

Council has long argued that there is a critical need for future apartment development to provide an appropriate 'housing mix', which ensures that future apartments are also capable of accommodating some 'larger' household types. Having regard to the Shire's forecast population growth and future housing supply, approximately 20% of all future apartments should be in the form of three or more bedrooms.

Having regard to the above objectives, the Planning Proposal is considered to be consistent with the Greater Sydney Region Plan.

- **Central City District Plan**

The relevant Planning Priority of the Central City District Plan is Priority C5 which seeks to provide housing supply, choice and affordability and ensure access to jobs, services and public transport.

As was articulated in the assessment of consistency within the Greater Sydney Region Plan, the planning proposal will assist in improving the uptake of the Incentive Floor Space Ratio. This will improve housing supply and diversity in a location which will have access to high frequency public transport services. By encouraging development that incorporates housing diversity, this will ensure that the future housing supply caters for a broader range of household types and budgets, which will ultimately assist in improving housing affordability.

For the reason outlined above the Planning Proposal is considered to be consistent with the Central City District Plan.

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 will assist in the realisation of The Hills Future outcome of 'Shaping Growth' as it will facilitate a well-planned and liveable neighbourhood around the Showground Station which assists in meeting growth targets and maintains amenity.

- **Local Strategy**

Council's Local Strategy is the principal document for communicating the future planning of the Shire and includes the objectives of longer term planning projects of the State Government as well as responding to, and planning for, local needs such as employment, housing and transport. The Local Strategy continues to provide a clear statement of the overall strategic land use management and planning objectives for the Hills Shire. However, it is noted that the dwelling and job growth targets detailed within the Local Strategy represent Council's projected growth targets as at June 2008. A Local Strategic Planning Statement is currently being prepared by Council which will replace the current Local Strategy once completed.

- Residential Direction

The key directions and objectives of the Local Strategy relevant to this proposal are:

- R1 Accommodate population growth;
 - R2 Response to changing housing needs; and
 - R4 Facilitate quality housing outcomes.

The Residential Direction indicates that there is sufficient capacity to accommodate Council's previous housing targets. Notwithstanding, the planning proposal is consistent with the principles of the Residential Direction as it seeks to improve the viability of additional residential accommodation in close proximity to Showground Station and will ensure that growth is aligned with planned infrastructure.

- Integrated Transport Direction

The planning proposal applies to land zoned R4 High Density Development within the Showground Precinct. A key objective of the Integrated Transport Direction is to ensure that planning and future development supports the provision of an efficient transport network. Relevant actions include planning for a concentration of, and/or intensity of, land use activities around major public transport nodes and higher order centres.

Facilitating increased densities within the Precinct will play a key role in supporting the operation of the Sydney Metro Northwest as it will provide a resident population within close proximity to high frequency public transport services. This transport link will ensure that the site is well connected to the surrounding residential areas and strategic centres.

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

Yes. An assessment of the planning proposal against applicable State Environmental Planning Policies is provided in Attachment A.

State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development
The proposal is consistent with the aims and objectives of State Environmental Planning Policy No.65 (SEPP 65). The planning proposal will not contravene the provisions of SEPP 65 and will assist in the delivery of housing diversity which is consistent with the following principles:

- Principle 2 - Built form and scale: It will continue to ensure that development sites that take up the incentive FSR are of a sufficient size to enable them to distribute the additional floor space and address potential amenity impacts on adjoining sites.

- Principle 3 - Density: It will improve the uptake of the Incentive Floor Space Ratio whilst ensuring that development results in a high level of amenity for residents of each apartment and results in a density that is appropriate to the site and its context.
- Principle 8 - Housing diversity and social interaction: The proposal will improve the uptake of the housing diversity provision which will assist in the delivery of housing diversity within the Precinct.

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

- Ministerial Direction 3.1 Residential Zones

This Direction applies when a planning proposal will affect land within any zone in which significant residential development is proposed to be permitted. This Ministerial Direction is applicable in this instance as it proposes an amendment to a provision applying to land where substantial urban transportation is proposed. The objectives of the Direction are:

- to encourage a variety and choice of housing types to provide for existing and future housing needs;
- to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and
- to minimise the impact of residential development on the environment and resource lands.

The planning proposal is considered to be consistent with this Direction as it will facilitate uptake of the Incentive Floor Space Ratio, will assist in the delivery of housing diversity, will broaden the choice of building types and locations available in the housing market, will make more efficient use of existing infrastructure and services, and will reduce the consumption of land for housing and associated urban development on the urban fringe.

- Ministerial Direction 3.4 Integrating Land Use and Transport

This Direction aims to ensure that development improves access to housing, jobs and services, increase choice of available transport, reduce travel demand, and provide for the efficient movement of freight. A planning proposal must locate zones for urban purposes and include provisions that are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001) and *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

The proposal is considered to be consistent with this Direction as it will facilitate development which meets the following key objectives:

- a) Improve access to housing, jobs and services by walking, cycling and public transport; and
- b) Increase the choice of available transport and reduce dependence on cars; and
- c) Reduce travel demand including the number of trips generated by development and the distances travelled, especially by car; and
- d) Support the efficient and viable operation of public transport services including the Sydney Metro Northwest.

- Ministerial Direction 5.9 North West Rail Link Corridor Strategy

This Direction promotes transit-oriented development and balanced growth around the eight train stations of the Sydney Metro Northwest. A planning proposal must be consistent with the structure plans, growth projections and proposed future character of the station precincts.

The planning proposal does not seek to amend the intended built form outcome envisaged by the Department of Planning and Environment as part of the Planned Precinct Program. Rather it intends to assist in the uptake of the Incentive Floor Space Ratio by providing some flexibility in the application of the site area requirement.

As the proposal does not seek to change the intended built form, planned yield or proposed future character of the Precinct, it is considered to be consistent with the State Government's North West Rail Link Corridor Strategy.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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

No, the planning proposal does not directly create any adverse impacts on critical habitat or threatened species, populations or economical 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 proposal is not considered likely to have any other environmental impacts.

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

- Infrastructure Provision

At its meeting of 28 August 2018 Council adopted the Contributions Plan for the Showground Precinct. The Contributions Plan will enable Council to levy new residential and employment development within the Precinct to collect the funds necessary for the provision of local infrastructure required to support the additional growth. It identifies upgrades and new facilities including playing fields, expansion and embellishment of open space, stormwater management facilities, village plaza, roundabouts, traffic signals, road widening, pedestrian bridges and other pedestrian facilities.

Whilst the planning proposal will not facilitate yields higher than what have already been planned for within the Contributions Plan, it will greatly assist in ensuring the planned growth is realised. Accordingly, further infrastructure analysis will not be required.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

As mentioned above the Planning Proposal will not facilitate yields higher than what have already been planned for within the Contributions Plan, however it will greatly assist in ensuring the planned growth is realised. Accordingly, further infrastructure analysis will not be required.

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?

Public Authorities will be consulted as part of the exhibition of the Planning Proposal. The Gateway Determination will identify a list of public authorities that need to be consulted.

PART 4 MAPPING

No mapping changes are proposed.

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in local newspapers and on display at Council's Administration building and the Castle Hill Library. The planning proposal will also be made available on Council's website.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	October 2018
Commencement of public exhibition period (14 days)	November 2018
Completion of public exhibition period	December 2018
Timeframe for consideration of submissions	January 2019
Timeframe for consideration of proposal post exhibition	January 2019
Report to Council on submissions	February 2019
Planning Proposal to PCO for opinion	March 2019
Date Council will make the plan (if delegated)	March 2019
Date Council will forward to department for notification (if delegated)	March 2019

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	YES	YES Refer Part B, Section C
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		YES	NO	-

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
(2011)			
State Significant Precincts (2005)	YES	NO	-
Sydney Drinking Water Catchment (2011)	NO	-	-
Sydney Region Growth Centres (2006)	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		-	-
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	YES - Refer Part B Section C
3.2	Caravan Parks and Manufactured Home Estates	YES	NO	-
3.3	Home Occupations	YES	NO	-
3.4	Integrating Land Use and Transport	YES	NO	YES - Refer Part B Section C
3.5	Development Near Licensed Aerodomes	YES	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	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
	Catchment			
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	YES - Refer Part B Section C
5.10	Implementation of Regional Plans	YES	NO	-
6. Local Plan Making				
6.1	Approval and Referral Requirements	YES	NO	-
6.2	Reserving Land for Public Purposes	YES	NO	-
6.3	Site Specific Provisions	YES	NO	-
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Plan for Sydney 2036	YES	NO (Refer to comments on Greater Sydney Region Plan)	-
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	-	-