

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 2153

Telephone +61 2 9843 0555
Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

ABN No. 25 034 494 656

05 June 2017

Ms Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 4/2017/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. ##) – Proposed amendment to facilitate a seniors housing development at 434 Old Northern Road, 2 and 2a Fullers Road, Glenhaven (4/2017/PLP)

Pursuant to Section 56 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. Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 55(3) of the EP&A Act. The planning proposal and supporting material is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Brent Woodhams, Acting Principal Coordinator Forward Planning, on 9843 0443.

The planning proposal seeks to amend Schedule 1 of The Hills Local Environmental Plan 2012 to include seniors housing as an additional permitted use on land at 434 Old Northern Road, 2 and 2a Fullers Road, Glenhaven.

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 4/2017/PLP. Should you require further information please contact Ashley Cook, Town Planner on 9843 0382.

Yours faithfully



Janelle Atkins
ACTING MANAGER FORWARD PLANNING

Attachments:

1. Planning Proposal (including Assessment against SEPPs and Section 117 Ministerial Directions);
2. Council Report and Minute, 23 May 2017;
3. Draft The Hills Development Control Plan Part B Section 2 – Residential; and
4. Proponent's planning proposal, October 2016.

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to amend Schedule 1 to facilitate a Seniors Housing Development up to nine (9) self-care units located at 434 Old Northern Road, 2 and 2a Fullers Road, Glenhaven (17/2016/PLP).

ADDRESS OF LAND: 434 Old Northern Road (Lot 1 DP369807), 2 and 2a Fullers Road, Glenhaven (Lots 1 and 2 SP46522).

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	NET CHANGE
Dwellings	3	9	+6
Jobs	0	0	0

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 117 Local Planning Directions
Attachment C	Council Report and Minute, 23 May 2017
Attachment D	Draft The Hills Development Control Plan 2012 Part B Section 2 – Residential
Attachment E	Proponent's Planning Proposal, October 2016

THE SITE:

The site has an area of approximately 2,629m² and is currently occupied by three (3) dwellings including a strata-titled dual occupancy development (approved in 1991).

The site features a gradual slope from east to west and is primarily surrounded by low density residential development on lots with areas ranging from around 1,500m²-2,500m². The site is located approximately 1.5 kilometres from Glenhaven Local Shops and approximately 1.8 kilometres from Round Corner Town Centre. It is located opposite a garden centre known as 'Flower Power' and Glenhaven Green Retirement Village within the Hornsby Shire Local Government Area.

The site is in close proximity to northbound and southbound bus stops that are serviced by three bus routes travelling to Round Corner Town Centre, Castle Towers and Pennant Hills.

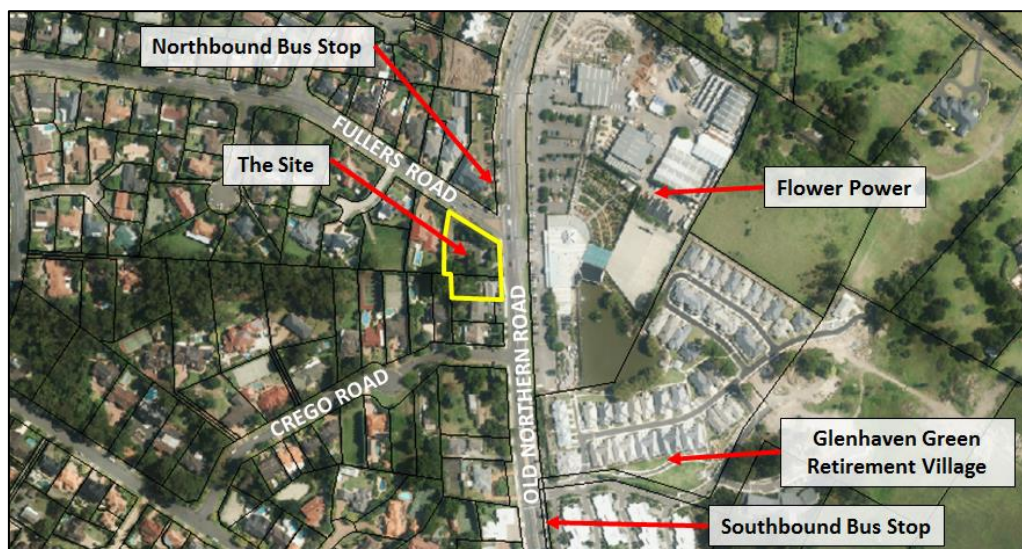


Figure 1
Locality Map (site outlined in yellow)

BACKGROUND

The planning proposal, as submitted by the proponent, sought to amend LEP 2012 to rezone the site from E4 Environmental Living to R2 Low Density Residential to facilitate a seniors housing development under SEPP (Housing for Seniors or People with a Disability) 2004, incorporating nine (9) self-care units.



Figure 2

Indicative development concept submitted by the proponent

Whilst it is noted that State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 does not apply to land zoned E4 Environmental Living, the subject site does meet the site-related requirements within the SEPP, including slope and accessibility. The development concept also indicates that future development on the site would comply with the design requirements and the *Urban Design Guidelines for Infill Development*.

The planning proposal offers a unique opportunity to provide a small-scale, 'boutique' style seniors housing development that is not currently offered in the locality. This will enable existing residents in the area to downsize into a low-maintenance independent living option within the same locality, providing a different choice to the larger seniors living developments that exist within the vicinity of the site.

The planning proposal, as submitted by the proponent, to facilitate this development by rezoning the site was not supported by Council as it would weaken the integrity of the E4 Environmental Living zone along the Old Northern Road ridgeline that has been deliberately identified together with larger minimum lot sizes and other planning controls to reduce the scale of development permissible in this area.

Given the small scale of the proposed development and the demographic that it would cater to, it is considered to be suitable for the locality. At its meeting on 23 May 2017, Council resolved to support the proposed development outcome through an additional permitted use rather than rezoning.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the planning proposal is to facilitate a seniors housing development of up to nine (9) self-care units on the site.

PART 2 EXPLANATION OF THE PROVISIONS

The planning proposal seeks to amend LEP 2012 as follows:

- Amend Schedule 1 to include Seniors Housing as an additional permitted use capped at nine (9) self-care units; and
- Identify the site on the Additional Permitted Uses Map.

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 the result of any strategic study or report. The planning proposal has been initiated by a private landowner.

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 for the site.

The planning proposal, as submitted by the proponent, sought to rezone the site from E4 Environmental Living to R2 Low Density Residential. This option was not supported by Council as it would weaken the integrity of the E4 Environmental Living zone along the Old Northern Road ridgeline that has been deliberately identified together with larger minimum lot sizes and other planning controls to reduce the scale of development permissible in this area. Retaining the E4 Environmental Living zone and pursuing an amendment which identifies seniors housing as an additional permitted use would enable the existing land zoning and objectives to continue to apply, whilst still allowing for the development outcome sought by the proponent.

The amendment is also supported by a draft Development Control Plan which addresses streetscape and character, access, building setbacks, site coverage, building height, private open space, solar access and parking, given that State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 will not apply (attached).

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?

Yes, a discussion of consistency is provided below.

• A Plan for Growing Sydney

The Glenhaven area and surrounding neighbourhoods are primarily characterised by low impact developments, such as detached dwellings with large landscaped backyards. The planning proposal would facilitate a seniors housing development outcome in the form of townhouses that contributes to housing diversity and offers a low maintenance alternative to existing low density residential development, while offering more space than apartments. The proposal supports a key principle of *A Plan for Growing Sydney* to facilitate housing delivery for

the ageing population, catering to the increasing population that are aged 55 years and over and offering an opportunity for existing residents to age in place.

Notwithstanding the need for seniors housing, Direction 4.1: *Protect our natural environment and biodiversity* aims to balance urban growth with the need to protect high conservation value areas. This is achieved by strategically managing biodiversity as housing and economic development occurs, rather than through site-by-site decision making.

The concept of a small-scale seniors housing development on the site is considered reasonable at this location as it will be seen in the context of the garden centre and seniors living development on the eastern side of Old Northern Road. Accordingly, retaining the existing E4 Environmental Living zone and permitting a small-scale seniors housing development through an additional permitted use, rather than a site specific rezoning is considered to be the most appropriate approach for the site. This approach is considered to be consistent with this Direction as it will allow for the development outcome sought by the proponent, without undermining the long-term strategic conservation of the environmental corridor.

This means that State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 will continue to not apply to the site, however suitable development controls are proposed to address requirements relating to site coverage, setbacks and private open space.

- **Draft West Central District Plan**

To deliver housing diversity, the draft Plan urges planning authorities to consider the needs of the local population base and to deliver high quality design outcomes for both buildings and places (Liveability Priority 2). The planning proposal addresses the need for additional housing stock and services that allow the population to age in place and would enable the provision of a range of housing options for seniors and people with a disability. Accordingly, the planning proposal is considered to be consistent with the objectives of the draft Plan to support planning for adaptable housing and aged care.

Sustainability Priority 7 of the draft Plan aims to improve protection of ridgelines and scenic areas stating that planning and development controls should prohibit opportunities for development on ridgelines that would diminish their scenic quality. The draft Plan states that conservation outcomes can be delivered more effectively and efficiently through strategic planning, rather than on a site-by-site basis. This is because strategic planning can consider opportunities to connect areas of biodiversity, the relationship between different areas and threats to natural features.

The corridor along Old Northern Road is located on a prominent ridgeline and an Environmental Living zone has been applied to this corridor to preserve view corridors, vegetation and land affected by geotechnical constraints. The ridgeline has been preserved through land zoning, larger minimum lot size requirements and other planning controls to reduce the scale of development permissible in this area. Figure 3 displays the environmental corridor that has been preserved through the strategic planning framework.

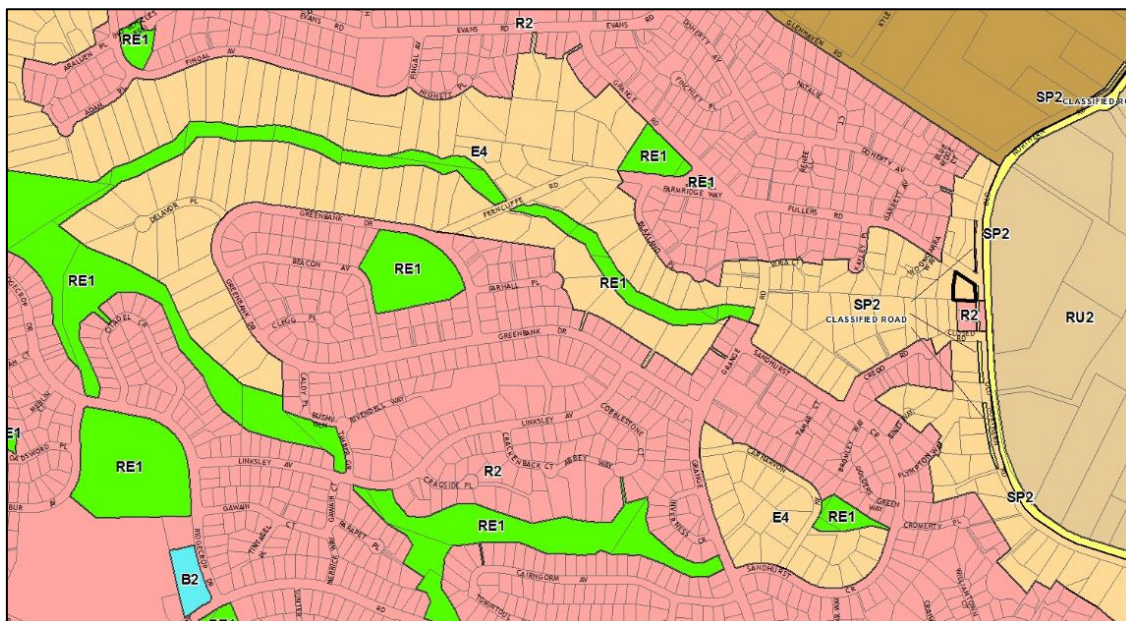


Figure 3
Existing Zoning Map

Retaining the E4 Environmental Living zone and permitting seniors housing through an additional permitted use will allow for a small-scale development that provides a much-needed dwelling type that does not weaken the integrity of this corridor. Using appropriate DCP controls, a development of an appropriate scale for the locality that takes into account the special environmental constraints and scenic qualities can be delivered.

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 Plan 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 outcomes and strategies of The Hills Future as it would contribute to housing diversity and would accommodate for an ageing population in an area with little self-care seniors housing options.

- **Local Strategy**

The Residential Direction aims to accommodate an ageing population in well located areas supported by services and facilities. With an increasing number of seniors and people with a disability in the area, it is reasonable to consider appropriate locations for seniors housing development and provide more housing choice.

Whilst seniors housing developments located in close proximity to local centres are preferred, the proximity of the site to public transport services makes it an acceptable location for this type of development. The nine (9) self-care units are therefore considered suitable in that locality.

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

The planning proposal is consistent with all applicable State Environmental Planning Policies. An assessment of the proposal against applicable State Environmental Planning Policies is provided in Attachment A. A discussion on the consistency of the proposal with the relevant Policies is provided below.

- **State Environmental Planning Policy No. 19 – Bushland in Urban Areas**

The general aim of this Policy is to protect and preserve bushland within the urban areas because of:

- (a) its value to the community as part of the natural heritage,
- (b) its aesthetic value, and
- (c) its value as a recreational, educational and scientific resource.

As the site is located within an environmental corridor, the policy is considered to apply. Retaining the E4 Environmental Living zone on the site and providing site specific controls within The Hills Development Control Plan Part B Section 2 – Residential requires future development on the site to be consistent with the aims of the SEPP:

- *To protect the remnants of plant communities which were once characteristic of land now within an urban area;*
- *To retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term;*
- *To protect rare and endangered flora and fauna species;*
- *To protect wildlife corridors and vegetation links with other nearby bushland;*
- *To protect bushland for its scenic values, and to retain the unique visual identity of the landscape;*
- *To maintain bushland in locations which are readily accessible to the community; and*
- *To promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.*

Retaining the E4 Environmental Living zone on the site will maintain the environmental corridor that it is a part of. Site specific development controls will ensure that future development on the site is consistent with the aims of this Policy and that the wildlife corridor, significant vegetation and endangered species in the vicinity are not impacted as a result of the development.

- **State Environmental Planning (Housing for Seniors or People with a Disability) 2004**

As the E4 Environmental Living zone is proposed to be retained, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 does not apply to the site. Development on the site is guided through a site specific section in Part B Section 2 of The Hills Development Control Plan 2012.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

Yes. The consistency of the planning proposal with the s.117 Ministerial Directions is detailed within Attachment B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

- **Direction 2.1 Environmental Protection Zones**

The objective of this Direction is to protect and conserve environmentally sensitive areas. The Direction states that a planning proposal that applies to land within an environmental protection zone must not reduce the environmental protection standards that apply to the land, unless justified by a strategy or study. While the site does not feature vegetation or geotechnical constraints, its proximity to Sydney Blue Gum High Forest and a creek line mean that it is vital to the protection of environmentally sensitive areas.

Enabling seniors housing as an additional permitted use and introducing site specific DCP controls will provide greater certainty as to the type and scale of the development that will be delivered. Further, as the site is located opposite more intensive land uses, including a garden centre and seniors living development, the proposed development is considered suitable in this context.

- **3.1 Residential Zones**

This Direction encourages a variety and choice of housing types to provide for existing and future housing needs. The Direction also requires that future residential development should ensure that new housing has appropriate access to infrastructure and services. As the site is located in an established residential area with sufficient access to infrastructure, the planning proposal is considered to be consistent with this Direction.

- **Direction 3.4 Integrated Land Use**

The site is surrounded by well-maintained footpaths and is within 250 metres of north- and south-bound bus stops connecting the site to Round Corner Town Centre and Castle Hill Town Centre. The site is considered to be well connected to jobs and services and public transport. The proposal is considered consistent with Direction 3.4 Integrated Land Use and Transport as it improves access to housing, jobs and services in close proximity to walking, cycling and public transport.

- **Direction 6.1 Approval and Referral Requirements**

The purpose of this Direction is to ensure that Local Environmental Plan provisions encourage the efficient and appropriate assessment of development by minimising the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. The proposal is considered to be consistent with this Direction as it does not include any concurrence, consultation or referral provisions and does not identify any development as designated development.

- **Direction 6.3 Site Specific Provisions**

Seniors Housing is currently prohibited on land zoned E4 Environmental Living and R2 Low Density Residential under Local Environmental Plan 2012. This planning proposal presents a unique opportunity to provide a low-care seniors housing option in the area where there is a strong need for such a use and existing public infrastructure available to support them. As such, a planning proposal seeks to permit these uses as additional uses on the site. This is preferred over rezoning the site, as originally proposed, as it will allow for low scale development to operate with minimal impacts to adjoining neighbours and provides greater certainty as to the future development outcome on the site.

This planning proposal is considered to be consistent with the direction as it will allow for the proposed development to be permitted with consent on the site without the need to rezone the land.

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?

The E4 Environmental Living zone in the Hills Shire is used to retain natural drainage channels, protect vegetation, views and topographical features and to reduce the risk of geotechnical hazards. The topographical features and location on a prominent ridgeline further strengthens the need to retain the Environmental Living corridor. It is important to preserve the scenic quality of this location and its special environmental characteristics and constraints.

While the subject site is not constrained by significant vegetation or geotechnical instability, it has an important role in the preservation of the broader environmental corridor. Retaining the E4 Environmental Living zone and permitting seniors housing through an additional permitted use is preferred as it will ensure that the integrity of the zone is retained and will also ensure that the objectives of the E4 Environmental Living zone continue to apply to future development on the site. Furthermore, site specific controls are proposed to be implemented to ensure any future seniors housing development on the site is in-keeping with the objectives of the zone.

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

The site is opposite a large garden centre known as 'Flower Power' and the Glenhaven Green Retirement Village which offers seniors living with a range of low to high care options. With the exception of 'Flower Power' and the seniors living development, the area surrounding the subject site, predominately features low scale development with large landscaped areas of mature vegetation. However, as the future development will be seen in the context of the Garden Centre and the seniors living development on the eastern side of Old Northern Road, the proposed development is considered to be a reasonable outcome at this location and will not be significantly out of character.

While the proposed development concept for nine (9) self-care units would result in an increased density (34 dwellings per hectare), controls relating to the built form and retention of existing mature vegetation can reduce the visual dominance of future development and ensure it remains compatible with the character of the surrounding locality.

The proposed development concept identifies that vehicular access to the site will be obtained solely from Fullers Road (currently access by 2a Fullers Road). This will result in a reduction in traffic entering and leaving the existing driveways from Old Northern Road. This is considered to be an appropriate access arrangement. Nevertheless, following the issue of a Gateway Determination, consultation with the Roads and Maritime Services would be required.

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

Providing opportunities to age in place allows people to remain in the same area and to retain connections with friends, family, doctors, services, community facilities and local clubs while receiving the care they require. As people age they seek more manageable homes that provide a greater sense of security. The planning proposal offers a unique opportunity to provide a small-scale, 'boutique' style seniors housing development that is not currently offered in the locality. This will enable existing residents to downsize to a low-maintenance residential option within the same vicinity as their existing homes. The proposed development provides residents with an independent living option that does not exceed their current needs.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

Yes, the surrounding locality has high quality footpaths and pedestrian connections with good access to public transport, providing services to Round Corner Town Centre and Castle Hill Town Centre.

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? (Note: The views of State and Commonwealth Public Authorities will not be known until after the initial gateway determination. This section of the planning proposal is completed following consultation with those public authorities identified in the gateway determination.)

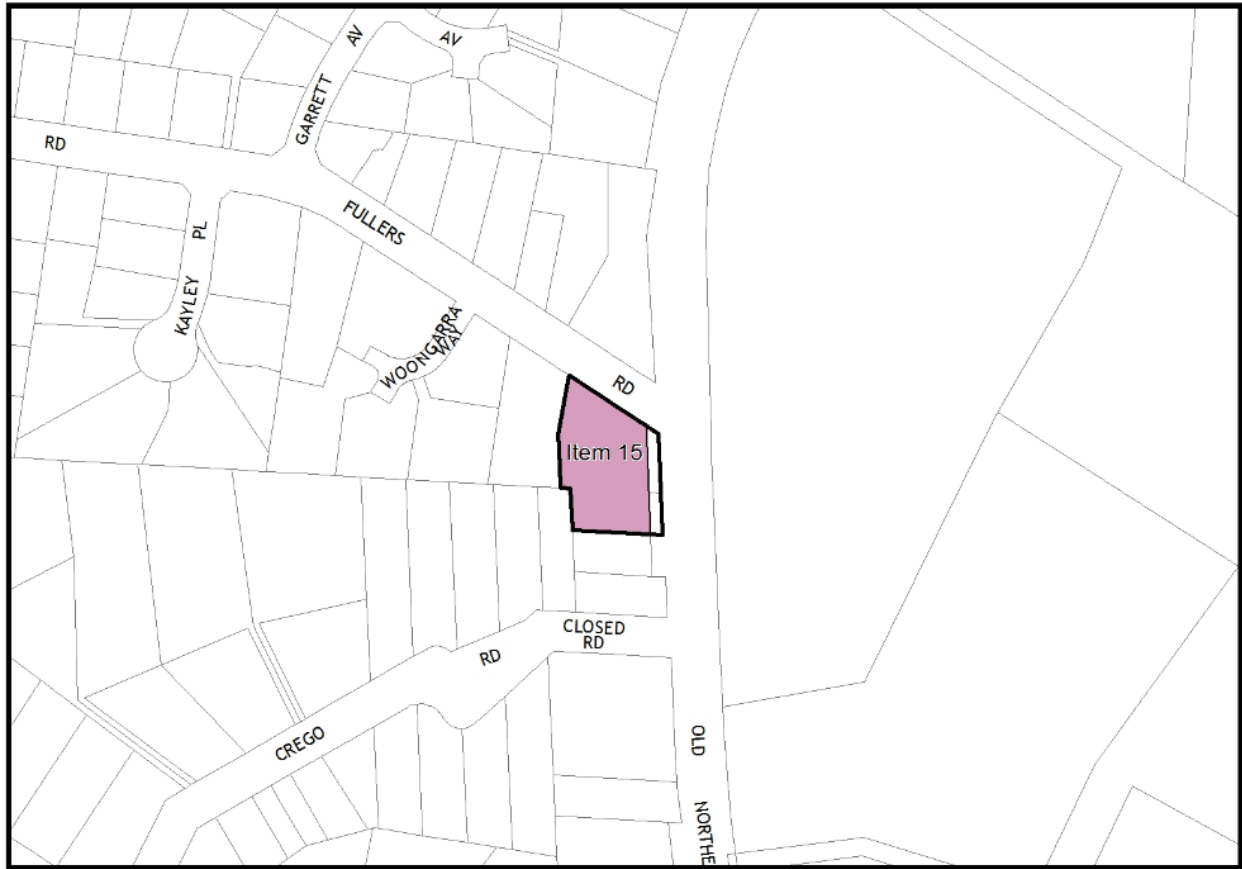
It is envisaged that the following public authorities will be consulted as the planning proposal progresses:

- Transport for NSW;
- Roads and Maritime Services;
- Hornsby Shire Council;
- Office of Environment and Heritage;
- Ambulance Service of NSW; and
- Family and Community Services – Ageing Disability and Home Care.

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 planning proposal seeks to amend the following maps:



Additional Permitted Uses (APU)

 refer to schedule 1

Proposed Additional Permitted Uses Map

PART 5 COMMUNITY CONSULTATION

The planning proposal would be advertised in local newspapers and on display at Council's administration building and Castle Hill and Dural Libraries. The planning proposal would also be made available on Council's website.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	July 2017
Government agency consultation	August 2017
Commencement of public exhibition period (14 days)	August 2017
Completion of public exhibition period	September 2017
Timeframe for consideration of submissions	October 2017
Timeframe for consideration of proposal post exhibition	October 2017
Report to Council on submissions	November 2017
Planning Proposal to PCO for opinion	December 2017
Date Council will make the plan (if delegated)	January 2018
Date Council will forward to department for notification (if delegated)	January 2018

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	NO	-	-
No. 14	Coastal Wetlands	NO	-	-
No. 15	Rural Landsharing Communities	NO	-	-
No. 19	Bushland in Urban Areas	YES	YES	CONSISTENT See Section B Question 5
No. 21	Caravan Parks	YES	NO	-
No. 26	Littoral Rainforests	NO	-	-
No. 29	Western Sydney Recreation Area	NO	-	-
No. 30	Intensive Agriculture	YES	NO	-
No. 33	Hazardous and Offensive Development	YES	NO	-
No. 36	Manufactured Home Estates	NO	-	-
No. 39	Spit Island Bird Habitat	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. 59	Central Western Sydney Regional Open Space and Residential	NO	-	-
No. 62	Sustainable Aquaculture	YES	NO	-
No. 64	Advertising and Signage	YES	NO	-
No. 65	Design Quality of Residential Flat 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	-
Exempt and Complying Development Codes (2008)		YES	NO	-
Housing for Seniors or People with a Disability (2004)		YES	NO	See Section B Question 5
Infrastructure (2007)		YES	NO	-
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Major Development (2005)		YES	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	-	-
SEPP 53 Transitional Provisions (2011)		NO	-	-

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
State and Regional Development (2011)	YES	NO	-
Sydney Drinking Water Catchment (2011)	NO	-	-
Sydney Region Growth Centres (2006)	YES	NO	-
Three Ports (2013)	NO	-	-
Urban Renewal (2010)	NO	-	-
Western Sydney Employment Area (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	NO	-	-

ATTACHMENT B: ASSESSMENT AGAINST SECTION 117 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	YES	CONSISTENT See Section B Question 6
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 See Section B Question 6
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 See Section B Question 6
3.5	Development Near Licensed Aerodomes	YES	NO	-
3.6	Shooting Ranges	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 Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-

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