



Ku-ring-gai Council

PLANNING PROPOSAL

**To amend the Ku-ring-gai Local Environmental Plan 2015
To allow dual occupancy on 28 Clissold Rd, Wahroonga and
109 Bobbin Head Rd, Turramurra.**

July 2015

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INTRODUCTION

Overview

This Planning proposal relates to the following land:

Address	Lot No.	DP No.
28 Clissold Road, Wahroonga	Lot 2	DP 210124
109 Bobbin Head Road, Turramurra	Lot 17	DP 19963

This Planning Proposal seeks modification of the *Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015)* to allow dual occupancy on the above 2 sites zoned R2 Low Density Residential.

The Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning Guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

Background

This Planning Proposal was submitted to Council by planning consultants Urbanesque Planning Pty Ltd, on behalf and with the consent of all landowners of the sites.

On 3 June 2011 *SEPP 53 Metropolitan Residential Development (SEPP 53)* was repealed. This meant that after that date no new development applications for dual occupancy could be made in the Ku-ring-gai area.

In 2013 three landowners sought dual occupancy status through submission to the exhibition of draft *Ku-ring-gai Local Environmental Plan 2013 (KLEP 2013)*, now effective as *KLEP 2015*. Since the intention of the *draft KLEP 2013* was to translate the existing *Ku-ring-gai Planning Scheme Ordinance (KPSO)* standards into the Department of Planning and Environment's standard template format, no alterations to development standards were made, except where strategic considerations were nominated at the outset. Consequently, dual occupancy development is not permitted in the R2 zone under *KLEP 2015*, other than on those sites on which it was permissible under the *KPSO*.

The landowners have now applied for dual occupancy consideration, via a Planning Proposal. Following a site inspection by Councillors, the proposal was considered by Council at its meeting of 26th May 2015. Council's Report and Resolutions may be seen at Appendix B. At that meeting, Council resolved to proceed with only two of the sites. The two sites were considered to have a unique set of compromising circumstances which dual occupancy as a planning mechanism could mitigate, in a way that was not out of context with the surrounding neighbourhood.

The key concern about allowing any new dual occupancy development sites within Ku-ring-gai is that this is not a housing form supported by Council due to the intensification of development resulting from the reduced 550sqm lot sizes. The *KLEP 2015* has a general minimum lot requirement ranging from 790sqm to 930sqm in all R2 low density zones. The intensification of dwellings over numerous sites within a single street has the potential to alter the Ku-ring-gai streetscape character of homes with substantial landscaping features in a large garden setting, including mature trees.

Therefore, in considering the application of dual occupancy to these sites, the particular circumstances of each site had to demonstrate that dual occupancy would not compromise the immediate character of the neighbourhood or the amenity afforded to adjacent properties, and would result in a benefit to the area. In this way, any approval for dual occupancy on these two sites cannot set a general precedent for the agreement of such development standards to residential properties. Further to this, all dual occupancy development has to be carried out through the development application process, giving Council the means of merit assessment to ensure the integration of the development into the local context and its consistency with the Ku-ring-gai character.

Land to which the Planning Proposal applies

This Planning Proposal relates to two sites as described and illustrated below. The sites have no other additional uses allowed within their R2 Low Density Residential zoning.

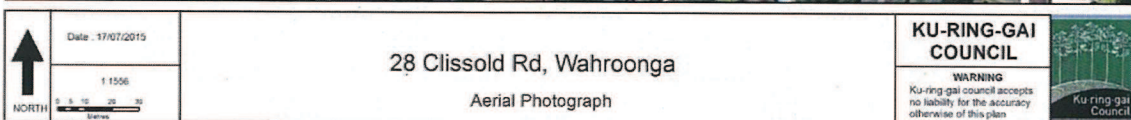
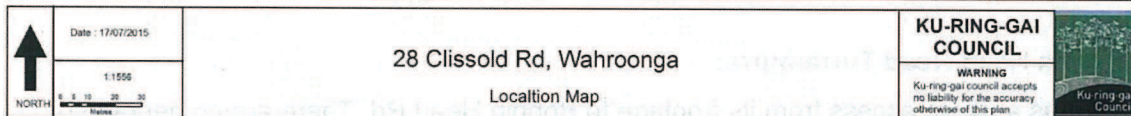
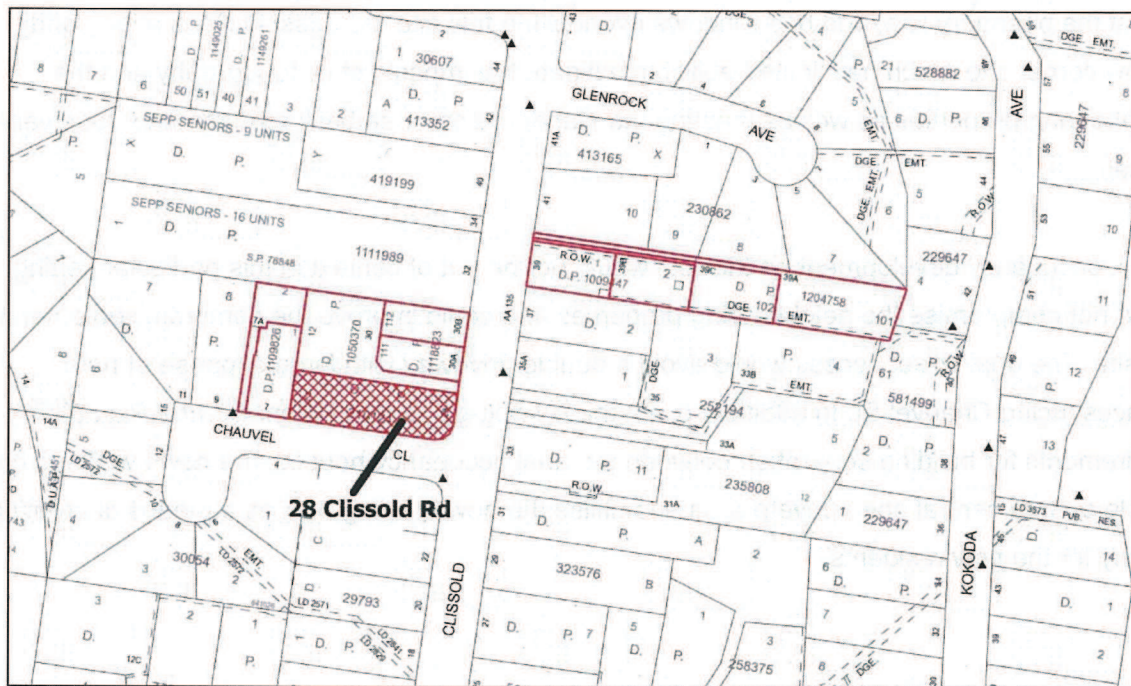
28 Clissold Road Wahroonga:

28 Clissold Rd is a corner lot with dual access off Clissold Rd and Chauvel St. It has an area of 1105sqm. There are no heritage or environmental constraints identified on, or in the vicinity of the site.

The site is located close to a number of local facilities: Wahroonga neighbourhood shops, Wahroonga Public School, bus routes along Clissold Rd to Wahroonga, Turramurra and Hornsby Stations and Macquarie University, train stations at Wahroonga and Warrawee. Cherrywood Reserve is also located within close proximity.

The local area is characterised by low density residential dwellings. There are dual occupancy type subdivisions adjacent to both of the boundaries of this site, and in the vicinity of this property. In addition, there are a number of seniors living developments to its north. Whilst the site itself is level, both adjacent properties along Chauvel St and Clissold Rd are substantially elevated

towards the rear corner of this site, resulting in direct overlooking and a high (approximately 2.5m) retaining wall and fence to the northern boundary.



The site has compromised amenity as it is set below both its adjacent neighbours, particularly at the rear northern corner where the neighbouring house sits at a higher ground level, appears to be built at the boundary line, and has windows overlooking this site. 28 Clissold Rd is a long and narrow corner site which has limited ability to mitigate the impacts of its topography and the neighbouring properties as well as meeting the standard corner setback requirements for dwelling houses.

A dual occupancy development on this site would not be out of context in this particular setting. It would not compromise the neighbouring properties and could improve the compromised amenity of this site. The dual street access would avoid a double driveway with large expanse of hard surfaces facing Chauvel St. In addition, given the *Ku-ring-gai Development Control Plan (DCP)* has requirements for building separation between the dual occupancy houses, the new dwellings could enable a more central open private area and utilise the new building bulk as a means of creating privacy for the new residents.

109 Bobbin Head Road Turramurra:

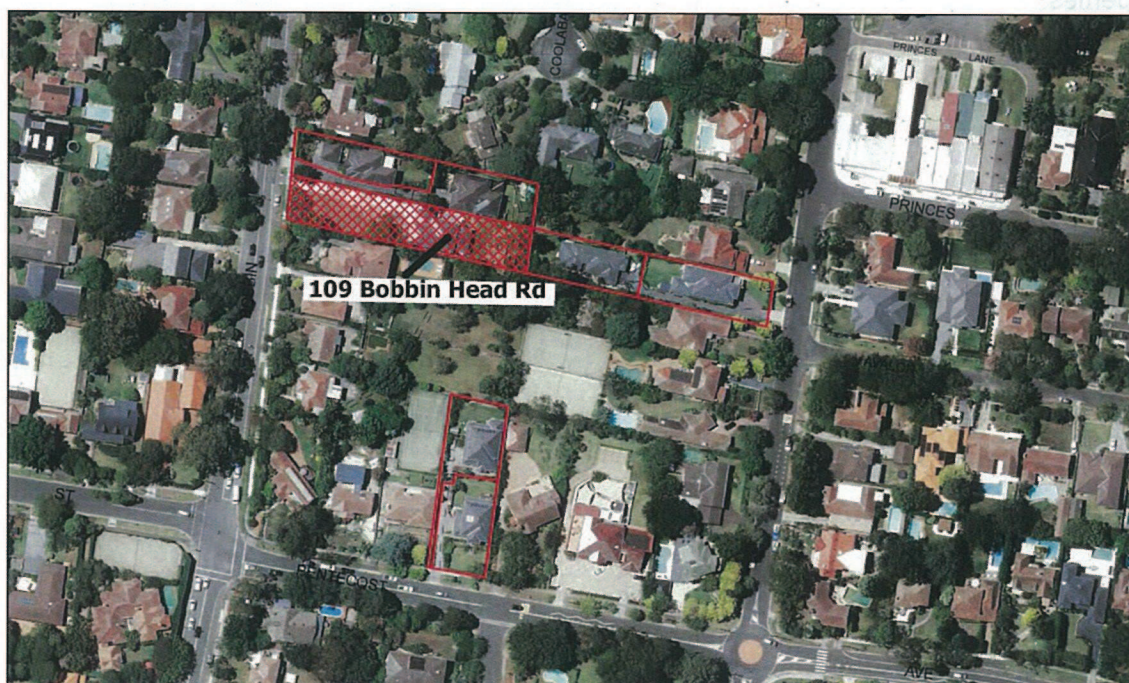
This site has a single access from its frontage to Bobbin Head Rd. There are no heritage or environmental constraints identified on, or in the vicinity of, the site. The site has a total area of 1518sqm. The rear of the site, which has a new dwelling and a retaining wall splitting the site, has an area of approximately 768sqm, leaving a 612sqm site area to the front of the property. This smaller parcel includes the 156sqm driveway providing access to the house on the rear part of the site.

The site is located close to a number of local facilities: Turramurra Princes Street neighbourhood shops, Pymble Public School, bus routes along Bobbin Head Rd to Turramurra Station, train station at Turramurra. Irish Town Grove Park is in close proximity.

The local area is characterised by low density residential dwellings with dual occupancy developments adjacent to its side boundary and another adjacent to its rear boundary. A further dual occupancy development is located in the site's vicinity at Pentecost Ave.



 NORTH	Date : 17/07/2015	KU-RING-GAI COUNCIL WARNING Ku-ring-gai council accepts no liability for the accuracy otherwise of this plan	
	1:1556		
109 Bobbin Head Rd, Turramurra Location Map			



 NORTH	Date : 17/07/2015	KU-RING-GAI COUNCIL WARNING Ku-ring-gai council accepts no liability for the accuracy otherwise of this plan	
	1:1556		
109 Bobbin Head Rd, Turramurra Aerial Photograph			

The new house built to the rear of this property under *SEPP (Except and Complying Development Code) 2008*, has left vacant land at the front of the site. This has resulted in a street frontage and setback inconsistent with that of neighbouring dwellings, and with Bobbin Head Rd in general.

Under the *KLEP 2015* the only structure now permitted at the street frontage is a secondary dwelling. Given the character of the local area and sizeable house frontages to the street, the limited maximum size of a secondary dwelling would not allow the mass or scale of dwelling required to match adjacent dwellings, and to create consistency of built form in the streetscape.

Although this site does not have a dual frontage conducive to dual occupancies, the absence of built form to the street frontage creates inconsistency with the streetscape of Bobbin Head Rd. Dual occupancy development, as a planning mechanism, could deliver the type and scale of building able to fill the gap, and make the frontage congruous with the streetscape.

Given the presence of similar scale developments directly next to and in the vicinity of this property, a dual occupancy type subdivision would not be out of context in this particular setting. It would not compromise the neighbouring properties particularly as the *Ku-ring-gai Development Control Plan* has requirements for the preservation of privacy and amenity to all neighbouring properties.

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

A statement of the objectives and intended outcomes of the proposed instrument.

This Planning Proposal seeks approval for the modification of the *KLEP 2015* to allow dual occupancy development on two residential dwelling properties at

- 28 Clissold Road Wahroonga; and
- 109 Bobbin Head Road Turramurra.

Enabling the dual occupancy use on these sites will result in a planning mechanism that addresses the site specific issues. This Planning Proposal will facilitate a positive outcome and provide a solution to the unique sets of circumstances that each site is currently facing, without detracting from the local area character.

PART 2 – EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument.

This Planning Proposal seeks approval for the modification of the *KLEP 2015* to allow dual occupancy development on two sites. This will allow the construction of two dwellings on each parcel of land at each site.

It is proposed that this modification be enabled by an amendment to *Schedule 1 – Additional Permitted Uses* of the *KLEP 2015 Written Instrument*. The modification will not result in any change to the *KLEP 2015* mapping. The wording of the modification may be stated as below:

Schedule 1 – Additional Permitted Uses

52. Use of certain land at 28 Clissold Road, Wahroonga

- 1) *This clause applies to land at 28 Clissold Road Wahroonga being Lot 2 DP 210124.*
- 2) *Development for the purpose of a dual occupancy (detached) is permitted with consent.*

53. Use of certain land at 109 Bobbin Head Road, Turramurra

- 1) *This clause applies to land at 109 Bobbin Head Road Turramurra being Lot 17 DP 199963.*
- 2) *Development for the purpose of a dual occupancy (detached) is permitted with consent.*

PART 3 - JUSTIFICATION

The justification for those objectives, outcomes and the process for their implementation.

A. Need for the planning proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

No. This Planning Proposal is not the result of a specific strategic study or report; however, it is consistent with and supports existing strategic documents.

This Planning Proposal seeks to provide an outcome consistent with the *KLEP 2015* objectives for R2 Low Density Residential zoning. These objectives are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for housing that is compatible with the existing environmental and built character of Ku-ring-gai.

The proposal is consistent with the objectives as it enables housing choice in a low density residential environment, and will result in development that will be compatible with the established environmental and built character of the neighbourhoods around 28 Clissold Rd, Wahroonga and 109 Bobbin Head Rd, Turramurra.

The proposal is consistent with the dual occupancy objective within the *Ku-ring-gai Development Control Plan* which is to

- ensure that, where permitted, dual occupancy development is in keeping with the garden character of Ku-ring-gai, and is consistent with the built form of the low density area and streetscape that it is located within.

Any development of 28 Clissold Rd, Wahroonga and 109 Bobbin Head Rd, Turramurra would be required to comply with the development controls for dual occupancies to satisfy the DCP objective.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. This Planning Proposal amending the *KLEP 2015 Written Instrument* is the most efficient means of achieving the required objectives and outcomes. The modifications are limited to one specific use being tied to the two specific R2 Low Density Residential sites at 28 Clissold Road, Wahroonga and 109 Bobbin Head Rd, Turramurra.

By including the additional use in *Schedule 1* of the *KLEP 2015*, this Planning Proposal would avoid setting a precedent across all R2 lands because the additional use would be tied to these specific R2 sites. Given their existing proximity to similarly subdivided and developed land at 2 boundaries, and their unique set of constraining circumstances, this Planning Proposal is an effective means of delivering positive changes to the sites.

The other means of achieving this outcome would be for the applicant to submit a development application to Council for a small lot subdivision on each site. This method is not supported as it would require a substantial variation to existing development standards and enable dwelling development under Complying Development. This route would bypass the obligation for the proposal to meet the objectives of the *DCP* which ensure small dual occupancy type dwellings achieve the same quality and standards as other dwellings in the area.

B. Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. The Planning Proposal is consistent with the State Governments "A Plan for Growing Sydney". This states priorities for the North Subregion which includes Ku-ring-gai. The goals that this plan has set include:

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected;

- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Housing mix has been identified as a particular issue for the North Subregion.

Detached dwellings are the dominant form of housing in the North Subregion. Over the next 25 years it is expected that there will be an increase in demand for a greater mix of housing types, especially in centres with good accessibility. This is due to the changing profile of family structure. One of the key priorities for the North Subregion is to

- facilitate housing choice and affordability whilst building quality places to live.

This Planning Proposal will contribute to future housing stock by adding two additional dwellings and it will provide housing choice in a low density environment.

Q4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

Yes. This Planning Proposal is consistent with the outcomes stated under the 6 themes of the *Ku-ring-gai Council Community Strategic Plan 2030*. The themes, listed below, seek to provide for a sustainable environment for Ku-ring-gai's future. The changes sought in this Planning Proposal support the themes in the following ways:

1. Theme 1 – Community, People and Culture

Ku-ring-gai Council's vision for this area is that of an equitable place where all people are valued and enjoy safe, secure, healthy and satisfying lifestyles. This Planning Proposal will enable a diversity of population in the area by presenting an opportunity for family groups such as elderly people and grown children to live in close proximity to each other.

2. Theme 2 – Natural Environment

Ku-ring-gai Council seeks to protect its natural environment by ensuring development does not detrimentally impact the local flora and fauna. This Planning Proposal will not affect Ku-ring-gai's natural attributes as the sites are already developed land and not identified as having any ecological or other environmental attributes.

3. Theme 3 – Places, Spaces and Infrastructure

Ku-ring-gai has evolved into a series of village like suburbs, each with distinct characteristics and unique social profiles. One of the challenges is to improve the environmental performance of buildings and spaces and achieve high quality urban design. The development that will be enabled through this Planning Proposal will have to meet the standards of the *DCP* and *BASIX* which will ensure its compliance with this theme. In addition, dual occupancy on these sites will enable better planning outcomes that address the site specific constraints such as the poor amenity of 28 Clissold Rd and the missing streetscape of 109 Bobbin Head Rd.

4. Theme 4 – Access, Traffic and Transport

A reliable, cost-effective public transport system, accessible footpaths and bikeways is seen as a means for metropolitan cities to reduce dependence on private motor vehicles. Both 28 Clissold Rd and 109 Bobbin Head Rd are located within a well-serviced, established residential area with direct access to public transport.

28 Clissold Rd is located approximately 2.8km from Wahroonga Station and 550m to neighbourhood shops in Hampden Avenue. Regular buses to Macquarie Park, Hornsby and Turramurra depart from stops within approximately 50m of the property.

109 Bobbin Head Rd, Turramurra is located approximately 1.5km from Turramurra Station and 400m to neighbourhood shops in Princes Street. Regular buses to Turramurra, St Ives and surrounding suburbs depart from stops within 50m of the property.

5. Theme 5 – Local Economy and Employment

The focus of this theme is to provide for a strong local economy that is able to provide and attract quality jobs. The proposal does not have direct relevance to this theme as it is a residential proposal and is neutral in terms of job creation.

6. Theme 6 – Leadership and Governance

This theme confirms Council's commitment to steer Ku-ring-gai to its long term strategic vision. This Planning Proposal will enable Section 94 contributions for community infrastructure through the development levies which will be imposed at the development of the sites.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There are no SEPPs applicable to this Planning Proposal.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions. A checklist of compliance with all Section 117 Directions is contained at **Attachment A**.

Directions under S117	Objectives	Consistency
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The Planning Proposal will result in housing choice (dual occupancy) in a low density urban environment consistent with the R2 Low Density residential zone objectives. The future dwellings will utilise existing infrastructure such as sewer, stormwater, electricity, open and public transport.
3.4 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and	Consistent. The proposal provides an appropriate land use within a well-serviced, established residential area creating improved access to housing close to public transport.

Directions under S117	Objectives	Consistency
	services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	28 Clissold Rd, Wahroonga is located approximately 2.8km from Wahroonga Station and 550m to neighbourhood shops in Hampden Ave. Regular buses to Macquarie Park, Hornsby and Turramurra depart from stops within approximately 50m of the property. 109 Bobbin Head Rd, Turramurra is located approximately 1.5km from Turramurra Station and 400m to neighbourhood shops in Princes St. Regular buses to Turramurra, St Ives and surrounding suburbs depart from stops within 50m of the property.
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The Planning Proposal does not seek to introduce provisions which require the concurrence, consultation or referral of development applications to a Minister or public authority.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent. The Planning Proposal seeks to amend the new Principal <i>Ku-ring-gai LEP 2015</i> to allow additional development to be carried out in the form of a detached dual occupancy. This proposal is consistent with the Direction 6.3 as it enables an additional use on the site and is not restrictive. The planned and orderly development of the two sites for a dual occupancy was curtailed by the repeal of SEPP 53. The repeal of SEPP 53 prevented a development application that was imminent at the time of the repeal.

Directions under S117	Objectives	Consistency
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Consistent. <i>A Plan for Growing Sydney</i> requires a balanced approach to accommodating more residential growth in existing urban areas over the next 25 years. The proposal will contribute to the low density, high quality housing stock within Ku-ring-gai. This will assist in meeting demand for a broader mix of housing types, including smaller dwellings.

C. Environmental, social and economic impact

Q7. 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?*

There is no identified critical habitat or threatened species, populations or ecological communities that will be adversely affected by this Planning Proposal.

Q8. Are there any other likely *environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No. There are no likely environmental effects that will result from this Planning Proposal. Neither 28 Clissold Rd nor 109 Bobbin Head Rd have been mapped under the *KLEP 2015* with any significant trees, biodiversity or riparian communities, and no heritage significance.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Yes. This Planning Proposal has considered the social and economic aspects of the outcomes that would result from this development. This proposal will deliver positive social and economic effects such as the increased housing choice for people seeking smaller homes in the area; and, a housing form that will enable family groups to remain

in close proximity through the ageing cycle. Economically, the proposal will extract development contributions that will assist in the local area infrastructure provision, and will introduce new population that can contribute to the local economy.

D. State and Commonwealth interests

Q10. *Is there adequate public infrastructure for the planning proposal?*

Yes, public infrastructure and services are available to support the proposed development of the site as a dual occupancy. In terms of services, the sites are already connected to sewer, water, stormwater, electricity and telephone.

In terms of community infrastructure, the sites have ready access to public transport with buses on their street connecting to local train stations, retail and community facilities including libraries, health related services in the nearby Wahroonga and Turramurra Local Centres. The sites are in proximity to local neighbourhood shops, schools and parks.

Q11. *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?*

At this stage, the appropriate State and Commonwealth public authorities have not been identified or consulted, and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation with the following Government authorities, agencies and other stakeholders are proposed:

- Roads and Maritime Services (formerly the RTA) NSW
- Office of Environment and Heritage

Council seeks confirmation of the above list and any other addition through the Minister's Gateway Determination.

Council will seek the plan making delegation under Section 23 of the *Environmental Planning and Assessment Act* to finalise the Planning Proposal. This involves Council taking on the Director General's function under s59(1) of the *EP&A Act* in liaising with the Parliamentary Counsel's Office (PCO) to draft the required local environmental plan to give effect to the Planning Proposal as well the Minister's function under s59(2) of the *EP&A Act* in making the Plan.

PART 4 - MAPPING

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

This Planning Proposal seeks amendment to the KLEP 2015 Written Instrument only, specifically to Schedule 1 – Additional permitted Uses. No alteration of mapping is anticipated.

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

This Planning Proposal will require exhibition in accordance with the requirements of Section 57 of the *Environmental Planning & Assessment Act* and/or any other requirements as determined by the Gateway process under *Section 56 of the EP & A Act*.

Community consultation on the Planning Proposal will be undertaken by Council (subject to receiving a determination to proceed at the Gateway) in accordance with the publication “*A Guide to Preparing Local Environmental Plans*”. The notification and consultation process will be initiated after the s.55 submission has been sent to the Department of Planning and Infrastructure.

The Planning Proposal satisfies the criteria of being of low impact under the Department of Planning’s “*A Guide to Preparing Local Environment Plans*” which states a low impact proposal to be one that

- is consistent with the pattern of surrounding land use zones and/or land uses;
- is consistent with the strategic planning framework;
- presents no issues with regard to infrastructure servicing;
- is not a principal LEP;
- and does not reclassify public land.

Council’s consultation methodology will include, but not be limited to:

- giving notice of the public exhibition in the main local newspaper (the North Shore Times);
- exhibiting the Planning Proposal in accordance with the Gateway Determination for an exhibition period of 14 days duration;
- exhibiting the Planning Proposal pursuant to s.57 and all supporting documentation at Council’s Administration Centre and on Council’s website;
- notification of the Planning Proposal’s exhibition on Council’s website, including providing copies of the Planning Proposal, all supporting studies, additional information and the Gateway Determination;
- notifying affected landowners and adjoining land owners where relevant.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	31/07/15
Anticipated timeframe for the completion of required technical information	07/08/15
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	28/08/15
Commencement and completion dates for public exhibition period	14/08/15 to 28/08/15
Dates for public hearing (if required)	n/a
Timeframe for consideration of submissions	
Timeframe for the consideration of a proposal post exhibition	15/09/15
Date of submission to the department to finalise the LEP	18/09/15
Anticipated date RPA will make the plan (if delegated)	09/10/15
Anticipated date RPA will forward to the department for notification.	16/10/15

APPENDIX A

Checklist of Consistency with Section 117 Directions and SEPPs

PART A: STATE ENVIRONMENTAL PLANNING POLICIES		Not relevant	Consistent
SEPP 1	Development Standards	✓	
SEPP 4	Development Without Consent	✓	
SEPP 6	Number of Storeys in a Building	✓	
SEPP 19	Bushland in Urban Areas	✓	
SEPP 21	Caravan Parks	✓	
SEPP 22	Shops and Commercial Premises	✓	
SEPP 30	Intensive Agriculture	✓	
SEPP 32	Urban Consolidation (Redevelopment of Urban Land)	✓	
SEPP 33	Hazardous and Offensive Development	✓	
SEPP 44	Koala Habitat Protection	✓	
SEPP 55	Remediation of Land	✓	
SEPP 60	Exempt and Complying Development	✓	
SEPP 62	Sustainable Aquaculture	✓	
SEPP 64	Advertising and Signage	✓	
SEPP 65	Design Quality of Residential Flat Development	✓	
SEPP 70	Affordable Housing (Revised Schemes)	✓	
SEPP	(Housing for Seniors or People with a Disability) – 2004	✓	
SEPP	Building Sustainability Index : Basix 2004	✓	
SEPP	Major Development	✓	
SEPP	Mining, Petroleum Production and Extractive Industries	✓	
SEPP	Temporary Structures 2007	✓	
SEPP	Infrastructure 2007	✓	
SEPP	Affordable Rental Housing 2009	✓	
SEPP	Exempt and Complying Development Codes 2008	✓	
PART B: REGIONAL ENVIRONMENTAL PLANS		Not relevant	Consistent
SYDNEY REP 20	Hawkesbury-Nepean River	✓	
SYDNEY REP	(Sydney Harbour Catchment) 2005	✓	

PART C: DIRECTIONS UNDER S117(2)		Not relevant	Consistent	Justifiably inconsistent
PART 1 – GENERAL DIRECTIONS				
1. Employment and Resources				
1.1	Business and Industrial Zones	✓		
1.2	Rural Zones	✓		
1.3	Mining, Petroleum production and Extractive Industries	✓		
1.4	Oyster Aquaculture	✓		
1.5	Rural Lands	✓		
2. Environment and Heritage				
2.1	Environment Protection Zones	✓		
2.2	Coastal Protection	✓		
2.3	Heritage Conservation	✓		
2.4	Recreation Vehicle Areas	✓		
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones		✓	
3.2	Caravan Parks and Manufactured Home Estates	✓		
3.3	Home Occupations	✓		
3.4	Integrating Land Use and Transport		✓	
3.5	Development Near Licensed Aerodromes	✓		
4. Hazard and Risk				
4.1	Acid Sulfate Soils	✓		
4.2	Mine Subsidence and Unstable Land	✓		
4.3	Flood Prone Land	✓		
4.4	Planning for Bushfire Protection	✓		
5. Regional Planning				
5.1	Implementation of Regional Strategies	✓		
5.2	Sydney Drinking Water Catchments	✓		
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	✓		
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	✓		
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	✓		
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.8	Second Sydney Airport: Badgerys Creek	✓		
6. Local Plan Making				
6.1	Approval and Referral Requirements		✓	
6.2	Reserving Land for Public Purposes	✓		
6.3	Site Specific Provisions		✓	
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Strategy		✓	