

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Draft The Hills Local Environmental Plan 2019 (Amendment No (#) – Proposed amendments to rezone from E1 Local Centre to MU1 Mixed Use, introduce a maximum incentive floor space ratio to 5:1, increase the maximum building height from RL 116m to RL 216m and introduce Additional Permitted Uses at Norwest Marketown, 4-6 Century Circuit, Norwest).

STATUS: Pre-Gateway Determination

ADDRESS OF LAND: 4-6 Century Circuit, Norwest (Lot 2 DP 1213272 and Lot 5080 DP 1008602)

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	ADDITIONAL
DWELLINGS	0	854	+854
JOBS	500	4,690	+4,190

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 Minute (9 July 2024)
Attachment D	Local Planning Panel Report and Minute (17 April 2024)
Attachment E	Draft The Hills DCP Part D Section X – Norwest Marketown, 4-6 Century Circuit, Norwest
Attachment F	Draft Voluntary Planning Agreement Letter of Offer (3 April 2024)
Attachment G	Proponent's Planning Proposal and Supporting Material

BACKGROUND:

At its Ordinary Meeting of 9 July 2024, Council considered a planning proposal applicable to land 4-6 Century Circuit, Norwest and resolved that:

- The planning proposal for land at 4-6 Century Circuit, Norwest (Lot 2 DP 1213272 and Lot 5080 DP 1008602) be submitted to the Department of Planning, Housing and Infrastructure for Gateway Determination.*
- Draft The Hills Development Control Plan 2012 Part D Section X – Norwest Marketown, 4- 6 Century Circuit, Norwest (Attachment 5) be publicly exhibited concurrent with the planning proposal.*
- Council accept, in principle, the draft VPA Letter of Offer (Attachment 4) and progress with the preparation of a draft VPA consistent with the terms of the Offer. Once prepared, the draft VPA be subject to legal review (at the cost of Proponent), updated in accordance with the recommendations of the legal review and subsequently placed on public exhibition concurrent with the planning proposal and draft Development Control Plan.*

A copy of the Council Report and Minute is provided as Attachment C.

THE SITE:

The site is known as 4-6 Century Circuit, Norwest (Lot 2 DP 1213272 and Lot 5080 DP 1008602). It comprises two land parcels with a combined area of approximately 4.65 hectares and currently contains the Norwest Marketown shopping centre and Carlile Swimming Centre. The subject site and the surrounding context are depicted in Figure 1.



Figure 1

Aerial view of subject site (yellow) and surrounds

The site is surrounded by Norwest Lake to the north, the Esplanade mixed use development to the north west, Hillsong Campus to the south west and commercial office buildings to the east. To the south, the site directly adjoins the entrance to the Norwest Metro Station (with an underground pedestrian link beneath Norwest Boulevard). The site has a frontage of approximately 185m to Norwest Boulevard.

The existing Norwest Marketown development contains a ground floor retail shopping centre comprising a 4,000m² Coles supermarket, 1,500m² of smaller specialty retail shops and food and drinks premises, and approximately 1,400m² of non-retail land uses, basement car parking and childcare services. Additionally, there are several standalone businesses located on the southern portion of the site such as Shell Service Station and food and beverage premises. The Carlile Swimming Centre comprises an indoor swimming pool and associated facilities, as well as at grade car parking for the swimming centre. The subject site currently facilitates approximately 500 jobs.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The planning proposal seeks to facilitate a high-density mixed use development comprising 117,330m² of retail and commercial floor space and up to 854 residential dwellings within a built form of up to 36 storeys, as well as a 6,000m² publicly accessible park adjoining Norwest Lake. The development concept includes a hotel, childcare centre, recreation centre, community centre, library, exhibition space and public plazas.



Figure 2
Aerial perspective of development concept looking north

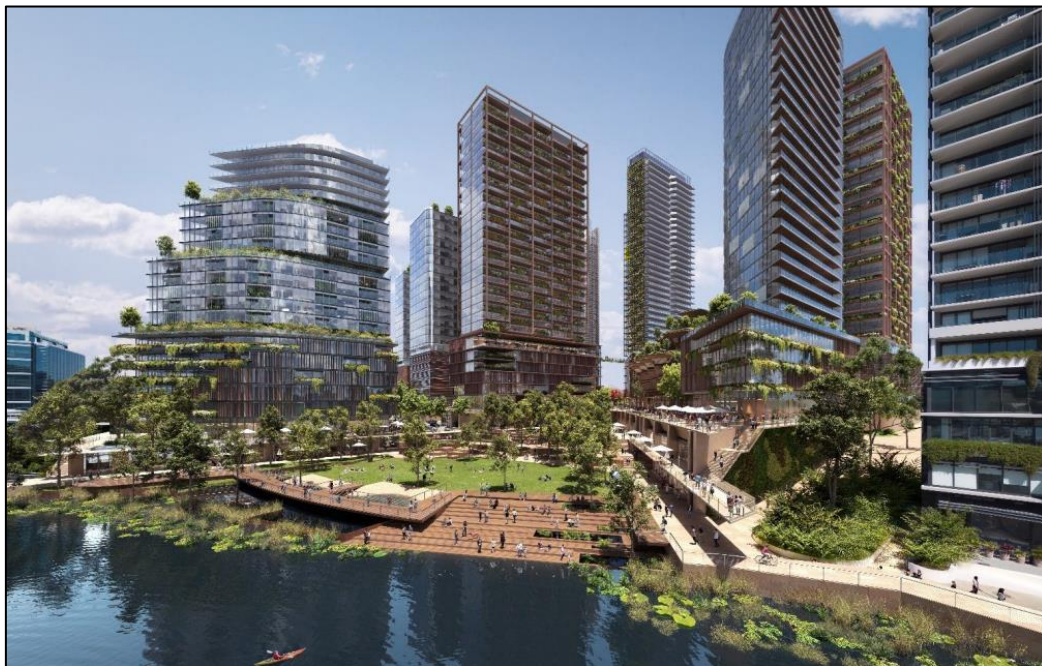


Figure 3
Development concept as viewed from Norwest Lake

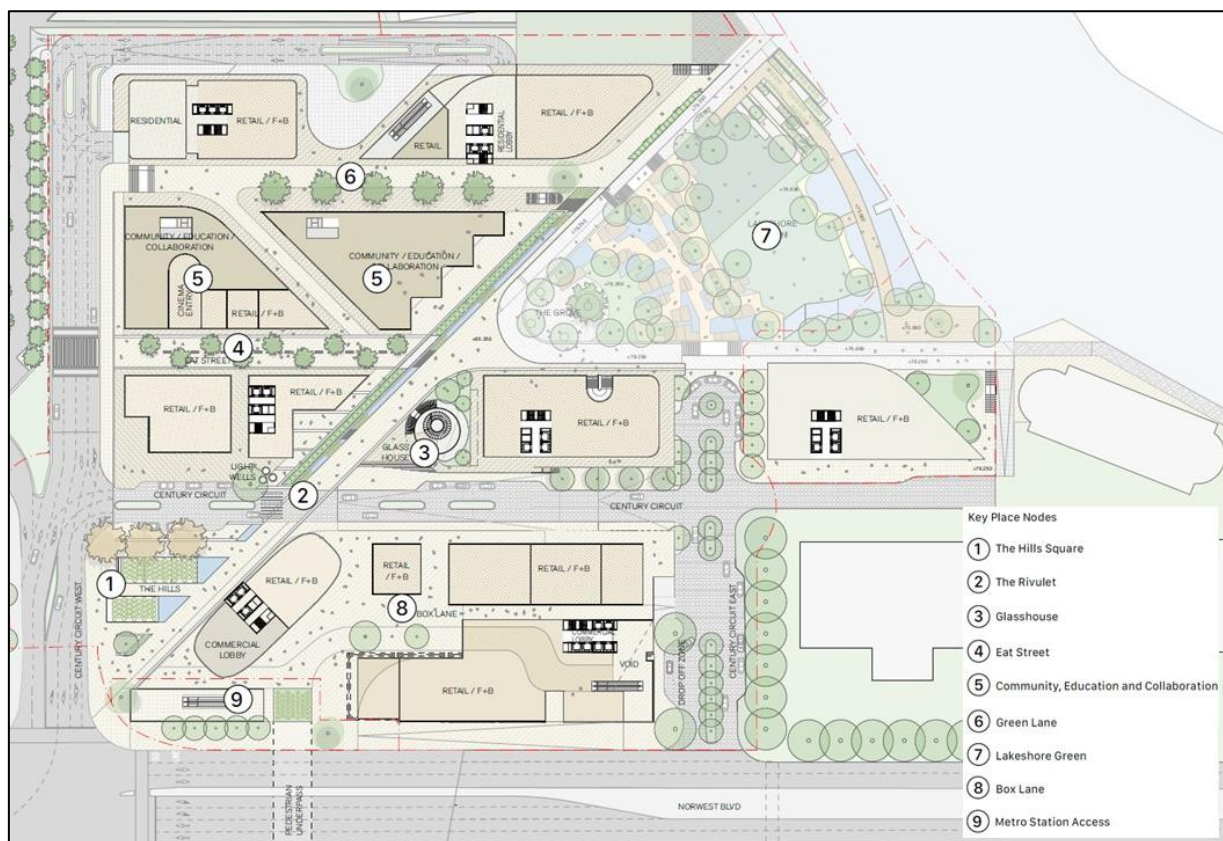


Figure 4
Ground Floor Plan

PART 2 EXPLANATION OF THE PROVISIONS

The planning proposal seeks to amend The Hills Local Environmental Plan 2019 (LEP 2019) as follows:

1. Amend the Land Use Zone Map from E1 Local Centre to MU1 Mixed Use;
2. Increase the Maximum Height of Building to from RL 116 metres (approx. 9 storeys) to RL 216 metres (approx. 36 storeys);
3. Amend the Additional Permitted Uses to remove residential flat buildings as a permitted use on the MU1 Mixed Use Land and introduce recreation area, retail premises, recreation facility (outdoor), water recreation structure, waterbody (artificial) and wharf or boating facilities as permitted uses on the SP2 Infrastructure (Drainage) Land;
4. Introduce a Maximum Incentive Floor Space Ratio of 5:1;
5. Introduce a new local provision in relation to the incentive Floor Space Ratio as follows:

Clause 7.11 (3B)

- (1) *Despite clause 4.4, the consent authority may consent to development marked as 'Area C' on the Floor Space Ratio Map, being land 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) *A minimum 'commercial premises' and 'entertainment facility' FSR of 2.5:1 is capable of being achieved across the site.*
 - (b) *A maximum 'residential flat buildings' and 'shop top housing' FSR of 2.21:1 is provided across the site.*
- (2) *The consent authority must not consent to development comprising residential flat buildings unless –*
 - (a) *It is satisfied that no more than 854 dwellings are proposed*

- (b) *It is satisfied that the dwelling mix comprises –*
- (i) *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,*
 - (ii) *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.*
 - (iii) *At least 40% of all 2 bedroom dwellings contained in the development will have a minimum internal floor area of 110m², and*
 - (iv) *At least 40% of all 3 bedroom dwellings contained in the development will have a minimum internal floor area of 135m².*

(3) *The consent authority is to be satisfied car parking spaces are provided in accordance with the following minimum and maximum number provisions:*

- (a) *For each 1, 2, 3 or more bedroom dwelling, 1 car parking spaces minimum;*
- (b) *For visitor parking – 1 car parking space per 12 dwellings minimum;*
- (c) *For retail uses – a maximum of 1 space per 37m² of gross floor area; and*
- (d) *For commercial uses – a maximum of 1 space per 100m² of gross floor area.*

Note: This clause is subject to legal drafting.

The local provision seeks to ensure that a minimum 50% of the gross floor area provided on the site comprises employment uses, and that the provision of residential development on the site is contingent upon compliance with Council's preferred housing size and mix requirements.

The planning proposal is also accompanied by a draft site specific Development Control Plan (DCP) to guide built form outcomes on the site. Draft controls relate to public domain and open space, built form, active frontages, communal open space, solar access and overshadowing, vehicle access and connectivity, landscaping, design excellence, sustainability and wind.

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 direct result of any strategic study or report. The application has been initiated by the Proponent, acting on the behalf the landowner. However, the planning proposal is broadly consistent with the outcomes envisaged for the site in the Norwest Precinct Plan.

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 the best way to achieve the intended outcomes for the site. The proposed amendments to The Hills LEP 2019 will regulate an appropriate built form outcome and protect the strategically envisaged employment opportunities. The planning proposal will also increase housing supply in a central location with access to employment opportunities, retail services, frequent bus services and the Northwest Metro Line, in an area strategically identified for mixed use development outcomes.

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 and Central City District Plan

The relevant objectives and priorities from the Greater Sydney Region Plan and Central City District Plan are as follows:

- Objective 10 – Greater housing supply;

- Objective 11 – Housing is more diverse and affordable;
- Objective 14 – Integrated land use and transport creates walkable and 30-minute cities;
- Objective 22 – Investment and business activity in centres;
- Priority C5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport;
- Priority C9 – Delivering integrated land use and transport planning and a 30-minute city; and
- Priority C10 – Growing investment, business, and job opportunities in strategic centres.

The planning proposal is consistent with the objectives and priorities of the Greater Sydney Region Plan and Central City District Plan as they relate to integrating land use development with transport planning and a 30 minute city. The planning proposal would increase employment opportunities in a central location in close proximity to Norwest Metro Station. The planning proposal seeks to provide 117,330m² of retail and commercial floor space and approximately 4,690 jobs. The subject site directly adjoins access to Norwest Metro Station and will include an underground pedestrian tunnel between the Station and the proposed development.

The planning proposal includes the delivery of approximately 854 dwellings comprising high density residential apartments, which will benefit from access to the employment opportunities and retail services included within the planning proposal. The Central City District Plan states that the inclusion of residential uses in strategic centres should not constrain commercial and retail activities. The site is identified within strategic policy documents as a mixed use site that serves the function of a local centre for residents and workers in the area. With at least 50% employment floor space proposed on the site, the planning proposal demonstrates an effective balance between commercial and residential land uses whilst continuing to serve its critical function as a centre for residents and workers in the area.

- The Hills Shire Council Norwest Precinct Plan

The Norwest Precinct Plan was publicly exhibited between May 2023 to July 2023 and was adopted by Council at the Ordinary Meeting of 9 July 2024. The Precinct Plan envisages a vibrant mixed use hub on the site, providing a range of offices, retail, restaurants and residential opportunities. The Marketown site is anticipated to have an FSR of 4.5:1 – 5:1 and a built form of 8 – 35 storeys. The planning proposal is consistent with the vision articulated within the Precinct Plan for Norwest Strategic Centre.

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 Local Strategic Planning Statement

The relevant planning priorities from Council's Local Strategic Planning Statement (LSPS) are as follows:

- Planning Priority 1 – Plan for sufficient jobs, targeted to suit the skills of the workforce;
- Planning Priority 2 – Build strategic centres to realise their potential;
- Planning Priority 7 – Plan for housing in the right locations;
- Planning Priority 8 – Plan for a diversity of housing; and
- Planning Priority 10 – Provide social infrastructure and retail services to meet residents needs.

The planning proposal is consistent with the Planning Priorities contained within the LSPS. The planning proposal would assist in protecting the role and function of strategic centres and the extent of employment land by increasing employment opportunities and increasing housing supply, consistent with LSPS. The planning proposal is consistent with the structure plan included in the LSPS in that it proposes a genuine mixed-use development with a relatively balanced land use split between employment and residential land uses.

The LSPS also identifies that diverse housing is required to support future populations. The planning proposal includes an LEP mechanism to ensure residential development is compliant with Council's preferred dwelling size and mix. The LEP mechanism ensures a variety of apartment sizes beyond the requirements of the Apartment Design Guide, matching the future demographic needs of The Hills Shire.

- The Hills Future Community Strategic Plan

The Hills Future Community Strategic Plan aims to manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations. The planning proposal seeks to better utilise the existing site to provide additional employment opportunities and housing supply consistent with the Strategic Plan. The proposed planning provisions will contribute to the realisation of Norwest as a strategic centre whilst achieving an appropriate built form outcome on the site.

4. 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.

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

Yes, an assessment of the planning proposal against the Section 9.1 Ministerial Directions is detailed in Attachment B. A discussion of consistency with each relevant Direction is provided below.

- Direction 1.1 Implementation of Region Plans & 1.16 North West Rail Link Corridor Strategy

These Ministerial Directions seek to ensure that development is consistent with the applicable Region Plan and the North West Rail Link Corridor Strategy. A planning proposal must give effect to the vision, land use strategy and goals contained in the Region Plan and Corridor Strategy. The planning proposal is generally consistent with the objectives, growth targets and proposed future character for the Precinct outlined within the Greater Sydney Region Plan and the North West Rail Link Corridor Strategy.

- Direction 3.2 Heritage Conservation

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous significance. The site does not contain any heritage items. However, the proposed development is visible from the state heritage item Bella Vista Farm. The Proponent has submitted a Heritage Assessment Report in support of the planning proposal.

The subject site is located approximately 1 kilometre from Bella Vista Farm. The distance from the heritage item as well as the slender built forms depicted in the development concept would reduce the potential impact of the planning proposal on view corridors from Bella Vista Farm.

- Direction 4.1 Flooding

This Direction ensures that planning proposals consider the potential flood impacts both on and off the subject land. The Hills Development Control Plan 2012 identifies the site as a flood control lot. The Proponent has provided a Stormwater Management Report in support of the proposal. The Stormwater Management Report concludes that the proposed development would not have a negative impact on Norwest Lake or the surrounding properties.

- Direction 4.4 Remediation of Contaminated Land

The purpose of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. The site currently contains a Petrol Station adjoining Norwest Boulevard. The Proponent has submitted a Preliminary Contamination Assessment. The Report provides recommendations for remediating contamination and further assessment that is required at the development application stage to render the site suitable for the proposed development. It is considered that the proposal is consistent with this Direction.

- Direction 5.1 Integrated Land Use and Transport

This Direction aims to improve access to housing, jobs and services by co-locating development with walking, cycling and public transport options. The redevelopment of the subject site for higher density mixed use development would be broadly consistent with this Direction as the site is well-located in close proximity to the Norwest Metro Station and seeks to promote transit oriented residential and commercial development.

- Direction 6.1 Residential Zones

The objective of this Direction is to encourage a variety and choice of housing types to provide for existing and future housing needs. A planning proposal is expected to make efficient use of and provide appropriate access to existing infrastructure and services. The proposal is consistent with this Direction as the planning proposal seeks to provide a mix of housing typologies that will meet the needs of the family-dominated future demographic of The Hills Shire in a location with access to services and public transport.

▪ Direction 7.1 Employment Zones

This Direction aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified centres. The Direction specifically states that a planning proposal must 'not reduce the total potential floor area for employment uses and related public services in business zones.' The proposal is consistent with this Ministerial Direction. The land has historically been zoned to permit a mixture of employment, residential and retail uses, reflecting its status and role as the local centre for the Norwest Precinct. The proposal does not seek to reduce the strategically identified employment floor space potential on land.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

6. 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 little to no likelihood of the planning proposal impacting on threatened species, populations or ecological communities and their habitats. The site is located in a highly urbanised location and is largely cleared of vegetation.

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

The planning proposal has appropriately responded to the environmental constraints present on the site.

The site is identified as a flood control lot within the Hills Development Control Plan 2012. The development concept includes modification of the existing lakefront to accommodate the Lakeshore Park and proposed additional permitted uses. The Proponent has provided a Stormwater Management Report in support of the proposal which concludes that the proposed development would not have a negative impact on Norwest Lake or the surrounding properties.

The planning proposal seeks to introduce water recreation structure, waterbody (artificial) and wharf or boating facilities as additional permitted uses to the land zoned SP2 adjoining Norwest Lake. The water quality of Norwest Lake is currently in poor condition as a result of the lake's stormwater basin function and the existing large Carp population currently inhabiting the lake. The water quality of Norwest Lake does not currently meet the standards for primary contact, active recreational and sporting uses.

The Voluntary Planning Agreement (VPA) offer which accompanies the planning proposal includes the requirement for the Developer to complete improvements to the water quality of Norwest Lake. The Stormwater Statement confirms that the water quantity and quality modelling has demonstrated that water quality impacts can be appropriately managed in line with Council's policies and community expectations. It is anticipated that as more detailed design occurs in the later stages of the planning process the water quality strategy can be further refined as required.

The site currently contains a Petrol Station adjoining Norwest Boulevard. The Proponent has submitted a Preliminary Contamination Assessment. The Report provides recommendations for remediating contamination and further assessment required at the development application stage that would render the site suitable for the proposed development.

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

The planning proposal will have positive economic benefits by contributing towards increased employment opportunities and local businesses in an area strategically identified for employment growth to support the local population.

The VPA offer which accompanies the planning proposal includes the construction and dedication of a 3,000m² community centre. The planning proposal will deliver community floor space in a centrally located site within the strategic centre and readily accessible via the Northwest Metro Line. The VPA offer will support the level

of demand for community facilities likely to be generated by the proposed development and increased population within the Norwest Strategic Centre.

SECTION D - STATE AND COMMONWEALTH INTERESTS

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

The Proponent has submitted a formal Letter of Offer to enter into a VPA with Council in association with the planning proposal. The Proponent has valued their offer at approximately \$35 million, comprising the construction of a new 3,000m² community facility (to 'cold-shell' standard) and dedication of the floor space to Council. The VPA offer also requires the provision of new publicly accessible open space, public domain works, transport works, monetary contributions towards active open space and contributions towards a future 'first and last mile' travel initiative within Norwest. The VPA offer is considered to be proportionate in value to the level of demand for new local infrastructure likely to be generated by the proposed development.

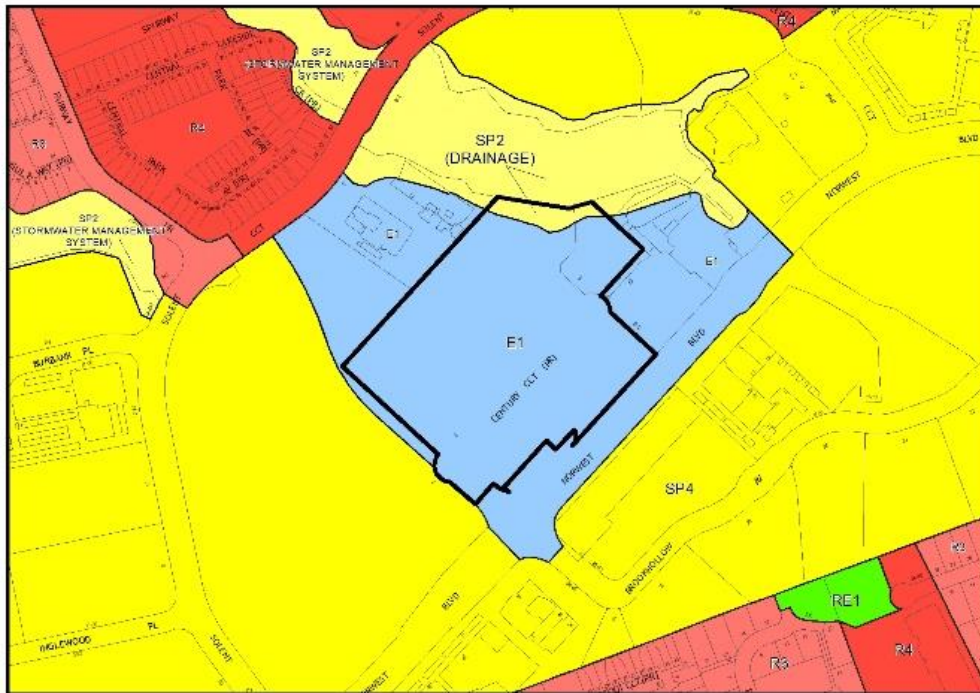
The Traffic and Parking Study, submitted by the Proponent, indicates that the proposed development is likely to have an impact on the surrounding road network. As such, the planning proposal includes a variety of traffic upgrades to improve access to the site from Norwest Boulevard. The Traffic Study and traffic impacts of the proposed development would need to be assessed by Transport for NSW, which would occur as part of the public agency consultation phase. This would also need to account for the outcomes of ongoing regional traffic modelling being completed by State Government, to confirm the necessary upgrades required.

10. 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?

Should a Gateway Determination be issued, the public exhibition process will facilitate the opportunity to consult with relevant State agencies. It is anticipated that consultation with the following public authorities will be required:

- Transport for NSW;
- Department of Climate Change, Energy, the Environment and Water;
- School Infrastructure NSW;
- Heritage NSW; and
- Endeavour Energy.

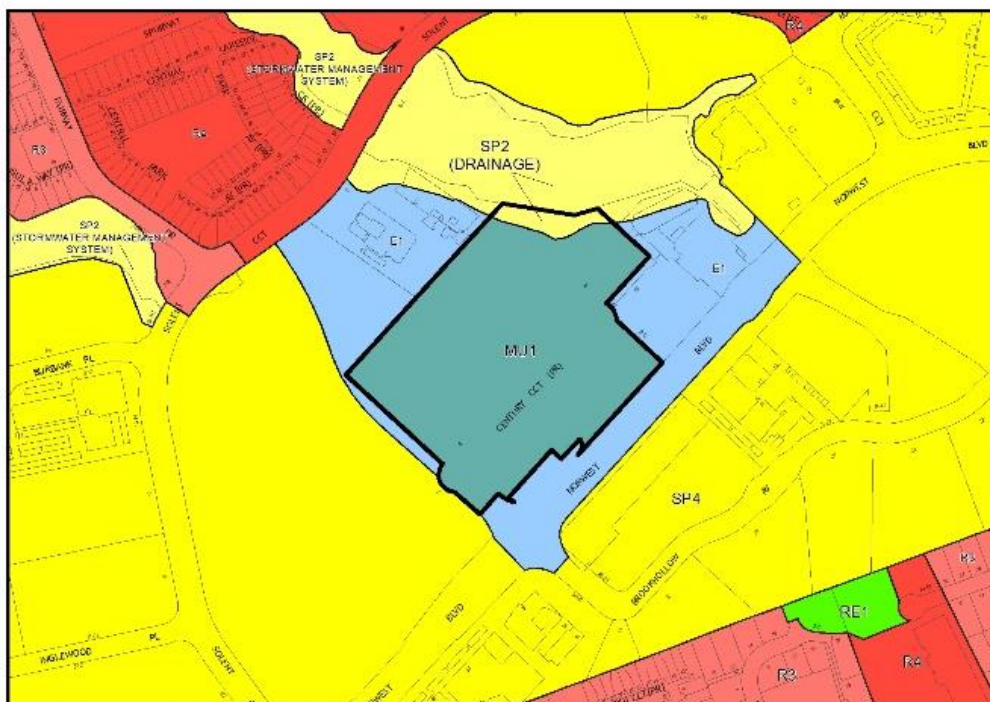
PART 4 MAPPING



Land Zoning (LZN)

E1	Local Centre	R4	High Density Residential	SP2	Infrastructure
R3	Medium Density Residential	RE1	Public Recreation	SP4	Enterprise

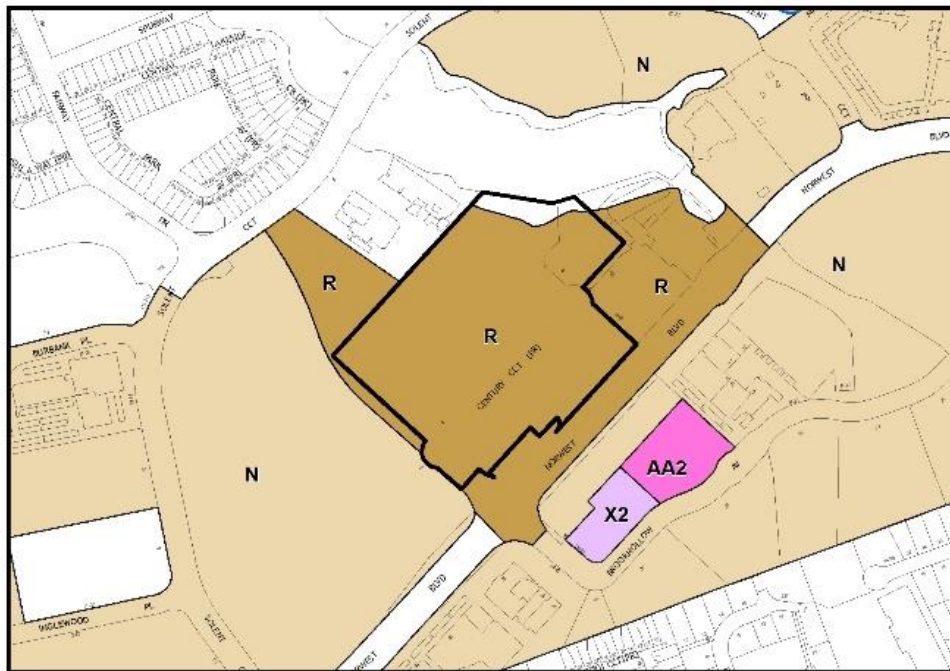
Existing Land Zone Map



Land Zoning (LZN)

E1	Local Centre	RE1	Public Recreation
MU1	Mixed Use	SP2	Infrastructure
R3	Medium Density Residential	SP4	Enterprise
R4	High Density Residential		

Proposed Land Zone Map

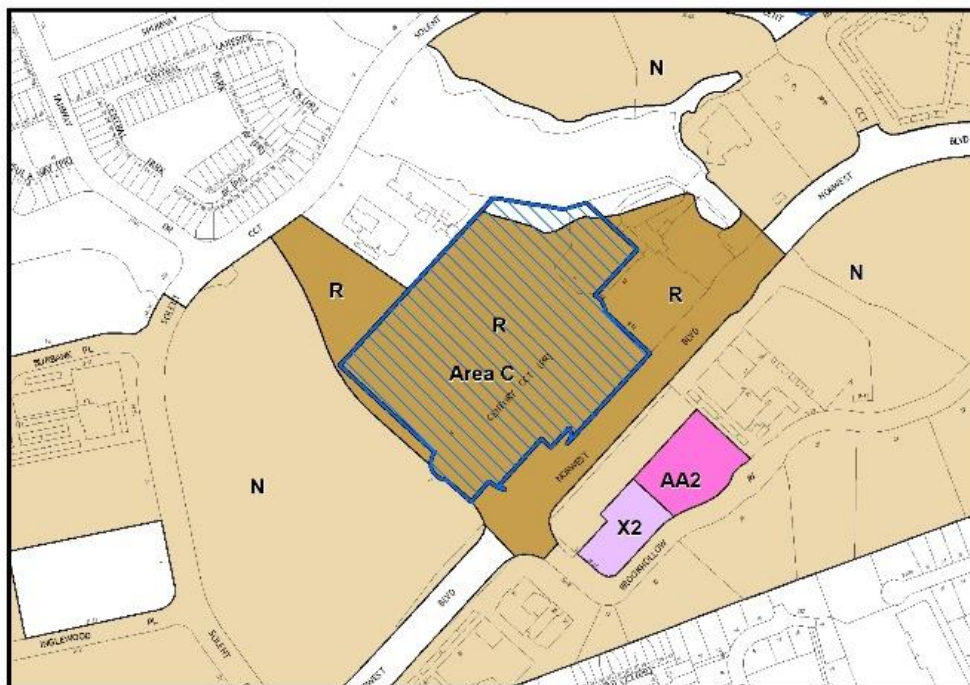


Maximum Floor Space Ratio (FSR) (n:1)

N 1.0 R 1.49 X2 4.1 AA2 6.5

Area A Area B

Existing Maximum Floor Space Ratio Map

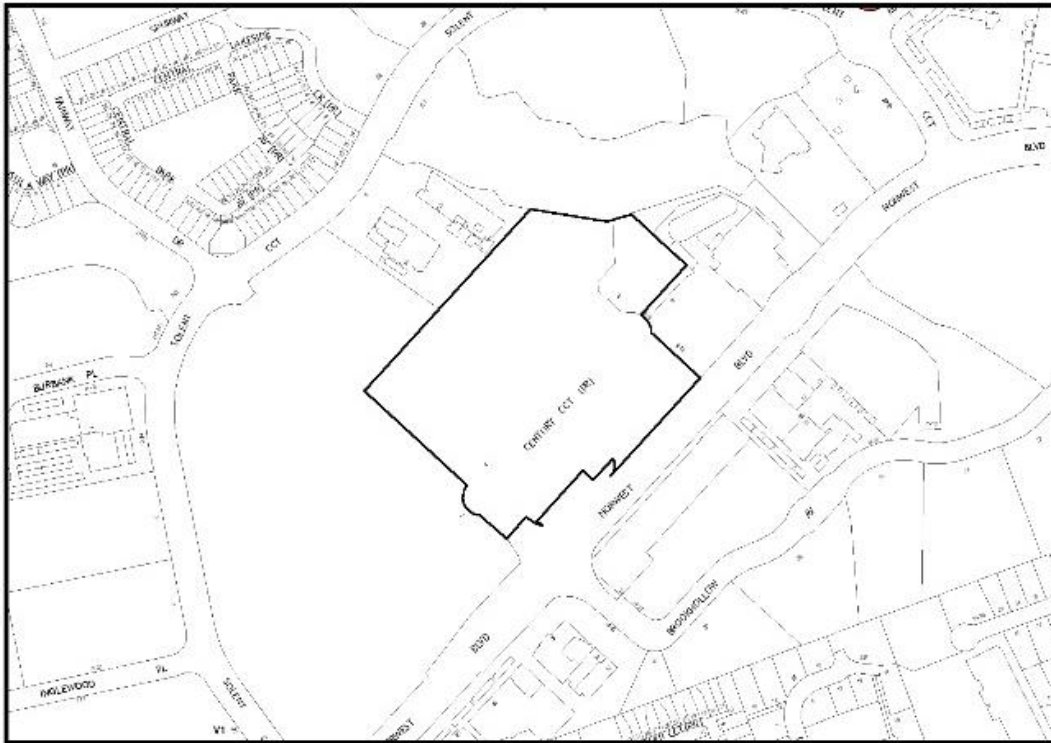


Maximum Floor Space Ratio (FSR) (n:1)

N 1.0 R 1.49 X2 4.1 AA2 6.5

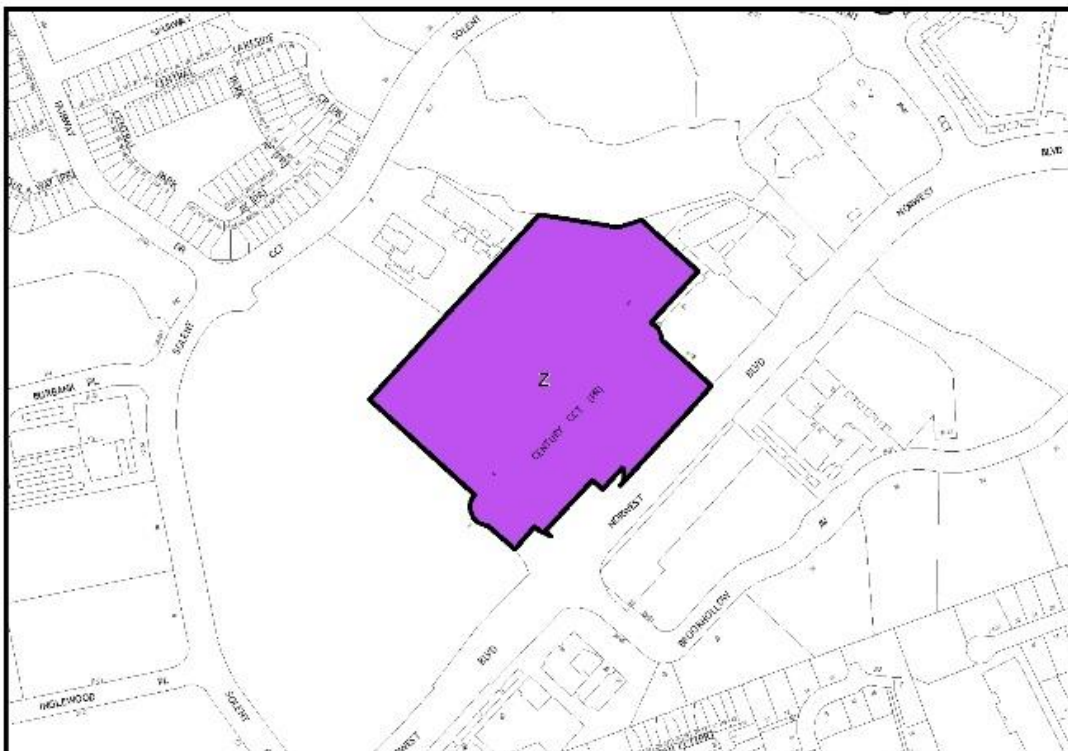
Area A Area B Area C

Proposed Maximum Floor Space Ratio Map



Maximum Floor Space Ratio Incentive (FSI) (n:1)

Existing Maximum Floor Space Ratio Incentive Map



Maximum Floor Space Ratio Incentive (FSI) (n:1)

Proposed Maximum Floor Space Ratio Incentive Map

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in accordance with Council's Community Participation Plan and any requirements of the Gateway Determination.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	September 2024
Compliance with Pre-exhibition Gateway Determination Conditions	October 2024
Completion of Legal Review of Voluntary Planning Agreement	November 2024
Government Agency Consultation	December 2024
Commencement of Public Exhibition Period (28 days)	February 2025
Completion of Public Exhibition Period	March 2025
Timeframe for Consideration of Submission	April 2025
Timeframe for Consideration of Proposal Post Exhibition	May 2025
Report to Council Post Exhibition	June 2025
Planning Proposal to PCO for Review	July 2025
Execution and Registration of Associated Voluntary Planning Agreement	August 2025
Date Council will Make the Plan (if Delegated)	September 2025

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT / CONSISTENT
Biodiversity and Conservation (2021)	YES	NO	-
Building Sustainability Index: BASIX (2004)	YES	NO	-
Exempt and Complying Development Codes (2008)	YES	NO	-
Housing (2021)	YES	YES	CONSISTENT
Industry and Employment (2021)	YES	NO	-
No. 65 – Design Quality and Residential Apartment Development	YES	NO	-
Planning Systems (2021)	YES	NO	-
Precincts – Central River City (2021)	YES	NO	-
Precincts – Eastern Harbour City (2021)	NO	-	-
Precincts – Regional (2021)	NO	-	-
Precincts – Western Parkland City (2021)	NO	-	-
Primary Production (2021)	YES	NO	-
Resilience and Hazards (2021)	YES	NO	-
Resources and Energy (2021)	YES	NO	-
Transport and Infrastructure (2021)	YES	NO	-

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Planning Systems				
1.1	Implementation of Regional Plans	YES	YES	CONSISTENT
1.2	Development of Aboriginal Land Council land	NO	-	-
1.3	Approval and Referral Requirements	YES	NO	-
1.4	Site Specific Provisions	YES	NO	-
1. Planning Systems – Place-based				
1.5	Parramatta Road Corridor Urban Transformation Strategy	NO	-	-
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	YES	NO	-
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NO	-	-
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	NO	-	-
1.10	Implementation of the Western Sydney Aerotropolis Plan	NO	-	-
1.11	Implementation of Bayside West Precincts 2036 Plan	NO	-	-
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	NO	-	-
1.13	Implementation of St Leonards and Crow Nest 2036 Plan	NO	-	-
1.14	Implementation of Greater Macarthur 2040	NO	-	-
1.15	Implementation of Pyrmont Peninsula Place Strategy	NO	-	-
1.16	North West Rail Link Corridor Strategy	YES	YES	CONSISTENT
1.17	Implementation of the Bays West Place Strategy	NO	-	-
1.18	Implementation of the Macquarie Park Innovation Precinct	NO	-	-
1.19	Implementation of the Westmead Place Strategy	NO	-	-
1.20	Implementation of the Camellia-Rosehill Place Strategy	NO	-	-
1.21	Implementation of South West Growth Area Structure Plan	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1.22	Implementation of the Cherrybrook Station Place Strategy	NO	NO	-
2. Design and Place				
3. Biodiversity and Conservation				
3.1	Conservation Zones	YES	NO	-
3.2	Heritage Conservation	YES	YES	CONSISTENT
3.3	Sydney Drinking Water Catchments	NO	-	-
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	NO	-	-
3.5	Recreation Vehicle Areas	YES	NO	-
3.6	Strategic Conservation Planning	NO	-	-
3.7	Public Bushland	YES	NO	-
3.8	Willandra Lakes Region	NO	-	-
3.9	Sydney harbour Foreshores and Waterways Area	NO	-	-
3.10	Water Catchment Protection	NO	-	-
4. Resilience and Hazards				
4.1	Flooding	YES	YES	CONSISTENT
4.2	Coastal Management	NO	-	-
4.3	Planning for Bushfire Protection	YES	NO	-
4.4	Remediation of Contaminated Land	YES	YES	CONSISTENT
4.5	Acid Sulfate Soils	YES	NO	-
4.6	Mine Subsidence and Unstable Land	YES	NO	-
5. Transport and Infrastructure				
5.1	Integrating Land Use and Transport	YES	YES	CONSISTENT
5.2	Reserving Land for Public Purposes	YES	NO	-
5.3	Development Near Regulated Airports and Defence Airfields	YES	NO	-
5.4	Shooting Ranges	NO	-	-
6. Housing				
6.1	Residential Zones	YES	YES	CONSISTENT
6.2	Caravan Parks and Manufactured Home Estates	YES	NO	-
7. Industry and Employment				
7.1	Employment Zones	YES	YES	CONSISTENT
7.2	Reduction in non-hosted short-term rental accommodation period	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
8. Resources and Energy				
8.1	Mining, Petroleum Production and Extractive Industries	YES	NO	-
9. Primary Production				
9.1	Rural Zones	YES	NO	-
9.2	Rural Lands	YES	-	-
9.3	Oyster Aquaculture	YES	NO	-
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-