

APPENDIX B CONSISTENCY WITH STRATEGIC PLANS

The proposal is consistent with the following relevant directions and actions of *A Plan for Growing Sydney* and *draft South West District Plan*:

Table 1: Consistency with *A Plan for Growing Sydney*

Direction	Action	Department consideration
Direction 2.1: Accelerate housing supply across Sydney	Action 2.1.1: Accelerate housing supply and local housing choices. This action includes identifying where investments in local infrastructure can create housing supply, and providing housing supply and choice through Urban Growth NSW projects and priority precincts	The proposal includes 972 additional dwellings near a new railway station. This improvement in transport infrastructure provides an opportunity to increase housing supply. The proposal would increase housing choice and diversity in south-west Sydney by providing a mixture of apartments and medium density housing. This responds to Government initiatives to increase the supply of medium density housing in suburban Sydney, known as the 'missing middle'.
	Action 2.1.3: Deliver more housing by developing surplus or under-used Government land	The proposal fulfils this action as it increases housing supply on a formerly Government owned site.
Direction 2.3: Improve housing choice to suit different needs and lifestyles	Action 2.3.1: Require local housing strategies to plan for a range of housing types. These include providing a range of building forms and types, considering housing for different life stages, and considering local affordable housing needs	While the proposal is more developed and definite than a housing strategy, it clearly provides for a range of building forms and types for different life stages and household situations. These are also expected to supply housing at a greater range of price points than existing detached housing stock in the area.
Direction 2.4: Deliver timely and well planned greenfield precincts and housing	Action 2.4.1: Deliver greenfield housing supply in the North West and South West Growth Centres	While the proposal is no longer in the South West Growth Centre, it is still adjacent to that growth centre. The proposal delivers medium to high density greenfield housing supply in a town centre adjacent to the South West Growth Centre.

Table 2: Consistency with *draft South West District Plan*

Direction	Action	Department's consideration
Direction 4.3: Improve housing choice	Action 4.3.4: Deliver South West District's five-year housing targets Action 4.3.6: Create housing capacity in the South West District	The proposal falls between these objectives. It is more specific than the creating capacity action, but the actual delivery will be through the subsequent DAs.

		The five-year (2016-2021) housing target for the Liverpool LGA is 8,250 dwellings. The additional 972 dwellings would make a significant contribution to this target.
Direction 4.4: Improve housing diversity and affordability	Action 4.4.1: Plan for housing diversity	The proposal (particularly the Design Guidelines) provides diverse housing in the form of apartments and medium density housing. This contrasts with and provides an alternative to the detached dwelling houses of surrounding suburbs.
Direction 4.6: Create great places – not just building houses	Action 4.6.1: Provide design-led planning	The proposal presents a vision for well-designed buildings and public spaces. The Department considers the Design Guidelines and Public Domain Plan would deliver on that vision, as discussed in Section 5.2 .