

Attachment A



PLANNING PROPOSAL

Clarence Valley Local Environmental Plan 2011

Rezoning of the former Maclean Sewerage Treatment Plant Site

Lot 1, DP 553965 and Lot 3, DP 564828



Prepared by: Clarence Valley Council

Declaration

Document name: Planning Proposal – Rezoning of the former Maclean Sewerage Treatment Plant 2017

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Position of document author: Senior Strategic Planner, Clarence Valley Council

Qualifications of document author: B.A (Hons) Town and Country Planning

Declaration: I, Deborah Wray, declare that this Planning Proposal constitutes a planning proposal for the purposes of section 55 of the Environmental Planning and Assessment Act 1979 (the Act) and further declare that the document complies with the relevant provisions of the Act and the Department of Planning and Environment's *A guide to preparing planning proposals* (August 2016).

Date: 29 May 2017

Photographs Deborah Wray

Document History and Version Control				
Version	Prepared by	Approved by	Date Approved	Brief Description
1.0	DW			Draft for submission to Planning Gateway

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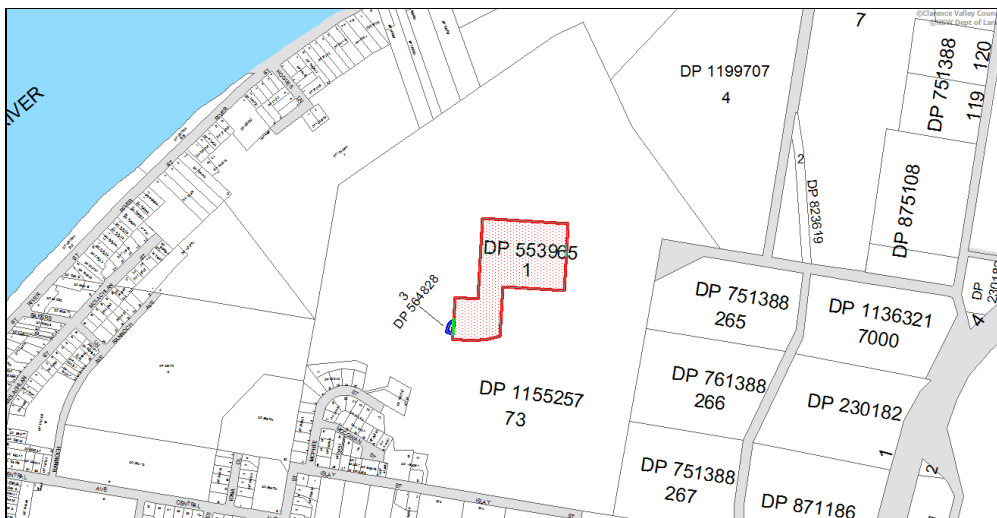
1. PRELIMINARY

1.1 Context

This planning proposal constitutes a document referred to in Section 55 of the Environmental Planning and Assessment Act 1979. It has been prepared in accordance with the Department of Planning and Infrastructure's "*A guide to preparing planning proposals*" (August 2016). A gateway determination under Section 56 of the Act is requested.

1.2 Subject Land

This planning proposal applies to Lot 1, DP 553965 and Lot 3, DP 564828 which comprise the former Maclean Sewerage Treatment Plant (STP) situated east of the Maclean township as shown on Map 1. The subject land is also described by Council as Property No. 113852 and Land Nos. 26416 and 27424 (2 separate land parcels).



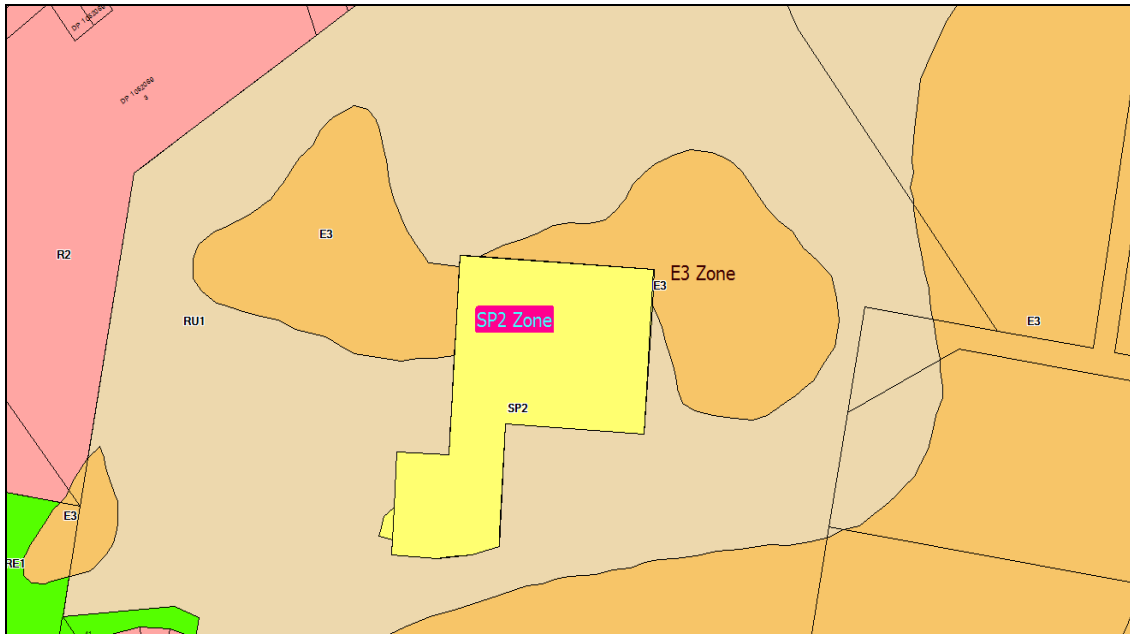
Map 1- Subject Site.



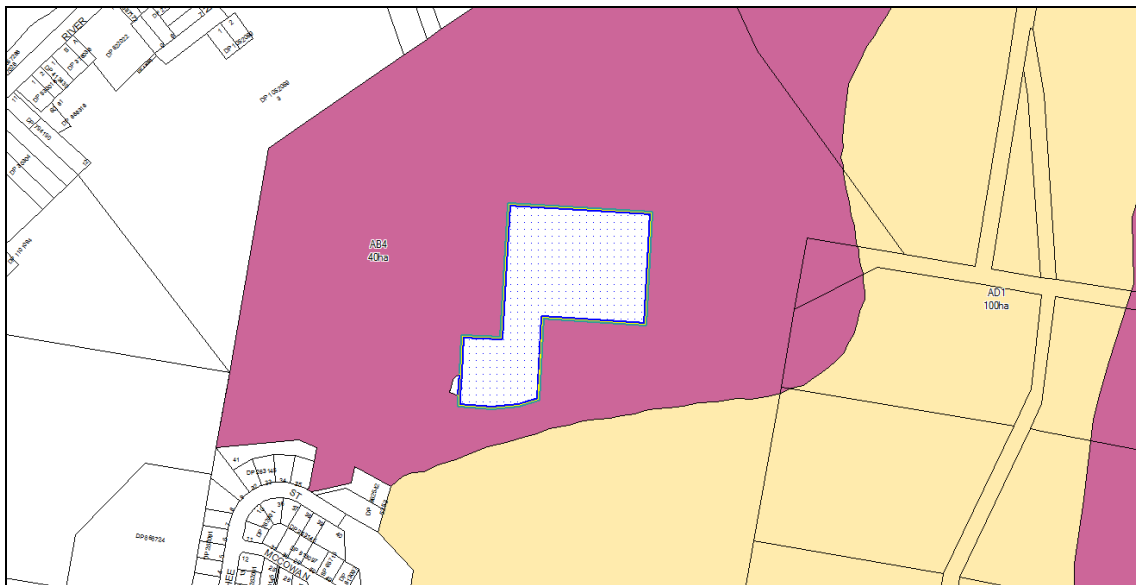
Map 2- Aerial Photograph of subject site.

1.3 Current Zoning & Use

The planning proposal applies to the former Maclean sewerage treatment plant site which is zoned SP2 Infrastructure in the *Clarence Valley Local Environmental Plan 2011* (CVLEP 2011). The subject land is currently classified for Community purposes.



Map 3 CVLEP 2011- Existing Zoning Map: SP2 Infrastructure



Map 4 CVLEP 2011 Existing Lot Size Map: the subject land currently has no minimum lot size.

1.4 Background

The former Maclean STP was constructed in 1972 and located in a rural area north east of the township. The STP was required to be decommissioned by the Environmental Protection Authority through a Pollution Reduction Program, as the plant could not meet the EPA's desired effluent quality requirements for discharge to receiving waters. This was primarily due to increased population loadings, the age of the plant and stricter EPA requirements.

The former Maclean STP was decommissioned in 2010 and has been replaced by an upgraded STP on Woodford Island near Ilarwill.

The site comprises low lying flood liable land which is now used for cattle grazing. The site adjoins RU1 Primary Production zoned land and an E3 Environmental Management zone. It is proposed that the land is rezoned to part RU1 Primary Production and part E3 Environmental Management use to reflect the adjoining land uses.

Figure 1 Broad landscape setting of subject site view to northeast.	
Figure 2 Former Settlement Ponds	

Figure 3

Former settlement ponds adjoining native vegetation to the east.



Figure 4
Settlement ponds in current use as dam for cattle use.



Figure 5

Melaleuca forest vegetation in adjoining E3 Environmental Management zone.



Figure 6

Red line shows indicative southern extent of the former wetland edge prior to establishment of sewerage ponds.



2. OBJECTIVE OR INTENDED OUTCOME

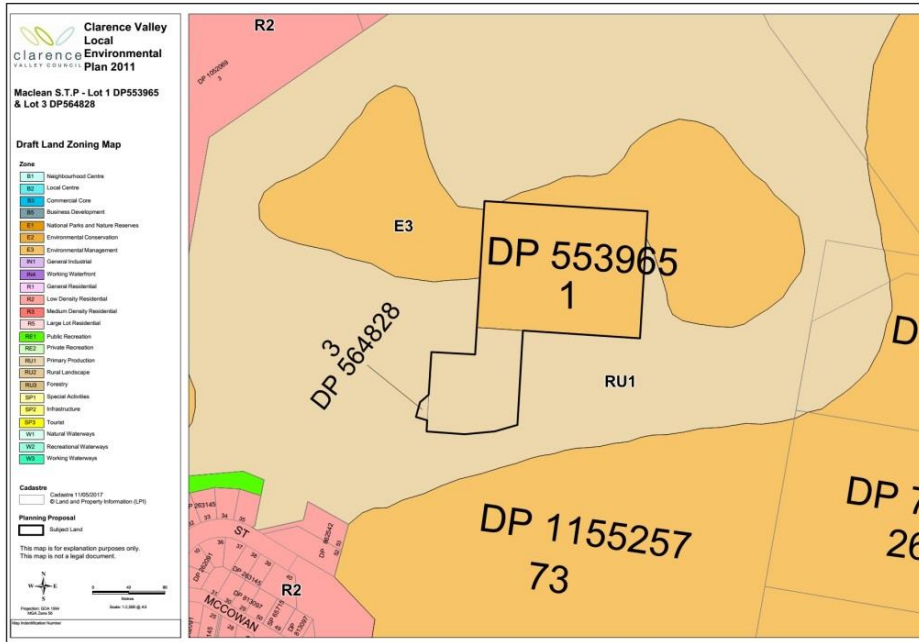
The objectives of the Planning Proposal are:

- To rezone the subject land from Zone SP2 Infrastructure to part RU1 Primary Production and part E3 Environmental Management in the CVLEP 2011 by amending the Land Zoning Map.
- To amend the Minimum Lot Size Map on the subject lots from 'unmapped' to 40ha, consistent with adjoining land.
- To change the classification of Lot 1, DP 553965 and Lot 3, DP 564828 from Community to Operational under the *Local Government Act 1993*.

3. EXPLANATION OF PROVISIONS

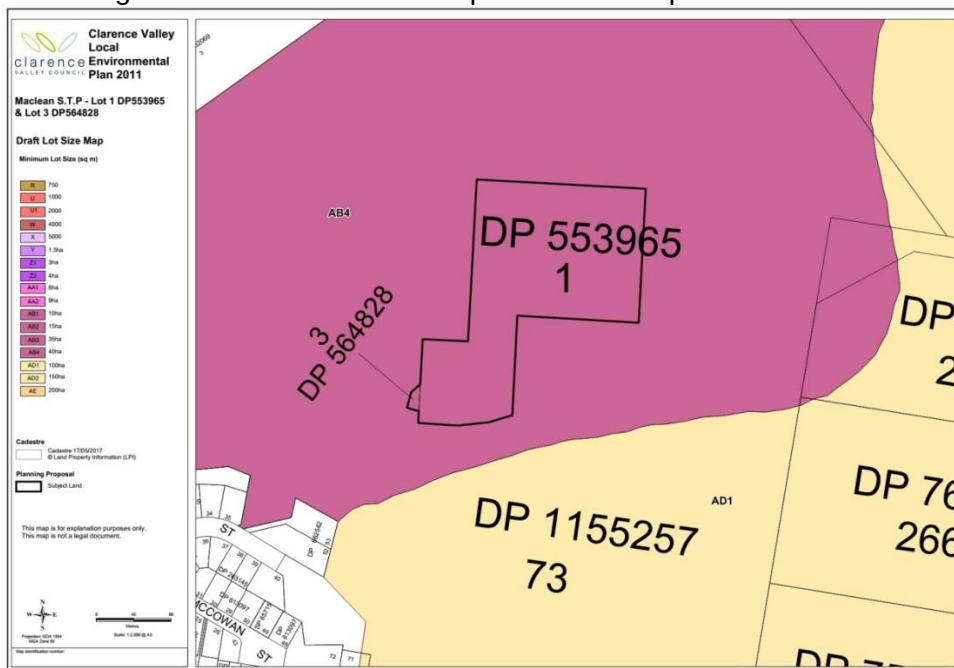
The planning proposal will amend the CVLEP 2011 as set out below;

1. To rezone the subject land from SP2 Infrastructure to part RU1 Rural Primary Production and part E3 Environmental Management zones by amending the CVLEP 2011 zoning map as shown on Map 5 below.



Map 5 CVLEP 2011 Proposed Zoning Map

2. To apply a minimum lot size of 40ha in relation to the subject land parcels by amending the Minimum Lot Size Map shown on Map 6 below.



Map 6 CVLEP 2011 Proposed Minimum Lot Size Map

3. To change the classification of Lot 2313, DP 857839 and Lot 3, DP 564828 from Community to Operational under the *Local Government Act 1993* through an amendment to Schedule 4 of *Clarence Valley Local Environmental Plan 2011* as shown in Table 1 below.

Column 1	Column 2
Locality	Description
Maclean	Lot 1, DP 553965 and Lot 3, DP 564828.

Table 1

4. JUSTIFICATION

4.1 Is the Proposal a result of any strategic study or report?

The planning proposal is consistent with the Clarence Valley Council Strategic Business Plan for Sewerage Services prepared by Hunter Water Australia for 2006 and is due to a change in Council's operational requirements of the land following a decommissioning of the sewerage treatment plant.

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

The planning proposal is considered the best and only means of achieving the objectives listed in Part 2.

5. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.1 Consistency with Applicable Regional Strategy – North Coast Regional Plan 2036

The Clarence Valley LGA is subject to the North Coast Regional Plan (NCRP) 2036. The Planning Proposal is consistent with the objectives and actions of this strategy.

5.2 Consistency with Council's local strategies and other local strategic plans

Our Community Plan 2015-2024, is Council's adopted community strategic plan which will guide Council decision making over the next 10 years.

This planning proposal is consistent with the outcomes identified in the plan, particularly strategies

2.3.2 *'Maintaining and renewing the sewerage network infrastructure to ensure provision of an efficient and environmentally sound sewerage service'*, and,

5.1.6 *'Makes prioritised decisions in the long term interests of the broader community and has regard to financial and infrastructure sustainability.'*

The planning proposal is also consistent with Council's Delivery Program 2014-2017, specifically

Action 2.3.2.9 *Rehabilitate disused Sewage Treatment Plant sites (3)* and,

Action 5.1.6.3 *'Review of CVLEP and DCPs to address anomalies and prepare draft and refer to Council for pre-Gateway decision'*.

5.3 Consistency with applicable state environmental planning policies

The planning proposal is consistent with the applicable State Environmental Planning Policies. A checklist of the SEPPs is provided at Appendix 1.

5.4 Consistency with applicable Ministerial Directions (s.117 Directions)

The planning proposal is consistent, or justifiably inconsistent with the applicable s117 Ministerial Directions. A Section 117 Direction checklist is provided at Appendix 2.

6. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

6.1 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 will be no adverse impact on any of these matters as a result of this Planning Proposal. The subject site comprises cleared land and settlement ponds. However it is proposed that part of the subject land is included in an E3 Environmental Management zone. This may enable future revegetation of this low lying land to augment the existing E3 zone.

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

Remediation of the land is proposed in accordance with the requirements of State Environmental Planning Policy 55. The level of remediation is to be carried out to meet a Residential Level Criteria as recommended by Cavanba Consulting and agreed to by Council. The proposed rezoning of the land to part RU1 and part E3 would enable it to be used for potential agricultural or environmental purposes. Caveats will be applied on the land parcels to further restrict land use on Lot 1 DP 553965 and Lot 3, DP 564828 based on the final remediation outcomes achieved.

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

The proposed amendments to CVLEP 2011 maps and provisions are not likely to create any adverse social or economic impacts.

7. STATE AND COMMONWEALTH INTERESTS

7.1 Is there adequate public infrastructure for the planning proposal?

The planning proposal is a result of the public sewerage treatment facility being redundant due to an upgrade and relocation. Infrastructure in the locality is sufficient for the proposed rural or environmental zoning.

7.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The views of relevant public authorities have not been sought at this stage as a Gateway Determination has not yet been issued. Council will be required to consult with the NSW Rural Fire Service in accordance with s117 Ministerial Direction 4.4 Planning for Bushfire Protection. Consultation will be undertaken with any State government agencies as required by the Gateway determination. The Department of Finance, Services and Innovation (Public Works Advisory) is a stakeholder in the project and is involved in the project design and site remediation.

8. MAPPING

Appendix 3 outlines the proposed amendments to CVLEP 2011 including a locality map and the proposed amended CVLEP maps.

9. COMMUNITY CONSULTATION

Council will undertake community consultation following the issue of a Gateway Determination. For the purpose of public notification, the planning proposal will require 28 days exhibition in accordance with the Department of Planning and Environment's "A guide to preparing local environmental plans".

Notification of the exhibited planning proposal will include:

- a) Placement of an advertisement in a newspaper circulating within the Clarence Valley LGA.
- b) Notification on council's website

Note- Written notification to the owner of the subject property is not required as Council is the owner.

- c) The reclassification of public land from community to operational also triggers the need for a public hearing under *EP&A Act s.57 & LG Act s.29*. After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised. There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

10. RECLASSIFICATION FROM COMMUNITY TO OPERATIONAL

Address of property	McPhee Street MACLEAN	
Name of property	Maclean Sewerage Works	
Lot No. /DP No.	Lot 1 , DP 553965 and Lot 3 DP 564828 (2 lots)	
Current classification	Community	
Proposed classification	Operational	
Current land use	Redundant sewerage infrastructure	
Proposed land use	Rural and Environmental Protection	
Current Zone CVLEP 2011	SP2 Infrastructure	
Proposed Zoning	RU1 and E3	
Other Council ref. details	Property no. 113852	Land No. 26416 and 27424 (2 land parcels)

Statement addressing documentation and justification requirements of Department of Planning and Environment Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan including Attachment 1	
1. Current & proposed classification of the land.	Current classification – Community Proposed classification – Operational
2. Is the land a 'public reserve' as defined in the LG Act?	No.
3. The strategic and site specific merits of the reclassification.	The Maclean Sewerage Works is a redundant sewerage asset requiring remediation. Its land classification was appropriate to its former utility function. Its proposed classification as operational will allow it to be remediated and managed free of the restraints of a community land classification.
4. Is the planning proposal is the result of a strategic study or report?	The planning proposal is consistent with the Clarence Valley Council Strategic Business Plan for Sewerage Services prepared by Hunter Water Australia for 2006 and is due to a change in Council's operational requirements of the land following a decommissioning of the sewerage treatment plant.
5. Is the planning proposal is consistent with council's community plan or other local strategic plan?	Yes as above
6. Summary of council's interests in the land.	Nil other than as owner of the land.
7. Are any interests in the land proposed to be discharged?	No.
8. The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification.
9. Evidence of public reserve status or relevant interests, or lack thereof.	There is no evidence to indicate that the land is a public reserve or has public reserve status.
10. Current use(s) of the land, and whether uses are authorised or unauthorised.	The current use of the land is a redundant sewerage treatment plant which is to be subject to remediation.
11. Current or proposed lease or agreements; details of duration, terms and controls.	N/A. No leases, licences or agreements are applicable.
12. Any agreement for the sale or lease of the land – inc. basic details, timing.	N/A. No agreements for the sale or lease of the land are applicable.

13. Is rezoning of the land proposed in association with the reclassification?	Yes, as outlined in this Planning Proposal report.
14. how council may or will benefit financially, and how these funds will be used;	Reclassification to operational is will enable the land to be disposed of in the future as surplus to Councils requirements.
15. Expected financial benefit for Council if any?	No net financial benefit for Council is expected from sale of the property as costs of replacement plant and remediation of the sites have been incurred.
16. How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, as the reclassification process is merely required correcting an anomaly relative to existing land use and improvements.
17. Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	N/A.
18. Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	The Department of Finance, Services and Innovation (Public Works Advisory) is a stakeholder in the project and is involved in the project design and site remediation.

11. PROJECT TIMELINE

An indicative timeline for the completion of the planning proposal is below. It is anticipated that this amendment should be able to be finalised within 6 months as indicated below.

Task	Timeframe	Completed
Referral of Planning Proposal to Department of Planning & Environment (DP&E) for Gateway determination	June/July 2017	
Gateway determination issued	July 2017	
Amend Planning Proposal in accordance with any requirements of Gateway determination if required	July 2017	
Public exhibition, Public Hearing, and State government agency consultation	July-September 2017	
Consider submissions	September-October-2017	
Report to Council to adopt final Planning Proposal	October-November 2017	
Obtain opinion from Parliamentary Counsel's Office	November – December 2017	
LEP made by Council delegate	November-December 2017	
LEP notified	December-January 2017	

Appendix 1: State Environmental Planning Policies Checklist

STATE ENVIRONMENTAL PLANNING POLICY	CONSISTENCY	COMMENTS
The following State Environmental Planning Policies (SEPPs) are current and are applicable to the Clarence Valley LGA and are required to be considered whether applicable or not in a particular circumstance.		
SEPP 14 Coastal Wetlands	Not applicable	Adjoining land comprises an E3 Environmental Management zone and whilst it may have some similar characteristics it is not mapped as a statutory coastal wetland under SEPP 14.
SEPP 15 Rural Landsharing Communities	Not Applicable	
SEPP 21 Caravan Parks	Not Applicable	
SEPP 26 Littoral Rainforests	Not Applicable	
SEPP 30 Intensive Agriculture	Not Applicable	
SEPP 32 Urban Consolidation (Redevelopment of Urban Land).	Not Applicable	
SEPP 33 Hazardous & Offensive Development	Not Applicable	
SEPP 36 Manufactured Home Estates	Not Applicable	
SEPP 44 Koala Habitat Protection	Not applicable	
SEPP 50 Canal Estate Development	Not Applicable	
SEPP 55 Remediation of Land	Consistent	The subject land is to be remediated to a residential standard as set out in a report by Cavvanba Consulting to address SEPP 55. Caveats will be applied on the land parcels to further restrict land use on Lot 1 DP 553965 and Lot 3, DP 564828 based on the final remediation outcomes achieved.
SEPP 62 Sustainable Aquaculture	Not Applicable	
SEPP 64 Advertising & Signage	Not Applicable	
SEPP 65 Design Quality of Residential Flat Buildings	Not Applicable	
SEPP 71 Coastal Protection	Consistent	The proposal does not raise any inconsistencies with SEPP 71 or the provisions of the Draft Coastal Management SEPP. Areas of wetlands which are identified in this Draft Policy apply to land which is zoned E2 Environmental Conservation.
SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable	
SEPP Building Sustainability Index: BASIX 2004	Not Applicable	
SEPP (Major Development) 2005	Not Applicable	

STATE ENVIRONMENTAL PLANNING POLICY	CONSISTENCY	COMMENTS
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Consistent	The permissibility of mining or extractive industries on land affected by any proposed amendments will not be affected.
SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable	
SEPP (Infrastructure) 2007	Consistent	The proposal constitutes works to public facilities which is consistent with the provisions of SEPP Infrastructure 2007.
SEPP (Rural Lands) 2008	Not applicable	
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	
SEPP (Affordable Rental Housing) 2009	Not Applicable	
SEPP (State and Regional Development) 2011	Not Applicable	

Note 1:

The following SEPPs, whilst still current, are not applicable or relevant to the Clarence Valley LGA:

- SEPP 1 Development Standards
- SEPP 19 Bushland in Urban Areas
- SEPP 29 Western Sydney Recreation Area
- SEPP 39 Spit Island Bird Habitat
- SEPP 47 Moore Park Showground
- SEPP 52 Farm Dams & Other Works in Land & Water Management Plan Areas
- SEPP 59 Central Western Sydney Regional Open Space and Residential
- SEPP 60 Exempt & Complying Development
- SEPP 70 Affordable Housing (Revised Schemes)
- SEPP (Development on Kurnell Peninsula) 1989
- SEPP (Sydney Regional Growth Centres) 2006
- SEPP (Kosciuszko National Park – Alpine Resorts) 2007
- SEPP (Western Sydney Parklands) 2009
- SEPP (Western Sydney Employment Area) 2009
- SEPP ((Penrith Lakes Scheme) 1989
- SEPP (SEPP 53 Transitional Provisions) 2011
- SEPP (Sydney Drinking Water Catchment) 2011
- SEPP (Urban Renewal) 2010
- SEPP (Three Ports) 2013
- SEPP - North Coast Regional Environmental Plan

Note 2:

The following SEPPs have been repealed and therefore are no longer relevant:

- SEPP 2 Minimum Standards for Residential Flat Buildings (Repealed by SEPP 20)
- SEPP 3 Castlereagh Liquid Waste Depot (Repealed by Infrastructure SEPP)
- SEPP 4 Development Without Consent and Miscellaneous Complying and Exempt Development (clause 6 and Parts 3 and 4 only)
- SEPP 5 Housing for Older People with a Disability (Repealed by Seniors Living SEPP)

- SEPP 6 Number of Storeys in a Building
- SEPP 7 Port Kembla Coal Loader (Repealed by Infrastructure SEPP)
- SEPP 8 Surplus Public Land (Repealed by Infrastructure SEPP)
- SEPP 9 Group Homes (Repealed by Infrastructure SEPP)
- SEPP 10 Retention of Low Cost Rental Accommodation
- SEPP 11 Traffic Generating Developments (Repealed by Infrastructure SEPP)
- SEPP 12 Public Housing (dwelling houses) (Repealed by SEPP 53)
- SEPP 13 Sydney Heliport (Repealed by Sydney REP 26)
- SEPP 15 Multiple Occupancy of Rural Land (Repealed by SEPP 42)
- SEPP 16 Tertiary Institutions (Repealed by Infrastructure SEPP)
- SEPP 20 Minimum Standards for Residential Flat Buildings (Repealed by SEPP 53)
- SEPP 22 Shops and Commercial Premises
- SEPP 25 Residential Allotment Sizes (Repealed by SEPP 53)
- SEPP 27 Prison Sites (Repealed by Infrastructure SEPP)
- SEPP 28 Town Houses & Villa Houses (Repealed by SEPP 25 Amendment 4)
- SEPP 31 Sydney (Kingsford Smith) Airport (Repealed by Infrastructure SEPP)
- SEPP 34 Major Employment Generating Industrial Development (Repealed by Major projects SEPP)
- SEPP 35 Maintenance Dredging of Tidal Waterways (Repealed by Infrastructure SEPP)
- SEPP 37 Continued Mines & Extractive Industries (Repealed by Mining, Petroleum Production and Extractive Industries SEPP)
- SEPP 38 Olympic games & Related Projects (Repealed by Major Projects SEPP)
- SEPP 42 Multiple Occupancy & Rural Land (Repealed by SEPP 15)
- SEPP 43 New Southern Railway (Repealed by Infrastructure SEPP)
- SEPP 45 Permissibility of Mining (Repealed by Mining, Petroleum Production and Extractive Industries SEPP)
- SEPP 46 Protection & Management of Native Vegetation (Repealed by Native Vegetation Conservation Act 1997)
- SEPP 48 Major Putrescible Landfill Sites (Repealed by Infrastructure SEPP)
- SEPP 51 Eastern Distributor (Repealed by Infrastructure SEPP)
- SEPP 53 Metropolitan Residential Development
- SEPP 54 Northside Storage Tunnel (Repealed by Infrastructure SEPP)
- SEPP 56 Sydney Harbour Foreshores & Tributaries (Repealed by Major Projects SEPP Amendment)
- SEPP 58 Protecting Sydney's Water Supply (Repealed by Drinking Water Catchments REP No 1)
- SEPP 61 Exempt & Complying Development for White Bay & Glebe Island Ports (Repealed by Infrastructure SEPP)
- SEPP 63 Major Transport Projects (Repealed by Infrastructure SEPP)
- SEPP 67 Macquarie Generation Industrial Development Strategy (Repealed by Infrastructure SEPP)
- SEPP 69 Major Electricity Supply Projects (Repealed by Infrastructure SEPP)
- SEPP 72 Linear Telecommunications Development – Broadband (Repealed by Infrastructure SEPP)
- SEPP 73 Kosciuszko Ski Resorts (Repealed by SEPP Kosciuszko National Park – Alpine Resorts)
- SEPP 74 Newcastle Port & Employment Lands (Repealed by Major Projects SEPP)
- SEPP (ARTC Rail Infrastructure) 2004 (Repealed by Infrastructure SEPP) SEPP (Sydney Metropolitan Water Supply) 2004 (Repealed by Infrastructure SEPP)
- SEPP – North Coast Regional Environmental Plan 1988 (NCREP)

Appendix 2: Section 117 Directions Checklist

SECTION 117 DIRECTION	CONSISTENCY	COMMENTS
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Not applicable	
1.2 Rural Zones	Consistent	The planning proposal will not raise any inconsistencies with the use of rural land.
1.3 Mining, Petroleum Production and Extractive industries	Consistent.	The planning proposal will not prohibit or restrict mining or future expansions of State or regionally significant coal, other minerals, petroleum and extractive materials.
1.4 Oyster Aquaculture	Not applicable.	The planning proposal will not result in adverse impacts on oyster aquaculture areas or land uses that are incompatible with these areas.
1.5 Rural Lands	Consistent.	The proposal is consistent with the Rural Planning Principles in the SEPP (Rural Lands) 2008.
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental Protection Zones	Consistent.	The subject site comprises cleared land which has been used as settling ponds. The adjoining E3 zone is unaffected and will be conserved, consistent with the Direction. It is proposed to rezone a portion of the subject site to provide for augmentation of the E3 Environmental Management zone.
2.2 Coastal Protection	Consistent.	The proposal is within the Coastal Zone and the proposal is consistent with the Direction. Existing clause 5.5 of the CVLEP requires consideration of the NSW Coastal Policy and Coastal Design Guidelines in the assessment of development applications.
2.3 Heritage Conservation	Not applicable.	Direction not applicable in this instance.
2.4 Recreation Vehicle Areas	Not applicable.	Direction not applicable in this instance.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Not applicable.	Direction not applicable in this instance.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.	Direction not applicable in this instance.
3.3 Home Occupations	Not applicable.	Direction is not applicable in this instance.

SECTION 117 DIRECTION	CONSISTENCY	COMMENTS
3.4 Integrated Land Use and Transport	Not applicable	Direction is not applicable in this instance.
3.5 Development Near Licensed Aerodromes	Not applicable.	Direction is not applicable in this instance.
3.6 Shooting Ranges	Not applicable.	Direction is not applicable in this instance.
4. HAZARD AND RISK		
4.1 Acid Sulfate Soils	Consistent.	The site is mapped as acid sulfate soils. CVLEP Clause 7.1 will apply to development on any land affected by acid sulfate soils and is consistent with the Direction.
4.2 Mine Subsidence and Unstable land	Not applicable	Direction is not applicable in this instance.
4.3 Flood Prone Land	Consistent	The proposal is consistent with the direction and does not propose a rezoning from a Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.
4.4 Planning for Bushfire Protection	Consistent.	The subject land is bushfire prone however the proposal does not raise any inconsistencies with this Direction as no intensification of use is proposed. Council will consult with the Commissioner of the NSW Rural Fire Service following the receipt of a Gateway determination.
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Consistent.	The planning proposal is consistent with the objectives and actions of the Mid North Coast Regional Strategy.
5.2 Sydney Drinking Water Catchments	Not applicable.	Direction is not applicable in this instance.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	Direction is not applicable in this instance.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	Direction is not applicable in this instance.
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.	Direction is not applicable in this instance.

SECTION 117 DIRECTION	CONSISTENCY	COMMENTS
5.6 Sydney to Canberra Corridor	Not applicable.	Direction is not applicable in this instance.
5.7 Central Coast	Not applicable.	Direction is not applicable in this instance.
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	Direction is not applicable in this instance.
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	Not applicable.	This planning proposal is not seeking to introduce concurrence, consultation or referral requirements nor does it identify development as designated development.
6.2 Reserving Land for Public Purposes	Not applicable	Direction is not applicable in this instance.
6.3 Site Specific Provisions	Not applicable.	Direction is not applicable in this instance.
7. METROPOLITAN PLANNING		
7.1 Implementation of A Plan for Growing Sydney	Not applicable.	Direction is not applicable in this instance.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.	Direction is not applicable in this instance.