

The Council of the
SHIRE OF BREWARRINA



All communications to be addressed to the General Manager

SHIRE OFFICE
57 Bathurst Street
BREWARRINA NSW 2839
PO Box 125
BREWARRINA NSW 2839
Telephone: (02) 6830 5100
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Email: breshire@brewarrina.nsw.gov.au

OUR REF: As. No. 218.20000.4
YOUR REF: Report Zoning Error

7 June 2016

Mr Timothy Collins
NSW Planning & Environment
PO BOX 58
DUBBO NSW 2830

Dear Sir/Madam

RE: Brewarrina Shire Council Planning Proposal

Council is writing to request that NSW Planning & Environment consider the enclosed planning proposal to amend the Local Environment Plan 2012.

Council considered this matter at its ordinary meeting on 27 May 2016 and resolved the following:

93/16

1. Act as the relevant Planning Authority (RPA) to prepare the planning proposal required to amend LEP 2012 zoning of lot 169 DP 705030 No.1 Burban Street Brewarrina, changing land from RE1 to RU5 as requested by the Department of Planning and Environment as a Gateway determination.
2. Following DOP Gateway determination has been received, to place the planning proposal (re-zoning) of land on exhibition.
3. That council adopt the Planning Proposal to amend Brewarrina Local Environment Plan 2012 and make the necessary changes in plan in accordance with the delegations from the Department of Planning & Environment.
4. That Council delegate to the General Manager; authority to place the planning proposal on exhibition as soon as practicable, upon receipt of the Gateway Determination from the Department of Planning & Environment.
5. That Council delegate its powers to the General Manager covering the changes to address the Local Environment Plan 2012.
6. The Common Seal of Council be applied to the instrument of Delegation.

Moved Cr Brown

Seconded Cr Loughnan

Carried

Please also find enclosed Council completed request for gateway determination form.

If you require any further information, please do not hesitate to contact Council on 68305100.

Yours faithfully


Kim Talbert
Manager Environment Health & Building

**THE BREWARRINA SHIRE IS SITUATED IN THE LIVING OUTBACK OF NEW SOUTH WALES
WITHIN THE MURRAY DARLING BASIN, ON AUSTRALIA'S LONGEST RIVER SYSTEM.**

Request for Initial Gateway Determination

Instructions to Users

1. When forwarding a planning proposal to the Minister under section 56(1), the relevant planning authority must provide the information specified in this form.
2. Please send this completed form and one (1) electronic copy and two (2) hard copies of the completed Planning Proposal and other information as applicable, to your local Regional Office.
3. This document is a locked word document, please check boxes and type directly into the hi-lighted grey areas of this form.

Relevant Planning Authority Details

Name of Relevant Planning Authority: Brewarrina Shire Council

Contact Person: Kim Talbert

Contact Phone and Email: 68305133 or mehb@brewarrina.nsw.gov.au

Planning Proposal Details - Attachments

1. **LAND INVOLVED** *[If relevant - e.g. Street Address and Lot and Deposited Plan]*
Lot 169 DP 705030 No. 1 Burban Street Brewarrina

Attached/Completed *[Check the box]*

2. **MAPS** *[If applicable – provide 1 electronic and 2 hard copies]*

☒ Location map showing the land affected by the proposed draft plan in the context of the LGA *[tagged 'location map']*

☒ Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site/s *[tagged 'comparative existing/proposed zoning']*

3. **PHOTOS and other visual material** *[if applicable]*

☒ Aerial photos of land affected by the Planning Proposal

☒ Photos of land involved and surrounding land uses

4. **COMPLETE PLANNING PROPOSAL** *[provide 1 electronic and 2 hard copies]*

☒ Council's must address all relevant matters in a planning proposal – including the Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) as set out in the Department of Planning publications; a 'Guide to preparing local environmental plans' and a 'Guide to preparing a planning proposal'. These requirements must be completed prior to submitting the Planning proposal to the Regional Office.

5. **PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL**

☐ Council has considered the written planning proposal prior to sending it to the Department of Planning

☐ Council has resolved to send the written planning proposal to the Department of Planning *[attach Council's resolution]*

Signed for and on behalf of the Relevant Planning Authority

DATE DD/MM/YY

RU5 *[Insert Title of Planning Proposal]*

Part 1 - Objectives or Intended Outcomes *[see Page 2 of 'A guide to preparing a planning proposal']*

Re-zoning RE1 Public Recreation zoned land to RU5 Rural Village

Part 2 - Explanation of Provisions *[see Pages 3-4 of 'A guide to preparing a planning proposal']*

Planning proposal prepared in conformity with guide.

Part 3 - Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report? *[see Page 5 of 'A guide to preparing a planning proposal']*
Sufficient information to determine application provided.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? *[see Page 5 of 'A guide to preparing a planning proposal']*
yes

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)? *[see Page 6 of 'A guide to preparing a planning proposal']*
Pre-lodgement advise received suggests personal meeting not necessary.
4. Is the planning proposal consistent with the local council's **Community Strategic Plan**, or other **local strategic plan**? *[see Page 7 of 'A guide to preparing a planning proposal']*
The planning proposal to address zone mapping error is consistent with local Council's Strategic Plan.
5. Is the planning proposal consistent with applicable state **environmental planning policies**? *[see Page 7 of 'A guide to preparing a planning proposal']*
The proposed change is consistent with state environmental planning policies.
6. Is the planning proposal consistent with applicable **Ministerial Directions** (s.117 directions)? *[see Page 7 of 'A guide to preparing a planning proposal']*
The planning assessment under S.117 is consistent with the proposed changes.

Section C - Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? *[see Pages 7-8 of 'A guide to preparing a planning proposal']*
No

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? *[see Page 8 of 'A guide to preparing a planning proposal']*

No

9. How has the planning proposal adequately addressed any social and economic effects? *[see Page 8 of 'A guide to preparing a planning proposal']*

By correcting the zoning error to Rural Village RU5

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal? *[see Page 8 of 'A guide to preparing a planning proposal']*

The proposal has adequate planning controls to zoning change are an acceptable means of addressing error.

11. How many lots or hectares of residential or employment land are proposed? *[see Page 8 of 'A guide to preparing a planning proposal']*

An allotment only – zoning change

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination, and have they resulted in any variation to the planning proposal? *[see Page 9 of 'A guide to preparing a planning proposal'] The RPA should only consult with those agencies that it considers should be listed in the Gateway Determination.*

Consultation with the Department of Planning & Environment advise of this course of action.

13. Is the planning proposal a result of any strategic study or report? *[see Pages 5 & 11 of 'A guide to preparing a planning proposal']*

No

14. Is the planning proposal consistent with the local council's community plan, or other local strategic plan?

Yes

15. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

No

16. The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Yes- copy of correspondence attached

Part 4 - Community Consultation *[see Page 9 of 'A guide to preparing a planning proposal']*

The proposed zoning change will be conducted within the preparing planning proposal guidelines and within conformity of Gateway Determination requirements.

Part 5 – Risks to the Planning Proposal *[RPA must identify possible risks]*

Minor impact towards any out-lined issues.

Note (1): RPA must identify strategic and operational risks that could adversely impact the progress of the planning proposal and the making of the plan within the required time frame.

Examples of risks Council should consider include;

- *State or Commonwealth public authority objection to the LEP*
- *Community objection to the LEP*
- *Time required to resolve public and or community objections*
- *Requirement to re-exhibit*
- *Requirement for a public hearing*
- *Missing Council meetings*
- *Delay in finalising the associated development control plan*
- *Department of Planning delay in resolving Standard Instrument policy and practice*
- *Department of Planning changing Standard Instrument policy and practice*
- *Council staff taking leave or resigning*
- *Council lack of resources (please specify e.g. Council does not have capacity to complete SI LEP mapping)*

Note (2): If the RPA believes a risk will prevent the making of the plan within the required time frame the RPA should consider not lodging a planning proposal with the Department of Planning until the risk has been resolved.

Part 6 – Benchmark Timeframes for making the Plan *[You cannot delete the following statements. You must select an option where indicated]*

1. The plan will be made within 1 month *[select appropriate timeframe 3 months / 6 months / 12 months]* of the Gateway Determination date.
2. The Planning Proposal will aim to be exhibited within the timeframe specified in the Gateway Determination.
3. Community Consultation will be completed within timeframe specified in the Gateway Determination. Appropriate time frame possibly 14 days from the last day the Planning Proposal must be exhibited.
4. Public Authority Consultation will be completed within 35 days of the Gateway Determination date.
5. Council's request for the Department to draft and finalise the LEP should be made in 6 weeks prior to the projected publication date, as specified in point 1 above.

Mr Dan Simmons
General Manager
Brewarrina Shire Council
PO Box 125
BREWARRINA NSW 2839

Dear Dan

Lot 169 DP 705030 Naveena Street Brewarrina

I refer to the above.

I write to bring to your attention a grave concern we have with the zoning of our family home at the abovementioned address. We re built our home in 2012 after obtaining development consent from Council, dated 26th April 2012. In late 2012 Council's new LEP was made and our property was zoned RE1 Public Recreation. Dwellings are prohibited in this zone.

While we acknowledge that our dwelling enjoys an existing use right, we are in the process of selling this property and we am concerned that the zoning will be an impediment to this sale. We understand that when council prepared the new LEP, it was under pressure from the NSW Government to adopt the Standard Template LEP and that mistakes were made in the mapping. As we understand it, other Councils for the same reasons made similar mapping mistakes.

We respectfully request that Council take the necessary action to rectify this error so that our property is appropriately zoned. We understand that this process takes several months at best but we would request that you advise us in writing of Council's intention so that we can provide this to prospective purchasers.

We look forward to working with Council in achieving correction of this zoning error.

Yours sincerely,



Brian & Teresa Johnson
10th May 2016

cc: Ms Siew Neale – Director Technical Services
Mr Kim Talbot – Manager Environmental Health & Building

	that Council resolve to; - Act as the relevant Planning Authority (RPA) to prepare the planning proposal required to amend LEP 2012 zoning of Lot 169 DP 705030 Burban Street Brewarrina, changing land from RE1 to RU5 as requested by the Department of Planning and Environment as a Gateway determination. - Following DOP Gateway determination has been received, to place the planning proposal (re-zoning) of land on exhibition. - That council adopt the Planning Proposal to amend Brewarrina Local Environment Plan 2012 and make the necessary changes in plan in accordance with the delegations from the Department of Planning & Environment. - That Council delegate to the General Manager; authority to place the planning proposal on exhibition as soon as practicable, upon receipt of the Gateway determination from the Department of Planning & Environment. - That Council delegate it's powers to the General Manager covering the changes to address the Local Environment Plan 2012. - The Common Seal of Council be applied to the Instrument of Delegation The MOTION on being PUT to the meeting was declared CARRIED.
94/16	RESOLVED on MOTION by Councillor Hertslet seconded by Councillor Stanton that Council resolve to; - Enter into an Agreement under seal with Department of Infrastructure and Regional Development through the Regional Aviation Access Program (RAAP) for exclusion fencing around the Brewarrina Aerodrome for the funding amount of \$70,000 Excl GST. - Enter into an Agreement under seal with Department of Infrastructure and Regional Development through the Regional Aviation Access Program (RAAP) for exclusion fencing around the Goodooga Aerodrome for the funding amount of \$53,500 Excl GST. The MOTION on being PUT to the meeting was declared CARRIED.
95/16	RESOLVED on MOTION by Councillor Brown seconded by Councillor Loughnan that Council accept the as information. The MOTION on being PUT to Council was declared CARRIED
96/16	RESOLVED on MOTION by Councillor Brown seconded by Councillor Loughnan that Council resolve to: Approve and sign under seal the funding offer from the Department of Human Services for Agent and Access Point Program (Centrelink) for \$56,684.96 (GST

	resolutions 78/16 to 83/16 with amendments be adopted. The MOTION upon being PUT to the meeting was declared CARRIED.
88/16	RESOLVED on MOTION of Councillor Brown seconded by Councillor Hertslet that the Status Report be received as information. The MOTION upon being PUT to the meeting was declared CARRIED.
89/16	RESOLVED on MOTION of Councillor Brown seconded by Councillor Loughnan that Council Resolve to: 1) Ensure all requests to address Council give sufficient notice (a minimum of 1 week) to allow appropriate time for Councillors to review information.
90/16	RESOLVED on MOTION by Councillor Hertslet seconded by Councillor Loughnan That Council: 1. Endorse the action of the General Manager in signing; a) Exclusion fencing at Brewarrina, Goodooga and Weilmoringle Airports for \$245,095 b) Brewarrina Clay Target Club upgrade to Facilities for \$80,412 c) Brewarrina Racecourse Multi-Purpose Function Centre for \$170,000 Apply Brewarrina Shire Council Seal to all three agreements as attached. The MOTION on being PUT to the meeting was declared CARRIED.
91/16	RESOLVED on MOTION by Councillor Hertslet seconded by Councillor Reichler that Council resolve to; 1. Enter into a contract under seal with NSW Department of Primary Industries and Brewarrina Local Aboriginal Land Council to undertake routine operation and maintenance services \$102,535/ year for 5 years at Weilmoringle Aboriginal Reserve. The MOTION on being PUT to the meeting was declared CARRIED.
92/16	RESOLVED on MOTION by Councillor Stanton seconded by Councillor Loughnan that Council resolve to accept this report as information. The MOTION on being PUT to the meeting was declared CARRIED.
93/16	RESOLVED on MOTION by Councillor Loughnan seconded by Councillor Brown

ATTACHMENT 4 – EVALUATION CRITERIA FOR THE DELEGATION OF PLAN MAKING FUNCTIONS

Checklist for the review of a request for delegation of plan making functions to council

Local Government Area: Brewarrina

Name of draft LEP: Brewarrina LEP 2012

Address of Land (applicable): Lot 169 DP 705030 No. 1 Burban Street Brewarrina

Intent of draft LEP:

The proposed outcome will be achieved by amending the Brewarrina Shire council Local Environment Plan 2012 Land Zoning Map on the former Residential Allotment at 1 Burban Street Brewarrina in accordance with the proposed zoning map shown at attachment 1.

Attachment 4 - Evaluation criteria for the delegation of plan making functions

Checklist for the review of a request for delegation of plan making functions to councils

Local Government Area:

Braemar Shire Council

Name of draft LEP:

Braemar Shire LEP

Address of Land (if applicable):

LS 169 DP 705030 Nol Bunbar Street
Braemar

Intent of draft LEP:

Rezoning exercise LEP Mapping Correction

Additional Supporting Points/Information:



Evaluation criteria for the issuing of an Authorisation				
(NOTE - where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y		Y	
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y		Y	
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y		Y	
Does the planning proposal contain details related to proposed consultation?	Y		Y	
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?		NR	NR	
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y		Y	
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	Y/N		Y	
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	Y			
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	N		Y	
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		NR	Y	
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N		Y	
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?				
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?				
Is the planning proposal proposed to rectify an anomaly in a classification?	Y		Y	
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?	Y		Y	
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?	N		Y	

If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		NR.	NA	
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?	Y		NA	
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?	Y		NA	
Spot Rezoning Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	Y/N			
	N		NA	
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?		NR.	Y	
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?		NR.	NA	
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?			Y	
Does the planning proposal create an exception to a mapped development standard?		NR	NA	
Section 73A matters Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE – the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).				
NOTES - Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance. - Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department.				

Attachment B

Consistency with SEPPs'

The following relevant environmental planning instruments (EPI) have been considered in the preparation of the planning proposal:

EPI	Applicable	Relevant	Consistent	Comments
State Environmental Planning Policy No 1 – Development Standards	Yes	yes	yes	The SEPP may apply to development of the land to which the pp applies and does not affect the operation of the SEPP
State Environmental Planning Policy No. 4 – Development without consent and Miscellaneous Exempt and Complying Development	yes	yes	yes	The SEPP may apply to development of the land to which the pp applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 6 – Number of storeys in a building	yes	yes	yes	This SEPP may apply to development of the land to which the pp applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 21 – Caravan Parks	yes	yes	yes	The pp is consistent with the provisions of the SEPP in that development of a caravan park requires the consent of council and is permissible development in zone RU5
State Environmental Planning Policy No 22 – Shops and Commercial Premises	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning Policy No 30 – Intensive Agriculture	yes	yes	yes	The pp will not affect the operation of the SEPP
State Environmental Planning Policy No 32 Urban Consolidation (Redevelopment of Urban Land)	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning Policy No. 33 – Hazardous and	yes	yes	yes	The pp will not affect the

Offensive Development				application of this SEPP
State Environmental Planning Policy No. 36 – Manufactured Home Estates	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning Policy No. 44 – Koala Habitat Protection	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning policy No. 50 – Canal Estate Development	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning Policy NO. 55 – Remediation of Land	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning Policy No. 62 – Sustainable Aquaculture	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning Policy No 64 – Advertising and Signage	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning policy No 65 – Design Quality of residential Flat Development	yes	yes	yes	The pp will not affect the application of this SEPP
State Environmental Planning Policy (Affordable Rental Housing 2009)	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning Policy (Building Sustainability Index; BASIX) 2004	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning Policy (housing for seniors or people with Disability) 2004	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning	yes	yes	yes	The pp will not affect the

policy (Infrastructure) 2007				application of the SEPP
State Environmental Planning Policy (Major Development) 2005	yes	yes	yes	The pp does not affect the application of the SEPP
State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007	yes	yes	yes	The pp will not affect the application of the SEPP
State Environmental Planning Policy (Rural Lands) 2008	yes	yes	yes	The pp will be affect the application of the SEPP
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	yes	yes	yes	The pp will not affect the application of the SEPP

Attachment C

Consistency with Section 117 Directions

The following relevant s117 Directions have been considered in the preparation of the planning proposal:

No	S117 Directions	Objective	Consistency	Comments
2	Environment and Heritage			
2.1	Environment Protection Zones	The objective of the direction is to conserve environmentally sensitive areas.	yes	The pp is consistent with the objectives of this direction.
2.3	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of the environment heritage significance and indigenous heritage significance	yes	The pp does not affect the standard provisions for the protection of heritage and archaeological sites.
3	Housing, Infrastructure and urban Development			
3.1	Residential Zones	The objectives of this direction are: To encourage a variety and choice of housing types to provide for existing and future housing needs, To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.	yes	The pp is consistent with the objectives of this direction.

3.2	Caravan Parks and Manufactured Home Estates	The objectives of this direction are: To provide for a variety of housing types, and To provide opportunities for caravan parks and manufactured home estates.	yes	The pp is consistent with objectives of this direction.
3.3	Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small business in dwelling houses.	yes	The pp is consistent with objectives of this direction.
3.4	Integrated Land use and Transport	The objectives 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: Improving access to housing, jobs and services by walking, cycling and public transport and Reducing travel demand including the number of trips generated by development and the distances travelled, Especially by car, and supporting the efficient and viable operation of public transport services, and providing for efficient movement of freight.	yes	The pp is consistent with objectives of this direction.
4	Hazard and Risk			
4.3	Flood Prone	The objectives of this	yes	The pp is consistent with the objectives of this direction.

	Land	direction are: To ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Flood prone Development Manual 2005, and To ensure that the provisions of LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.		All of the village zoned land is protected by a Levee located above the 1% Flood Level.
4.4	Planning for Bushfire Protection	The objectives of this direction are: To protect life, property and the environment from bush fire hazards, by discouraging the establishment of in compatible land uses in bush fire prone areas, and To encourage sound management of bush fire prone areas.		NA <i>Need Comment</i>
5	Regional Planning			
5.1	Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	yes	No identified regional strategies apply.
6	Local Plan Making			
6.1	Approval and Referral	The objective of the direction is to ensure that LEP	yes	There is a referral approval process required with the

	Requirements	provisions encourage the efficient and appropriate assessment of development.		proposed pp.
6.2	Reserving land for Public Purposes	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	yes	The pp does not affect land reserved for public purposes. <i>land is zone REI but is privately owned.</i>
6.3	Site Specific Provisions	The objective of this direction is to discourage unnecessary restrictive site specific planning controls.	yes	The pp does not propose planning controls, but only wishes to correct a mapping error only.



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