

Jody Coulter
4454 Lawrence Road
WOODFORD IS NSW 2463
(0414) 940 744
Email: jandgcoulter@gmail.com

The General Manager
Clarence Valley Council
C/- Maclean Branch
River Street
MACLEAN NSW 2463

RE2 2012/0001

Date:	20.9.12
Receipt No:	55357
Amount:	\$3108.00

18th September 2012

RE; Planning Proposal

Dear Sir

Please find enclosed the Planning Proposal that applies to;
Lots 3, 4 & 5 Section 9, DP 758532.

The Planning Proposal was drafted in accordance with Section 55 of the
Environmental Planning Assessment Act 1979 and the Department of
Planning's, "A guide to preparing planning proposals".

Thank you for your consideration in this matter.

Kind Regards,


Jody Coulter

SCANNED

DOC #	_____
DOC LOC.	_____
G	21 SEP 2012
CLARENCE VALLEY COUNCIL	

PLANNING PROPOSAL

For the consolidation of
two lots, and provision of
additional dwelling entitlement

4454 LAWRENCE ROAD
WOODFORD ISLAND

Prepared by;
Jody Coulter (Toyer)



1. PRELIMIARY

1.1 Context

This planning proposal has been drafted in accordance with Section 55 of the Environment Planning Assessment Act 1979 and the Department of Planning's "A guide to preparing planning proposals"

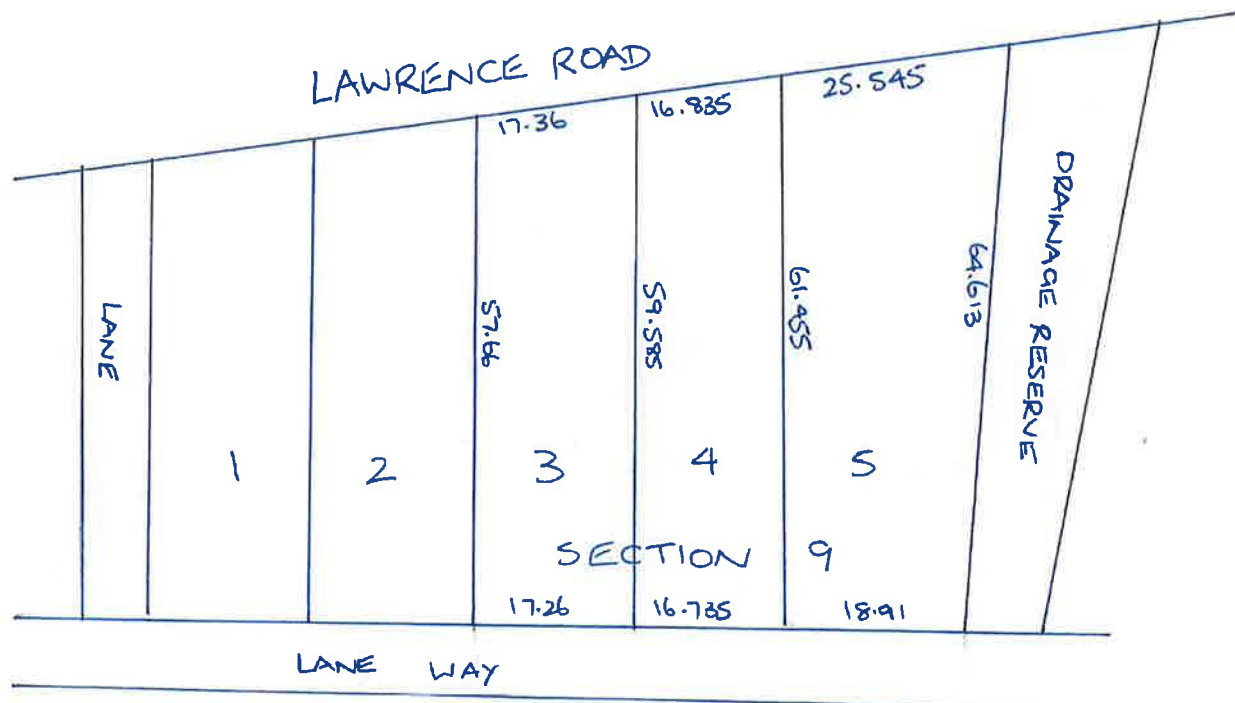
1.2 Subject Land

This Planning Proposal applies to the following land and is indentified in the sketch below;

Property Address; 4454 Lawrence Road
WOODFORD ISLAND

Legal Address; Lot 3, 4, 5 Section 9, DP 758532

Sketch;



1.3 Current Zoning and Use

The land is currently zoned RU2 Rural Landscape under Clarence Valley LEP 2011.
The land is occupied by one residential dwelling on lot 3.

1.4 Background

The property is known as Ilarwill and part of the Ilarwill Village, situated within the Ilarwill roadside town boundaries. The subject land is within an existing pattern of rural/residential holdings used primarily as such, there exists' no agricultural activity. The land has significant value with the history of the area. The land was used as part of the Ilarwill Village for many years, mainly when the Ilarwill Quarry was in operation for the benefit of the Clarence River Mouth Training Walls and the Maclean/Ilarwill surrounding economies. The quarry, owned by the Public Works Dept, ceased operation in 1974. It was during the 1970's; the existing house lots were rezoned from residential to rural, instrumentally taking away the owners ability to erect a dwelling.

The quarry, however has potential to be reopened in the future for the supply of materials for the repair of the training walls, hence lead to further demand for housing in the Ilarwill village and surrounding area.

At present there are no available building blocks available for purchase in Ilarwill or the surrounding area. There does exist a large parcel of land in Clarence Street; however this is yet to be developed.

The land also has historical significance to our families with Katherine Mulville (now Coulter) born and raised, approx 100 meters east of the subject land, and her son, Graeme Coulter born in Ilarwill.

2. OBJECTIVE OR INTENDED OUTCOME

The intent of the Planning Proposal in terms of the CV LEP 2011 provisions is to amend the CV LEP 2011 Minimum Lot Size (MLS) map such that the MLS for a dwelling-house application to Lots 4 & 5 was the same as the combined land area of Lots 4 & 5.

3. EXPLANATION OF PROVISIONS

The objective of the Proposal will be achieved by;

- 3.1** In terms of the CV LEP 2011 provisions, the intent of the Planning Proposal would be to amend the CV LEP 2011 Minimum Lot Size (MLS) map such that the MLS for a dwelling-house application to Lots 4 & 5 was the same as the combined land area of Lots 4 & 5, i.e.; approx 2580 square metres.
- 3.2** To allow a subdivision application which will combine Lots 4 & 5 to form one title, consolidating and reducing the number of titles held in this parcel of land.

4. JUSTIFICATION

- 4.1** While the Planning Proposal is not the result of a strategy or study, it will have minimal impact.
 - 4.1.1** Although this property is zoned RU2 Rural Landscape, and the Aims and Objectives of the Rural Landscape Zone include; “conserve the potential of rural land for primary production”, the land is of very small mass in which farming and agriculture is not economically viable. The land has all the attributes and characteristics, properties and amenities of the Residential Zones in existence in neighbouring Ilarwill and Maclean being;

- * Small land area, not economically viable for farming and agriculture, situated between two residential zones.
- * Inside the proposed Ilarwill Village flood protection levee, (only a 20% chance of floods over the site).
- * Bitumen road frontage
- * Town water connected.
- * Electricity connected
- * Telephone connected
- * Within 3 min to all major town amenities.

4.2 The Planning Proposal is the best means of achieving the intended outcome, as this application requires consideration on its own merits. As there are already development controls for rural dwellings, residential dwellings and other such development, it would be considered the Council would look at each development individually on merit.

4.3 It is considered that there is a net community benefit of this planning proposal. Reference can be made to the Mid North Coast Regional Strategy. The ability to provide a new dwelling entitlement on the subject land would be part of this growth, hence a benefit to the community. Further more, a subdivision and additional dwelling entitlement would represent effective use of existing recourses and infrastructure with no cost to the community or Local Council.

5. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.1 Applicable Regional Strategy – Mid North Coast Regional Strategy

The Mid North Coast Regional Strategy is the applicable regional strategy. This Regional Strategy aims to deliver the regions strong economic growth in a sustainable manner – boosting prosperity for existing and new residents while ensuring the regions valuable natural and cultural assets are protected. It ensures that adequate land is available and appropriately located to accommodate the projected housing and employment needs of the Regions population to the year 2031, as such growth areas have been recognized for future development.

According to the Mid North Coast Regional Strategy, the subject land is outside a “growth area”, however, it is not located in a proposed green zone, is not a coastal settlement and has nil capacity for farming, this parcel of land is known as a Greenfield site.

Justification for development outside a growth area by reference to the Sustainability Criteria (at Appendix 1).

“Greenfield sites outside the growth areas contained in local growth management strategies may be developed, subject to satisfying the Sustainability Criteria in Appendix 1”.

Appendix 1 – Suggested Threshold Sustainability Criteria for defining potential development boundaries;

Infrastructure Provision – there is current use of existing infrastructure.

Access – Within an existing urban area where transport services are presently provided with no negative impact on performance of existing network.

Housing Diversity – additional dwelling for further housing demand in the area.

Employment Lands – within 1 min of growth area.

Avoidance of Risk – no land use conflicts with adjacent existing or future land use. Safe evacuation in times of major flood with subject property being within the Ilarwill Village and main road flood protection levee, and no burden on existing emergency services.

Natural Recourses – Avoids identified agricultural land, as farming and agriculture are not viable. Nil demand for energy as there is effective use of existing services.

Environmental Protection – maintains existing environmental conditions for air, water and river quality.

Quality and Equity in Services – N/A

According to the Mid North Coast Regional Strategy, growth area at Ilarwill, the subject land is classified as “Regionally Significant Farmland”.

Regionally Significant Farmland is defined, for the purpose of The Mid North Coast Farmland Mapping Project, as “land capable of sustained use for agricultural production with a reasonable level of input and which has the potential to contribute substantially to the ongoing productivity and prosperity of the region”

Previously the land was surveyed for residential housing lots, and used as such. Historically, each of these lots has never been used for farming or agriculture, and due to the small land mass, will never have a reasonable input or potential for ongoing productivity.

The subject rural land should be classified as a buffer to larger, more viable land for agricultural production in the local area.

The subject land has all attributes of residential land and will have nil impact on farming in the outlined area.

According to the Mid North Coast Regional Strategy, the subject land is “flood liable”.

Although the land is considered “flood liable”, it is not a “flood hazard”.

See direction 4.3 – Flood Prone Land on page 12.

5.2 Consistency with Council’s Community Strategic Plan, or other local strategic plan.

Valley Vision 2020, July 2008, is Council’s adopted Corporate Strategic Plan, which is based on the Sustainability Initiative adopted by Council in 2006. The goals of Valley Vision is “life in the Clarence Valley, now and in the future, is based on a culture of living sustainably that protects and carefully utilizes the natural environment, its beauty and resources, our cultural heritage and unique identity of our valley and its communities”.

The Planning Proposal meets appropriately the relative Elements, Aims and Key Goals of Valley Vision 2020.

Ecology – maintain a healthy environment with use of flood compatible building materials, hence protecting the floodplain and minimize the likelihood of flood damage. With careful consideration of management and design there is minimal impact on and off the surrounding land, the key goal being, to protect the land and maintain a healthy floodplain.

Economy - the use of existing infrastructure would represent effective use of existing water and power, the key goal, using existing resources wisely for healthy economic activity.

Human Habitat – as the subject land is already located in a sustainable community, supported by efficient and effective essential services and transport systems, there is no pressure to provide additional services, the goal is already being met.

The purpose of the Planning Proposal is to highlight the many residential attributes of the land, the existing services and available infrastructure. The Planning Proposal will ensure minimal impact when introducing a further dwelling, therefore sustaining the natural beauty of the area.

The Planning Proposal is consistent with Council's Valley Vision 2020.

5.3 Consistency with applicable State Environmental Planning Policies.

Applicable State Environmental Planning Policies where this Planning Proposal has relevance is;

SEPP (Rural Lands)

The SEPP identifies and highlights the importance of agriculture to the States economy and implements guidelines for proper planning of rural lands providing opportunities for rural lifestyle, settlement and housing, which contribute to the social and economic welfare of rural communities.

According to the Australian Rural Planning; "Rural housing can be broken into two parts – farm housing and rural residential. Rural residential can be further categorized into;

Rural Urban Fringe – on the edge of a town and which has the same types of facilities as the town (kerb and guttering, water etc) and;

Rural Living – housing in a rural area not adjacent to a town.

The subject property falls into the category of Rural Urban Fringe.

Previously the land was surveyed for residential housing lots, was zoned and used as such. Historically, each of these lots has never been used for farming or agriculture, and due to the small land mass, will never be of importance for agriculture.

There exists a pattern of existing rural holdings and land use within the local of the subject property. The land use is for settlement in a rural lifestyle (with the

same facilities as the town); originally contributing to the demand for housing when the quarry was in operation.

Development of the subject land will not affect the surrounding land as there are no farming or agricultural activities, therefore there will be nil Rural land use conflict.

As reference is made to the determined inability for agricultural production and nil conflict to surrounding land, to allow for this existing land use pattern, it is considered an amendment of the CVC Minimum Lot Size Map to allow an additional dwelling entitlement would not be in conflict to the SEPP.

SEPP 55 – Remediation of Land

Although the property is zoned RU2 Rural Landscape under the Clarence Valley LEP 2011, there is no history of rural, farming or agricultural use.

According to the Managing Land Contamination Planning Guidelines –

3.3.1 Instances where no further information is required.

If, after carrying out an initial evaluation, none of the enquiries suggest that the land might be contaminated or that further enquiry is warranted, the planning process should proceed in the normal way.

Should an initial evaluation be carried out it would be noted that the land was formerly zoned, and the primary use was/is residential, therefore there is no likelihood for contamination of the land.

SEPP 71 – Coastal Protection

This policy aims;

- (a) To protect and manage the natural, cultural, recreational and economic attributes –
There exists a pattern of existing rural living and land use; an additional dwelling would not hinder the existing attributes.
- (b) To protect and improve existing public access –
The subject property is distant from existing public access and would not be in conflict.
- (c) Not applicable – the subject land being distant from the foreshore.
- (d) Not applicable – the subject land being distant from Aboriginal places.
- (e) Not applicable – the subject land being distant from the Coast.
- (f) Not applicable – the subject land being distant from the Beach
- (g) Not applicable – the subject land being distant from Coastal Vegetation.
- (h) To protect and preserve the marine environment of NSW –
Refer (a) existing rural living
- (i) Not applicable – the subject land being distant from Rock Platforms

- (j) To manage the coastal zone in accordance with the principles of ecologically sustainable development –
Refer (a) existing rural living.
- (k) To ensure that the type, bulk, scale and size of the development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area –
Refer (a) existing rural living.
- (l) Not applicable

CLAUSE 8 – Matters for consideration

- (a) The aims of this Policy set out in Clause 2 – see above
- (b) Not applicable – the subject land being distant from public access
- (c) Not applicable – the subject land not suitable for disable access.
- (d) Refer (a) above – there exists a pattern of rural living, an additional dwelling would be in harmony with the surrounding area.
- (e) Not applicable – the subject land being distant from Coastal foreshore
- (f) Not applicable – the subject land being distant from NSW coastline
- (g) Not applicable – the subject land being distant
- (h) Not applicable – the subject land not being absolute riverfront
- (i) Not applicable – the subject land being distant from wildlife corridors
- (j) The likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards – the subject land is flood liable, not a flood hazard. Refer direction 4.3 Flood Prone Land on page 12.
- (k) Not applicable – the subject land being distant from the Clarence River water based activities.
- (l) Not applicable – the subject land being distant
- (m) Not applicable – development within an existing rural pattern of living.
- (n) Not applicable – the subject land not of heritage, archaeological or historic significance
- (o) Not applicable – the land being an extension of an existing township
- (p) Only in cases in which a development application in relation to proposed development is determined;
 - (i) The cumulative impacts of the proposed development on the environment, -
there exists a pattern of existing rural living; an additional dwelling is of minor significance to the environment with special consideration of the design and management.
 - (ii) Measures to ensure that water and energy usage by the proposed development is efficient –
refer above.

With careful consideration of management and design there is nil impact on the natural, cultural, recreational and economic attributes of the subject land.

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

Applicable Section 117 Directions where this Planning Proposal has relevance;

Direction 1.2 Rural Zones

The objective of the direction is to protect the agricultural production value of rural land.

Although the subject land falls within a Rural Landscape Zone, it is considered to be of small mass and Farming and Agriculture is not economically viable. The subject land has all the attributes and characteristics, properties and amenities of a residential zone.

Should Council prepare a Planning Proposal, it should be taken into consideration that the erection of a dwelling is of minor significance, will not impact the ability for farming, will not require an environmental study and is a minor rounding off of the existing boundary for the village of Ilarwill.

Direction 1.5 – Rural Lands

The objectives of this direction are to;

- (a) Protect the agricultural production value of rural land.
- (b) Facilitate the orderly and economic development of rural lands for rural and related purposes.

The intent of the Planning Proposal to amend the Minimum Lot Size Map is consistent with the Rural Subdivision Principles listed in the SEPP (rural lands) 2008.

The subject property is not suitably viable for agriculture or farming purposes, it is located in an existing pattern of rural residential living with use of existing recourses, and avoids land use conflict.

Direction 2.2 Coastal Protection

The objective of this direction is to implement the principles in the NSW Coastal Policy.

The NSW Coastal Policy has its' central focus on ecologically sustainable development (ESD). The focus on conservation initiatives does not mean that future urban development in coastal areas should be sterilized.

As the subject land lies within an existing pattern of Rural Residential holdings, with existing use of recourses and infrastructure, with careful consideration of the Coastal Design Guidelines (to protect the surrounding areas ecological integrity), would not impact the coastal environment, and would only conserve and enhance the communities existing recourses. Development of the subject land would be classified as (d) "of minor significance.

Direction 4.1 Acid Sulfate Soils

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

According to the Acid Sulphate Soils mapping within Council, the subject property is known as Class 3 ASS. Clarence Valley Council LEP (2011) contains ASS provisions at Clause 7.1. In sub clause (2), development consent is required for the carrying out of works described in the Table, however in sub clause (4), despite sub clause (2), development consent is not required under this clause for the carrying out of works if;

- (a) A preliminary assessment of the proposed works prepared in accordance with the *Acid Sulphate Soils Manual* that an acid sulphate soils management plan need not be carried out for the works.

Direction 4.3 – Flood Prone Land.

The objectives of this direction are;

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005*; and
- (b) To ensure that the provisions of an 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.

Although the land is flood liable, it is not flood hazard.

There does exist a flood protection levee around Ilarwill and "main access road" up to 2.35m on the Maclean gauge, which equates to 6.2m at Grafton. There is a good level of protection for the Ilarwill Village and access road from Maclean.

Evacuation - "If warning times and flood durations are short, and roads out of the floodplain are blocked early in a flood, it can be more appropriate to require a refuge on-site above PMF.... Vertical evacuation to a refuge on the property could be considered most acceptable and sensible."

For over 100 years, people have resided in this location. More homes existed previously and with any flood event, residents take on site refuge and are no burden to emergency services.

Development is not reliant on Government expenditure on flood mitigation works for the capacity of the SES, as the SES does not consider an additional property in an existing urban area to be out of their capacity. Only were large scale

developmental proposal is considered, does the Council/Government consult the SES in the matter of elevated risk?

Flood water does not reach the elevated floor level of the existing raised dwelling being 3.46AHD.

Management and Design – “Special consideration of the design and management of individual proposals can reduce the flood risk and potential damage to property and persons. These measures may involve the provisions of a flood plan for individual sites to ensure that the individuals consider and plan means to minimize the likelihood of flood damage, including providing for the movement of goods above the flood level within the likely available flood warning time.”

With careful consideration of management and design there is minimal impact on and off the surrounding land.

Proposed development would adhere to guidelines and be elevated to .500mm above PMF. Proposed development would be built with flood compatible materials. An Engineers report can be accompanied with the DA to ensure the structure is capable of withstanding the forces of floods including debris and buoyancy factors and pose no risk to other properties in the flood plain. Alternatively the proposed development could include the erection of a mound for the purpose of both home and vehicle refuge. Effluent disposal can be effected by the use of a modified aerated water treatment system such as “Biolytic”

Should Council prepare a Planning Proposal, it should be taken into consideration that the erection of a dwelling is of minor significance, will not impact other properties or be a burden on emergency services should there be a major flood event.

Direction 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.

Where inconsistencies may apply, these have been addressed in sub clause 5.1 – *Applicable Regional Strategy – Mid North Coast Regional Strategy*.

The Planning Proposal achieves the overall intent of the regional strategy.

6. ENVIRONMENTAL, SOCIAL & 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?

Not considered likely. The land is cleared grazing land.

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

All developments are now required to be eco-friendly by planning regulations.

A building designed and constructed in a sustainable way minimizes the use of water, raw materials, energy and land...over the whole life of the building.

Good environmental design positively affects the comfort of a building. The use of recycled materials, non polluting power such as solar hot water and energy efficient lighting, rainwater conservation with the use of rain water storage tanks, and effective effluent disposal will all minimize the effects of construction on the environment.

As the subject land is already located in a sustainable community, supported by efficient and effective essential services and transport systems, there is no pressure to provide additional services.

Further more, an additional dwelling on the combined lots would represent effective use of existing water, power, bitumen road frontage and other available infrastructure as previously stated. The benefit would be minimal environmental impact for these services to be introduced.

6.3 How has the Planning Proposal adequately addressed any social and economic effects?

An investigation of the social and economic effects of the planning proposal is not Considered necessary given the nature of the Proposal.

7. STATE AND COMMONWEALTH INTERESTS

7.1 Is there adequate public infrastructure for the Planning Proposal?

Yes, see 4.1.1

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

A gateway determination has not yet been issued. There has been no consultation with State and Commonwealth public authorities to date.

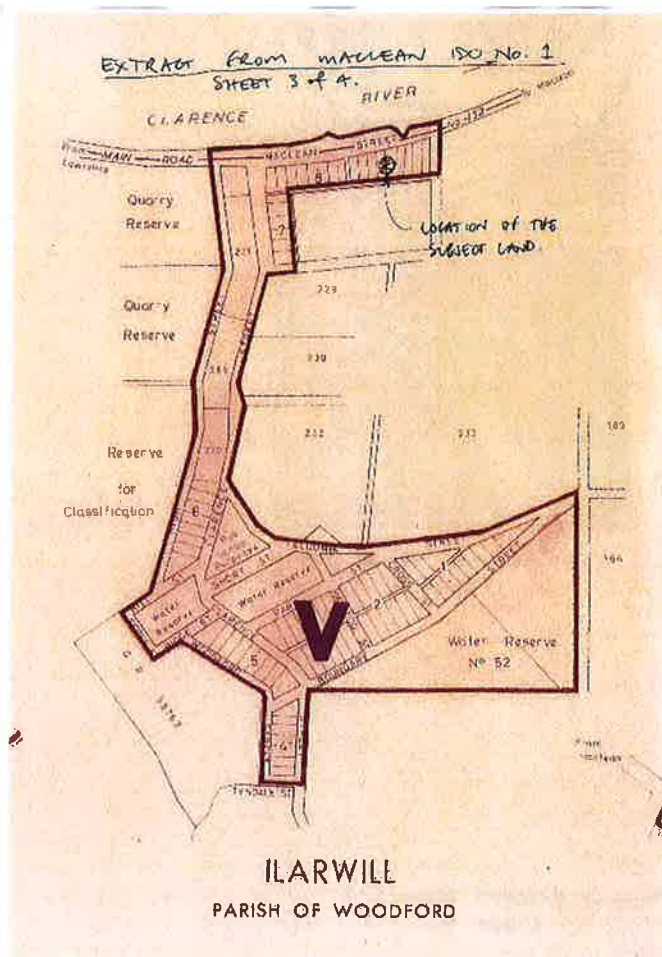
History of land use zoning

**Lots 4/5, Section 9, DP 758532
4454 Lawrence Rd, ILARWILL**

This document provides a summary of land zoning contained in planning instruments from 1968 to 2012 in relation to the abovementioned land. This overview has been prepared to assist Councils consideration of a Planning Proposal (PP), being REZ2012/0001.

Maclean Shire Interim Development Order No 1 (November 1968)

The subject land was included in the Village zone in the Maclean Shire Interim Development Order No 1 (November 1968). See an extract from the Maclean Shire IDO map for Ilarwill below.

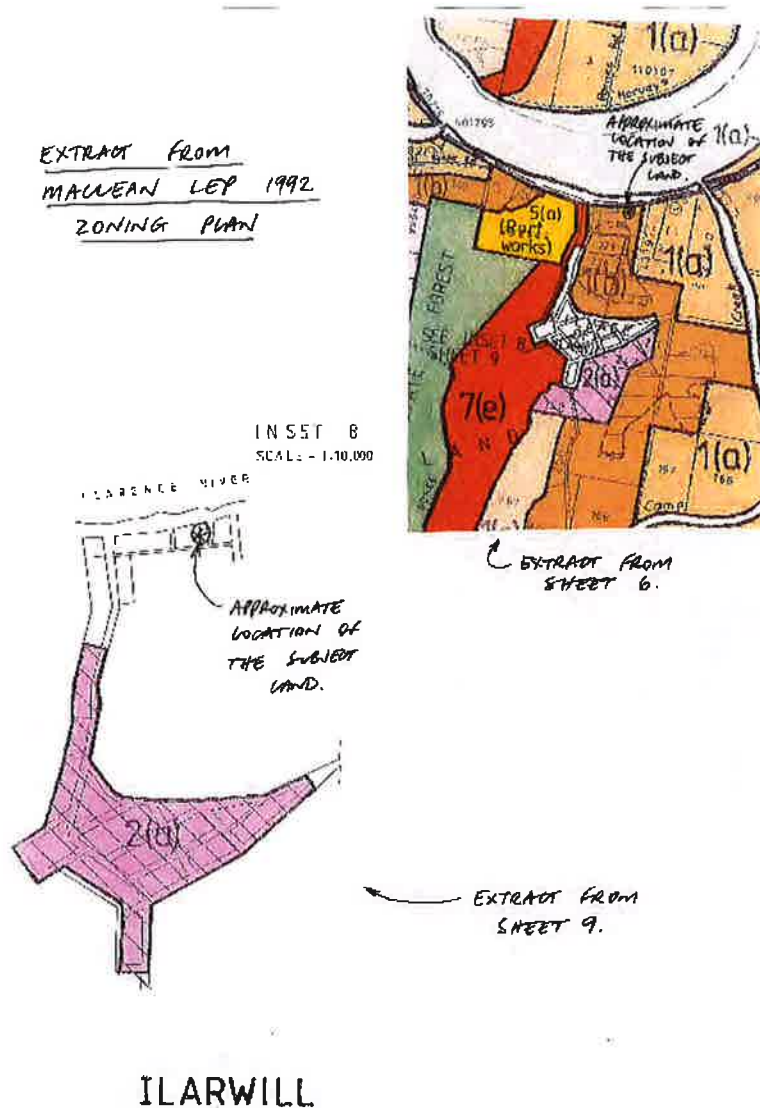


It is not known whether the IDO was amended in so far as it relates to the subject land before the gazettal of the Maclean Local Environmental Plan 1992. The Applicant indicates in Section 1.4 (page 3) of the PP that, 'It was during the 1970's; the existing house lots were rezoned from residential to rural.....'. However, at the time of writing this report there are no Council records that have been found to confirm that.

The Applicant also indicates in the PP (Section 1.4) that the subject land and nearby lands were part of the Ilarwill village when the Ilarwill Quarry operated. The nearby Ilarwill Quarry ceased operation in 1974 (see page 3 of the PP) and it is possible that the housing at this location was occupied by quarry workers. Once the quarry closed then the need for these houses and the associated residential zoning may have lapsed and resulted in a change of zoning at that time as indicated by the Applicant. However, this reason for the zoning change at that time cannot be confirmed at the time of writing.

Maclean Local Environmental Plan 1992

The Maclean Local Environmental Plan 1992 made the zoning of allotments fronting Lawrence Rd and land fronting the northern section of Clarence St at Ilarwill as 1(b) Rural (General Rural Land). See LEP zoning map extract below.

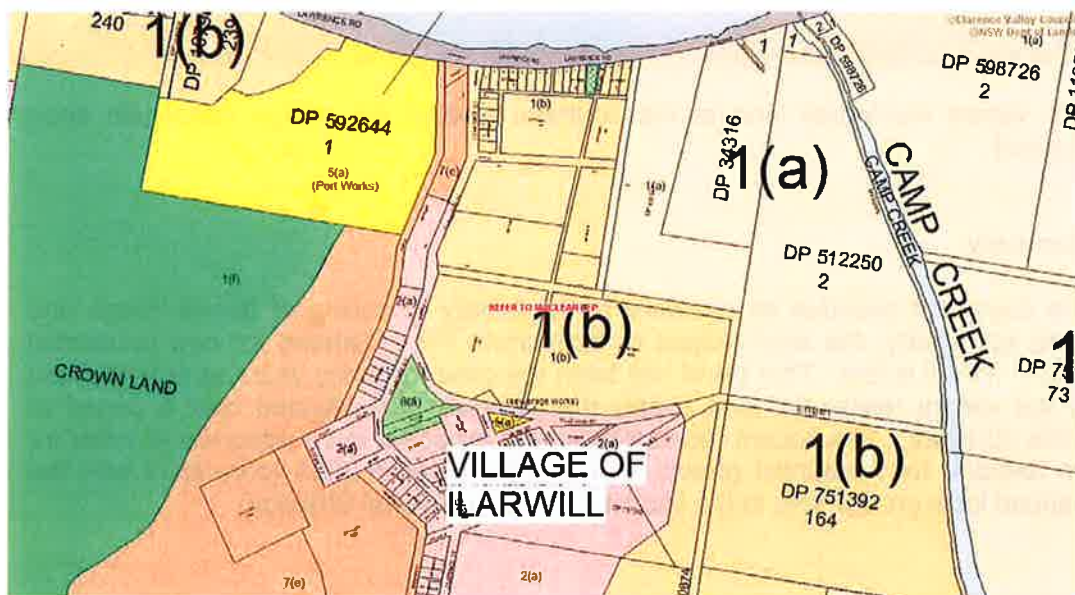


The former Village zoned land adjacent to Lawrence Rd and the northern section of Clarence St, Ilarwill, that was back-zoned (at least when the 1992 LEP was gazetted) is flood liable, prime agricultural land or steep land and these constraints make the land unsuited for more intensive residential land use.

Flood free former rural zoned land to the south of the Ilarwill village was zoned 2(a) Village and Township in the 1992 LEP (see LEP extract above). In geographical area, this change more than compensated for the reduced village zone adjacent to Lawrence Rd. The remaining vacant residential zoned land in Ilarwill is much less constrained than the land subject of the current PP.

Maclean Local Environmental Plan 2001

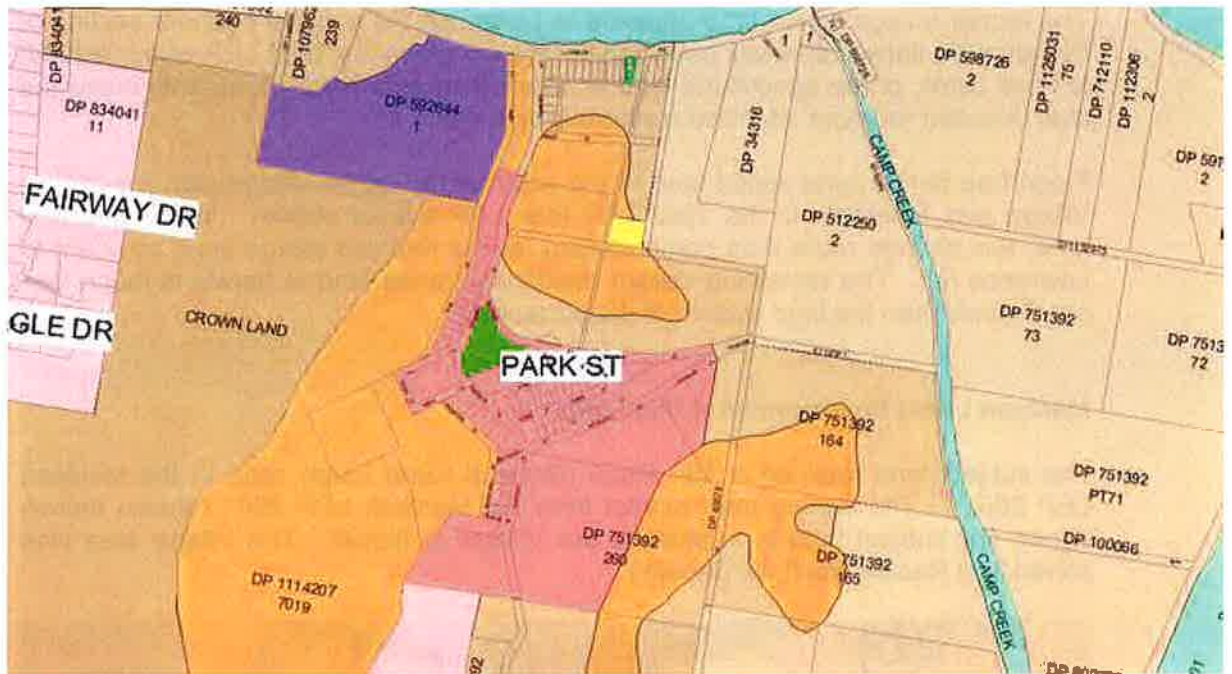
The subject land retained a 1(b) Rural (General Rural Land) zone in the Maclean LEP 2001. The zoning map extract from the Maclean LEP 2001 (shown below) shows the subject land in relation to the Village of Ilarwill. The village area was zoned 2(a) Residential (Low Density).



The vacant residential zoned land at the southern side of the Ilarwill village was retained in the 1992 LEP (see diagram above).

Clarence Valley Local Environmental Plan (CVLEP) 2011

The CVLEP zoning map extract below shows the location of the land near the River (hatched green) and the Ilarwill village generally zoned R2 Low Density Residential (shaded pink).



The vacant residential land at the southern side of the village has again been retained.

Summary

The document provides an overview of the history of zoning of Ilarwill village and more specifically, the land subject to the current PP. Demand for new residential land in Ilarwill is low. That trend has been the case for many years as is evidenced by the vacant residential land supply that remains unsubdivided over a period of some 20 years. This vacant residential land is expected to be adequate to cater for the demand for residential growth in Ilarwill to the year 2031 (consistent with the mapped local growth area in the Mid North Coast Regional Strategy).

Appendix 1.

sustainability criteria

A1

The following Sustainability Criteria allow Government to take a strong position in relation to matters of urban settlement in the Mid North Coast confident in the knowledge that innovative development proposals can still be considered even though they may be outside of the Regional Strategy process. The Sustainability Criteria represent a clear, transparent list of matters that any new proposal will be assessed against.

In order that a development proposal can be considered against the Sustainability Criteria it will be necessary to demonstrate to the local council, as well as the State Government, that the proposal satisfies the Sustainability Criteria. As with all rezoning proposals the Department of Planning requires a thorough assessment of the merits of the proposal by the LEP Review Panel, as well as requiring

public consultation through the statutory processes as set out in the *Environmental Planning and Assessment Act 1979*.

The Sustainability Criteria provisions do not apply in the Coastal Area as shown on the Strategy map.

Sustainability Criteria	Measurable explanation of criteria
1. Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way	- Development is consistent with the Mid North Coast Regional Strategy, any subregional strategy, the State Infrastructure Strategy and relevant section 117 directions. - The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on Government methodology for determining Infrastructure development contributions. - Preparedness to enter into development agreement.
2. Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided	- Accessibility of the area by public transport and/or appropriate road access in terms of: > Location/land use – to existing networks and related activity centres. > Network – the area's potential to be serviced by economically efficient transport services. > Catchment – the area's ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. - No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.
3. Housing Diversity Provide a range of housing choices to ensure a broad population can be housed	Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.

A1

Suggested Threshold Sustainability Criteria for defining potential development boundaries	Measurable explanation of criteria
4. Employment Lands Provide regional/local employment opportunities to support the Mid North Coast's expanding role in the wider regional and NSW economies	• Maintain or improve the existing level of subregional employment self-containment. • Meets subregional employment projections. • Employment related land is provided in appropriately zoned areas.
5. Avoidance of Risk Land use conflicts, and risk to human health and life, avoided	• No residential development within 1:100 floodplain. • Avoidance of physically constrained land, e.g. > High slope. > Highly erodible. • Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy. • Where relevant available safe evacuation route (flood and bushfire).
6. Natural Resources Natural resource limits not exceeded/ environmental footprint minimised	• Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows. • Demonstrates most efficient/suitable use of land. > Avoids identified significant agricultural land > Avoids productive resource lands – extractive industries, coal, gas and other mining, and quarrying. • Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution.
7. Environmental Protection Protect and enhance biodiversity, air quality, heritage, and waterway health	• Consistent with government approved Regional Conservation Plan (if available). • Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DECC). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats. • Maintain or improve existing environmental condition for air quality. • Maintain or improve existing environmental condition for water quality: > Consistent with community water quality objectives for recreational water use and river health (DECC and CMA). > Consistent with catchment and stormwater management planning (CMA and council). • Protects areas of Aboriginal cultural heritage value (as agreed by DECC).
8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible	• Available and accessible services. > Do adequate services exist? > Are they at capacity or is some capacity available? > Has Government planned and budgeted for further service provision? > Developer funding for required service upgrade/access is available.

INFORMATION CHECKLIST

Attachment 1

> STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome
- Mapping (including current and proposed zones)
- Community consultation (agencies to be consulted)
- Explanation of provisions
- Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)

> STEP 2: MATTERS - CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context			Urban Design Considerations		
• Demonstrated consistency with relevant Regional Strategy	☒	☐	• Existing site plan (buildings vegetation, roads, etc)	☒	☐
• Demonstrated consistency with relevant sub-regional strategy	☐	☒	• Building mass/block diagram study (changes in building height and FSR)	☐	☒
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	☐	☒	• Lighting impact	☐	☒
• Demonstrated consistency with Threshold Sustainability Criteria	☒	☐	• Development yield analysis (potential yield of lots, houses, employment generation)	☒	☐
Site Description/Context			Economic Considerations		
• Aerial photographs	☒	☐	• Economic impact assessment	☐	☒
• Site photos/photomontage	☒	☐	• Retail centres hierarchy	☐	☒
Traffic and Transport Considerations			• Employment land	☐	☒
• Local traffic and transport	☒	☐	Social and Cultural Considerations		
• TMAP	☐	☒	• Heritage impact	☐	☒
• Public transport	☐	☒	• Aboriginal archaeology	☒	☐
• Cycle and pedestrian movement	☐	☒	• Open space management	☐	☒
Environmental Considerations			• European archaeology	☐	☒
• Bushfire hazard	☐	☒	• Social and cultural impacts	☒	☐
• Acid Sulphate Soil	☒	☐	• Stakeholder engagement	☒	☐
• Noise impact	☐	☒	Infrastructure Considerations		
• Flora and/or fauna	☐	☒	• Infrastructure servicing and potential funding arrangements	☐	☒
• Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒	Miscellaneous/Additional Considerations		
• Water quality	☒	☐	List any additional studies		
• Stormwater management	☐	☒			
• Flooding	☒	☐			
• Land/site contamination (SEPP55)	☒	☐			
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☒	☐			
• Sea level rise	☐	☒			

