

Appendix 3: North Coast Regional Environmental Plan 1988 assessment for consistency

Plan preparation principles	Consistent	Comment
Agricultural resources	Yes	Proposal does not involve rural land
Catchment management	Yes	Adjacent creek already contained within environmental buffer zone.
Geological resources	Yes	Proposal does not involve rural land.
Rural housing	Yes	Proposal does not involve rural land or land zoned for environmental protection, scenic protection or escarpment preservation.
Forestry	Yes	Proposal does not involve rural land and does not propose to zone land adjacent to timber processing plants for residential purposes.
The natural environment	Yes	Proposal does not alter provisions for environmental protection or include significant areas of natural vegetation.
Coastal development	Yes	Proposal does not involve land identified with a coastal hazard. NSW Coastal Policy 1997 is not applicable.
Strategic planning	Yes	Proposal is consistent with: - the PMHC Urban Growth Management Strategy - Council's adopted Retail Policy - NC REP principles for urban zones.
Urban housing	Yes	Proposal is consistent with the NC REP principles for housing
Environmental hazards	Yes	Development for tourism, rural housing or urban purposes in areas subject to environmental hazard is either avoided or subject to provisions in the LEP to minimise adverse impact.
Commercial and industrial development	Yes	Proposal takes into account the principles for commercial and industrial development. Proposal does not substantially reduce existing zonings of land for industrial development.
Tall buildings	Yes	The necessity for height controls on buildings has been considered and appropriate controls included.
Transport	Yes	The proposal does not alter provisions relating to arterial roads. Provisions related to land in the vicinity of airports already in LEP. The alteration to zoning does not give rise to the need for further bus services or the revision of existing bus services other than already envisaged.
Utility services	Yes	Council is satisfied the land is adequately serviced.
Health and education	Yes	Council is satisfied the land has adequate access to health and education facilities.
Community services	Yes	Proposal does not alter the anticipated population for Thrumster.
Tourism	Yes	The proposal intends to rezone land for tourism development. This area is currently zoned B2 Local Centre. Council is satisfied the land is without features worthy of preservation and is free from significant hazards.