



Ballina Shire Council

Planning Proposal – October 2012

Lot 1 DP 1173776, Blue Seas Parade, Lennox Head

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Introduction

Summary of Planning Proposal

This planning proposal relates to the eastern part of Lot 1 DP 1173776, Blue Seas Parade, Lennox Head, as shown on the locality map in Appendix 1.

The subject land is owned by DM and RD Dosser and comprises a total area of 1162m². This parcel is the result of a recent consolidation of allotments arising from the purchase of part of a Crown road reserve with an adjacent parcel (Lot 10 DP 1168665) which formed the most northern lot of the approved Coastal Grove subdivision at Lennox Head.

The subject site is currently zoned 1(d) Rural (Urban Investigation) under the provisions of the Ballina Local Environmental Plan 1987 (Ballina LEP 1987) as shown in Appendix 1.

Under the provisions of the Council endorsed draft Ballina Local Environmental Plan 2011 (Draft Ballina LEP 2011), the land is subject to a part R2 Low Density Residential zone and part RU1 Primary Production, as shown in Appendix 1.

As it is likely that the draft LEP 2011 will be adopted prior to completion of the subject LEP amendment, it is proposed that the R2 Low Density Residential Zone will be applied to the land, as shown below. This will be consistent with the adjoining residential zone applied to the Coastal Grove subdivision. The proposed zoning under the Draft Ballina LEP 2011 (being Council's Standard Instrument LEP) is shown in Appendix 1.

In the event that the amendment proceeds in advance of the completion and implementation of the Draft LEP, a 2(a) Residential (Living Area) zone under the Ballina LEP 1987 would be applied to the land.

Planning Context

The application of a residential zone to the subject land is generally consistent with both Council and State Government urban land release planning policy. The following provides an overview of the proposed amendment with respect to key planning policy documents.

Far North Coast Regional Strategy (FNCRS)

The subject land is identified as a 'proposed future urban release area'. Accordingly, the application of a residential zone to the land is consistent with this strategy.

Ballina Shire Growth Management Strategy 2012 (GMS)

The subject land is recognised as a strategic urban growth area under the policy and as such, the application of a residential zone to the land is consistent with the policy.

Lennox Head Structure Plan

The Lennox Head Structure Plan (LHSP) provides a framework for the development of new urban land release areas within the Lennox Head locality and includes the subject land. Whilst the subject land is not identified as a candidate release area, it directly adjoins the existing and planned urban area in the vicinity of Blue Seas Parade. This is not considered to be a significant inconsistency, particularly as the subject land is identified in under the higher order FNCRS, the GMS and the Ballina LEP 1987 as a potential urban area.

Ballina Local Environmental Plan 1987

The subject land is zoned 1(d) Rural (Urban Investigation) under the terms of the Ballina Local Environmental Plan 1987. The 1(d) zone has been used by Council to indicate areas considered to have potential for urban development. As such, the application of a residential zone as proposed is consistent with the current zoning of the land.

Far North Coast Regional Strategy

The Far North Coast Regional Strategy (FNCRS) provides the regional framework for the consideration of the rezoning of land for urban purposes in Ballina Shire. The FNCRS identifies the subject land as a 'Proposed Future Urban Release Area' within the 'Town & Village Growth Boundary' for Ballina Shire. Given this, the proposed residential zone is consistent with the FNCRS.

Draft Ballina LEP 2011

The subject land is zoned part R2 Low Density Residential and part RU1 Primary Production under the provisions of the Draft Ballina LEP 2011. The Lot Size Map under the draft Ballina LEP 2011 applies a 600m² minimum lot size to the portion of the site zoned R2 Low Density, whilst a 40ha minimum lot size is applied to the portion of the site zoned RU1 Primary Production. The site is also identified on the 'Strategic Urban Growth Areas Map as being a "potential urban growth area".

Council has typically applied rural zones under its draft LEP to areas currently zoned 1(d) as there is no zone equivalent to the 1(d) zone under the standard instrument. Under this approach, potential urban release areas are identified in the relevant strategic planning policy documents.

Part 1 - Objectives or Intended Outcomes

The objective of this planning proposal is to rezone the subject land to a low density residential zone, consistent with that of the adjoining Coastal Grove subdivision.

Part 2 - Explanation of the Proposal

This planning proposal relates to land described as Lot 1 DP 1173776, Blue Seas Parade, Lennox Head. The eastern portion of the site (specifically in the location of the

former Crown road reserve) that requires rezoning, is currently zoned 1(d) Rural (Urban Investigation) under the provisions of the Ballina LEP 1987.

The Draft Ballina LEP 2011 proposes to zone the subject land RU1 Primary Production Zone. This planning proposal seeks to rezone the subject land to an R2 Low Density Zone to enable future development of the subject lot for residential purposes.

An amendment to the Minimum Lot Size Map and the Strategic Urban Growth Areas Map under the Draft Ballina LEP 2011 is also proposed. In relation to the Minimum Lot Size Map, the RU1 zoned area is subject to a 40ha subdivision standard. It proposed that a 600m² minimum lot size be applied to the land consistent with the surrounding locality. Should the site be rezoned, its nomination on the Strategic Urban Growth Areas Map will no longer be required, and as such the land would be removed from this map set. In the event that the amendment proceeds in advance of the completion and implementation of the draft LEP, a 2(a) Residential (Living Area) zone under the Ballina LEP 1987 would be applied to the land.

The LEP amendment request prepared on behalf of the applicant has demonstrated that the site is relatively unconstrained and is capable of supporting low density residential use.

A full environmental assessment was undertaken in association with the adjoining Coastal Grove development. A limited environmental assessment was undertaken of the subject land in association with purchase of the Crown Road Reserve which investigated the site history and past land uses. The contamination assessment that was undertaken in association with the Coastal Grove development included an assessment of the western portion of the subject lot (already zoned residential) and suggested that the land had not been used for any potentially contaminating land uses in the past. The remaining portion of the subject lot comprises the former road reserve. Based on its former land use, it is unlikely that this land has been previously used for a potential contaminating use. Accordingly, it has been determined that no further contamination assessment is required.

The subject land is located within a buffer to category 2 Bushfire Prone Land. The subject land has sufficient area to suitably accommodate an appropriate asset protection zone from any future dwelling.

Services have been provided to the subject land in association with the adjoining Coastal Grove subdivision. Accordingly, services are acceptable to support a future residential use.

Part 3 - Justification

Section A - Need for the Planning proposal

1. Is the planning proposal a result of any strategic study or report?

The subject land is identified in the Far North Coast Regional Strategy 2006 (FNCRS) as being a "Proposed Future Urban Land Release Area".

The subject land is considered in the Ballina Shire Growth Management Strategy 2012 and in the Ballina LEP 1987. Both policies identify the subject land as having potential for urban development through its nomination as a 'strategic urban growth area' and the application of the 1(d) Rural (Urban Investigation) zone under the Ballina LEP 1987.

2. Is the Planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

As noted above, the proposal for the application of a residential zone is consistent with a range of strategic planning studies that identify the site for future urban investigation. The LEP amendment request and supporting documentation which informed the preparation of this planning proposal demonstrate that this process is the best means to enable development for future residential use.

3. Is there a net community benefit?

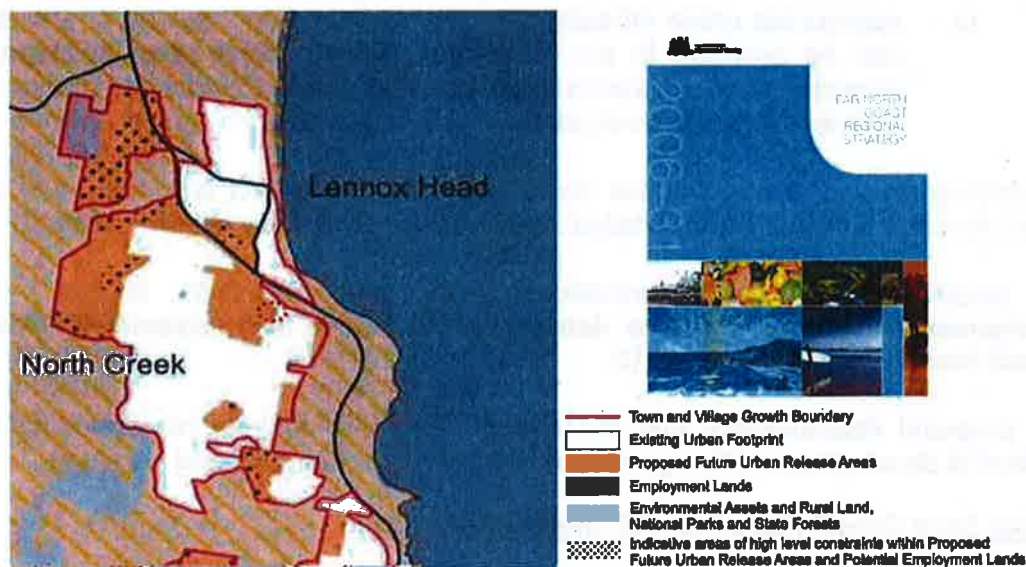
The following net community benefits will be achieved by the planning proposal:

- Additional economic activity generated by the development of the land for urban purposes, and
- Additional land available for residential development and ancillary (home-based) commercial uses.

Section B - Relationship to the Strategic Planning Framework

4. 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)?

The proposal is consistent with the FNCRS, which provides the regional framework for the consideration of rezoning land for urban purposes in Ballina Shire. The FNCRS identifies the subject land as being a "Proposed Future Release Area" within the 'Town & Village Growth Boundary Map – Sheet 3, as shown in the excerpt below).



Accordingly, investigation of the subject land for future urban development through the statutory rezoning process, involving assessment of the land's capability to accommodate urban development is consistent with the regional planning framework.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plans?

The planning proposal is consistent with the following key local plans:

The Ballina Local Environmental Plan 1987

The subject land is currently zoned 1(d) Rural (Urban Investigation) under the provisions of the Ballina LEP 1987. The primary zone objectives are:

- a. *to identify land which may be needed in the future and will be thoroughly investigated with respect to its suitability or otherwise for urban land uses and the environmental consequences associated with the land's release for urban purposes;*
- b. *to regulate the subdivision and use of land so as to prohibit development which could prejudice the possible future release of land within this zone for urban purposes; and*
- c. *to ensure that the release of land for urban purposes, by rezoning, shall not take place unless –*
 - i. *urban structure planning has been completed by Council;*
 - ii. *the Council reviews urban suitability investigations for individual planning units, and detailed land use allocations for each planning unit have been determined by the Council;*
 - iii. *sufficient demand exists for the release of urban land; and*

- iv. *appropriate urban infrastructure and facilities are available to the land or can be provided to the land in a manner which does not create an unreasonable or uneconomic demand, or both, for the provision or extension of such services.*

In applying the 1(d) Zone, Council recognises that the subject land has potential for urban development, subject to detailed investigation being undertaken.

The proposal addresses the provisions of the zone objectives, in that a future development of the site for a low density residential use is consistent with Council's Growth Management Strategy 2012.

The proposal demonstrates that the site is physically capable of supporting future residential development with regard to environmental constraints and servicing.

Ballina Shire Growth Management Strategy 2012 (GMS)

The purpose of the Ballina Shire Growth Management Strategy is to provide the framework for managing population and employment growth in Ballina Shire over the planning period of 2012-2031.

The strategy sets out local growth management arrangements for each of the shire's urban localities. These outline the desired future character of the particular locality, identify key locality objectives and proposed actions to give effect to those objectives.

As previously noted, the subject land is recognised as a strategic urban growth area under the policy and as such, the application of a residential zone to the land is consistent with the policy.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes, the proposal is generally consistent with applicable State Environmental Planning Policies (SEPP). A SEPP checklist for the planning proposal is contained in Appendix 2.

7. Is the planning proposal consistent with the applicable Ministerial Directions (S. 117 directions)?

Yes, the proposal is consistent with the relevant Section 117 Directions. A Section 117 Direction checklist for the Planning Proposal is contained in Appendix 3.

Section C - Environmental, Social and Economic Impact

8. 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?

Preliminary advice relating to the environmental characteristics of the site identify the site as being predominately cleared and dominated by exotic species. In particular, the northern portion of the site along the escarpment is dominated by bitou bush.

Consequently, this planning proposal and subsequent development of the subject land is not expected to result in any adverse impacts on any critical habitat, threatened species, populations or ecologically communities.

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

Other potential environmental effects of the proposal are as follows:

- Potential for contamination;
- Slope stability;
- Bushfire hazard; and
- Visual impacts.

These and other issues have been addressed in the information prepared by the proponent that accompanies the LEP amendment request.

The site is located directly adjoining Coastal Grove residential subdivision. As this land is currently un-developed residential zoned land, there will be negligible impact on the residential amenity of the future neighbourhood arising from the proposed rezoning.

Additionally, given that the site has been identified in a number of strategic plans for the shire as having urban development potential, the potential for urban development outcomes on the subject land has been in the public domain for a significant period of time.

Further, the proposed zone represents a minor rounding off due to a recent consolidation of land.

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

The proposed rezoning of the eastern portion of the land does not raise any social implications.

The land is already adequately serviced and will therefore have negligible economic impacts in relation to the provision of infrastructure.

11. Is there adequate public infrastructure for the planning proposal?

A future development on the subject land can be economically serviced with the full range of infrastructure.

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

Consultation will be undertaken with relevant agencies following the gateway determination stage of the LEP amendment.

Section D - Community Consultation

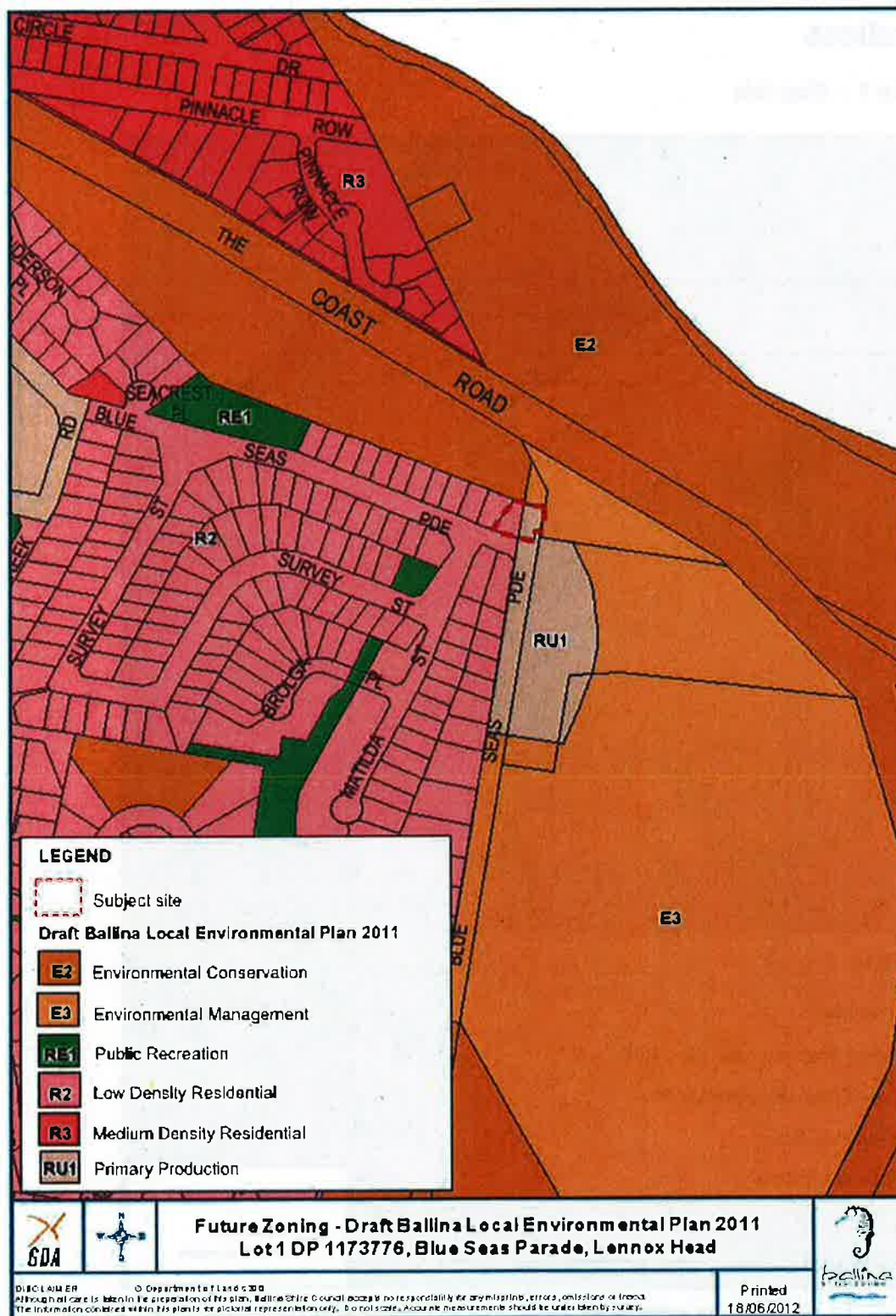
Extensive community consultation was undertaken during the preparation and exhibition of the *Ballina LEP 1987* in the mid 1980s. This process involved the introduction of the 1(d) Rural (Urban Investigation) Zone. The subsequent land release strategies, including the GMS 2012 and the LHSP 2004 were also subject to community engagement processes.

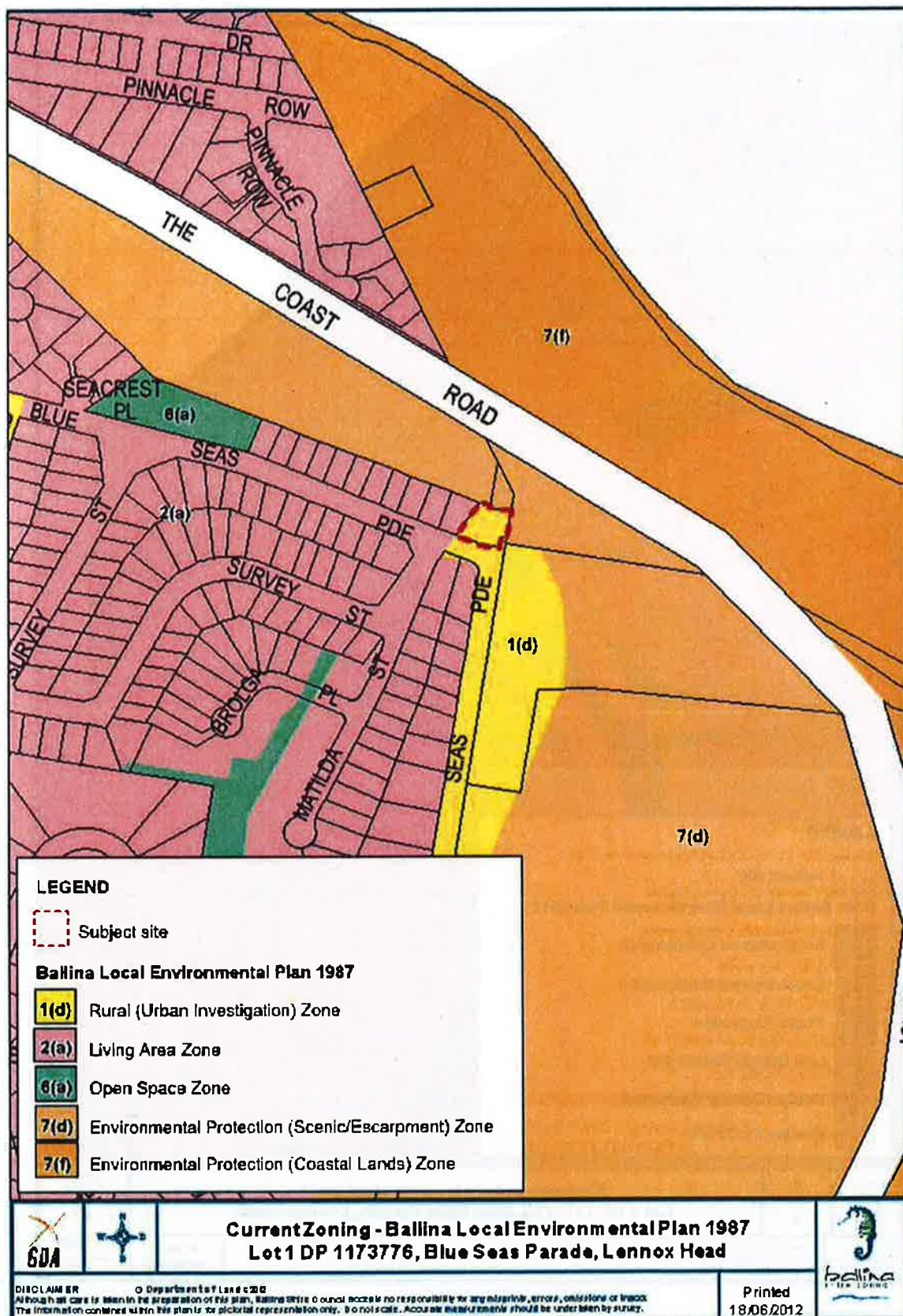
Council has not undertaken any community consultation concerning this specific planning proposal. It is anticipated that this will occur as part of the formal exhibition of the planning proposal or as directed through the gateway determination process.

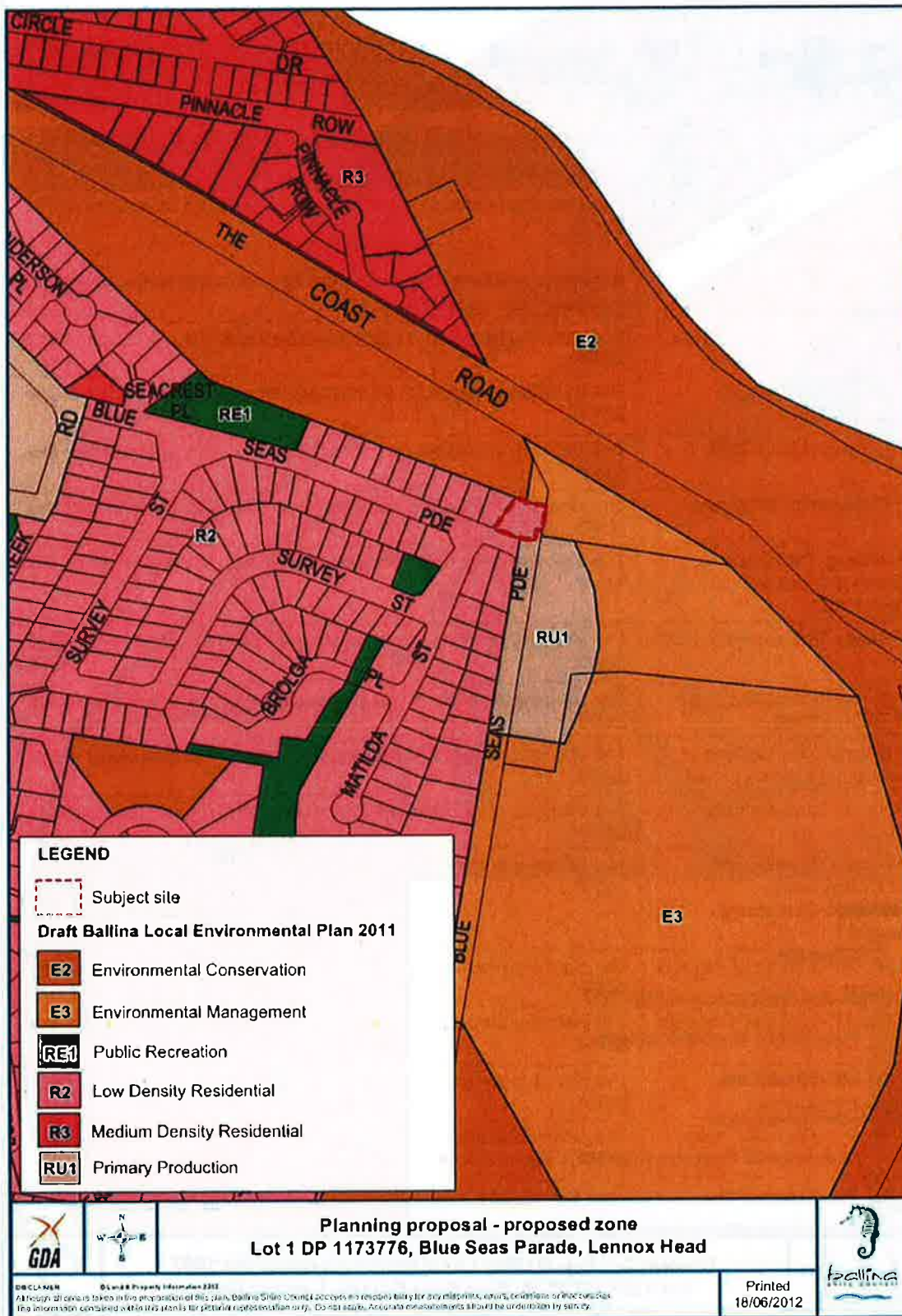
Appendices

Appendix 1 – Map Set









Appendix 2 – State Environmental Planning Policy Checklist

State Environmental Planning Policy Checklist Planning Proposal – Blue Seas Parade, Lennox Head

SEPP Title	Compliance of Planning Proposal
SEPP (Affordable Rental Housing) 2009	The planning proposal is not inconsistent with the provisions of this SEPP. A range of residential land uses will be permissible with consent in the proposed R2 – Low Density Zone.
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Rural Lands) 2008	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Infrastructure) 2007	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Temporary Structures) 2007	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Major Development) 2005	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 1 - Development Standards	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 4 - Development without Consent and Miscellaneous Complying Development	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 6 - Number of Storeys in a Building	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 14 - Coastal Wetlands	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 15 - Rural Land-Sharing Communities	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 21 - Caravan Parks	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 22 - Shops and Commercial Premises	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 26 - Littoral Rainforests	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 30 - Intensive Agriculture	The planning proposal is not inconsistent with the provisions of this SEPP.

SEPP Title	Compliance of Planning Proposal
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 33 - Hazardous and Offensive Development	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 38 - Manufactured Home Estates	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 44 - Koala Habitat Protection	The planning proposal is not inconsistent with the provisions of this SEPP. No known koala habitat exists on the subject site.
SEPP No. 50 - Canal Estates	The Planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 55 - Remediation of Land	The planning proposal is not inconsistent with the provisions of this SEPP. The western portion of the site was assessed under the provisions of SEPP No. 55 in association with the Coastal Grove subdivision, whilst the remaining portion of the site is a former Crown road reserve. No additional assessment will be required prior to the land being rezoned for residential development.
SEPP No. 60 - Exempt and Complying Development	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 62 - Sustainable Aquaculture	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 64 - Advertising and Signage	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 65 - Design Quality of Residential Flat Development	The planning proposal is not inconsistent with the provisions of this SEPP.
SEPP No. 71 - Coastal Protection	The planning proposal is not inconsistent with the provisions of this SEPP and supports the intent of the SEPP. The subject land is located within the coastal zone. The rezoning to enable residential development is consistent with the objectives of the SEPP.
North Coast Regional Environmental Plan (NCREP) (deemed SEPP)	The NCREP now has the status of a SEPP. This SEPP provides local government with state and regional policy guidelines for the preparation of local environmental plans and for certain types of development. The plan sets the basis for new urban and rural development. The planning proposal is not inconsistent with the provisions of this SEPP.

Appendix 3 - Section 117 Direction Checklist

Section 117 Direction Checklist Planning Proposal – Blue Seas Parade, Lennox Head

TABLE 1 – SECTION 117 DIRECTIONS

DIRECTION NO.	REQUIREMENTS	COMMENTS
1. Employment and Resources		
1.1 Business and Industrial Zones	Applies to Ballina Shire. Does not apply to Draft Plan.	
1.2 Rural Zones	In summary, this Direction provides that Draft LEPs shall retain existing zones and provisions relating to the control of traffic generating developments or access to major roads and shall not rezone rural land for urban purposes unless the land has been identified in a Strategy, is justified by an Environmental Study or is in accordance with an approved Regional Strategy.	It is considered that the rezoning is consistent with this Direction because the proposed residential area is identified in the Ballina Urban Growth Management Strategy and the Far North Coast Regional Strategy for urban development.
1.3 Mining, Petroleum Production and Extractive Industries	Applies to Ballina Shire. Does not apply to Draft Plan.	
1.4 Oyster Aquaculture	Applies to Ballina Shire. Does not apply to Draft Plan.	
1.5 Rural Land	In summary, this Direction provides that a planning proposal must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008. The Policy further provides that a planning proposal may be inconsistent with the terms of the Direction only if the relevant planning authority can satisfy the Director General of the Department of Planning that the provisions of the proposal are justified by a strategy which gives consideration to the objectives of the Direction or identifies the land which is the subject of a planning proposal or is approved by the Director General of the Department of Planning or is of minor significance.	The table in Appendix 1 addresses the Planning Principles contained in State Environmental Planning Policy (Rural Lands). In addition, this rezoning is of relatively minor significance and is consistent with the Far North Coast Regional Strategy 2008 – 2031.
2. Environment and Heritage		
2.1 Environmental Protection Zones	Applies to Ballina Shire. Does not apply to Draft Plan.	
2.2 Coastal Protection	In summary this Direction provides that a Draft LEP shall give effect to and be consistent with the Coastal Management Manual 1990, the NSW Coastal Policy 1997 and the Coastal Design Guidelines 2003.	The rezoning is consistent with this Direction. The proposal is considered to be minor in nature and will only result in an additional residential lot within an already approved residential subdivision. The proposal will not impact on public foreshore access.
2.3 Heritage Conservation	In summary this Direction provides that a Draft LEP shall contain	There are no items of environmental or cultural heritage identified by Council within

TABLE 1 – SECTION 117 DIRECTIONS		
DIRECTION NO.	REQUIREMENTS	COMMENTS
	provisions to facilitate the conservation of items of environmental heritage significance and aboriginal objects, areas of aboriginal heritage significance or aboriginal places.	the site that are considered to warrant specific LEP based protection based on the information currently available.
2.4 Recreation Vehicle Areas	Applies to Ballina Shire. Does not apply to Draft Plan.	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	In summary, this Direction provides that Draft LEPs shall contain requirements that broaden the choice of building types and locations, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing and associated urban development, are of good design, not permit residential development until the land is adequately serviced and not contain provisions which will reduce the permissible residential density of the land.	The planning proposal is consistent with this Direction in that adequate infrastructure is available to service the lot. The proposed rezoning will improve the configuration of an already approved lot within an existing residential subdivision. This will enable a more efficient use of the land.
3.2 Caravan Parks and Manufactured Home Estates	Applies to Ballina Shire. Does not apply to Draft Plan.	
3.3 Home Occupations	In summary, this Direction provides that a Draft LEP shall permit home occupations to be carried out in dwelling houses without the need for development consent.	This Plan is consistent with this direction.
3.4 Integrated Land Use and Transport	In summary, this Direction provides that a Draft LEP shall locate zones for urban purposes and include provisions that give effect to or are consistent with the aims, objectives and principles of Improving Transport Choice – Guidelines for Planning and Development (DUAP 2001) and The Right Place for Business and Services – Planning Policy (DUAP 2001). The Direction also provides that a Draft LEP may be consistent with the Direction if the land has been identified in the Strategy prepared by Council and approved by the Director General or, the rezoning is justified by an Environmental Study or the rezoning is in accordance with the relevant regional strategy.	It is considered that the proposed rezoning is consistent with this Direction because the land is identified in the Ballina Growth Management Strategy and the Far North Coast Regional Strategy. Additionally, the site is located within an already approved residential subdivision which is considered to have good access to public transport.
3.5 Development Near Licensed Aerodromes	Applies to Ballina Shire. Does not apply to Draft Plan.	
4. Hazard and Risk		

TABLE 1 – SECTION 117 DIRECTIONS		
DIRECTION NO.	REQUIREMENTS	COMMENTS
4.1 Acid Sulphate Soils	Direction requires Councils to consider the Acid Sulphate Soils Planning Guidelines and include provisions which are consistent with the Acid Sulphate Soils Model Local Environmental Plan.	The study site does not contain Acid Sulphate Soils.
4.2 Mine Subsidence and Unstable Land	Applies to Ballina Shire. Does not apply to Draft Plan.	
4.3 Flood Prone Land	Applies to Ballina Shire. Does not apply to Draft Plan.	
4.4 Planning for Bushfire Protection	In summary, this Direction provides that in the preparation of a Draft LEP a Council shall consult with the Commissioner of the Rural Fire Service and take into account any comments made. In addition, the Draft LEP is required to have regard to Planning for Bushfire Protection, 2001 among other things.	The Rural Fire Service will be consulted during the formal consultation period, should Gateway approval be granted.
5. Regional Planning		
5.1 Implementation of Regional Strategies	This Direction provides that when a Council prepares a Draft LEP the Plan shall be consistent with a Regional Strategy released by the Minister for Planning.	The site is identified in the Far North Coast Regional Strategy as a proposed future urban release area and therefore the rezoning is entirely consistent with this Direction.
5.2 Sydney Drinking Water Catchments	Does not apply to Ballina Shire.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Applies to Ballina Shire. Does not apply to Draft Plan.	
5.4 Commercial and Retail Development	Applies to Ballina Shire. Does not apply to Draft Plan.	
5.5 Development in the vicinity of Ellalong Paxton and Millfield (Cessnock LGA).	Does not apply to Ballina Shire	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Repealed	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Repealed	
5.8 Second Sydney Airport: Badgerys Creek	Does not apply to Ballina Shire	
6. Local Plan Making		

TABLE 1 – SECTION 117 DIRECTIONS		
DIRECTION NO.	REQUIREMENTS	COMMENTS
6.1 Approval and Referral Requirements	In summary, this Direction provides that a Draft LEP shall minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or Public Authority, not contain these provisions unless Council has obtained approval from the relevant Authority and not identify development as designated development unless certain prerequisites can be met.	The planning proposal is consistent with this Direction in that it does not introduce any new concurrence or consultation provisions or any additional designated development types.
6.2 Reserving Land for Public Purposes	This Direction provides that a Draft LEP shall not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant Authority among other things.	The planning proposal is not inconsistent with this provision as it does not include creation, altering or reduction of land for public purposes.
6.3 Site Specific Provisions	This Direction provides that a Draft LEP that amends another Environmental Planning Instrument in order to allow a particular development proposal shall either allow that land use to be carried out in the zone that the land is situated on or rezone the site to an existing zone already applying in the Environmental Planning Instrument that allows that land use without imposing any development standards or requirements in addition to those already existing or allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal Planning Instrument being amended.	The planning proposal is consistent with this direction as it seeks to apply a land use zone and standards compatible with the residential development of the site.
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Strategy	Does not apply to Ballina Shire	



