

Report

Subject	Rural Residential Planning Proposal in Dunromin Drive, Modanville
TRIM Record No	BP12/389:EF12/264
Prepared by	Consultant Principal Planner - Planning Resolutions
Reason	To obtain a resolution of Council to lodge a Gateway determination with the Minister for Planning for the rezoning of the area known as the Modanville Rural Residential Land.
Community Strategic Plan Link	Provide Sustainable Land-use Planning

Overview of Report

This report provides assessment of a Planning Proposal to alter the zoning of land off Dumromin Drive Modanville to permit rural residential development.

The land is predominantly within Zone No 1 (a)—(General Rural Zone) under the Lismore Local Environmental Plan 2000 (Lismore LEP 2000). A small area in the northeast corner of the site (approximately 0.5ha) is currently within Zone No 1 (c)—(Rural Residential Zone).

This Modanville Rural Residential Land has been identified within the Lismore Rural Housing Strategy 2002 and the Lismore Village Development Strategy 1997 (re-edited 2002) as potential land for future rural residential development. The Lismore Rural Housing Strategy 2002 has identified about 14.3 hectares of the land as potentially suitable for rural residential development.

The key requirement for the Gateway Determination is that there are no fatal flaws in the proposed rezoning. The land provides an ideal opportunity to provide infill rural residential land in an area with suitable existing services and facilities. The land is constrained in terms of the southerly slope and some steeper slopes; however these are not significant and can be overcome with a suitable design of the rural residential subdivision. The Planning Proposal may continue subject to more detailed studies, in particular flora & fauna, land contamination and on-site wastewater disposal.

Background

Council considered the progress of the submitted Planning Proposal at its meeting held on 12 July 2011. Council resolved:

Motion No.422/11

RESOLVED that Council:

1. Progresses the current planning proposals for rural residential rezoning at Modanville over Lot 22 DP 861639 and The Channon over Lot 10 DP 1112849 without delaying the current works schedule.
2. Places a temporary moratorium on the progressing of rural residential planning proposals, excluding those planning proposals identified in (1) above until Council has adopted its Housing Strategy for the reasons outlined in the report.

To achieve compliance with Part 1 of Council's resolution the planning consultancy Planning Resolutions has been engaged by Council to progress the Planning Proposal. The landowner is fully funding the cost of this consultant engagement.

Lismore City Council

Meeting held 10 July 2012 - Rural Residential Planning Proposal in Dunromin Drive, Modanville

Current zoning

The land is predominantly within Zone No 1 (a)—(General Rural Zone) under the Lismore Local Environmental Plan 2000 (Lismore LEP 2000). As shown on Attachment 1, a small area in the northeast corner of the site (approximately 0.5ha) is currently within Zone No 1 (c)—(Rural Residential Zone).

Likely future zoning

It is likely that the Planning Proposal will alter the zoning of Draft Local Environmental Plan 2012. As such a larger part of the land would be changed to Zone R5 Large Lot Residential. The residue of the land would remain within Zone RU1 Primary Production.

If the future zoning of the land alters the Lismore Local Environmental Plan 2000 (Lismore LEP 2000) the land within Zone No 1 (c)—(Rural Residential Zone) would be expanded to concur with the area identified as suitable for rural residential development.

Planning Proposal

The Planning Proposal (enclosed separately as Attachment 2) has been submitted to Council by Landpartners on behalf of Ms Kerrie Moss. The Planning Proposal indicates that 10 to 15 lots may be possible. However, the ultimate number of lots will only be determined following more detailed site assessments and community consultation.

The process of amending the local environmental plan starts with a Planning Proposal, which is undertaken or endorsed by Council and then sent to the Minister for Planning & Infrastructure. In preparing the local environmental plan the Council must explain and justify the proposal to the Minister. Council needs to provide the Minister with:

- a statement of objectives and intended outcomes of the proposal,
- an explanation of the provisions of the proposal,
- a justification of the objectives and outcomes, including how this is to be implemented,
- maps containing the appropriate detail are to be submitted, including land use zones, heritage areas and flood prone areas, and
- details of the community consultation that will be undertaken.

A summary of the Planning Proposal based on the Department of Planning & Infrastructure's standard format follows:

Part 1 Objectives and intended outcomes

The objective of the Planning Proposal is to rezone the subject land for rural residential development of the land. This objective will be achieved through separate amendment of Lismore LEP 2000 or amendment of the final version of Draft Local Environmental Plan 2012.

The Planning Proposal (Refer to Figure 2 Page 5) provides an indication of the position of the zone boundary. This is the line identified within the Lismore Rural Housing Strategy 2002, which is land east of high voltage power lines that run north south across the land. The position of the zone boundary will be influenced by additional studies to be undertaken to support the rezoning proposal. The Planning Proposal will facilitate the development of part of the land for rural residential development.

Part 2 Explanation of provisions

It is proposed that Lismore Local Environmental Plan 2000 be amended by rezoning a further part of the land as Zone No 1 (c)—(Rural Residential Zone). The zone boundary would be expanded to concur with the area identified as suitable for rural residential development.

In the event that the prevailing instrument is in the Standard Instrument format then the corresponding zone, Zone R5 Large Lot Residential, under the finalised Draft Lismore Local Environmental Plan 2012 will be applied.

Part 3 Justification

The following criteria must be addressed under the State Government Gateway system:

Section A– Need for the Planning Proposal

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

The Modanville Rural Residential Land has been identified as a potential location for rural residential development since 2002. The key strategic Council study affecting this Planning Proposal is the Lismore Rural Housing Strategy 2002. This Strategy identifies 14.3 ha of the land as potential rural residential land.

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

A Planning Proposal is the preferred way for the land to be rezoned to permit the proposed rural residential development. This will involve a map amendment to the Lismore LEP 2000 or Draft Lismore Local Environmental Plan 2012 in its final form. This Planning Proposal provides a very logical in-fill opportunity to add to the existing rural residential land stock at Modanville. As such the proposal does not prejudice the outcomes of the Growth Management Strategy that Council will commence in the near future.

Is there a net community benefit?

The Council has not sought to prepare a Net Community Benefit Test as it was not considered to be required given the site's long term inclusion in the Lismore Rural Housing Strategy 2002.

The Planning Proposal outlines the community benefits: (refer Page 9):

There is community benefit in the rezoning as it will provide additional rural residential housing options within the Modanville community and within close proximity to Dunoon. The village of Dunoon is listed as a 'Potential Future Urban Release Area' in the Far North Coast Regional Strategy.

The site adjoins a rural residential subdivision to the north. The rezoning of the site would therefore allow for the extension of this settlement pattern and the efficient use of existing roads and infrastructure, including Dunromin Drive to which the subject site has frontage of approximately 150 metres.

The proposal will benefit the wider community by providing additional housing lots to the market.

Section B – Relationship to Strategic Planning Framework

Is the Planning Proposal consistent with the objectives and actions contained within the Far North Coast Regional Strategy?

In December 2006 the Minister for Planning released the Far North Coast Regional Strategy. The purpose of the Strategy is to provide land use planning policy guidance for the sustainable development of the Far North Coast region over the next 25 years. The following section of the strategy refers to rural residential development:

Rural residential development

Rural residential development will continue as a housing choice for people in the Region. In the future such development will be located close to existing centres, avoiding areas of significant environmental and landscape value, and significant natural resources (including high quality agricultural land). An adequate level of services will be provided to meet the community's needs.

In order to limit urban growth along the coast and ensure efficiencies in land utilisation and infrastructure provision, no further rezoning for rural residential development (other than land in an approved land release strategy) will be permitted in the Coastal Area.

For land in the non-coastal area, rural residential land release will occur in accordance with existing local rural residential strategies or in a review negotiated between councils and the Department of Planning, consistent with the Regional Strategy.

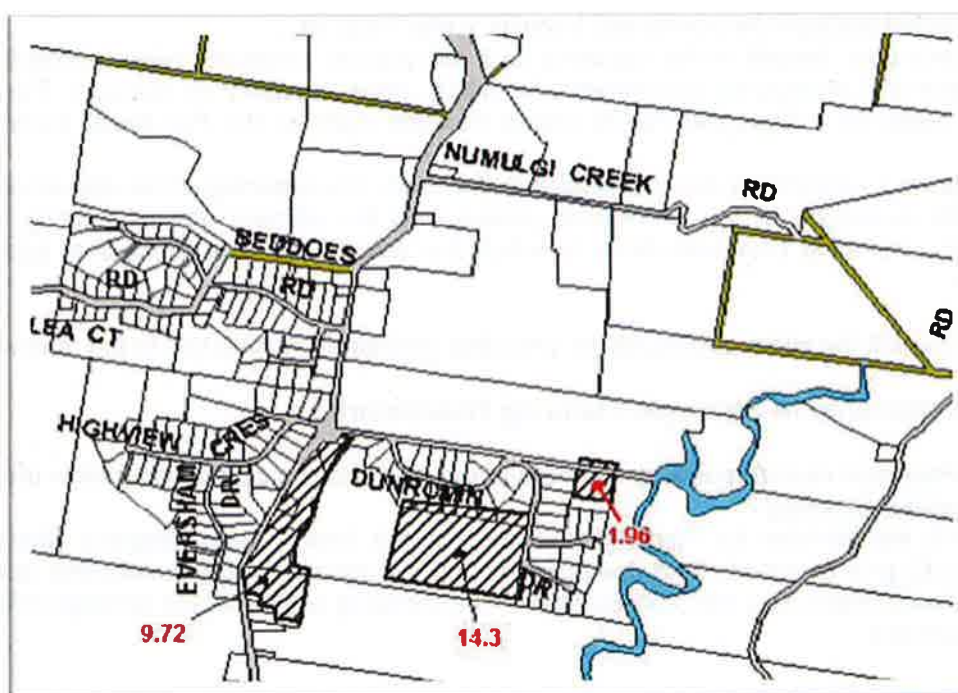
There are three key actions in the Regional Strategy relevant to this rural residential development. These are:

- Future rural residential land will only be released in accordance with a Local Growth Management Strategy agreed to by council and the Department of Planning, and consistent with the Settlement Planning Guidelines.
- No new rural residential development will be permitted within the Coastal Area, other than development already zoned or within an approved rural residential release strategy.
- Planning for rural residential land must be integrated with the supply of relevant infrastructure and transport provision.

The Planning Proposal is consistent with the Far North Coast Regional Strategy (FNCRS) in that it is to provide for additional housing opportunities via rural residential development in an area that has been identified in Council's Rural Housing Strategy, and will be utilising existing roads and infrastructure.

Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The Planning Proposal is consistent with Council's Lismore Rural Housing Strategy 2002. Below is an extract of the Modanville Locality Plan which intensifies this land as having potential for rural residential development.



Extract Modanville Locality Plan - Lismore Rural Housing Strategy 2002

The following is an extract of the Lismore Rural Housing Strategy 2002 in regard to the Modanville area:

Dunoon-Modanville

Modanville is a large rural residential estate located about 3km to the south of Dunoon. Most of this area has already been subdivided; however, there is some potential for minor extensions. Land to the south of the existing rural residential development in Dunromin Drive is bounded by a steep escarpment at its western boundary. A large part of the site is steeply sloping with a southerly aspect. 66KV power lines also transverse the site in a north-south direction. The only area that is considered to have reasonable potential for further rural residential subdivision is the area to the east of the power lines that has direct access to Dunromin Drive.

No additional accesses to Dunoon Road are to be created as a result of any subdivision. Preferred forms of closer rural settlement in Modanville are rural residential and community title subdivisions. Some of the more constrained sites may be suitable for larger lots.

Is the Planning Proposal consistent with applicable state environmental planning policies?

The proposal is consistent with applicable state environmental planning policies including the North Coast Regional Environmental Plan (deemed SEPP). In assessing the key areas of inconsistency of the Planning Proposal to relevant SEPPs:

- A checklist of the Planning Proposal against relevant SEPPs is provided in Attachment 3 and 4 (enclosed separately) to this report, and
- Recommendations of the report relating to additional investigations required as part of post Gateway determination

Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal is consistent or generally consistent with applicable Section 117 Directions. Refer to the checklist against these Directions provided as Attachment 5 (enclosed separately) to this report.

In relation to inconsistencies identified in Attachment 5 for the Section 117 Direction the Planning Proposal will be required to address these inconsistencies. These form part of the recommendations of this report.

Section C– Environmental, social and economic impact

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?

Council's Environmental Strategy Officer – Ecologist reports as follows:

A preliminary inspection of the subject site was carried on 15 May 2012.

The predominant vegetation on the site is mapped as Rainforest (derived, Camphor Laurel) which was confirmed on site inspection. The understory is sparse and weedy, with significant areas of Lantana (Lantana camara).

In addition, there is approximately 0.68 ha of forest mapped as Forest Red Gum - Tallowwood and classified as primary koala habitat within the meaning of the Draft Comprehensive Koala Plan of Management for south-east Lismore in the north-east of the site. It is noted, however, that the portion of this vegetation community located on the site does not contain koala feed tree species or potential koala habitat within the meaning of SEPP 44.

In summary, there do not appear to be any ecological impediments to the proposal proceeding to the next stage of the Gateway Process. However, it is recommended that the applicant provide a flora and fauna assessment to support the proposal at a suitable stage in the Gateway Process and prior to any rezoning of the land.

The flora and fauna assessment should be prepared by a suitably qualified person and will be assessed in accordance with both the structure and content guidelines specified in the following NSW State Government guidelines:

- *DEC (2004). Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (working draft), Department of Environment and Conservation NSW, Hurstville, NSW.*
- *DECC (2007). Threatened species assessment guidelines: The assessment of significance, Department of Environment and Climate Change NSW, Sydney South, NSW.*

It is clear that a detailed flora and fauna assessment of the site is required, though it appears that this flora and fauna assessment will help to shape the future development of the land rather than significantly restrain the development of the land.

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

On-Site Sewage Management

Council's Environmental Health Officer reports that:

This site has a number of limitations for effluent disposal which could affect the feasibility and overall layout of future subdivision plans as follows:

Slope

Slope within the subject area ranges from 17 - 27% (10 - 15.6 degrees). According to council's On-site Wastewater and Sewage Strategy slope >15% is a limitation and According to the Environmental & Health Guidelines - On-site Sewage Management for Single households (DLG,EPA 11998) is a major limitation. Excessive slope can create system failure from potential run-off and erosion issues.

Buffers

This site is transected by a watercourse on the south-eastern corner and a tributary which runs north-south through the site. It is not known the exact nature of the watercourse, however it is likely to be a gully or ephemeral stream. According to council's On-site Wastewater and Sewage Strategy, a 40 metre buffer is required between a gully and any land application areas. This buffer is treated as an absolute minimum with no flexibility afforded to rezoning or sub-division applications.

Exposure

This site is sloping in a southerly direction which can affect exposure to sunlight. Low sun exposure on the land application area can reduce evapotranspiration and the overall performance of an on-site system. Evapotranspiration can be further reduced by overshadowing from buildings and other structures.

The Environmental Health Officer also reports that the proposal can proceed to the Gateway determination with more detailed information required at a later stage in the process.

Land Contamination

Council's Environmental Health Officer reports that:

The subject site has been utilised historically for cattle grazing and rural living. The site is classified as potentially contaminated according to council's database, from banana production in the past, although this was not identified by the applicant.

A contaminated land assessment will be required for the site and according to the applicant would be completed as the DA (subdivision) stage.

There is evidence on site of previous plantation activity with a significant number of irrigation lines. Therefore it is preferable that the land contamination assessment occur post Gateway determination.

Drainage

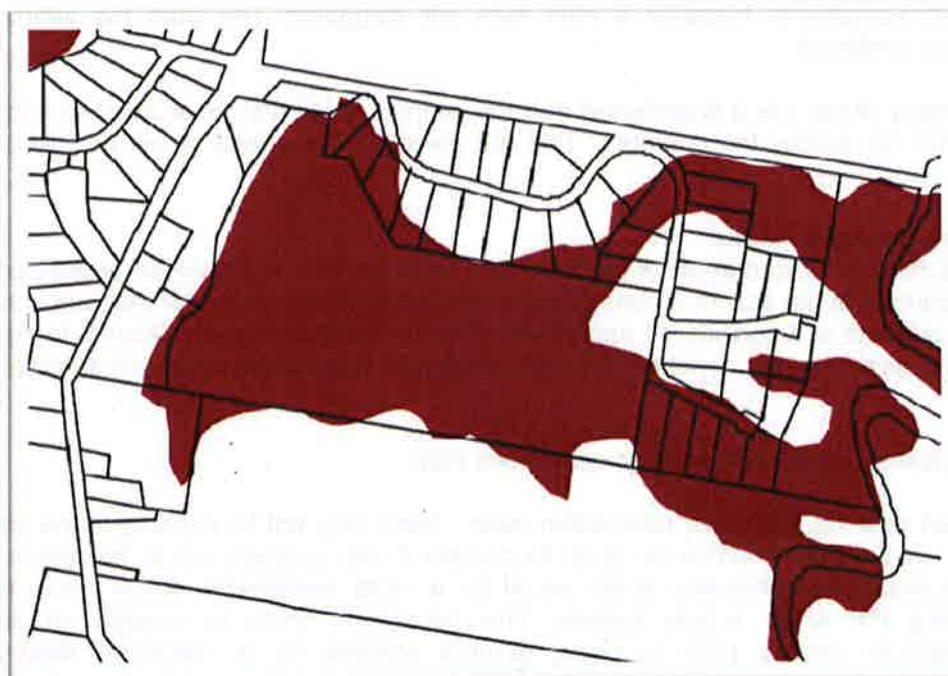
Council's Senior Engineer has advised as follows:

The site is well drained; runoff and flooding issues are not deemed to be a problem. If the Planning Proposal is approved, at the development application stage the applicant will be required to ensure compliance with Chapter 22 of the Lismore DCP, "Water Sensitive Design", and any approval conditioned that there shall be no net increase in stormwater discharge from the site when compared to the pre-developed rural catchment.

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

The development of the Modanville Rural Residential Land will have a positive effect on the local community and economy. The land was identified as a suitable rural residential infill development in the adopted Lismore Rural Housing Strategy 2002.

The majority of the land has been categorised as 'Class 5' agricultural land (see map extract below). 'Class 5' agricultural land is not prime crop and pasture land is only suitable for rough grazing. There is sufficient area to provide suitable buffering to the rural land to the south of the land.



Class 5 Agricultural Land

Section D– State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

Council's Senior Strategic Engineer reports as follows on roads, traffic and pedestrian/cycle links:

Traffic and Road access

This is a rural residential development and is approximately 11 km from the Lismore CBD by road. Assuming a total development lot yield of approximately 15 lots in which each lot will generate an estimated 8 trips per day (Table 1 of the contribution plan) resulting a total of 120 trips per day. The estimated peak hour traffic is 13 vehicles per hour. Dunromin Drive currently services 42 lots. The estimated traffic generated by the existing lots is 336 trips per day with a peak traffic generation estimated to be at 36 vehicles per hour. Combining the traffic volume yields the estimated total traffic flow on Dunromin Drive is 456 vpd with a peak hour flow of 49 vph.

Dunoon Road has an ADT of 2026 (Mar 2011). The estimated peak hour flow is 191 to 200 vph. Applying the criteria from Table 2.4: "Key traffic management considerations in selection of intersection type" from the Austroad "Guide to Traffic Management" that due to the low traffic volumes the intersection is considered minor and no intersection traffic analysis is required.

Given the distance from Dunoon Road and reliance on public transport including the school bus, the applicant will be required to construct at no cost to Council, a bus pullover area and possibly a bus shelter on Dunromin Drive within a safe and practical distance from the Henderson Place intersection.

These existing roads are capable of absorbing the additional traffic.

Internal Access Roads

Vehicular access to the site is from Dunromin Drive. The location of the internal road and Dunromin Drive intersection is restricted due to the Henderson Place and Dunromin intersection. A cross road intersection is not acceptable; however a right then left staggered Tee from the internal road to Henderson Place is preferred.

Given the topography of the site it is preferred that the internal roads are constructed at right angles to the contours rather cut across the contours. This will minimise the extent of cut and fill batters and retaining walls.

Pedestrian and cycleway linkages

The Modanville School is located approximately 2.7 km from the site. A combined pedestrian/cycleway linking this development to the school is considered a worthwhile asset. However the path is not listed in the contributions plan nor is it considered appropriate that the applicant be conditioned to construct the path at his expense given that the benefit of the path will extend beyond the proposed development.

Water

Council's Investigation & Development Engineer reports that:

The site is serviced by a 100mm water reticulation main. There may not be capacity in the water supply main and further work would need to be done to confirm if any upgrade would be required. As an alternative, adequately sized rainwater tanks would be a more sustainable option and preferable to extending/upgrading the water supply system. The developer needs to engage an engineer to "demonstrate" capacity existed prior to being granted consent for a "serviced" rural residential subdivision.

Summary

There are no engineering impediments excluding water and sewer that prevent this LEP from proceeding to the gateway.

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

There are no significant State issues that would necessitate consultation with State Government Authorities pre Gateway determination. These State Government Authorities will need to be consulted in relation to this Planning Proposal post Gateway determination.

There are no Commonwealth public authorities directly impacted by the Planning Proposal.

Community Consultation

Community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- in a newspaper that circulates in the area affected by the Planning Proposal,
- on the web-site of the Lismore City Council and the Department of Planning and Infrastructure, and
- in writing to adjoining landowners

The written notice will:

- give a brief description of the objectives or intended outcomes of the Planning Proposal,
- indicate the land affected by the Planning Proposal,
- state where and when the Planning Proposal can be inspected,
- give the name and address for the receipt of submissions, and
- indicate the closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- the Planning Proposal, in the form approved for community consultation by the Director General of Planning,
- the gateway determination, and
- any studies relied upon by the Planning Proposal.

The initial gateway determination will confirm the public consultation that must be undertaken in relation to the Planning Proposal. If the gateway determination specifies different consultation requirement this part of the proposal will be revised to reflect the terms of the gateway determination.

In the interest of keeping communication open from the outset, key stakeholders will be identified and contacted directly to ensure that they are aware of the Planning Proposal and are given the opportunity to communicate their concerns and ideas in regards to the development.

A consultation plan will need to be developed post Gateway determination.

Council landholdings

Lismore City Council is not a landholder in the Modanville Rural Residential Land area.

Other impacts - hazards and risks

Bushfire

Bushfire prone lands mapping held by Council indicates the Modanville Rural Residential Land is partially mapped as bushfire prone land (see the Planning Proposal at Attachment 2). The bushfire hazard is limited with the land between extensively surrounded by rural residential development and roads, the limited vegetation cover and southerly aspect. Any asset protection zones can be readily

incorporated into the future development of the land. As such it is recommended that the detailed bushfire assessment occur at the development application stage.

Statutory consultation with the NSW RFS will be required post Gateway determination.

Geotechnical

There are no areas of mass soil movement identified on this site.

Archaeological and cultural heritage

No assessment of the land has been made at this stage for archaeological and cultural heritage values of the area. Investigation and survey will be required as part of the post Gateway Determination.

Sustainability Assessment

Sustainable Economic Growth and Development

Expansion of the rural residential housing stock in any location will generate costs for the community as it encourages population growth and this in turn creates demand for Council services such as libraries, sporting facilities, open space and utility infrastructure such as roads, water, sewerage and waste disposal. Rural residential is inherently less cost effective than residential land. However, Council's and the State planning strategies recognise the importance of providing housing choice. The proposal builds on and utilises the services of this well serviced rural residential area. It also increases Council's rate base and development contributions can be collected to upgrade or expand services and infrastructure and off set the increased costs that come with population growth.

The development will generate employment in the land development industry including road and utility construction and building related employment. It will have a positive effect on the Lismore economy as the residents of this area will feed directly into this economy.

The Planning Proposal is consistent with the land use priorities of the Lismore Rural Housing Strategy 2002 and the Lismore Village Development Strategy 1997 (re-edited 2002), which defines Modanville as a Hamlet.

Social Inclusion and Participation

Modanville is well serviced for a rural residential area with neighbourhood shops and a primary school; with a community hall, churches and sports fields at nearby Dunoon. In providing additional residential land through this Planning Proposal an additional supply of rural residential land will be available on the market. The site is well placed to fit into the existing rural residential development and build on existing infrastructure, facilities and community networks.

Protect, Conserve and Enhance the Environment and Biodiversity

Biodiversity values on the site appear to be limited with extensive areas of Lantana and Camphor Laurel infestation. The flora and fauna assessment will identify areas of significant value and provide recommendations for enhancement of such areas.

Rural Residential development is inherently car based, though Council's and the State's planning strategies recognise the importance of providing rural residential development as a housing choice. Modanville has been developed more as a Hamlet with a basic range of services; as such the need for extensive car travel is less than that for comparable rural residential areas.

Best-Practice Corporate Governance

The Planning Proposal is at the start of a longer process that will require detailed community consultation when more information is available and recommendations on developable areas are

confirmed. There is sufficient information to allow the Planning Proposal to proceed to the gateway stage where the Department of Planning and Infrastructure can decide on the extent of additional work required.

Comments

Finance

Not required.

Other staff comments

The Planning Proposal was reviewed by Council's Senior Strategic Engineer, Environmental Health Officer, Ecologist and Investigation and Development Engineer. These assessments have been considered in preparing this report and referred to as required in previous sections of this report.

Public consultation

Community consultation for a Planning Proposal should normally comprise an exhibition period of not less than twenty eight (28) days. Community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- in a newspaper that circulates in the area affected by the Planning Proposal,
- on the web-site of the Lismore City Council and the Department of Planning, and
- in writing to affected and adjoining landowners.

The timing for community consultation will be when the Department of Planning & Infrastructure has advised of its requirements for supporting information and the studies have been undertaken to the satisfaction of Council. At this point there will be a clear picture of the developable area on the subject land and a concept plan for how land use might occur.

Conclusion

The Planning Proposal has merit and can be supported. The Planning Proposal may proceed subject to more detailed studies being carried out.

Based on available information the Planning Proposal substantially complies with relevant SEPP's and Section 117 Directions and Council's key strategic documents. It also complies with the Far North Coast Regional Strategy.

There is sufficient information to enable Council to support the Planning Proposal and forward it to the Department of Planning and Infrastructure for its consideration and response.

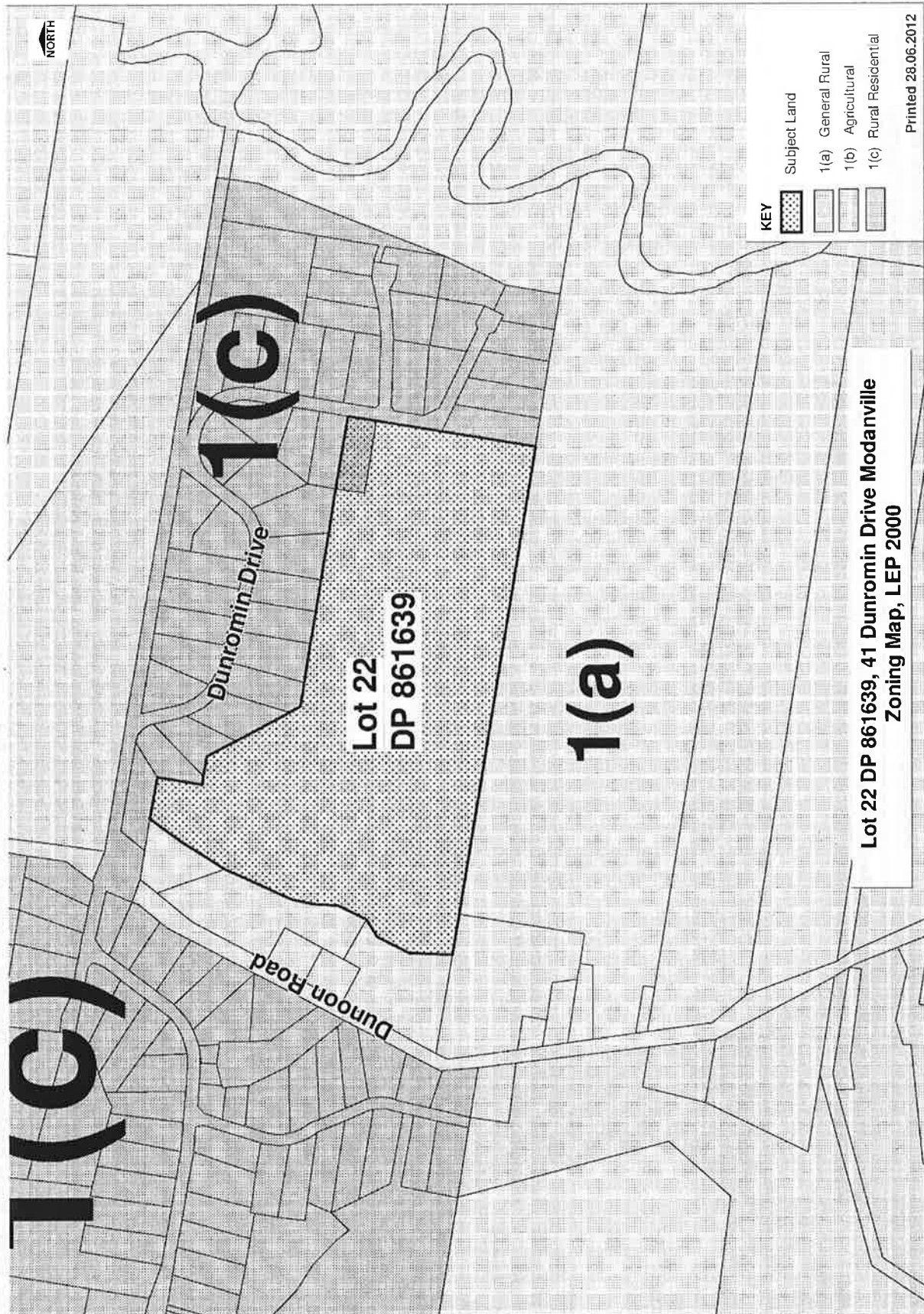
There are a number of key matters that will be required to be addressed prior to consultation or exhibition of the Planning Proposal and these are identified as part of the recommendations. The additional issues raised in the Council staff comments can be investigated in detail at the subsequent development application stage.

Attachment/s

1. LEP 2000 Zone Map Dunromin Drive Modanville
2. Planning Proposal 41 Dunromin Drive Modanville (Over 7 pages)
3. Assessment of Planning Proposal - State Environmental Planning Policies
4. Assessment of Planning Proposal - North Coast Regional Environmental Plan
5. Assessment of Planning Proposal - Ministerial Directions Section 117

That:

1. Council support the current Planning Proposal for the Modanville Rural Residential Land and forward the Planning Proposal to the Department of Planning and Infrastructure to seek a Gateway Determination.
2. Council request in the Gateway submission to the Department an exhibition period for the Planning Proposal of twenty eight (28) days.
3. The proponent is to undertake the following key investigations where Council receives a Gateway Determination from the Department that the Planning Proposal may proceed:
 - a. Flora and fauna assessment
 - b. On site wastewater disposal assessment
 - c. Archaeological and cultural heritage assessment and
 - d. Contaminated land assessment.
4. The proponent provide, based on the assessments in 3 above, a conceptual layout of the future rural residential development. In preparing such a conceptual layout the proponent is also to specifically consider:
 - a. buffering to protect the agricultural values of the rural land to the south of the land,
 - b. the need to provide asset protection zones to retain bushland and
 - c. the comments of Council's Senior Strategic Engineer.



Consideration of State Environmental Planning Policies

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
1	State Environmental Planning Policy – Development Standards	Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	N/A	N/A
4	State Environmental Planning Policy – Development without consent & Miscellaneous Exempt & Complying Development	Previously titled SEPP No. 4 - Development without Consent. This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy	N/A	N/A
6	State Environmental Planning Policy – Number of Storeys in a Building	Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments	N/A	N/A
10	State Environmental Planning Policy – Retention of Low Cost Rental Accommodation	Originally applying to just the inner suburbs of Sydney, Newcastle and Wollongong, the policy now covers the 53 local government areas in the Greater Metropolitan Region. The policy requires the local council's consent, and the Director General of the Department of Planning's concurrence, to demolish, alter or change the use of a boarding house. Consent is also required to strata-subdivide a low-cost residential flat building or boarding house. Before granting consent or concurrence, the council and Director General are required to take into account the availability of comparable accommodation; however, it is not mandatory for them to refuse a proposal if such accommodation is not available. Other matters to be considered include the structural soundness and fire safety of a building, the estimated cost of necessary improvements and, as relevant, the financial viability of continuing to run a boarding house.	N/A	N/A
14	State Environmental Planning Policy – Coastal Wetlands	Ensures coastal wetlands are preserved and protected for environmental and economic reasons. The policy applies to local government areas outside the Sydney metropolitan area that front the Pacific Ocean. The policy identifies over 1300 wetlands of high natural value from Tweed Heads to Broken Bay and from Wollongong to Cape Howe. Land clearing, levee construction, drainage work or filling may only be carried out within these wetlands with the consent of the local council and the agreement of the Director General of the Department and Planning. Such development also requires an environmental impact statement to be lodged with a development application. The policy is continually reviewed. It has, for example, been amended to omit or include areas, clarify the definition of the land to which the policy applies and to allow	No coastal wetlands have been identified within the N/A	N/A