

Appendix 2 – Consistency of Planning Proposal with Local Planning Directions

Direction	Applicable	Consistent	Comment
1 Employment and Resources			
1.1 Business and Industrial Zones	Yes	Yes	The planning proposal does not recommend any amendment of the current B4 Mixed Use zone (a business zone) and increases the potential floor space area.
1.2 Rural	No	-	-
1.3 Mining, Petroleum Production and Extractive Industries	No	-	-
1.4 Oyster Aquaculture	No	-	-
1.5 Rural Lands	No	-	-
2 Environment and Heritage			
2.1 Environment Protection Zones	Yes	Yes	The planning proposal does not recommend the amendment of existing planning controls that facilitate the protection and conservation of environmentally sensitive areas or reduce the environmental protection standards that apply to the site.
2.2 Coastal Management	No	-	-
2.3 Heritage Conservation	Yes	Yes	The planning proposal does not recommend the deletion of any heritage items or places or the amendment of existing provisions that facilitate the conservation of heritage items or places.
2.4 Recreation Vehicle Areas	Yes	Yes	The proposal does not recommend amendments that would enable the site to be developed for the purpose of a recreation vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	No	-	-
3 Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Yes	The planning proposal recommends amendments that will enable the delivery of new dwellings close to public transport, broaden the choice of building types, and help to reduce the consumption of land for housing and associated urban development on the urban fringe.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The planning proposal does not recommend the amendment of existing provisions relating to caravan parks and manufactured home estates.
3.3 Home Occupations	Yes	Yes	The planning proposal does not recommend the amendment of existing provisions permitting home occupations to be carried out in dwelling houses without the need for development consent.
3.4 Integrating Land Use and Transport	Yes	Yes	The planning proposal recommends amendments that will enable the delivery of new dwellings close to public transport.
3.5 Development Near Licensed Aerodromes	No	-	-
3.6 Shooting Ranges	No	-	-
4 Hazard and Risk			
4.1 Acid Sulfate Soils	No	-	-
4.2 Mine Subsidence and Unstable Land	No	-	-
4.3 Flood Prone Land	Yes	Yes	The site is not within the flood planning area but is at risk from overland flooding. The Flood Study supporting the planning proposal demonstrates that the overland flooding can be adequately managed in any future development application.
4.4 Planning for Bushfire Protection	No	-	-
5. Regional Planning			

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Direction	Applicable	Consistent	Comment
5.1 Implementation of Regional Strategies	Revoked	-	-
5.2 Sydney Drinking Water Catchments	No	-	-
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	-	-
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	-	-
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked	-	-
5.6 Sydney to Canberra Corridor	Revoked	-	-
5.7 Central Coast	Revoked	-	-
5.8 Second Sydney Airport: Badgerys Creek	No	-	-
5.9 North West Rail Link Corridor Strategy	No	-	-
5.10 Implementation of Regional Plans	No	-	-
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The planning proposal does not recommend provisions requiring additional concurrence, consultation or referral of development applications to a Minister or a public authority.
6.2 Reserving Land for Public Purposes	Yes	Yes	The planning proposal does not recommend amendments that create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	Yes	Yes	The planning proposal does not recommend additional, site specific planning controls.
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	The planning proposal is consistent with the NSW Government's <i>A Plan for Growing Sydney</i> published in December 2014 and subsequent documents, namely, <i>A Metropolis of Three Cities – The Greater Sydney Region Plan</i> (published in March 2018) and the <i>Western City District Plan</i> (published in March 2018). Part 3B provides greater detail on the consistency of the Planning Proposal with these plans.
7.2 Implementation of Greater Macarthur Land Release Investigation	No	-	-
7.3 Parramatta Road Corridor Urban Transformation Strategy	No	-	-
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	-	-
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	-	-
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	-	-
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	-	-