

PLANNING PROPOSAL

for the inclusion of

Nymboida Police Station Complex



in Schedule 5 of Clarence Valley LEP 2011.

Prepared by Clarence Valley Council



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Appendix 1 SEPP Checklist

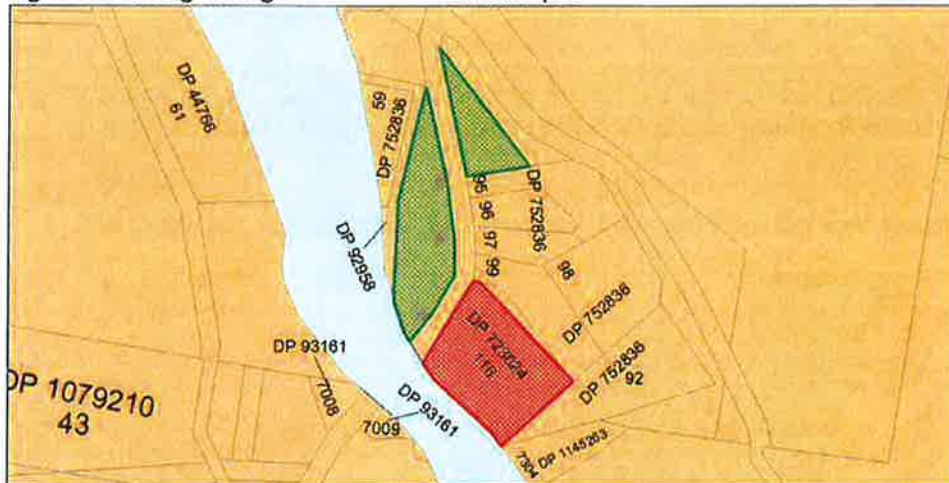
Appendix 2 Section.117 Directions Checklist

Appendix 3 Nymboida Police Station Complex Heritage Assessment Report Ainsworth Heritage November 2014

1.3 Current Zoning & Use

The site is zoned RU 2 Rural Landscape under Clarence Valley Local Environmental Plan (CVLEP) 2011.

Figure 3 Existing Zoning Plan RU2 Rural Landscape.



1.4 Background

Options for the future of the Police Station complex were being considered this year by the Police Department and in the absence of a heritage listing and a heritage study for the area, demolition and replacement of the residence was put forward as one option. This led to identification of the potential significance of the Police Station complex and a formal assessment of the significance of the complex by Ainsworth Heritage.

2. OBJECTIVE OR INTENDED OUTCOME

The intent of the planning proposal is to include the Nymboida Police Station complex on Schedule 5 of the Clarence Valley LEP 2011 to formally recognise its heritage significance.

3. EXPLANATION OF PROVISIONS

The objective of the Proposal will be achieved by amending the Clarence Valley LEP 2011 by the addition of the subject property into Schedule 5 and on the heritage layer map.

Heritage Map - Sheet HER_008C

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4 JUSTIFICATION

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

The planning proposal is the result of a Heritage Assessment Report by Ainsworth Heritage. A Community Based Heritage Study is generally undertaken prior to preparing a list of potential items and this has been the case in Maclean, Grafton and Copmanhurst former shires. However individual sites can arise outside of the studies requiring a site specific LEP amendment.

A grant application the preparation of a CBHS for the Former Nymboida and Ulmarra area was made last year to the heritage branch of DOEH but was not successful. It is still on Councils programme, but it is considered important to formally recognise this site immediately and afford it formal protection.

4.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Inclusion on Schedule 5 and the relevant heritage map is the appropriate method of protecting an item of heritage significance.

4.3 Is there a net community benefit?

Yes. It is considered that it is in the public interest and of community benefit to protect significant cultural heritage.

5.0 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.1 Applicable Regional Strategy – Mid North Coast Regional Strategy

The Mid North Coast Regional Strategy (March 2009) is the applicable regional strategy. The proposal is consistent with section 9 to ensure that all places of significance are included in the heritage schedules of LEPS.

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

Out Community Plan 2015-2024 adopted June 2014 is Council's adopted corporate strategic plan. The proposal is consistent with Policy 1.1.3 which specifically relates to protection of the heritage of the area.

5.3 Consistency with applicable state environmental planning policies

The proposal is consistent with applicable state environmental planning policies. Refer to the checklist against these policies at Appendix 1

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

The proposal is consistent with applicable Section 117 Directions. Refer to the checklist against these Directions at Appendix 2.



6. ENVIRONMENTAL, SOCIAL AND 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?

There are not likely to be any adverse environmental effects which would arise from the listing of the subject complex.

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

There are not likely to be any adverse environmental effects which would arise from the listing of the subject complex.

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

Positive social and economic effects can be linked to the protection of cultural heritage which is an intrinsic part of a local community's cultural heritage and sense of place.

7. STATE AND COMMONWEALTH INTERESTS

7.1 Is there adequate public infrastructure for the planning proposal?

There will be no change to the existing infrastructure.

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

The matter was referred to the Heritage Branch and the Minister for Heritage in August 2014 in relation to a request for an Interim Heritage Order. This was declined pending a full heritage assessment which has now been completed and concludes that the item is of significance and also assessed as rare at a local level.

8. COMMUNITY CONSULTATION

It is considered that the proposal is a "low impact planning proposal" under Section 4.5 of "*A guide to preparing local environmental plans*".

On this basis, it is intended that the planning proposal be advertised for 14 days in accordance with Section 4.5 of "*A guide to preparing local environmental plans*". It is also intended to write directly to land owners who surround the subject land.

A public hearing is not considered necessary.



APPENDIX 1: STATE ENVIRONMENTAL PLANNING POLICY CHECKLIST

STATE ENVIRONMENTAL PLANNING POLICY	COMMENTS
SEPP 1 Development Standards.	Not applicable.
SEPP 14 Coastal Wetlands.	Not applicable.
SEPP 15 Rural Land-Sharing Communities.	Not Applicable
SEPP 19 Bushland in Urban Areas.	Not applicable.
SEPP 21 Caravan Parks.	Not applicable.
SEPP 26 Littoral Rainforests.	Not applicable.
SEPP 30 Intensive Agriculture	Not applicable
SEPP 32 Urban Consolidation (Redevelopment of Urban Land).	Not applicable.
SEPP 33 Hazardous & Offensive Development.	Not applicable.
SEPP 36 Manufactured Home Estates.	Not applicable.
SEPP 39 Split Island Bird Habitat.	Not applicable.
SEPP 44 Koala Habitat Protection.	Not applicable.
SEPP 47 Moore Park Showground.	Not applicable.
SEPP 50 Canal Estate Development.	Not applicable.
SEPP 52 Farm Dams & Other Works in Land & Water Management Plan Areas.	Not applicable.
SEPP 55 Remediation of Land.	Not applicable.
SEPP 59 Central Western Sydney Economic & Employment Area.	Not applicable.
SEPP 62 Sustainable Aquaculture.	Not applicable.
SEPP 64 Advertising & Signage.	Not applicable.
SEPP 65 Design Quality of Residential Flat Buildings.	Not applicable.
SEPP 70 Affordable Housing (Revised Schemes).	Not applicable.
SEPP 71 Coastal Protection	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable.
SEPP Building Sustainability Index: BASIX 2004	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	Not applicable.
SEPP (Major Projects) 2005	Not applicable.
SEPP (Sydney Regional Growth Centres) 2006	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.



STATE ENVIRONMENTAL PLANNING POLICY	COMMENTS
SEPP (Temporary Structures) 2007	Not applicable.
SEPP (Infrastructure) 2007	Not applicable.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not applicable.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP – North Coast Regional Environmental Plan 1988 (NCREP)	This document now has the status of a SEPP. Listings within the NCREP are fully incorporated into CVLEP 2011...

APPENDIX 2: SECTION 117 DIRECTION CHECKLIST

SECTION 117 DIRECTION	COMPLIANCE	COMMENTS
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Not applicable.	
1.2 Rural Zones	Not Applicable	
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.	
1.3 Oyster Aquaculture	Not applicable.	
1.5 Rural Lands	Not Applicable	
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental protection Zones	Not applicable.	
2.2 Coastal protection	Not applicable.	
2.3 Heritage Conservation	Applies	The planning proposal is consistent with the aims of facilitating heritage conservation.
2.4 Recreation Vehicle Areas	Not applicable.	
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Not applicable.	
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.	
3.3 Home Occupations	Not applicable.	
3.4 Integrated Land Use and Transport	Not applicable.	
3.5 Development Near Licensed Aerodromes	Not applicable.	
4. HAZARD AND RISK		
4.1 Acid Sulphate Soils	Not applicable.	
4.2 Mine Subsidence and Unstable land	Not applicable.	
4.3 Flood Prone Land	Complies	Part of the site is subject to flooding but it is not relevant to the planning proposal.
4.4 Planning for Bushfire Protection	Complies	The site is bushfire prone, but it is not relevant to the planning proposal.



5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Complies	The planning proposal is consistent with the Mid North Coast Regional Strategy
5.2 Sydney Drinking Water Catchments	Not applicable.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.	
5.6 Sydney to Canberra Corridor	Not applicable.	
5.7 Central Coast	Not applicable.	
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	Not applicable.	
6.2 Reserving Land for Public Purposes	Not applicable.	
6.3 Site Specific Provisions	Not applicable.	



APPENDIX 3

NYMBOIDA POLICE STATION COMPLEX HERITAGE ASSESSMENT

AINSWORTH HERITAGE

