



Ballina Shire Council

Planning Proposal – June 2013

Southern Cross Precinct Expansion

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Gateway



Introduction

Summary of Planning Proposal

This planning proposal follows a request from Ballina Shire Council's Commercial Services Section, majority landholder of the subject land, for amendment to the Ballina LEP 2012 to enable expansion of the (existing) Southern Cross Industrial Estate.

This planning proposal relates to a number of lots and part lots as described below:

- Part of Lots 3-6 DP 123781;
- Lots 3-4 DP 872303;
- Lot 2 DP 833513;
- Lot 8 DP 793980; and
- Part of Lot 7 DP 1043261; and
- adjoining Council road reserve (Corks Lane).

The location of the subject land is shown in Figure 1 below.

The proposal seeks the rezoning of the land from rural land to employment based zones to facilitate economic development outcomes.

It is noted that a separate planning proposal (BSCPP 12/003 Southern Cross Industrial Estate Bulky Goods Precinct) relates to a proposal to rezone industrial zoned land within the existing Southern Cross Industrial Estate to permit development for bulky goods purposes. This amendment is not shown on the mapping in this planning proposal as the amendment is not yet complete.

Ballina Shire Council is the majority landholder of the subject land, which is designated as "operational land" pursuant to the Local Government Act 1993. In order to manage any potential perceived conflicts of interest in relation to the Council's dealing with the matter, it is proposed that the following process be followed should the planning proposal receive affirmative Gateway determination:

- The applicant (Council's Commercial Services Section) will be invited to provide additional information, outlined above, to support the planning proposal.
- Council (Council's Strategic & Community Facilities Group) will engage, at the applicant's cost, the services of an independent planning consultant to review the additional information and provide recommendations regarding the appropriate range of permissible uses on the land and allocation of land use zones.

- The independent consultant report will form the basis of a further report to the elected Council for further deliberation, prior to Community engagement via public exhibition of the planning proposal.

It is noted that the land is owned by Council (that is, Council's Commercial Services Section is the proponent) and that Council's Commercial Services Section is separate to the Strategic & Community Facilities Group which processes LEP amendments. Notwithstanding the measures Council proposes to manage conflict of interest issues in relation to this matter, Council is not seeking delegation of plan making functions in this instance.

Local Planning Context

Ballina Local Environmental Plan 2012

The subject land is identified on Map 1 in Part 4 of the planning proposal. The subject land is currently zoned RU2 Rural Landscape under the terms of the Ballina LEP 2012, as shown on Map 2. The land is also identified as a Strategic Urban Growth Area on the Strategic Urban Growth Areas Map (SGA) of the Ballina LEP 2012 (linked to Clause 7.8).

The planning proposal seeks to apply the following land use zones under the terms of the Ballina LEP 2012:

- B6 – Enterprise Corridor Zone; and
- B7 – Business Park Zone (new zone).

The proposed allocation of the above zones to the subject land is shown on Map 3. The planning proposal also seeks to apply a minimum lot size of 1000m² on the Lot Size Map (LSZ) under the terms of the Ballina LEP 2012, as shown on Map 4. The planning proposal also involves amendment to the Strategic Urban Growth Areas Map (SGA) to remove the subject land from identification as a strategic urban growth area, as shown on Map 5.

Ballina Shire Growth Management Strategy 2012

The Ballina Shire Growth Management Strategy 2012 (GMS) provides the strategic planning context for urban development in Ballina Shire. The GMS includes the following 'Strategic Actions' in relation to the North Ballina locality:

- *Investigate, through the rezoning process, land development opportunities and the provision of public infrastructure identified in the Southern Cross Precinct Master Plan and the West Ballina Structure Plan.*
- *Enhance entry treatment including associated with the Ballina/Byron Gateway Airport.*
- *Establish a clustered bulky goods retailing precinct.*

The rezoning of the land as proposed is generally consistent with Council's Ballina Shire Growth Management Strategy.

Southern Cross Precinct Master Plan

The Southern Cross Precinct Master Plan identifies the following possible land use components with respect to the subject land:

- Future industrial area with conventional 50m x 25m lots;
- New airport link road;
- Realigned road to facilitate the design of the North Creek Road intersection;
- Live/work precinct;
- Existing and expanded environmental protection areas and open space corridors;
- Existing and expanded bicycle track network; and
- Existing and expanded drainage network.

The planning proposal (which provides for employment based land use outcomes) is generally consistent with the strategic planning for the locality, as provided for by the Ballina Shire Growth Management Strategy and the Southern Cross Precinct Master Plan.

However, it is important to note that the employment outcomes proposed are not limited to conventional industrial land uses. Notwithstanding this, the provision for employment based outcomes is considered to be generally consistent with the local planning framework.

The composition of land use outcomes is subject to further investigation associated with more detailed site analysis. This work will be required post Gateway determination, but before public exhibition commences.

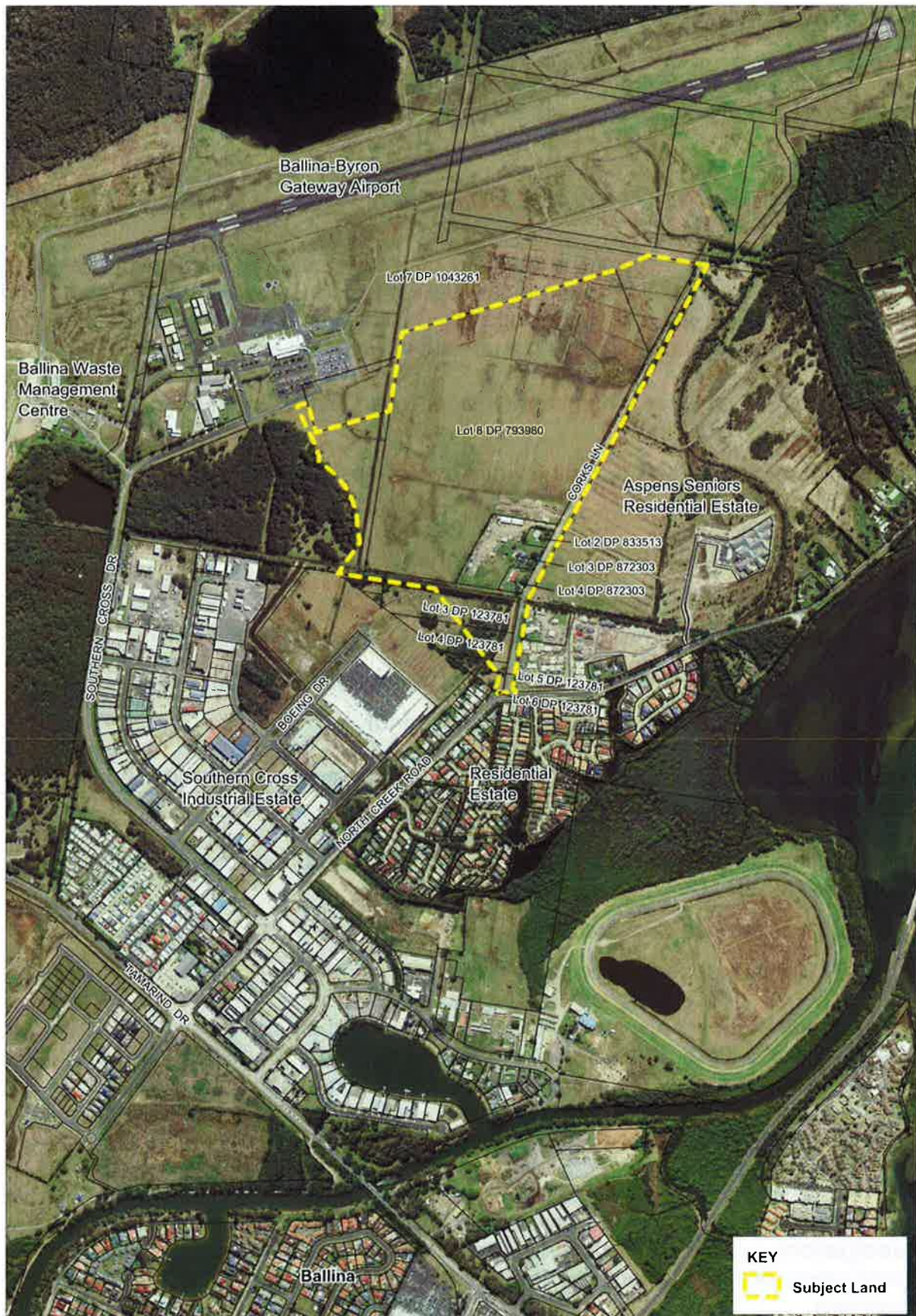


Figure 1. Land to which the planning proposal relates

Part 1 - Objectives or Intended Outcomes

The objective of this planning proposal is to enable development for a range of commercial and industrial land uses on the land.

Part 2 - Explanation of the Proposal

This planning proposal relates to an area of land located adjacent to the existing Southern Cross Industrial Estate and the Ballina-Byron Gateway Airport. Other land uses within proximity of the land include the Ballina Waste Management Centre and several residential estates (including a developing senior's living estate).

The subject land includes a number of lots, and part lots, described below (as shown on Figure 1 and Map 1):

- Part of Lots 3-6 DP 123781 (owned by Ballina Shire Council);
- Lot 3 DP 872303 (owned by Mr B.R. Field);
- Lot 4 DP 872303 (owned by Mr D.M. King);
- Lot 2 DP 833513 (owned by Mr B.R. Field);
- Lot 8 DP 793980 (owned by Ballina Shire Council); and
- Part of Lot 7 DP 1043261 (owned by Ballina Shire Council); and
- Adjoining Council road reserve (Corks Lane).

The subject land is currently zoned RU2 Rural Landscape Zone under the terms of the Ballina LEP 2012 (refer to Map 2).

The planning proposal seeks to apply the following land use zones under the terms of the Ballina LEP 2012 (as shown on Map 3):

- B6 – Enterprise Corridor Zone; and
- B7 – Business Park Zone (new zone).

The planning proposal also seeks to apply a minimum lot size of 1000m² on the Lot Size Map (LSZ) under the terms of the Ballina LEP 2012, as shown on Map 4. A further outcome of the planning proposal will be to amend the Strategic Urban Growth Areas Map (SGA) to remove the subject land from identification as a strategic urban growth area, as shown on Map 5.

It is noted that further amendment of the maps may occur, prior to the public exhibition of the planning proposal, following the conclusion of detailed investigations. These investigations could result in map changes, such as the identification of environmental protection outcomes or changes to building height provisions.

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 Council's Ballina Shire Growth Management Strategy (2012) and Southern Cross Precinct Master Plan (2008) as having potential to accommodate commercial and industrial development.

Ballina Shire Growth Management Strategy 2012

The Ballina Shire Growth Management Strategy 2012 (GMS) provides the strategic planning context for urban development in Ballina Shire. An excerpt of the Ballina Shire Growth Management Strategy, comprising the local strategy table for the North Ballina locality and the North Ballina strategy map, is provided in Appendix 1.

The GMS includes the following 'Strategic Actions' in relation to the North Ballina locality:

- *Investigate, through the rezoning process, land development opportunities and the provision of public infrastructure identified in the Southern Cross Precinct Master Plan and the West Ballina Structure Plan.*
- *Enhance entry treatment including associated with the Ballina/Byron Gateway Airport.*
- *Establish a clustered bulky goods retailing precinct.*

The rezoning of the land as proposed is consistent with Council's Ballina Shire Growth Management Strategy.

The Ballina Shire Growth Management Strategy was approved by the Director General of the Department of Planning & Infrastructure in correspondence dated 7 May 2013.

Southern Cross Precinct Master Plan

The Southern Cross Precinct Master Plan (excerpt provided in Appendix 2) identifies the following possible land use components with respect to the subject land:

- 3 - Future industrial area with conventional 50m x 25m lots;
- 4 - New airport link road;
- 5 - Realigned road to facilitate the design of the North Creek Road intersection;
- 8 - Live/work precinct;
- 11 - Existing and expanded environmental protection areas and open space corridors;
- 14 - Existing and expanded bicycle track network; and

- 19 - Existing and expanded drainage network.

The planning proposal (which provides for employment based land use outcomes) is generally consistent with the strategic planning for the locality, as provided for by the Ballina Shire Growth Management Strategy and the Southern Cross Precinct Master Plan.

However, it is important to note that the employment outcomes proposed are not limited to conventional industrial land uses. Notwithstanding this, the provision for employment based outcomes is considered to be generally consistent with the local planning framework.

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

The planning proposal is the most appropriate means of enabling commercial and industrial development on the land.

Section B - Relationship to the Strategic Planning Framework

3. 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 majority of the subject land is identified as 'Employment Lands' in the Far North Coast Regional Strategy (FNCRS), which provides the regional framework for the consideration of policy development and the overall vision of the future. The planning proposal includes additional adjoining land (as "minor rounding") identified in the Ballina Shire Growth Management Strategy, approved by the Director General of the Department of Planning & Infrastructure in correspondence dated 7 May 2013. The proposal is not in conflict with the outcomes or actions of the FNCRS.



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

As noted above, consideration of the subject land for rezoning for commercial purposes is consistent with Council's Ballina Shire Growth Management Strategy (2012) and Southern Cross Precinct Master Plan (2008).

Further, the planning proposal is consistent with the Ballina Local Environmental Plan 2012, as set out below.

The Ballina LEP 2012 currently provides for the following commercial zones:

- **B1 Neighbourhood Centre Zone** – The intent of this zone is to provide for small scale commercial service areas that provide for every day needs of residents. This zone has been applied to small scale commercial facilities that service neighbourhood areas in the shire.
- **B2 Local Centre Zone** – The intent of this zone is to provide for higher order commercial services in key locations to service the needs of the wider community. However, such areas are not intended to be a central component of the retail hierarchy, but rather complement central facilities in Ballina.
- **B3 Commercial Core Zone** – The intent of this zone is to identify the core commercial precincts in Ballina Shire, being the Ballina Town Centre and Kerr Street retailing area. It is intended to facilitate a mixed use outcomes including commercial, tourist and residential based uses in a compatible manner.
- **B4 Mixed Use Zone** – The intent of this zone is to enable a broad range of uses including commercial and residential uses on the fringe of the Ballina Town Centre. The key difference from the B3 zone is that this zone enables a greater variety of residential uses on the land.
- **B6 Enterprise Corridor Zone** – The intent of this zone is to identify defined areas suitable for a mixture of business and industrial uses that are compatible with a range of land uses including residential areas. The zone is intended to provide for the redevelopment of identified areas over time to accommodate business and industry that is either not well suited to, or does not need to be located in, either traditional industrial or commercial areas.
- **I1 General Industrial Zone** – provides for a range of industrial and warehouse land uses;

It is noted that a separate planning proposal (BSCPP12/003) proposes the introduction of a **B5 Business Development Zone** into the Ballina LEP 2012 in relation to land at the northern extent of the existing Southern Cross Industrial Estate. This amendment is currently pending finalisation.

The present planning proposal seeks to provide for a range of commercial land uses, compatible with the adjacent Ballina/Byron Gateway Airport. Consequently, the planning proposal seeks to apply the following land use zones under the terms of the Ballina LEP 2012:

- B6 – Enterprise Corridor Zone; and
- B7 – Business Park Zone (new zone).

The proposed allocation of the above zones is provided in Map 3.

A list of permissible uses within the proposed B7 – Business Park Zone, a new zone for the Ballina LEP 2012, will be prepared to support the public exhibition of the planning proposal, following further consideration of the site attributes, opportunities and constraints by the Council.

The planning proposal seeks to apply a minimum lot size of 1000m² on the Lot Size Map (LSZ) to the land under the terms of the Ballina LEP 2012, as shown on Map 4. A further outcome of the planning proposal will be to amend the Strategic Urban Growth Areas Map (SGA) to remove the subject land from identification as a strategic urban growth area, as shown on Map 5.

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

Yes, the proposal is generally consistent with applicable State Environmental Planning Policies (SEPP). Further consideration of SEPPs will be undertaken in conjunction with the detailed site investigations required prior to public exhibition.

6. 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

7. 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?

A detailed ecological / flora & fauna assessment will be undertaken to support will support the planning proposal should the rezoning receive affirmative Gateway determination.

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

The environmental characteristics (opportunities and constraints) of the subject land were considered in the preparation of the Southern Cross Precinct Master Plan. The master plan identified that the subject land was generally cleared grazing land that has been subject to considerable disturbance associated with previous activities. As a consequence the land is not considered to have significant environmental values.

Notwithstanding, a number of environmental assessments will be required to support the planning proposal, should the planning proposal receive affirmative Gateway determination. These environmental assessments include the following:

- Ecological / flora & fauna assessment;
- Acid sulfate soils assessment;
- Land contamination assessment;
- Geotechnical assessment;
- Stormwater impact assessment;
- Entomological assessment (mosquitoes);
- Bushfire hazard assessment; and
- Archaeological / cultural heritage assessment.

The potential impacts associated with filling the site for the purpose of flooding mitigation has been assessed as part of Council's floodplain management planning process, undertaken in accordance with the floodplain management manual. This broader assessment will support the planning proposal should the rezoning receive affirmative Gateway determination. Further flood assessment may be required depending on the outcomes of more detailed consideration of the land.

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

The assessment of a number of potential social and economic impacts will be required to support the planning proposal, should it receive affirmative Gateway determination, including the following:

- Impacts on the Ballina CBD – the impact of proposed commercial land uses on the ongoing viability of the Ballina CBD will be required, in particular proposed development for retail, office, registered clubs and tourist accommodation;
- Air transport issues – consideration of aircraft noise and obstacle limitation surfaces will be required to ensure that the Ballina/Byron Airport is not adversely affected; and
- Employment outcomes – consideration of the economic benefits associated with the proposed land use.

Section D - State and Commonwealth Interests

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

Adequate urban infrastructure is available to accommodate urban development of the land. Further, the planning proposal will facilitate the provision of infrastructure to support development and to improve the accessibility of the Ballina/Byron Gateway Airport and adjacent commercial and industrial areas.

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

Consultation will be undertaken with relevant agencies during the public exhibition stage of the LEP amendment or as required by the Gateway determination.

Part 4 - Mapping

As outlined above, the subject planning proposal involves amendment of the Zoning Map (LZN), under the terms of the Ballina LEP 2012, from RU2 Rural Landscape zone to the B6 Enterprise Corridor zone and the B7 Business Park zone.

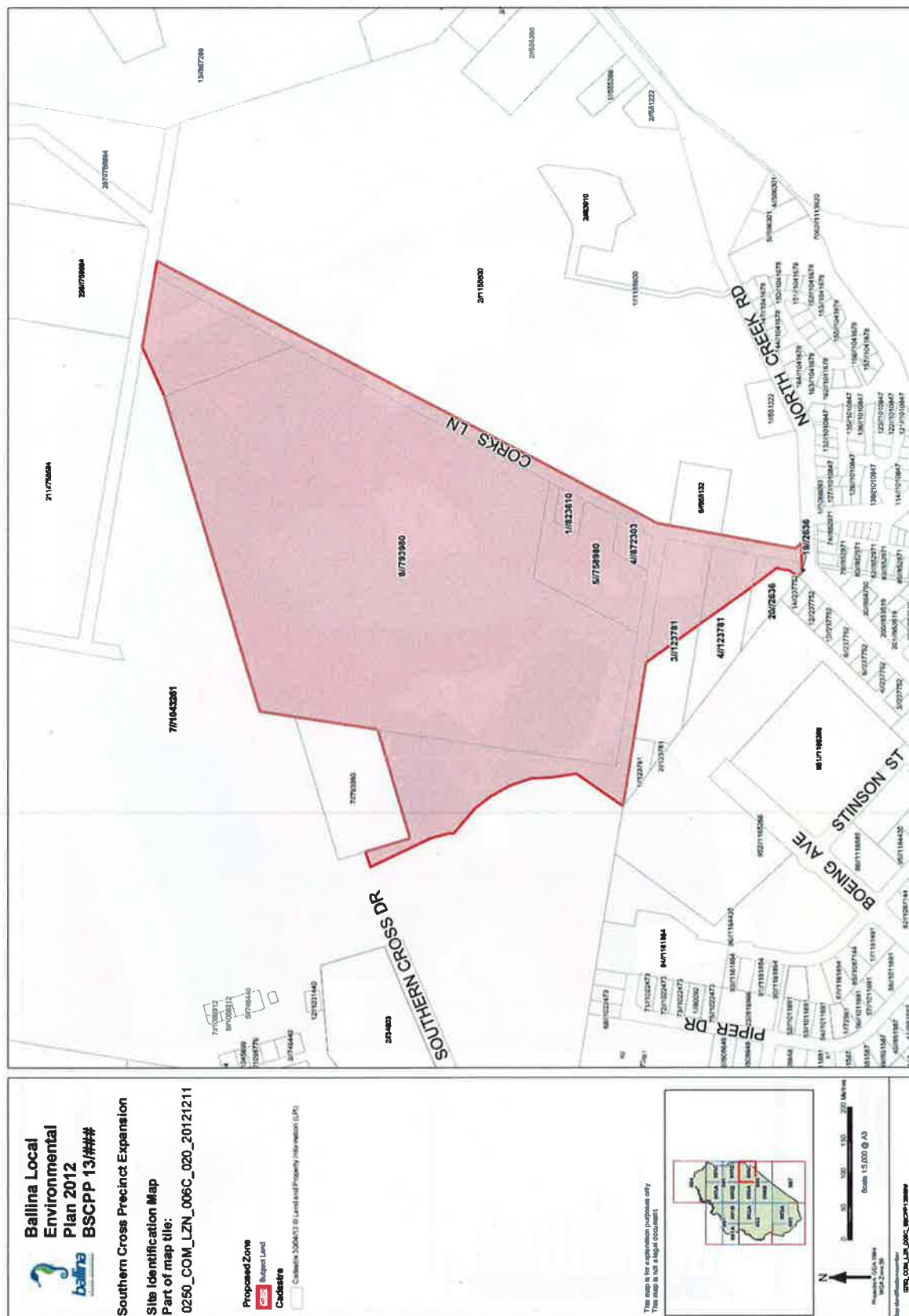
The proposal also includes amendment to the Lot Size Map (LSZ) to change the minimum lot size for subdivision of the subject land from 400,000m² (40 Hectares) to 1000m² to facilitate the development of the land for commercial and industrial purposes. A further outcome of the planning proposal will be to amend the Strategic Urban Growth Areas Map (SGA) to remove the subject land from identification as a strategic urban growth area.

The following maps have been prepared to support this planning proposal, as follows:

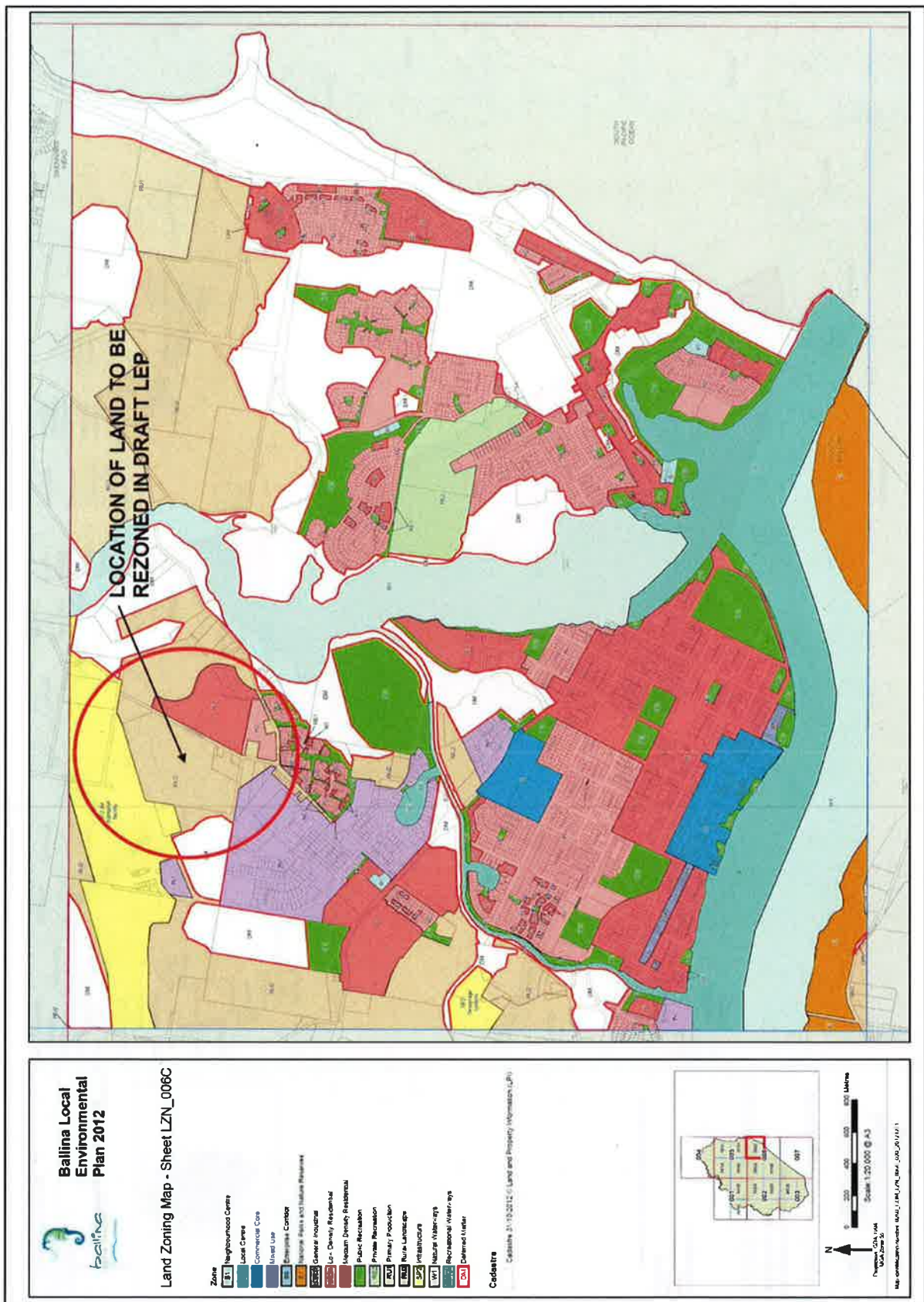
- Map 1 – illustrates the location of the subject land – Site Identification Map;
- Map 2 – illustrates the existing zoning of the land under the terms of the Ballina LEP 2012 (LZN);
- Map 3 – presents the proposed zoning of the land under the terms of the Ballina LEP 2012 (LZN Map); and
- Map 4 – presents the proposed minimum lot size under the terms of the Ballina LEP 2012 (LSZ Map).
- Map 5 – presents the consequential amendment to the strategic urban growth areas map, with respect to the subject land and some adjacent land, under the terms of the Ballina LEP 2012 (SGA Map).

Additional mapping may be prepared to support the subject planning proposal, including development standard maps (height of building, floor space ratio etc), subject to further investigations to be undertaken in support of the rezoning.

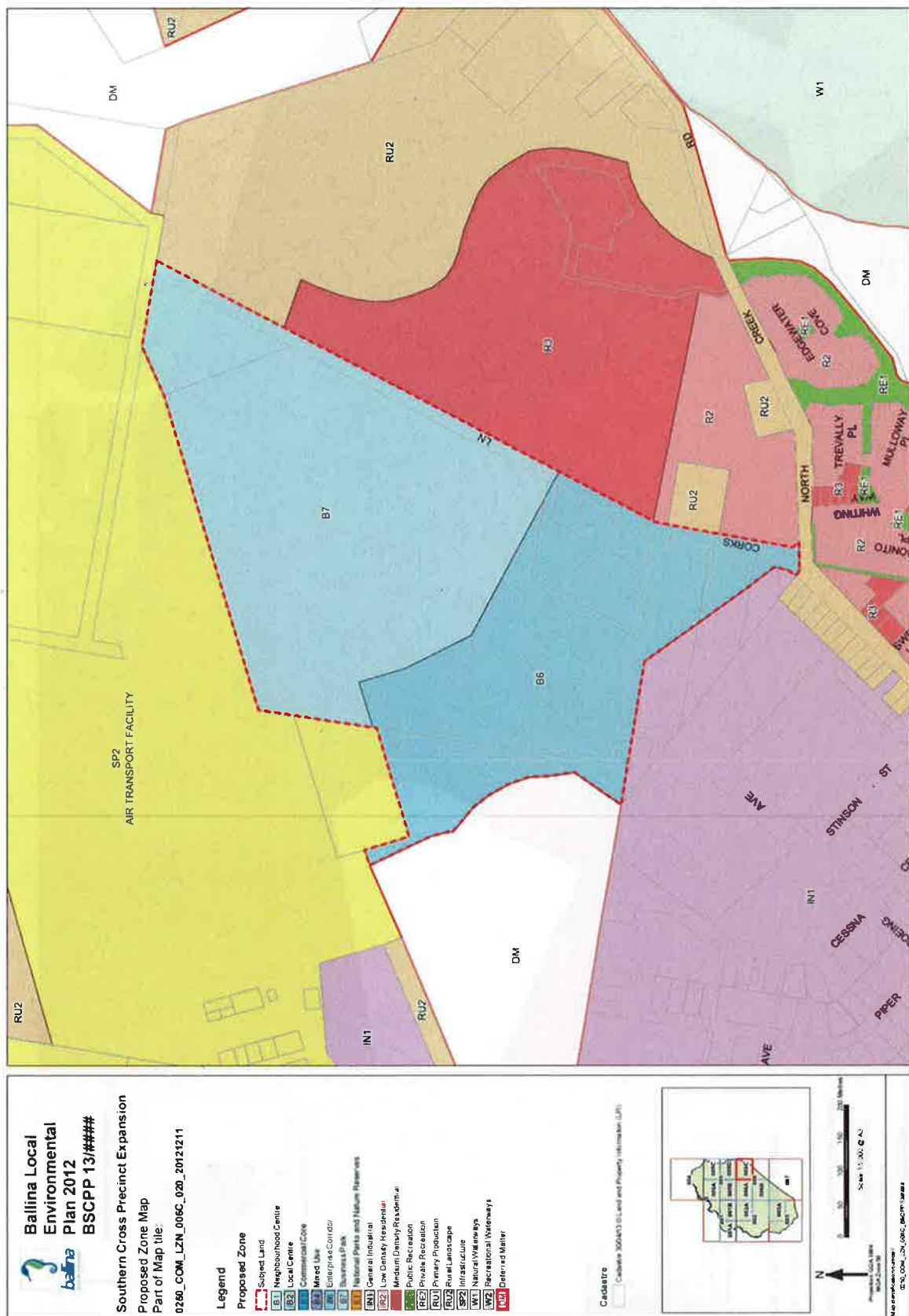
It is noted that a separate planning proposal (BSCPP 12/003 Southern Cross Industrial Estate Bulky Goods Precinct) relates to a proposal to rezone industrial zoned land within the existing Southern Cross Industrial Estate to permit development for bulky goods purposes. This separate planning proposal relates to Lots 2-5 DP 123781 and Lots 951-952 DP 1165266. The subject planning proposal maps may be updated to reflect planning proposal BSCPP 12/003 prior to public exhibition, should that planning proposal proceed to gazettal in the intervening period.



Map 1 – The subject land (Site Identification Map)



Map 2 – Existing Zoning (Ballina LEP 2012 LZN Map)



Map 3 – Proposed Zoning (Ballina LEP 2012 LZN Map)



Map 5 – Proposed Strategic Urban Growth Area (Ballina LEP 12 SG Map)

Part 5 - Community Consultation

It is proposed that community consultation will be undertaken for this planning proposal in accordance with the Gateway determination and the terms of the *Environmental Planning and Assessment Act 1979*.

Part 6 - Project Timeline

The proposed timeline for completion of the planning proposal is as follows:

Plan Making Step	Estimated Completion (Before)
Gateway Determination (Anticipated)	August 2013
Public Exhibition Period (Following detailed site assessment)	February 2014
Submissions Assessment	March 2014
RPA Assessment of Planning Proposal and Exhibition Outcomes	May 2014
Submission of Endorsed LEP to DP&I for Finalisation	July 2014
RPA Decision to Make the LEP Amendment (if delegated)	N/A – Council is not seeking delegation for the amendment
Forwarding of LEP Amendment to DP&I for Notification (if delegated)	N/A – Council is not seeking delegation for the amendment

Council is not seeking delegation of plan making functions in this instance because the majority of the land is owned by Council (that is, Council's Commercial Services Section is the proponent). Council's Commercial Services Section is separate to the Strategic & Community Facilities Group which processes LEP amendments. However, following Gateway determination, Council intends to engage a third party to support the processing of the proposal and provide independent advice.

Appendices

Appendix 1 - Ballina Growth Management Strategy (excerpt)

North Ballina

Locality Vision / Character Statement:

North Ballina is a key entry-point to Ballina. The locality is characterised by its mixed live-work environment, which provides a diversity of land uses associated with innovation in the building, construction and manufacturing industries.

The locality provides for a mixture of residential opportunities and accommodates sites of major public infrastructure including the Ballina-Byron Gateway Airport and Ballina Waste Management Facility.

Main Features:

- North Ballina comprises a mixture of commercial and industrial land uses and residential areas. A broad range of commercial and industrial activities occur within the Southern Cross Industrial Estate, including retailing outlets, light manufacturing, and a diversity of building and construction supplies and services. Residential areas include a number of manufactured home estates with permanent residents, traditional housing estates such as the 'North Lakes Residential Estate' and 'Ferngrove Residential Estate' (currently being constructed) and a 'Seniors Living Estate', 'Aspen' on North Creek Road.
- Other land uses include major public infrastructure (Ballina-Byron Gateway Airport and Ballina Waste Management Facility) and public recreation including the Ballina Racecourse and Centennial Gardens.
- The locality has good accessibility to Ballina Island for commercial, community and civic facilities.
- The northern part of the planned West Ballina Arterial, which is to connect West Ballina and North Ballina, intersects with North Creek Road on the existing Pacific Highway.

Key Issues:

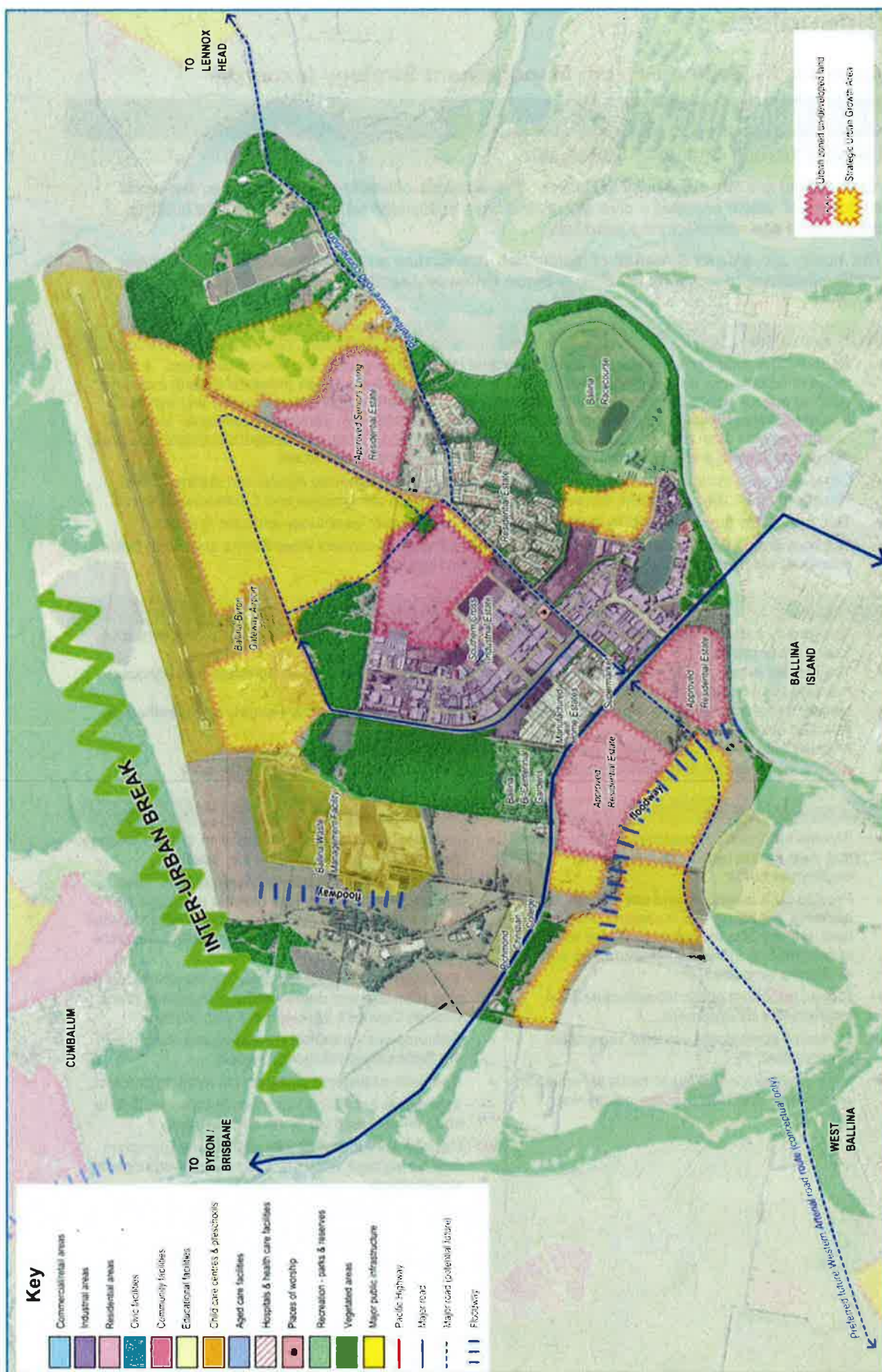
- The locality includes land that is subject to development interest for light industrial land uses including 'bulky goods retailing'.
- The locality provides affordable housing opportunities in a caravan park (with permanent residences), manufactured home estates and in traditional housing estates.
- Limited social infrastructure is provided within the locality, with residents reliant largely on infrastructure provided elsewhere in Ballina.
- Planned alteration to road network with respect to Ballina-Byron Gateway Airport access.
- Known and potential Aboriginal cultural heritage values and/or sites are contained in the area.

Locality Objectives:

- Provide for future development opportunities that exist for the locality as a major employment area.
- Provide for a balanced land use pattern, by avoiding, mitigating and managing potential land use conflicts associated with the mixture of commercial, industrial, infrastructure and residential land uses.
- Protect important public infrastructure from incompatible development.
- Conserve ecologically valuable vegetation communities.
- Manage Aboriginal cultural heritage values in accordance with best practice guidelines.

Strategic Actions:

- Investigate the potential impacts of climate change, particularly sea-level rise, on the locality.
- Investigate, through the rezoning process, land development opportunities and the provision of public infrastructure identified in the Southern Cross Precinct Masterplan and the West Ballina Structure Plan.
- Establish a more detailed planning framework for the long term use and development of industrial areas through Council's development control plan.
- Enhance entry treatment including associated with the Ballina/Byron Gateway Airport.
- Establish a clustered bulky goods retailing precinct.
- Investigate future road connection between Ballina and Lennox Head via North Creek Road.
- Manage and/or promote Aboriginal and European cultural heritage values in accordance with relevant stakeholders.



Appendix 2 - Southern Cross Precinct Master Plan Map

Source: GeoLINK Date: March 2008



Detailed Masterplan
Illustration 4.2

0 200
GeoLINK
Southern Cross Precinct Masterplan
875138

Appendix 3 - Section 117 Direction Checklist

Section 117 Direction Checklist Planning Proposal – Southern Cross Precinct Expansion	
Direction No.	Compliance of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	Consistent. The planning proposal seeks to expand the supply of industrial and commercial zoned land. The proposed new employment areas are consistent with the Ballina Shire Growth Management Strategy, approved by the Director-General of the Department of Planning & Infrastructure (May 2013).
1.2 Rural Zones	Consistent. The planning proposal proposes to rezone rural land for commercial and industrial purposes. The proposed new employment areas are consistent with the Ballina Shire Growth Management Strategy, approved by the Director-General of the Department of Planning & Infrastructure (May 2013).
1.3 Mining, Petroleum Production and Extractive Industries	Does not apply to planning proposal.
1.4 Oyster Aquaculture	Does not apply to planning proposal.
1.5 Rural Land	Consistent. The planning proposal proposes to rezone rural land for commercial and industrial purposes. The proposed new employment areas are consistent with Ballina Shire Growth Management Strategy, approved by the Director-General of the Department of Planning & Infrastructure (May 2013).
2. Environment and Heritage	
2.1 Environmental Protection Zones	Environmental protection outcomes will be considered further as part of detailed site assessment.
2.2 Coastal Protection	Consistent. The subject land is located within the NSW Coastal Zone. The proposed new employment areas are consistent with the Ballina Shire Growth Management Strategy, approved by the Director-General of the Department of Planning & Infrastructure (May 2013).
2.3 Heritage Conservation	Consistent. Council is not aware of any items or places of cultural heritage significance affecting the subject land. Notwithstanding, the Ballina LEP 2012 makes provision for the protection of items and areas of cultural heritage significance. Further, the subject planning proposal will facilitate the protection of such items, through the Ballina LEP 2012 or other suitable mechanisms, should such items be identified through further investigations to be undertaken to inform the rezoning.
2.4 Recreation Vehicle Areas	Does not apply to planning proposal.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Does not apply to planning proposal.
3.2 Caravan Parks and Manufactured Home Estates	Does not apply to planning proposal.
3.3 Home Occupations	Does not apply to planning proposal.
3.4 Integrated Land Use and Transport	Does not apply to planning proposal.
3.5 Development Near Licensed Aerodromes	Consistent. An aerodrome impact assessment will be undertaken to ensure the planning proposal is consistent with the Direction, should the proposal receive affirmative Gateway determination.

4. Hazard and Risk	
4.1 Acid Sulphate Soils	Consistent. An acid sulphate soils assessment will be undertaken to ensure the planning proposal is consistent with the Direction, should the proposal receive affirmative Gateway determination.
4.2 Mine Subsidence and Unstable Land	Does not apply to planning proposal.
4.3 Flood Prone Land	Consistent. Development of the land is consistent with a floodplain management study prepared in accordance with the NSW Floodplain Management Manual. Further consideration of flood impact will also be undertaken to ensure the planning proposal is consistent with the Direction, should the proposal receive affirmative Gateway determination.
4.4 Planning for Bushfire Protection	Consistent. A bushfire assessment will be undertaken to ensure the planning proposal is consistent with the Direction, should the proposal receive affirmative Gateway determination.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Consistent. The planning proposal is consistent with the Far North Coast Regional Strategy (FNCRS). It is noted that the planning proposal includes land located outside of the mapped 'employment lands' in the FNCRS. However, these areas are consistent with Ballina Shire Growth Management Strategy, as approved by the Director-General of the Department of Planning & Infrastructure (May 2013). Further, it is noted that this additional area is considered to constitute 'minor rounding' as defined in the FNCRS.
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.	Does not apply to planning proposal.
5.4 Commercial and Retail Development	Does not apply to planning proposal.
5.5 Development in the vicinity of Ellalong Paxton and Millfield (Cessnock LGA).	Repealed.
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	
6.1 Approval and Referral Requirements	Consistent.
6.2 Reserving Land for Public Purposes	Consistent.
6.3 Site Specific Provisions	Does not apply to planning proposal.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	Does not apply to Ballina Shire.