

# Planning Proposal: Rezoning part of Lot 1 DP 1013392 from RU1 Primary Production to R5 Large Lot Residential and rezone part of Lot 2 DP 1065108 from R5 Large Lot Residential to RU1 Primary Production

## REVIEW OF LOCAL PLANNING DIRECTIONS

| Direction                                                  | Item 1:<br>Rezone part of Lot 1 DP 1013392 from RU1 to R5 | Item 2:<br>Rezone part of Lot 2 DP 1065108 from R5 to RU1 | Item 3:<br>Change Minimum Lot size for Dunn's Road Subdivision from 8 ha to 2 ha |
|------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Employment and Resources</b>                            |                                                           |                                                           |                                                                                  |
| 1.1 Business and Industrial zones                          | N/A                                                       | N/A                                                       | N/A                                                                              |
| 1.2 Rural zones                                            | Inconsistent                                              | Inconsistent                                              | Consistent                                                                       |
| 1.3 Mining, Petroleum Production and Extractive Industries | N/A                                                       | N/A                                                       | N/A                                                                              |
| 1.4 Oyster Aquaculture                                     | N/A                                                       | N/A                                                       | N/A                                                                              |
| 1.5 Rural Lands                                            | Inconsistent                                              | Consistent                                                | Consistent                                                                       |
| <b>Environment and Heritage</b>                            |                                                           |                                                           |                                                                                  |
| 2.1 Environment Protection Zones                           | Consistent                                                | Consistent                                                | Consistent                                                                       |
| 2.2 Coastal Protection                                     | N/A                                                       | N/A                                                       | N/A                                                                              |
| 2.3 Heritage Conservation                                  | Consistent                                                | Consistent                                                | Consistent                                                                       |
| 2.4 Recreation Vehicle Areas                               | N/A                                                       | N/A                                                       | N/A                                                                              |
| <b>Housing, Infrastructure and Urban Development</b>       |                                                           |                                                           |                                                                                  |
| 3.1 Residential Zones                                      | Consistent                                                | Consistent                                                | Consistent                                                                       |
| 3.2 Caravan Parks and Manufactured Home Estates            | N/A                                                       | N/A                                                       | N/A                                                                              |
| 3.3 Home Occupations                                       | Consistent                                                | Consistent                                                | Consistent                                                                       |
| 3.4 Integrating Land Use and Transport                     | N/A                                                       | N/A                                                       | N/A                                                                              |
| 3.5 Development Near Licensed Aerodromes                   | N/A                                                       | N/A                                                       | N/A                                                                              |
| <b>Hazard and Risk</b>                                     |                                                           |                                                           |                                                                                  |
| 4.1 Acid Sulfate Soils                                     | N/A                                                       | N/A                                                       | N/A                                                                              |
| 4.2 Mine Subsidence and Unstable Land                      | N/A                                                       | N/A                                                       | N/A                                                                              |
| 4.3 Flood Prone Land                                       | Consistent                                                | Consistent                                                | Consistent                                                                       |
| 4.4 Planning for Bushfire Protection                       | Consistent                                                | Consistent                                                | Consistent                                                                       |
| <b>Regional Planning</b>                                   |                                                           |                                                           |                                                                                  |
| 5.1 Implementation of Regional                             | N/A                                                       | N/A                                                       | N/A                                                                              |

|                                         |            |            |            |
|-----------------------------------------|------------|------------|------------|
| Strategies                              |            |            |            |
| 5.2 Sydney Drinking Water Catchments    | N/A        | N/A        | N/A        |
| 5.3 Farmland on the NSW Far North Coast | N/A        | N/A        | N/A        |
| 5.4 Commercial Development, North Coast | N/A        | N/A        | N/A        |
| 5.5 Revoked                             | N/A        | N/A        | N/A        |
| 5.6 Revoked                             | N/A        | N/A        | N/A        |
| 5.7 Revoked                             | N/A        | N/A        | N/A        |
| 5.8 Badgerys Creek Airport              | N/A        | N/A        | N/A        |
| <b>Local Plan Making</b>                |            |            |            |
| 6.1 Approval and Referral Requirements  | Consistent | Consistent | Consistent |
| 6.2 Reserving Land for Public Purpose   | N/A        | N/A        | N/A        |
| 6.3 Site Specific Provisions            | Consistent | Consistent | Consistent |
| <b>Metropolitan Planning</b>            |            |            |            |
| 7.1 Sydney Metropolitan Strategy        | N/A        | N/A        | N/A        |