

Planning Proposal

Large Lot Residential Expansion, Breckenridge Street, Wyrallah

25 February 2016



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Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to enable large lot rural residential development on part of Lot 1 DP 747721 Breckenridge Street, Wyrallah.

This objective will be achieved through an amendment to Lismore LEP 2012, specifically the maps for land use zones, minimum lot size and height of buildings. The proposed new LEP maps are included in Attachment 1.

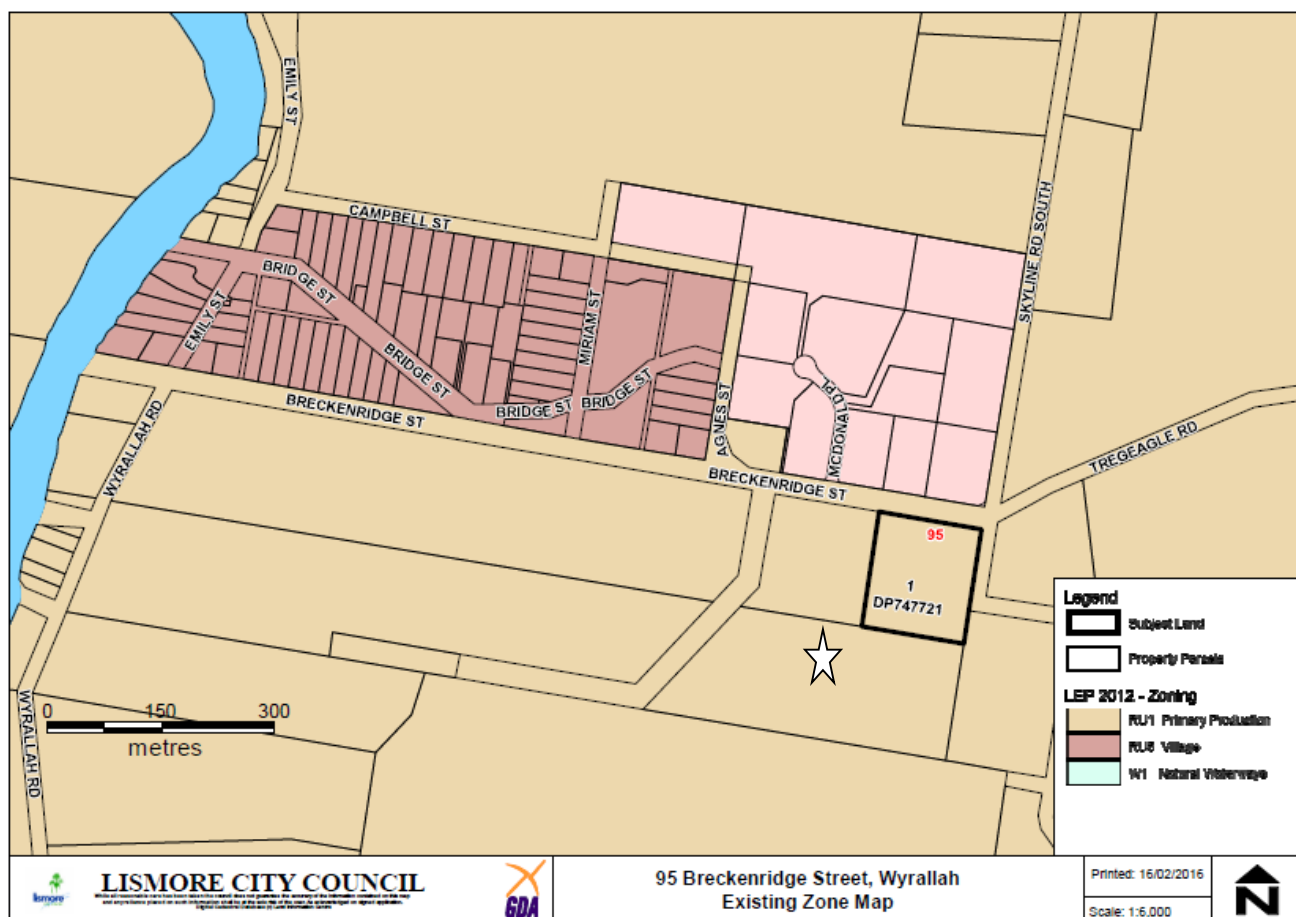
Site Context and Setting

The Planning Proposal applies to Lot 1 DP 747721 Breckenridge Street, Wyrallah. It is a 2 hectare lot located on the corner of Breckenridge Street and Wybelena Road. The land is mostly open grassland with scattered shade trees. It contains a steep gully that comprises predominantly exposed basalt boulders covered by a canopy of camphor laurel. Some native species are regrowing in this rocky gully. A high voltage power line transects the rear of the property. The site is located approximately 200 metres east of Wyrallah village and immediately south of a recently established rural residential estate. Open grazing land is located to the east of the subject land, across Wybelena Road. A small macadamia orchard is located to the north-east. Proposed rural residential land is located to the west. Steep and rocky vegetated land is located to the south.

The subject land is currently zoned RU1 Primary Production and contains a single dwelling. There is currently no Height of Building control that applies to RU1 zoned land. The current Minimum Lot Size for RU1 land is 40 hectares.



Lot 1 DP 747721 Breckenridge Street, Wyrallah



Lismore LEP 2012 – site is currently zoned RU1 Primary Production

Part 2 – Explanation of Provisions

It is proposed that Lismore Local Environmental Plan 2012 be amended as follows:

- Amend the Land Zoning Map to change part of the subject land from RU1 Primary Production to R5 Large Lot Residential;
- Amend the Lot Size Map to change part of the subject land from 40 hectares to 3000 m²;
- Amend the Height of Building map to change part of the subject land from no maximum building height to a building height of 8.5 metres.

Changing the land use zone to R5 Large Lot Residential in conjunction with reducing the Minimum Lot Size will allow subdivision into rural residential lots, each of which can be used for a dwelling. The applicant is seeking to create two additional lots with the existing dwelling retained on a residue lot.

A steep, rocky gully is located in the southern half of the subject land. It covers an area of approximately 7000 m². This part of the subject land is not suitable for large lot residential development and it is recommended that it remains in its current zone.

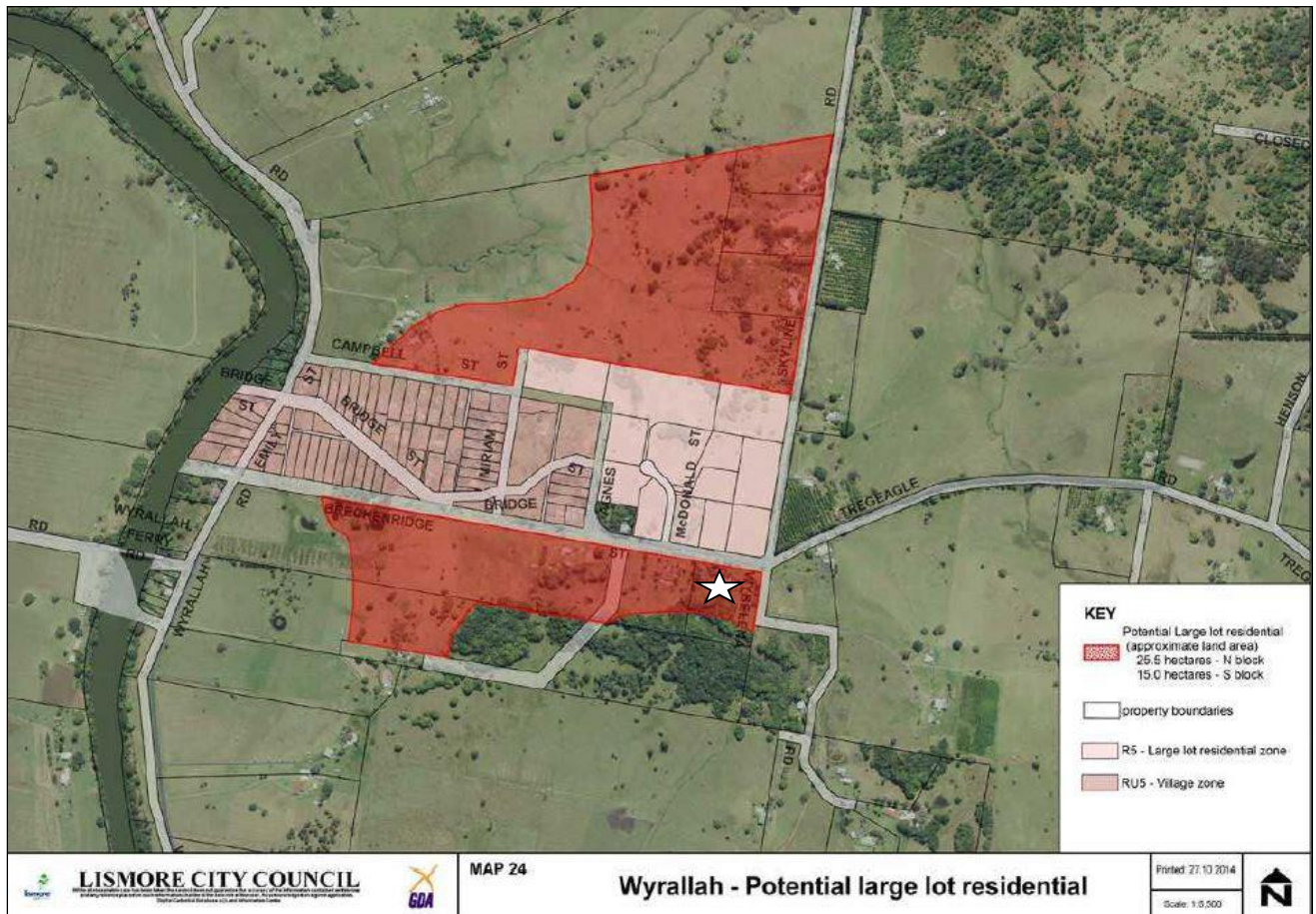
Part 3 – Justification

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Lismore Growth Management Strategy 2015-2035 clearly identifies the subject land on Map 24 “Wyrallah – Potential Large Lot Residential”. It states on page 88 that, *“the rezoning of identified village and large lot residential expansion areas will occur by way of landowner initiated planning proposals.”* The Lismore Growth Management Strategy 2015-2035 was adopted by Lismore City Council on 12 May 2015. It was conditionally approved by the Department of Planning and Environment on 11 August 2015. It replaces the Lismore Urban Strategy 2003 (as amended), Village Development Strategy 1997 and Rural Housing Strategy 2002.

It is noted that the southern edge of the subject land has been omitted from the mapped potential large lot residential area in the GMS. This area contains a steep and rocky gully that is unsuitable for rural residential use. It is proposed that this area be retained in the current RU1 zone because it is not in the GMS and not suitable for rural residential development.



Map 24 from Lismore Growth Management Strategy 2015-2035

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

In order to increase the supply of rural residential land in accordance with Lismore Growth Management Strategy 2015-2035 Council needs to amend its LEP in response to appropriate landowner initiated planning proposals. There is no other way to achieve this.

Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The Far North Coast Regional Strategy (FNCRS) is the overarching framework for the management of growth for the Far North Coast. The FNCRS identifies and promotes a settlement pattern that protects environmental values and natural resources while utilising and developing the existing network of major urban centres, reinforcing village character and requiring efficient use of existing services and major transport routes.

The FNCRS identified a proposed future urban release area for Wyrallah (sheet 4 on page 51). However, this is located to the west of the subject land. In any case, Council has reconsidered the village expansion for Wyrallah (there is no reticulated sewerage) and now favours additional rural residential lots in part of this area.

In relation to rural settlement in non-coastal areas (all of Lismore LGA), the FNCRS states that it should occur in accordance with existing local growth management strategies agreed to by the Department (pages 28 and 30). The rural settlement that arises from this Planning Proposal will be consistent with the local growth management strategy, which has been agreed to by the Department.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Lismore Growth Management Strategy 2015-2035 was adopted by Lismore City Council on 12 May 2015. It was conditionally approved by the Department of Planning and Environment on 11 August 2015. This Planning Proposal is consistent with that strategy.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPPs). Refer to the checklist against these SEPPs provided as Table 1.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The Planning Proposal is consistent with most Section 117 Directions. Where inconsistencies occur, they can be justified. Refer to the checklist against these Directions provided as Table 2.

Section C – Environmental, Social and Economic Impact

Q7. 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?

An ecological assessment has been undertaken for the subject land by the landowner's consultant. This assessment found that the forest vegetation on the site is predominantly camphor laurel regrowth with minimal ecological value. Two Thorny Pea specimens (a nationally listed threatened species) were located amongst the camphor laurel. The forested area is proposed to remain in a RU1 zone as it is not suitable for large lot residential development. The landowner expects the Planning Proposal will generate two additional lots and these are not anticipated to affect the Thorny Pea located in the steep gully on the site.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The other likely environmental effects are minimal. A bushfire hazard assessment has been prepared and the predicted additional dwellings can be constructed to comply with Planning for Bushfire Protection provisions. The steep and rocky land is not proposed for inclusion in the R5 Large Lot Residential zone. The entire site is not identified as State or regionally significant agricultural land under the Farmland Mapping Project. The nearby macadamia plantation is small. Rural industry conflicts are not anticipated with the low-key agriculture that is undertaken in the locality. The site is not flood prone or in a drinking water catchment.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Lismore Council has used its Lismore Growth Management Strategy 2015-2035 to focus future rural residential development within a 2 kilometre range of small villages such as Wyrallah to ensure that new residents can connect with existing social and community services such as halls, schools and local shops. This is a relatively small addition to zoned rural residential land, and is within walking distance of Wyrallah school and hall. Overall, no adverse social or economic impacts are predicted as a result of this Planning Proposal.

With respect to Aboriginal and European cultural heritage, a search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken for the subject allotment on 26 November 2015. No Aboriginal sites or places were recorded or declared on the site on that date.

The allotment is not subject to any listings of environmental heritage items or archaeological sites pursuant to Schedule 5 LEP 2012.

Further assessment is required of Aboriginal and European cultural heritage in order to demonstrate consistency with Section 117 of the *EP&A Act 1979*, Ministerial Direction 2.3 – Heritage Conservation. It is recommended that this is undertaken for the site post Gateway determination.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

The subject land has two road frontages, although the steep drop-off from Breckenridge Street makes access from this street unlikely. Wybelena Road has a basic 3.5 metre seal. Wybelena Road will need to be upgraded as part of any future subdivision. Reticulated water is available to the site. An on-site wastewater management assessment has identified that the site has capacity to deal with the wastewater from two additional dwellings.

A section 94 contributions plan for Lismore LGA was adopted by Council in 2014 and is available on its web site. Contributions for public infrastructure will apply to new rural dwellings and new rural lots.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Commonwealth public authorities have not been formally involved in this particular Planning Proposal as it is yet to receive a Gateway Determination. At this early stage it appears unlikely that there will be any issues of interest to Commonwealth authorities.

State authorities were consulted in the preparation of the Lismore Growth Management Strategy 2015-2035, and their views taken into account. This document was approved conditionally by the Department of Planning and Environment on 11 August 2015.

It is proposed that the authorities listed below are consulted in relation to this Planning Proposal, and that this consultation is undertaken concurrent with the public exhibition of the Planning Proposal:

- Roads and Maritime Services,
- Rural Fire Service,
- Department of Primary Industries,
- Office of Environment and Heritage,
- Department of Industry Resources and Energy.

Part 4 – Mapping

It is proposed to rezone part of the subject land to R5 Large Lot Residential with the balance remaining as RU1 Primary Production. The R5 area will be subject to a Minimum Lot Size of 3000 m² and a maximum building height of 8.5 metres.

This will be achieved by amending map sheets:

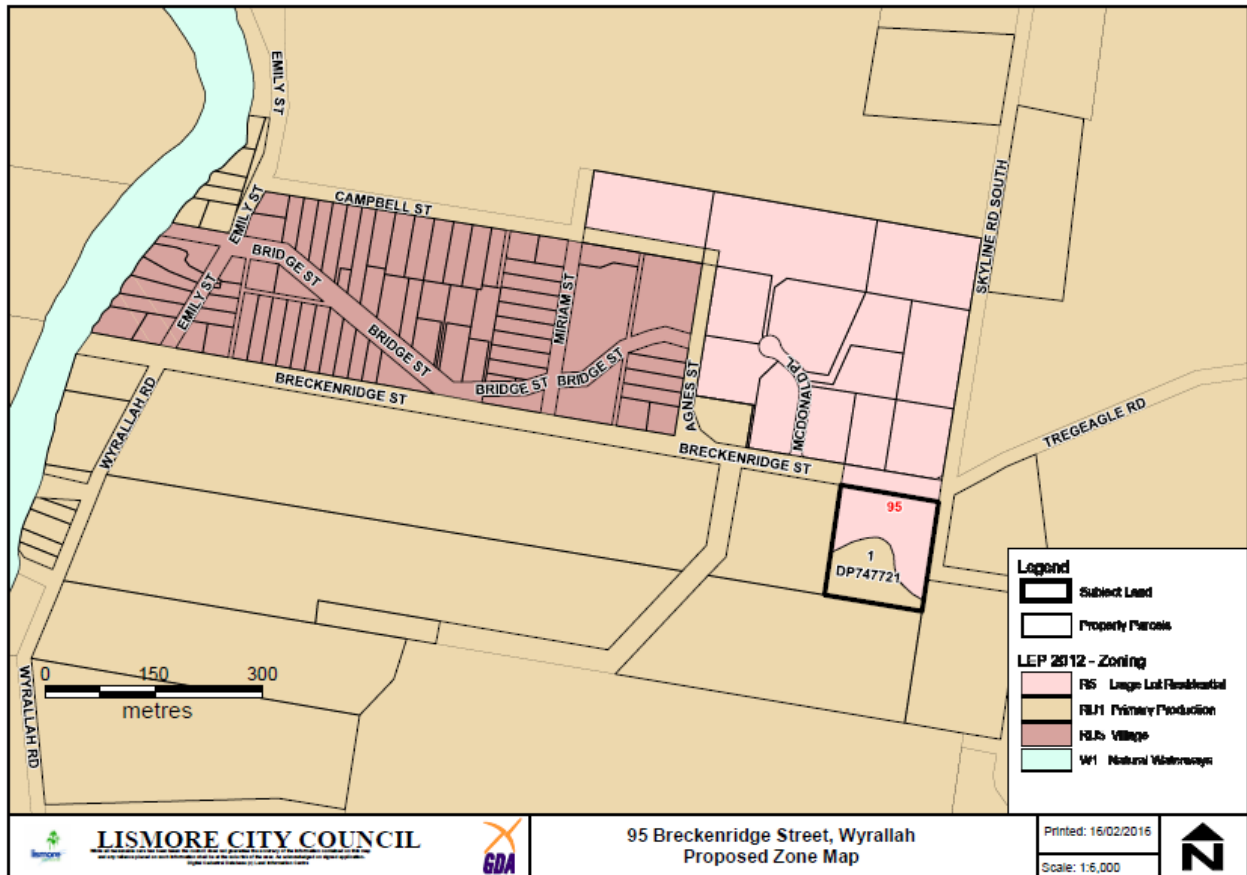
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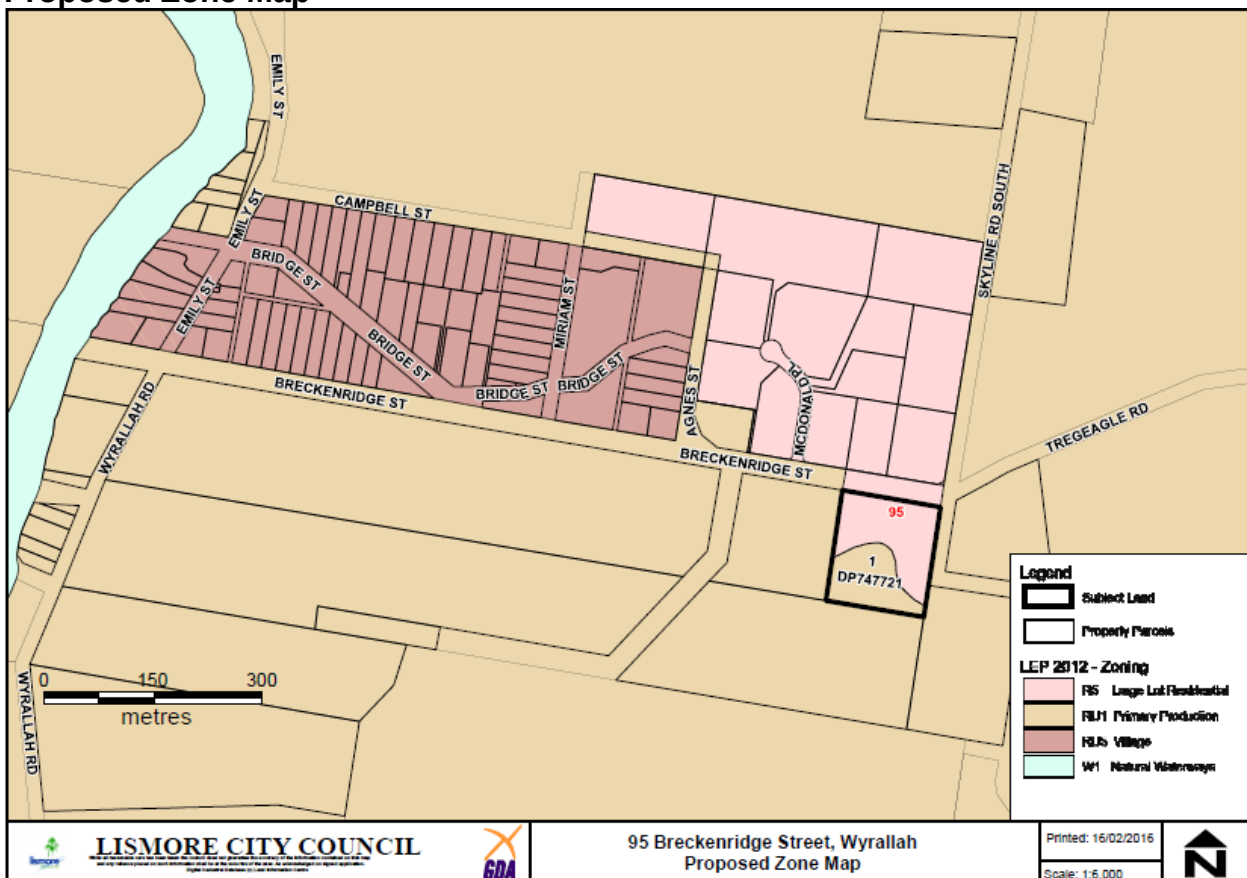
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Existing LEP Maps and proposed LEP Maps are included below.

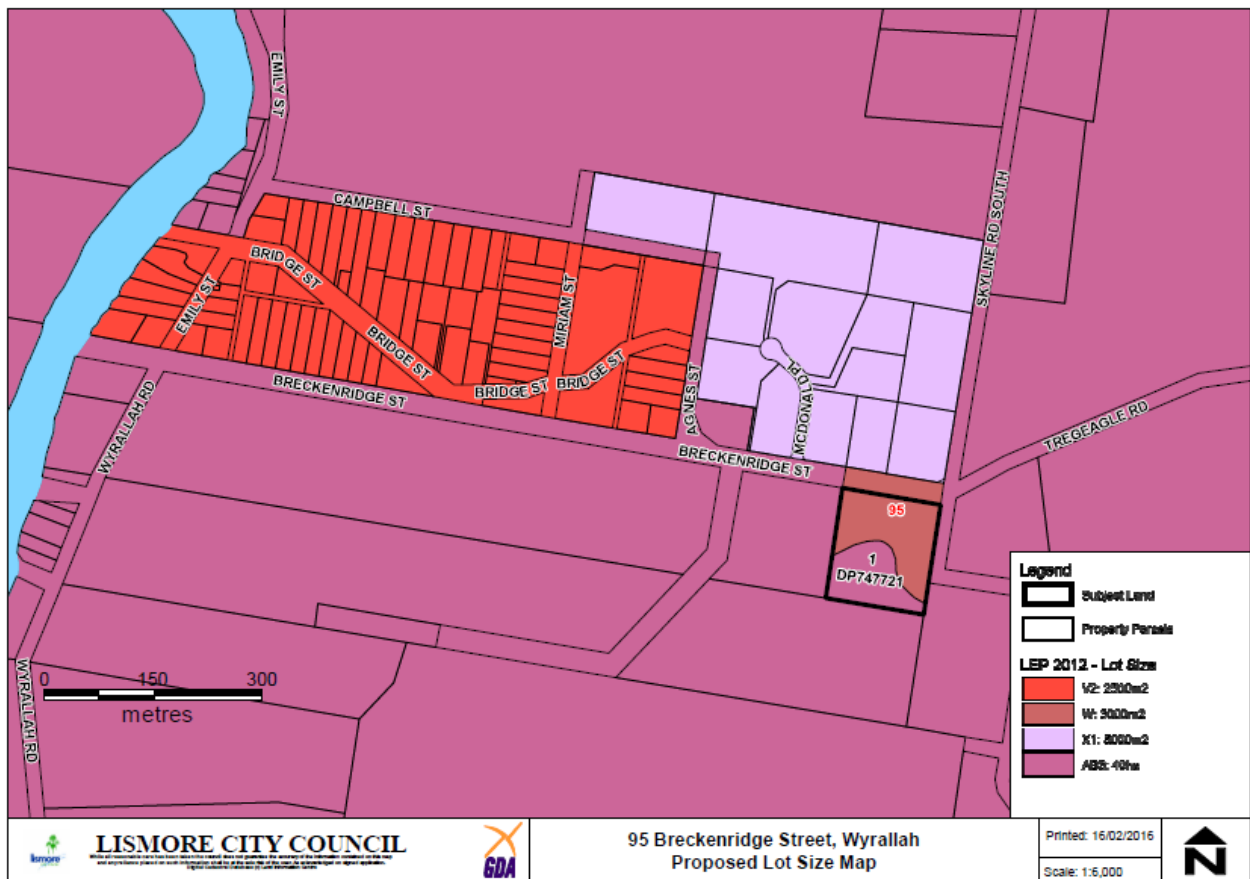
Existing Zone Map



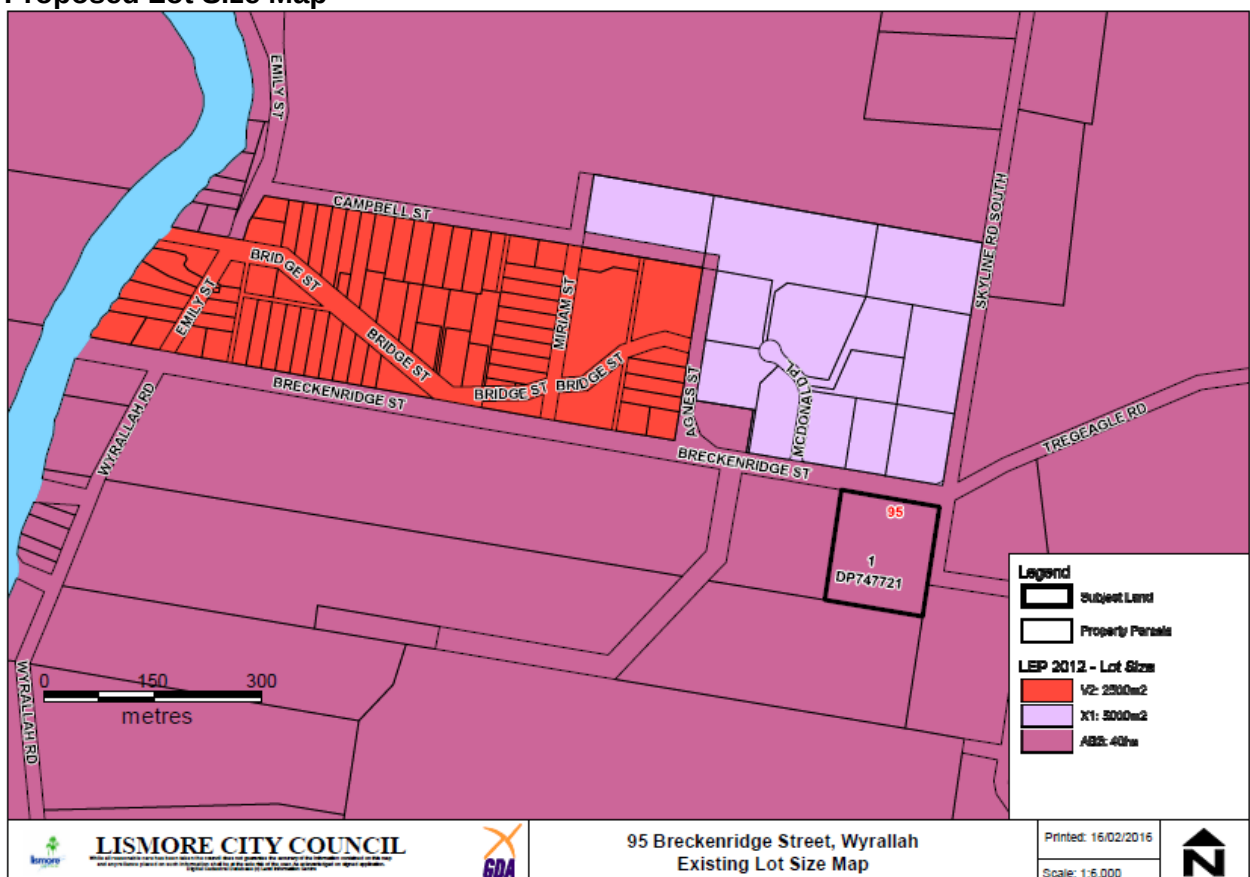
Proposed Zone Map



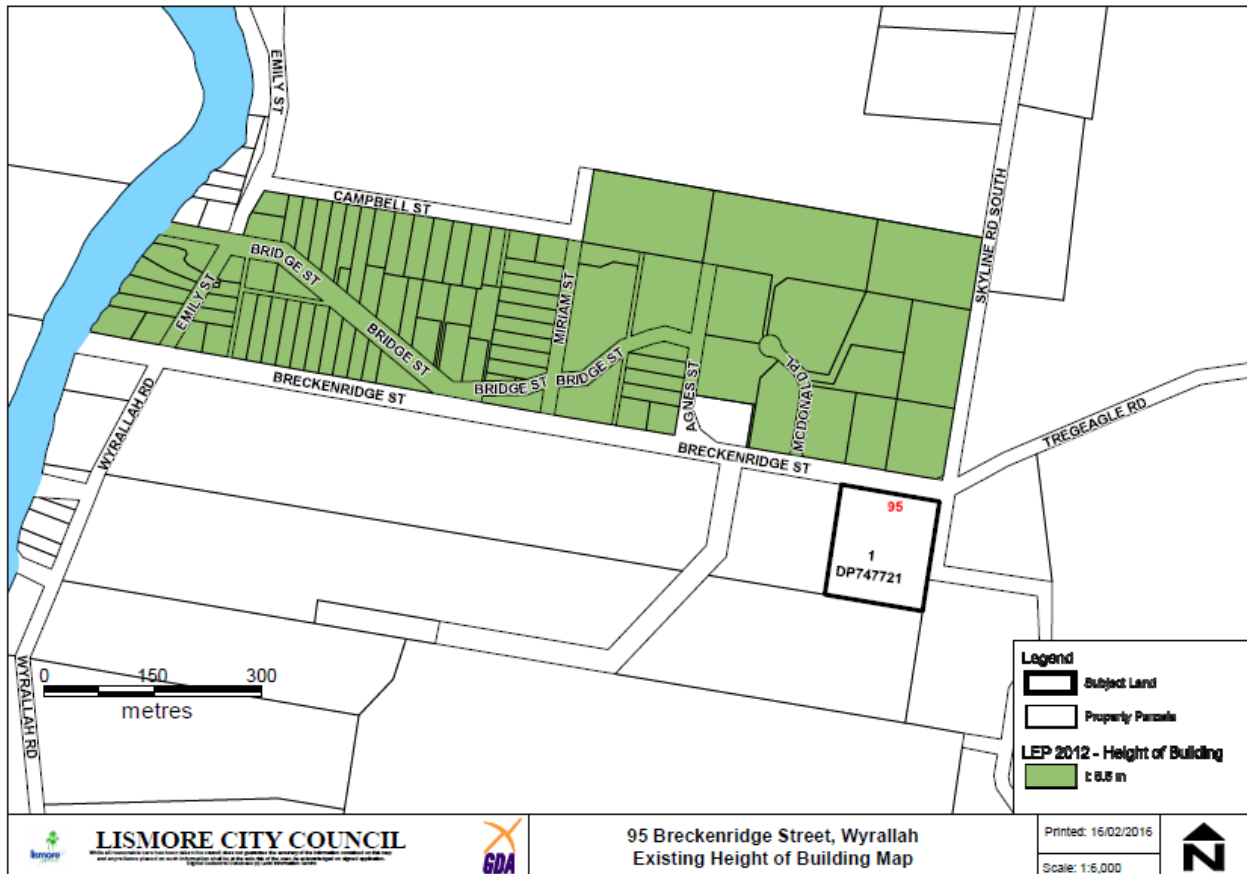
Existing Lot Size Map



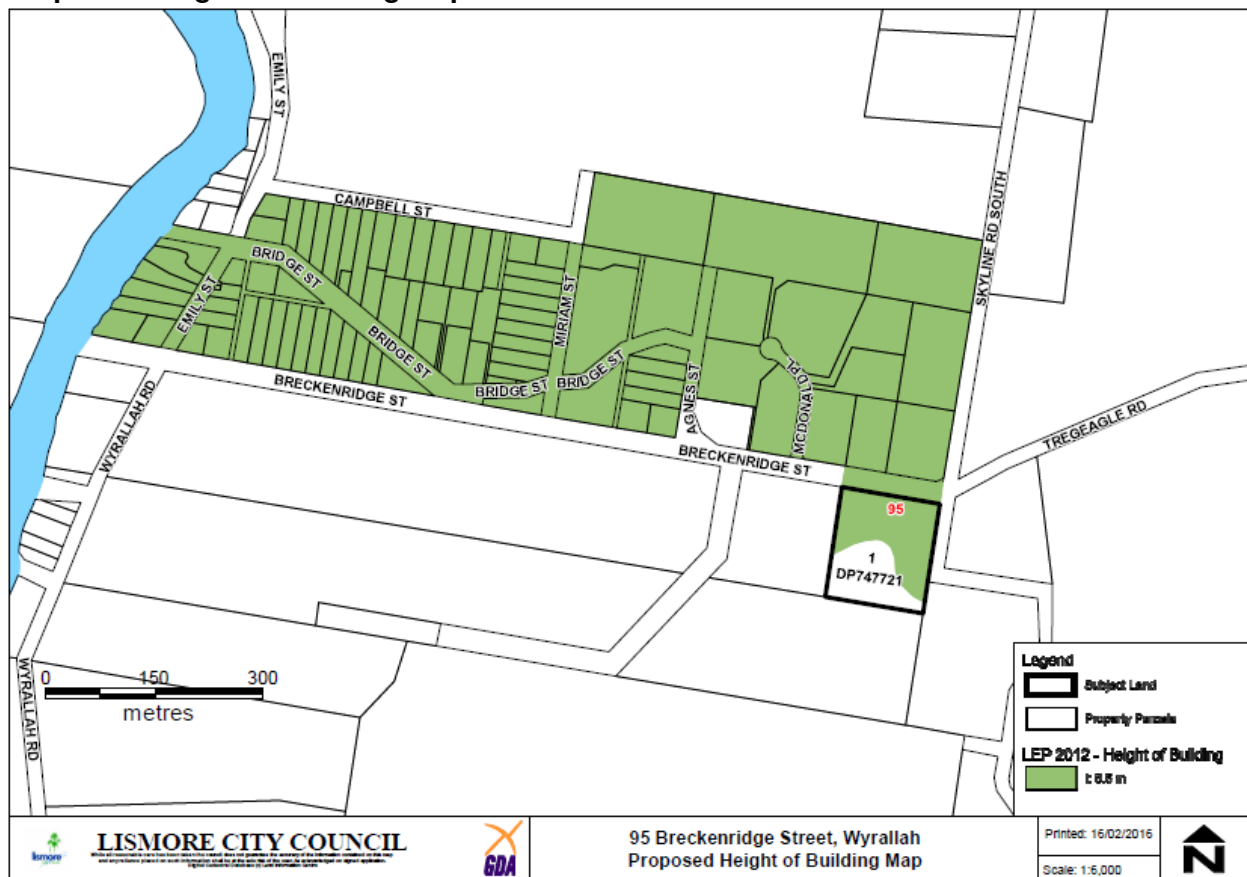
Proposed Lot Size Map



Existing Height of Building Map



Proposed Height of Building Map



Part 5 – Community Consultation

Council will commence community consultation post-Gateway Determination. For the purposes of public notification, Council considers that a twenty-eight (28) day public exhibition period is appropriate.

Notification of the exhibited Planning Proposal will include:

- A newspaper advertisement (Local Matters) that circulates in the area affected by the Planning Proposal,
- The web site of Lismore City Council and the Department of Planning and Environment,
- Letter to adjoining land holders,
- Letter to the Aboriginal stakeholder members (including the Ngulingah LALC).

The written notice will:

- Provide a brief description of the objectives or intended outcomes of the Planning Proposal,
- Indicate the land that is the subject of the Planning Proposal,
- State where and when the Planning Proposal can be inspected,
- Provide detail that will enable members of the community to make a submission.

Exhibition Material:

- The Planning Proposal, in the form approved for community consultation by the Director General of the Department of Planning and Environment,
- The Gateway Determination,
- All studies relevant to the site and the Planning Proposal.

The Gateway Determination will confirm the public consultation requirements.

Part 6 – Project Timeline

- Report to Council – **8 March 2016**.
- Gateway determination issued **April 2016**.
- Anticipate that no additional studies will be required as there has been sufficient work undertaken on all relevant matters as part of the Lismore Growth Management Strategy 2015-2035 and as submitted by the applicant.
- Timeframe for government agency consultation and public consultation – **May 2016**.
- Timeframe for consideration of submissions – **June 2016**.
- Timeframe for consideration of the Planning Proposal, post-exhibition, by Council – **July 2016**.
- Date of submission to the Department to finalise the LEP – **August 2016**.
- Anticipated date for plan making – **September 2016**.

Conclusion

This Planning Proposal seeks to amend Lismore LEP 2012 to permit rural residential subdivision of Lot 1 DP 747721 Breckenridge Street, Wyrallah. The preferred method to achieve this will be to amend the zone map to apply a R5 Large Lot Residential zone to part of the subject land. The proposed R5 land will also be subject to a Minimum Lot Size of 3000 m² and a maximum building height of 8.5 metres.

The Planning Proposal is a result of the Lismore Growth Management Strategy 2015-2035, which has been endorsed by Council and the Department of Planning and Environment. The Lismore Growth Management Strategy 2015-2035 was underpinned by extensive work and wide community and agency consultation. This work remains current and relevant to the Planning Proposal. The applicant has also undertaken site-specific studies on ecology, land contamination, bushfire hazard, and on-site wastewater disposal.

An assessment of the Planning Proposal indicates that it is consistent with relevant SEPPs. It is consistent with most of the relevant s117 Directions and where inconsistencies occur they can be justified. Further assessment is required of European and Aboriginal cultural heritage to ensure consistency with s117 direction 2.3 and it is recommended that a cultural heritage assessment is undertaken for the site post Gateway determination. It is consistent 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 Environment for its consideration and Gateway Determination.

TABLE 1 – COMPLIANCE WITH STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy	Requirements	Compliance
SEPP 44 – Koala Habitat Protection	3 Aims, objectives etc (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones. 16 Preparation of local environmental studies The Director General may require that potential or core koala habitat not proposed for environmental protection zoning is the subject of an environmental study.	Consistent. The mapping of ecologically sensitive areas for the Lismore Growth Management Strategy 2015-2035 excluded significant koala habitat from areas mapped as having potential for rural residential development. The forest vegetation on the subject land has been assessed by an ecologist as camphor laurel regrowth with occasional rainforest species. There is no significant koala habitat on the site. The draft planning proposal is consistent with the aims and objectives of SEPP 44.
SEPP 55 – Remediation of Land	6 Contamination and remediation to be considered in zoning or rezoning proposal Council is required to consider whether the land is contaminated when rezoning for residential development.	Consistent. A preliminary contaminated land assessment was undertaken. The site has no history of land contamination from past uses. Soil samples were collected and tested for a range of potential contaminants. No soil contamination was found. Elevated levels of Chromium, Manganese and Cobalt were typical of the concentrations normally found in volcanic basalt soils. They do not represent significant risk of harm to end users.
SEPP (Affordable Rental Housing) 2009	No specific requirement regarding rezoning land.	Consistent.
SEPP (Housing for Seniors or People with a Disability) 2004	No specific requirement regarding rezoning land.	Consistent.
SEPP (Infrastructure) 2007	No specific requirement regarding rezoning land.	Consistent.
SEPP (Rural Lands) 2008	2 Aims of Policy The aims of this Policy are as follows: (a) orderly and economic use and development of rural lands, (b) regard to Rural Planning Principles and the Rural Subdivision Principles, (c) to implement measures designed to reduce land use conflicts, (d) to identify State significant agricultural land, (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.	Consistent. No state or regionally significant agricultural land occurs on the subject land. The site has shallow, rocky soils and is not currently used for agriculture. Agriculture in the locality is limited to grazing and one small macadamia orchard. Additional rural residential dwellings will not have a significant impact on rural land or exacerbate the likelihood of conflict due to the presence of Wybelena Road reserve and the topography of the subject land.

TABLE 2 – COMPLIANCE WITH SECTION 117 MINISTERIAL DIRECTIONS

Ministerial Directions	Requirements	Compliance
1 Employment and Resources		
1.1 Business and Industrial Zones	Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	Consistent. This Planning Proposal will not affect the boundaries or extent of business or industrial zones.
1.2 Rural Zones	A planning proposal must not rezone land from a rural zone to a residential zone unless it is justified under clause 5 of the Direction. Such justification includes the identification of the land in a strategy (local or regional).	Consistent. This Planning Proposal will rezone part of the subject land to R5 Large Lot Residential. This land is identified in the endorsed Lismore Growth Management Strategy 2015-2035. This is also consistent with the Far North Coast Regional Strategy 2006.
1.3 Mining, Petroleum Production and Extractive Industries	This Direction applies when the planning proposal has the effect of: (a) Prohibiting mining of coal or other minerals, production of petroleum, or winning or obtaining extractive materials; (b) Restricting the potential of State or regionally significant mineral resources.	Consistent. No State or regional extractive resources (or buffers) affect the subject land. As a logical expansion to an existing village and rural residential area, there is minimal potential conflict with any future extraction sites.
1.4 Oyster Aquaculture	Not applicable.	Not applicable.
1.5 Rural Lands	The planning proposal must be consistent with the Rural Planning Principles listed in SEPP (Rural Lands) 2008 if it impacts on rural zoned land. Rural Planning Principles The Rural Planning Principles are as follows: (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas, (b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State, (c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development, (d) in planning for rural lands, to balance the social, economic and environmental interests of the community,	Consistent. The Planning Proposal will not reduce the current and potential productive rural activities in the Wyrallah locality. In preparing its growth management strategy Council has recognised the significance of socio-economic benefits of rural land uses. Council has identified natural resources, biodiversity, water resources and constrained land in mapping its preferred areas for future rural residential development. Yet it has also still provided for a reasonable supply of rural housing in a range of locations with adequate services and infrastructure. This Planning Proposal will make use of existing village infrastructure and services, and fit well with the Wyrallah village community. It is consistent with the endorsed Lismore Growth Management Strategy 2015-2035 and the Far North Coast Regional Strategy 2006.

Ministerial Directions	Requirements	Compliance
	(e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land, (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities, (g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing, (h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.	
2 Environment and Heritage		
2.1 Environment Protection Zones	The planning proposal must include provisions that facilitate protection of environmentally sensitive areas. Must not reduce protection standards for environment protection zones.	Consistent. The Planning Proposal will not remove any environment protection zones. The subject land does not contain any environmentally sensitive areas that are of sufficient size to be mapped in an LEP. The forest area that contains two Thorny Pea plants will remain zoned RU1.
2.2 Coastal Protection	Not applicable.	Not applicable.
2.3 Heritage Conservation	The planning proposal must incorporate provisions for conservation of European and Aboriginal heritage items or places.	Consistent. A search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken for the subject allotment on 26 November 2015. No Aboriginal sites or places were recorded or declared on that date on the site although there is a record in the vicinity. There are no listings of environmental heritage items or archaeological sites in Schedule 5 of LEP 2012. Further assessment is required of European and Aboriginal cultural heritage. It is recommended that a cultural heritage assessment is undertaken for the site post Gateway determination.
2.4 Recreation Vehicle Areas	Not applicable.	Not applicable.
3 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The planning proposal must: (a) Broaden the choice of housing types and locations. (b) Make efficient use of existing infrastructure and services. (c) Reduce consumption of land. (d) Housing of good design. (e) Residential development not	Not applicable.

Ministerial Directions	Requirements	Compliance
	permitted until land is adequately serviced. (f) Not contain provisions that will reduce residential density.	
3.2 Caravan Parks and Manufactured Home Estates	Retain provisions that permit development of caravan parks.	Not applicable.
3.3 Home Occupations	The planning proposal must permit home occupations in dwelling houses without development consent.	Not applicable.
3.4 Integrating Land Use and Transport	The planning proposal must give effect to and be consistent with the aims, objectives and principles of: <i>Improving Transport Choice</i> – Guidelines for planning and development (DUAP 2001), and <i>The Right Place for Business and Services</i> – Planning Policy (DUAP 2001) <i>Improving Transport Choice.</i> This policy aims to better integrate land use and transport planning and development, provide transport choice and manage travel demand to improve the environment, accessibility and livability, reduce growth in the number and length of private car journeys, make walking, cycling and public transport use more attractive. <i>The Right Place for Business and Services</i> This policy aims to encourage a network of vibrant, accessible mixed use centres which are closely aligned with and accessible by public transport, walking and cycling. Objectives include: (a) help reduce reliance on cars and moderate the demand for car travel (b) encourage multi-purpose trips (c) encourage people to travel on public transport, walk or cycle (d) provide people with equitable and efficient access (e) protect and maximise community investment in centres, and in transport infrastructure and facilities (f) foster growth, competition, innovation and investment confidence in centres.	Consistent. The subject land is within walking distance of Wyrallah village school and hall. Council selected this site in its growth management strategy because it is within a 2 km catchment around the village and this better integrates land use, transport and services. This Planning Proposal will reinforce the Wyrallah village.
3.5 Development Near Licensed Aerodromes	The three objectives of this Direction are to: (a) ensure safe operations of	Consistent. The Planning Proposal is beyond the 4 km radius of the Lismore Airport that represents the area of

Ministerial Directions	Requirements	Compliance
	aerodromes; (b) ensure operations are not compromised by development causing obstruction or hazard to flying aircraft; and (c) ensure development for human occupation is not exposed to Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25 unless appropriate noise mitigation is proposed.	concern for Obstacle Height Limitation. It is also well beyond the 20 and 25 or above ANEF contours.
3.6 Shooting Ranges	Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range that has the effect of permitting more intensive land uses in the area.	Consistent. Shooting ranges are located at Rifle Range Road, Tuncester and Wyrallah Road, Monaltrie. The subject land is not within the buffers to these two ranges.
4 Hazard and Risk		
4.1 Acid Sulfate Soils	Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps. A council shall not prepare a draft LEP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the council has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.	Consistent. LEP 2012 includes provisions for the management of acid sulfate soils. This Planning Proposal does not alter those provisions. The subject land is affected by acid sulfate soils class 5. This class of land may or may not actually contain ASS. The Lismore Growth Management Strategy 2015 (page 29) did not exclude land mapped as Class 5 ASS in recognition that the Class 5 ASS do not represent a constraint to development based on studies undertaken for the rural residential development of land to the south of the subject land. In this case the soils testing for on-site wastewater and land contamination has shown that the soils are rocky basalt soils. This, together with the elevation of the site, ensures that it does not contain ASS.
4.2 Mine Subsidence and Unstable Land	Applies to mine subsidence areas. Applies to areas identified as unstable.	Not applicable. No steep, unstable or mine subsidence areas are included on the land proposed to be zoned R5. The steep and rocky gully will remain in a RU1 zone.
4.3 Flood Prone Land	The objectives of this Direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard	Not applicable. None of the subject land is flood prone.

Ministerial Directions	Requirements	Compliance
	and includes consideration of the potential flood impacts both on and off the subject land.	
4.4 Planning for Bushfire Protection	A planning proposal in bushfire prone land: • Is to be referred to the Commissioner of the NSW Rural Fire Service following receipt of a Gateway Determination prior to community consultation. • Have regard to Planning for Bush Fire Protection 2006. • Restrict inappropriate development from hazardous areas. • Ensure bushfire hazard reduction is not prohibited within the APZ.	Inconsistent at this stage pending consultation with RFS. Some of the subject land is mapped as Vegetation Categories 1 and 2. Some of the subject land is within a buffer to these vegetation categories. A bushfire hazard assessment has been undertaken for the site. It concluded that the proposed rural house sites can be protected with APZs, and appropriate BAL construction standards can be applied. The subject land has good fire access and egress. Nevertheless, referral to RFS is still required.
5 Regional Planning		
5.1 Implementation of Regional Strategies	The planning proposal must be consistent with the Far North Coast Regional Strategy.	Consistent. The FNCRS requires that rural residential development should be consistent with an agreed local strategy. In this case the Planning Proposal affects a site specifically identified in the Lismore Growth Management Strategy 2015-2035, which was endorsed by DPE on 11 August 2015. That part of the subject land which was omitted from the Lismore GMS has been excluded from the R5 Large Lot Residential zone because it is physically unsuitable for development.
5.2 Sydney Drinking Water Catchments	Not applicable.	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	The three objectives of this Direction are to ensure the best agricultural land will be available for agriculture; to provide for certainty on the status of land and thereby assist with strategic planning; and to reduce conflict caused by urban encroachment into farming areas. The planning proposal must not rezone land mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project. Justification for an inconsistency includes consistency with the Far North Coast Regional Strategy 2006 and identification of the land in a council strategy.	Consistent. None of the subject land is mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	Not applicable.
5.8 Second Sydney Airport:	Not applicable.	Not applicable.

Ministerial Directions	Requirements	Compliance
Badgerys Creek		
6 Local Plan Making		
6.1 Approval and Referral Requirements	A planning proposal should not contain provisions requiring concurrence, consultation or referral of a Minister or public authority without approval from the relevant Minister or public authority; and the Director General of DPE. Not identify development as designated development unless justified.	Consistent. No such provisions are proposed.
6.2 Reserving Land for Public Purposes	A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without approval of the relevant public authority and the Director General of DPE.	Not applicable.
6.3 Site Specific Provisions	The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. A planning proposal to allow a particular land use must rezone the site to an existing zone that allows the land use, without additional development standards to those already in use in that zone.	Consistent. The Planning Proposal will include that part of the subject land that can be developed in a R5 Large Lot Residential zone.
7 Metropolitan Planning		
7.1 Implementation of the Metropolitan Strategy	Not applicable.	Not applicable.