

Planning Proposal

LEP Minimum Lot Size Amendment - 270 Dunoon Road, North Lismore

March 2017



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Part 1 - Objectives or Intended Outcomes

The objective of this planning proposal is to enable a reduction in the minimum lot size applicable to Lot 5 DP 249836 at 270 Dunoon Road, North Lismore to enable the creation of one (1) additional allotment for residential use. This objective will be achieved through an amendment to the Lismore Local Environmental Plan 2012 (LEP 2012), specifically the lot size map. The site is presently in the R5 Large Lot Residential zone as shown on Figure 1 below with a minimum lot size of 2ha (Z1) as shown in Figure 2. A maximum building height of 8.5m already applies to the land.

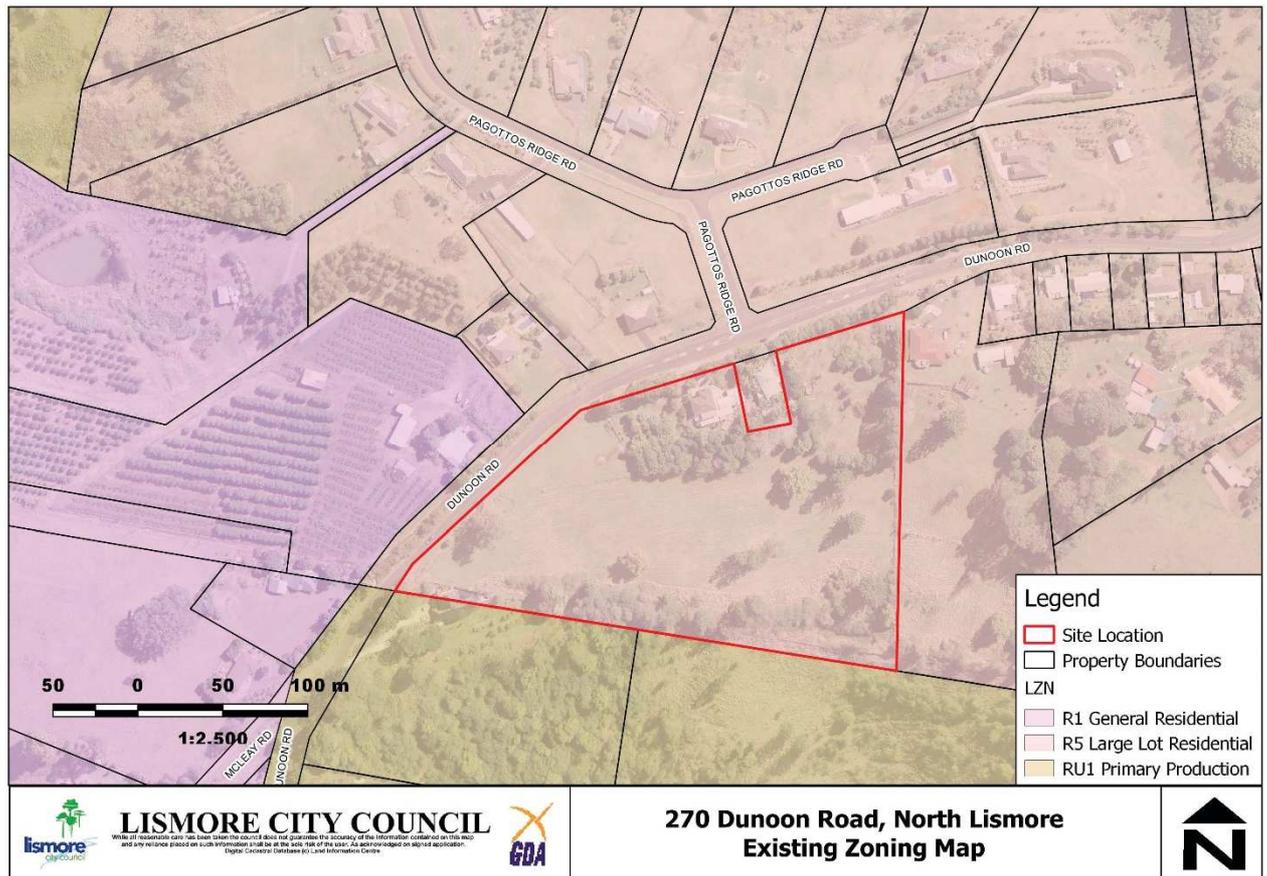


Figure 1 - Current zone at 270 Dunoon Road, North Lismore

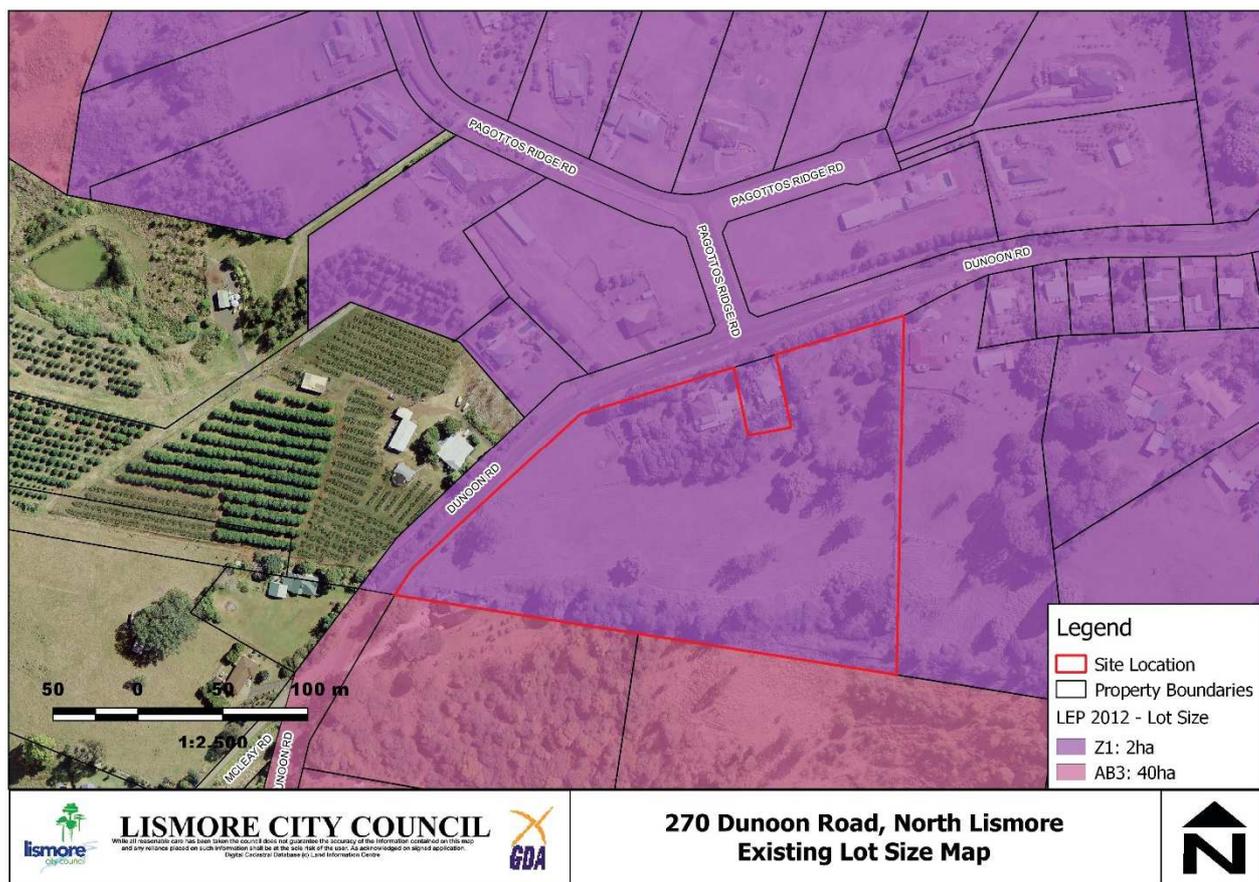


Figure 2 - Existing lot size map Lismore LEP 2012

Site description and setting

The land subject to this proposal totals approximately 3.5 hectares in area and currently accommodates a dwelling and shed.

The site is located in North Lismore with frontage and direct access onto Dunoon Road.

The southern part of the site comprises steep slopes leading to dense vegetation. On its northern and eastern boundaries, the site adjoins residential and horticultural uses with a similar zoning, while the southern boundary abuts agricultural lands used for cattle grazing.

The site enjoys expansive views on the eastern aspect toward the hills surrounding the Lismore township.

The site is located approximately 3km's from the Lismore CBD which offers high level services and facilities. The site is serviced with electricity and can accommodate on-site wastewater disposal. Connection to reticulated water is also available.



Figure 3 - Aerial photograph of the site



Figure 4: View from Dunoon Road of the eastern section



Figure 5: View of western part of site



Figure 6: Southern part of site with steep slope and Hoop Pines

Part 2 - Explanation of Provisions

The objective of the proposal will be achieved by amending the Lismore Local Environmental Plan 2012 to reduce the minimum lot size of the land in R5 Large Lot Residential zone from 2ha to 1.5ha. The following map sheet is proposed for amendment. The proposed LEP map is included in Part 4 of this planning proposal:

- Lot Size Map – [Sheet LSZ_005 and Sheet LSZ_005AA] to apply a 1.5ha minimum lot size to the site.

Part 3 - Justification

Section A - Need for the Planning Proposal

There is a need for the Planning Proposal to reduce the minimum lot size in R5 zone to allow for a subdivision to create one (1) additional lot for residential use. The population within the Council area is projected to grow by 8,000 additional residents by 2031 (Far North Coast Regional Strategy 2006-31, December 2006) (FNCRS) resulting in demand for additional residential land. The Draft North Coast Regional Plan (March 2016) states that an extra 4,200-5,000 dwellings will be needed in the Lismore City Council Local Government Area by 2036. This proposal will assist in meeting this demand for residential land.

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

The Lismore Growth Management Strategy 2015-2035 (GMS) was adopted by Council at its Ordinary meeting on 12 May 2015 and identifies land preferred for development for residential and employment purposes.

The subject site is specifically identified and discussed in the GMS as one of a number of sites in the R5 zone that have potential for further subdivision that may be achieved through a combined development application for subdivision and a planning proposal to amend the minimum lot size.

The GMS was conditionally approved by the Department of Planning and Environment on 11 August 2015. This proposal is consistent with the land use policy articulated in the GMS for this site.

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

A planning proposal to reduce the minimum lot size in the R5 Large Lot Residential zone and an associated amendment of the Lot Size map is the best way to enable the further subdivision of the site.

Clause 4.2B(3) of the Lismore LEP 2012 allows for the erection of a dwelling house in Zone R5 on land that is at least the minimum lot size applying to the land. The current minimum lot size applying to the land is 2ha which precludes subdivision of the land and the development of a dwelling. Therefore, a change to the minimum lot size applying to the land is necessary to achieve the objectives and intended outcomes and the planning proposal is the only means to achieve this.

A change in minimum lot size is consistent with Council's Growth Management Strategy. Therefore, it is considered to be the most appropriate means of enabling the development of the land.

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 FNCRS is the current overarching State Government 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 aims to facilitate the development of settlement and housing to meet the region's projected population growth sustainably and protect the unique environmental assets, cultural values and natural resources of the region. The FNCRS states that 'future rural residential land will only be released in accordance with a Local Growth Management Strategy' (FNCRS, pg.30). The planning proposal is consistent with this Action.

The Draft North Coast Regional Plan (Draft NCRP) is intended to replace the FNCRS. The Draft NCRP also seeks to sustainably manage the growth of the North Coast and allocate further development of land for residential and employment purposes in appropriate locations.

The planning proposal is consistent with the Goals and Actions of the Draft NCRP with regard to locating new housing in and around existing towns where essential services and road infrastructure has been established. The proposal is also consistent with the Draft NCRP as the future subdivision and development of the site is compatible with Council's GMS that the State Government has approved.

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

The Planning Proposal is consistent with the following strategic planning documents:

- Imagine Lismore (Lismore Community Strategic Plan) 2013-2023.
- Lismore Growth Management Strategy 2015-2035 (GMS).

Imagine Lismore (Lismore Community Strategic Plan) 2013-2023

Imagine Lismore 2013-2023 was developed and endorsed by Council in accordance with the *Local Government Act 1993*. The plan identifies the main priorities and aspirations for the future of the local government area for a period of at least 10 years.

The planning proposal is consistent with Imagine Lismore's community visions and aspirations for growth as follows:

- The subject site is identified in the Lismore Growth Management Strategy 2015-2035;
- The site is close to existing development and services;
- The land is not flood prone.

Lismore Growth Management Strategy 2015-2035

The subject site is discussed on page 72 of the GMS as being one of a number of sites in the R5 zone that may have the ability to be further subdivided, potentially through a combined development application for subdivision/planning proposal to amend the minimum lot size. The applicant in this case opted to lodge an individual planning proposal rather than combine it with a subdivision application.

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

The Planning Proposal is consistent with the requirements of the applicable State Environmental Planning Policies (SEPPs). An assessment against relevant SEPPs is provided at **Appendix 1**.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal is consistent with applicable Section 117 Directions or any inconsistency can be justified. An assessment against the Ministerial Directions is provided at **Appendix 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?

Council's Ecologist has undertaken a desktop review and site visit of the subject land. The majority of the site has been cleared of native vegetation and has been grazed and slashed for agricultural uses. The northern part of the site is mapped as 'Plantation' on Council's GIS database and ground truthing has confirmed it comprises fruit and nut trees including Mango, Loquat, Banana, Pecan and Macadamia.

The southern part of the site is mapped as Subtropical Rainforest but is more accurately described as Dry Rainforest due to the observation of characteristic species such as Red Kamala, Hoop Pine and weeds such as Camphor Laurel, Lantana and large-leaved Privet.

While Council's GIS mapping shows the northern part of the site containing Koala habitat (Secondary A) as shown in Figure 6, the site inspection revealed a much smaller area of Koala habitat comprising the wind-break plantings of Tallowwood and a single mature Forest Red Gum in the far south western corner. Koala scats were not evident at the base of these trees and the fragmented nature of the plantings would suggest that Koala usage would be transitory and limited. The Forest Red Gum comprises limbs that could potentially be used by threatened microbats as roosting sites.

While the Dry Rainforest vegetation could potentially provide habitat for threatened rainforest flora, none were observed as present on site.

A Flora and Fauna Assessment will be required at the development assessment stage to evaluate the impact of the proposal on the limited biodiversity identified on site including suitable habitat for threatened species and potential ecological community vegetation

No further technical reporting is required at this stage.

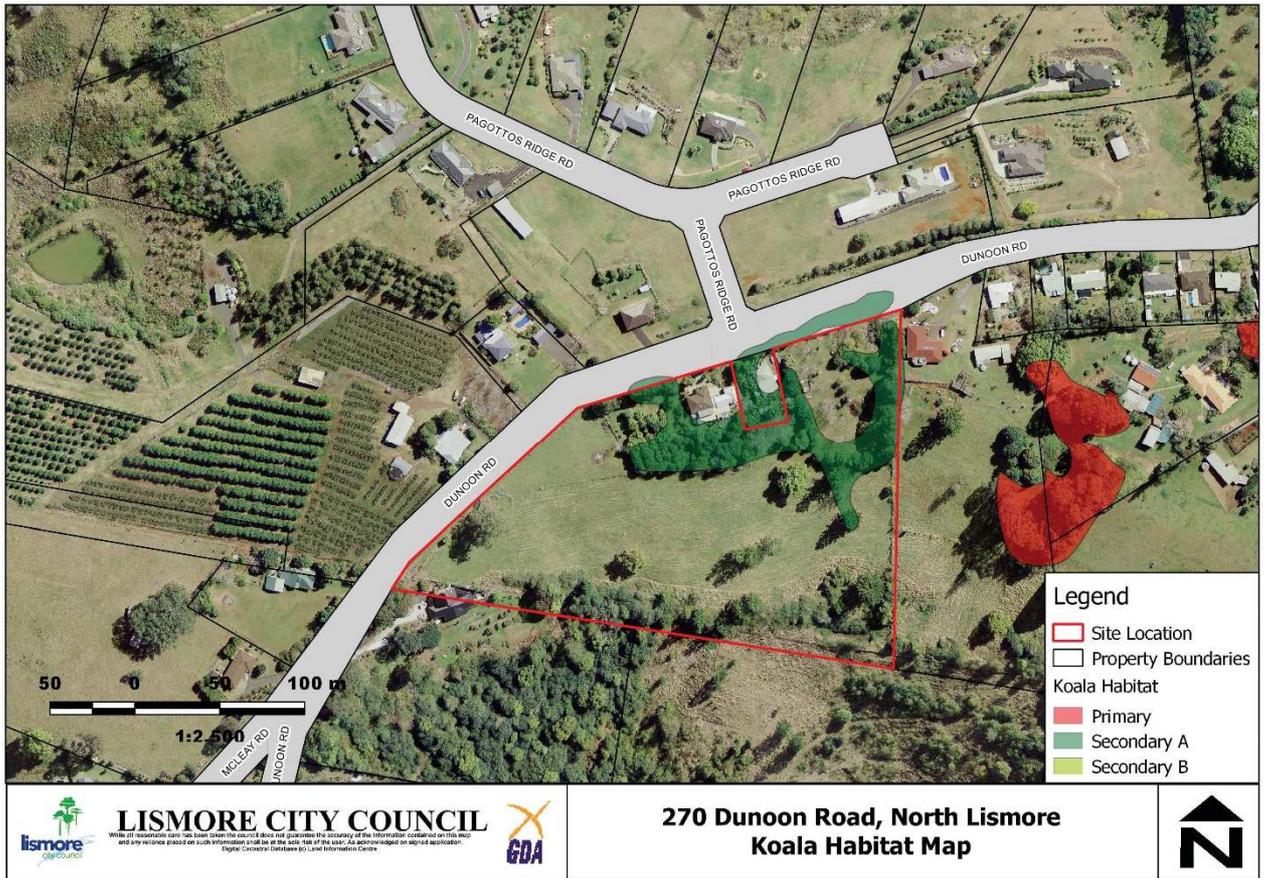


Figure 7 – Koala Habitat Map at 270 Dunoon Road, North Lismore

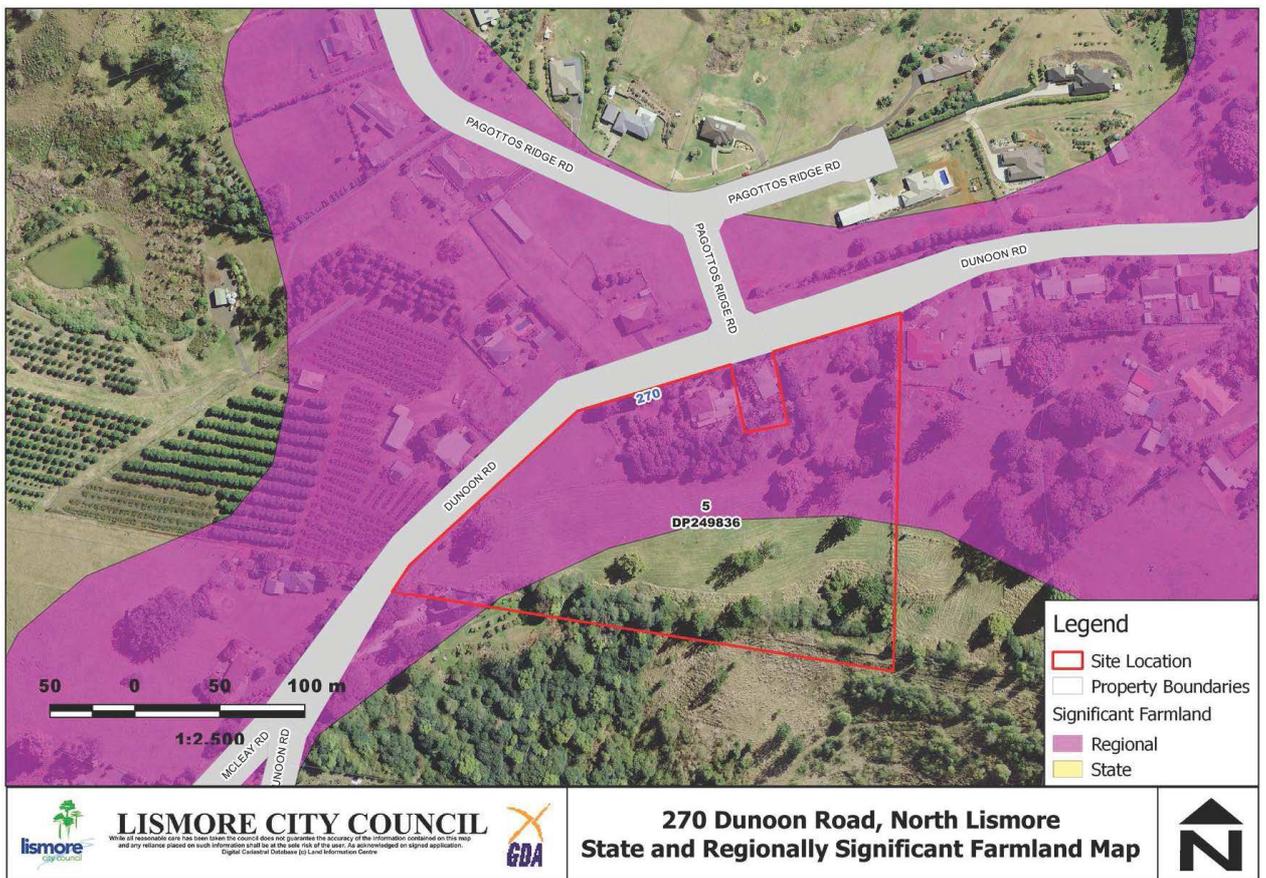


Figure 8 – Regionally Significant Farmland at 270 Dunoon Road, North Lismore

Regionally Significant Farmland

Approximately 2.4ha of the site is mapped as 'Regionally Significant Farmland' under the Northern Rivers Farmland Protection Project, as shown on Figure 8 above. It is considered that the site has limited agricultural potential due to its residential zoning and existing dwelling, shed and orchard.

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

Land Contamination

Following a review of the contaminated land assessment that accompanied the planning proposal, Council's Environmental Health Officer (EHO) has confirmed that the soil sampling conducted in the vicinity of the proposed building envelope on proposed Lot 2 did not identify any chemicals at levels above the residential threshold. **No further technical reporting is required at this stage.**

Bush Fire

The south west part of the site is mapped as having 'Vegetation Category 2' and a Vegetation Buffer area as shown in Figure 9 below.

A Bushfire Hazard Assessment has been submitted as part of this proposal which indicates that future development will be able to meet the requirements of Planning for Bushfire Protection 2006 particularly in relation to the proposed lots having sufficient area to accommodate buffers. The planning proposal will require referral to the NSW Rural Fire Service due to the land being identified as bushfire prone.

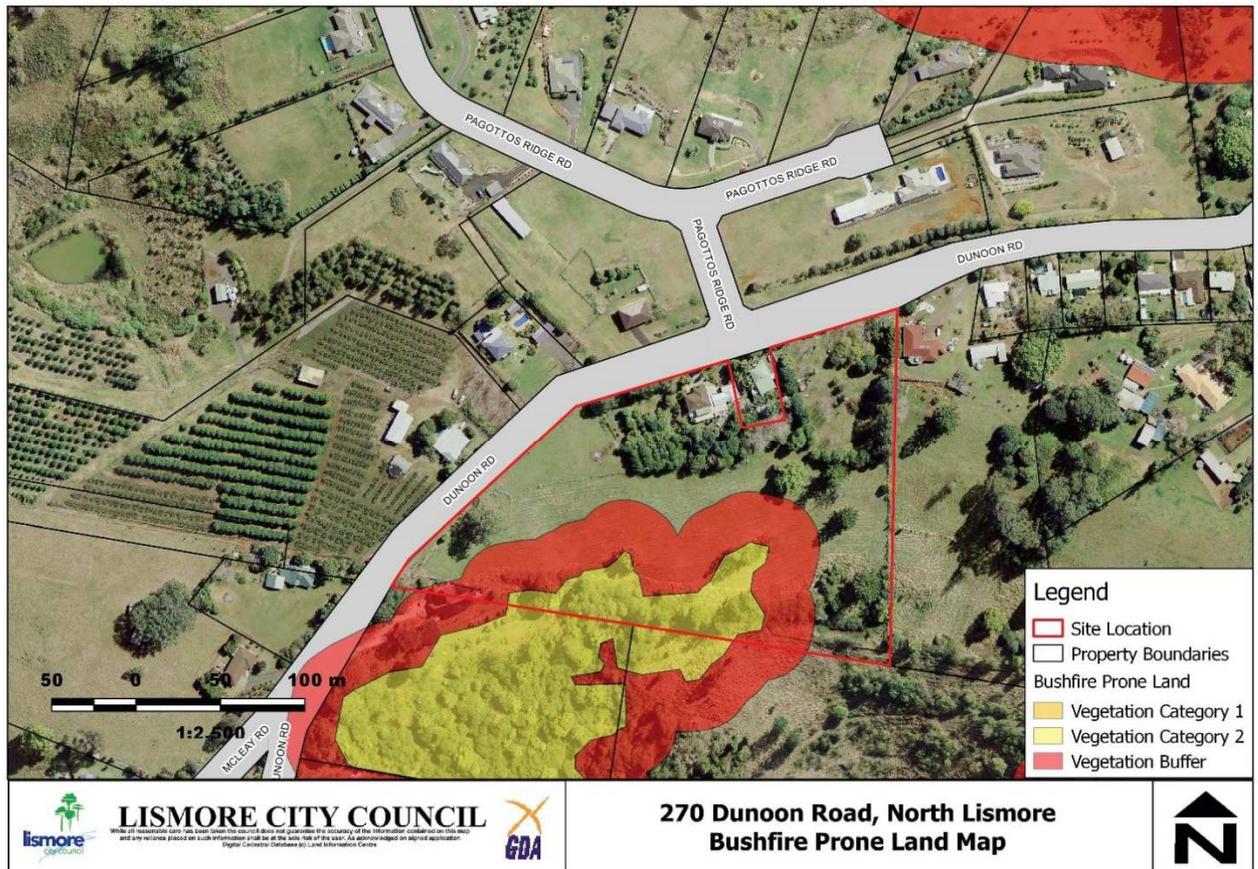


Figure 9 - Bushfire prone land at 270 Dunoon Road, North Lismore

Land use conflict

The planning proposal will result in one additional dwelling on land that adjoins rural land on the southern boundary which is used for grazing, and could potentially generate land use conflict. However, the risk of conflict occurring is relatively low given that the proposed dwelling site is approximately 140m from the southern boundary and considerably outside the 30m buffer for cattle grazing. There is a macadamia plantation 200m to the west of proposed Lot 2; however, this is located outside the recommended buffer of 150m between residential and horticultural land uses.

A Land Use Conflict Risk Assessment is not required at this stage but may be necessary with the future development application. **No further technical reporting is required at this stage.**

Geotechnical Hazards

The northern part of the site that abuts Dunoon Road has a gentle slope while the southern half changes to steep (<30%) at the rear where mass soil movement has been identified.

A constraints map that identifies generic contours and the proposed dwelling site in an area characterized by gentle slope near the Dunoon Road frontage is a sufficient level of information to address geotechnical hazard at this stage. It is noted that a Geotechnical report will be required at the development application stage that addresses the extent of mass soil movement, the risks associated with building construction and other issues that may impact slope stability. **No further technical reporting is required at this stage.**

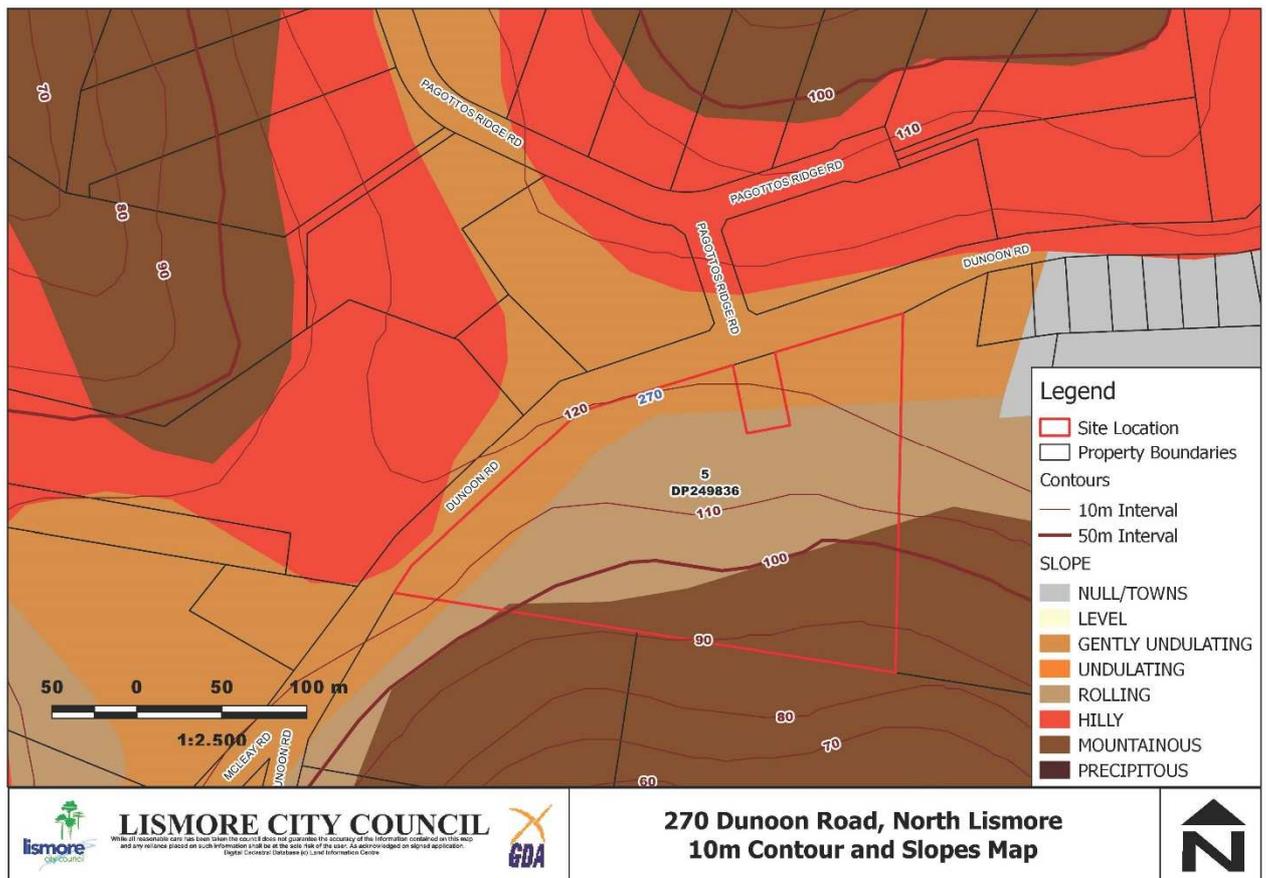


Figure 10 – Contour and slope at 270 Dunoon Road, North Lismore

Flooding

The subject site is not within the Flood Planning Area of the Lismore Local Environmental Plan 2012 and is not mapped as being prone to flooding.

Stormwater Management

Council's Development Engineer has advised that there are no storm water drainage issues that would impede the future subdivision and development of the site. The proper discharge of stormwater can be appropriately dealt with at the development assessment stage.

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

Economic Impacts

It is expected that this planning proposal will facilitate the development of one (1) additional lot which is likely to have a minor positive economic impact.

Aboriginal and European Cultural Heritage

The site is not mapped in the LEP as containing any features or values in relation to Aboriginal or European cultural heritage. A search of the NSW Office of Environment and Heritage Aboriginal Heritage Information Management System shows no records of Aboriginal sites or places on the site.

Council's Environmental and Cultural Heritage Contractor has inspected the site and due to its proximity to sites of significant cultural heritage (the North Lismore Plateau and the ridge top near Tullera) it is recommended that an Aboriginal Cultural Heritage Assessment (ACHA) be submitted post-Gateway decision.

Social Impacts

Due to the minor nature and scale of the proposal there are not expected to be any adverse social impacts. The provision of additional land for residential development will increase housing choice in this locality.

Section D – State and Commonwealth interests

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

Water supply

The subject site is serviced by reticulated water.

Management of effluent

The site is not serviced by reticulated sewerage. Therefore, it is proposed to service future development through an on-site wastewater management system.

The constraints map identifies an area designated for primary and reserve wastewater disposal in the vicinity of the proposed new dwelling site which accords with the On-site Wastewater Disposal Assessment prepared for the site. Council's EHO has advised that the disposal areas meet the buffer setback distances stipulated in Council's On-site Sewage and Wastewater Management Strategy.

Education, Health and Emergency Services

North Lismore is located approximately 3km's from the Regional Centre of Lismore which offers high level education, health, commercial, recreational facilities and services.

Roads and Traffic

The planning proposal will create one (1) additional lot.

Council's Strategic Engineer has advised that the vehicle movements generated by this proposal are estimated to be approximately 5 vehicle trips per day. This is deemed unlikely to have any impact on the current level of service for Dunoon Road and the surrounding road network. With regard to possible locations for vehicular access, there are multiple options available subject to appropriate sight distances being met.

A section 94 contributions plan for Lismore LGA was adopted by Council in 2014 and is available on its website. 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?

Consultation with state and commonwealth public authorities has not occurred at this stage. It is recommended that the following authorities are consulted following the Gateway determination and in accordance with any s117 directions and conditions of the determination:

- Rural Fire Service
- Office of Environment and Heritage

Part 4 - Mapping

Current zoning

The land is currently in Zone R5 Large Lot Residential under the provisions of the Lismore Local Environmental Plan 2012. The land is also mapped on the Lot Size Map (Z1) with a minimum lot size of 2ha. A maximum building height of 8.5m already applies to the land. Extracts of the relevant Lismore LEP 2012 lot size map are included below at Figures 11-12.

Proposed lot size

It is proposed to amend the minimum lot size that applies to the land from 2ha to 1.5 ha.

The change to the lot size map will require corresponding changes to the following as shown in Figures 11-12 below:

- a. Lot Size Map – 1.5ha minimum

This will be achieved by amending map sheets: LSZ_005 and LSZ_005AA.

No changes are required to the Lismore LEP 2012 written instrument.

Figure 11 - Existing Lot Size

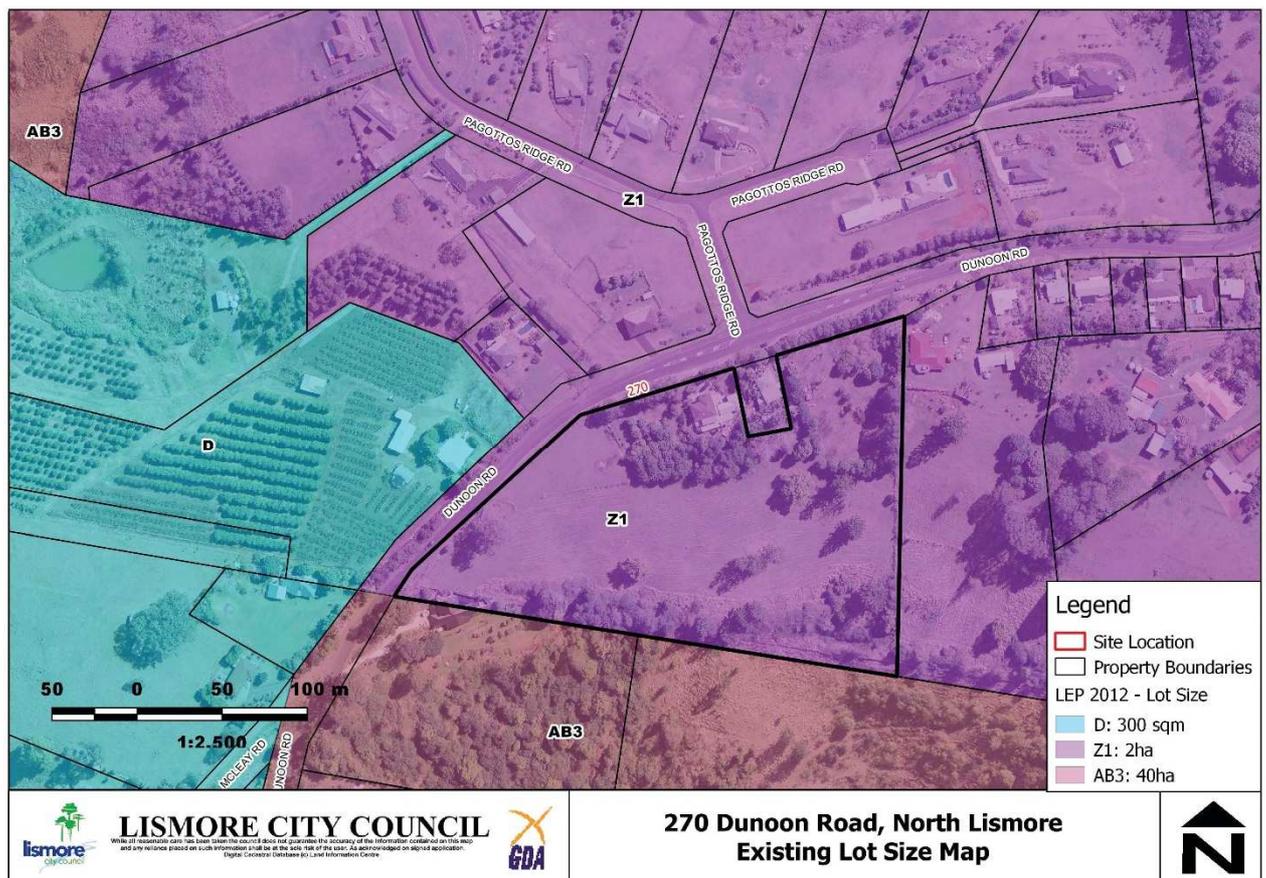
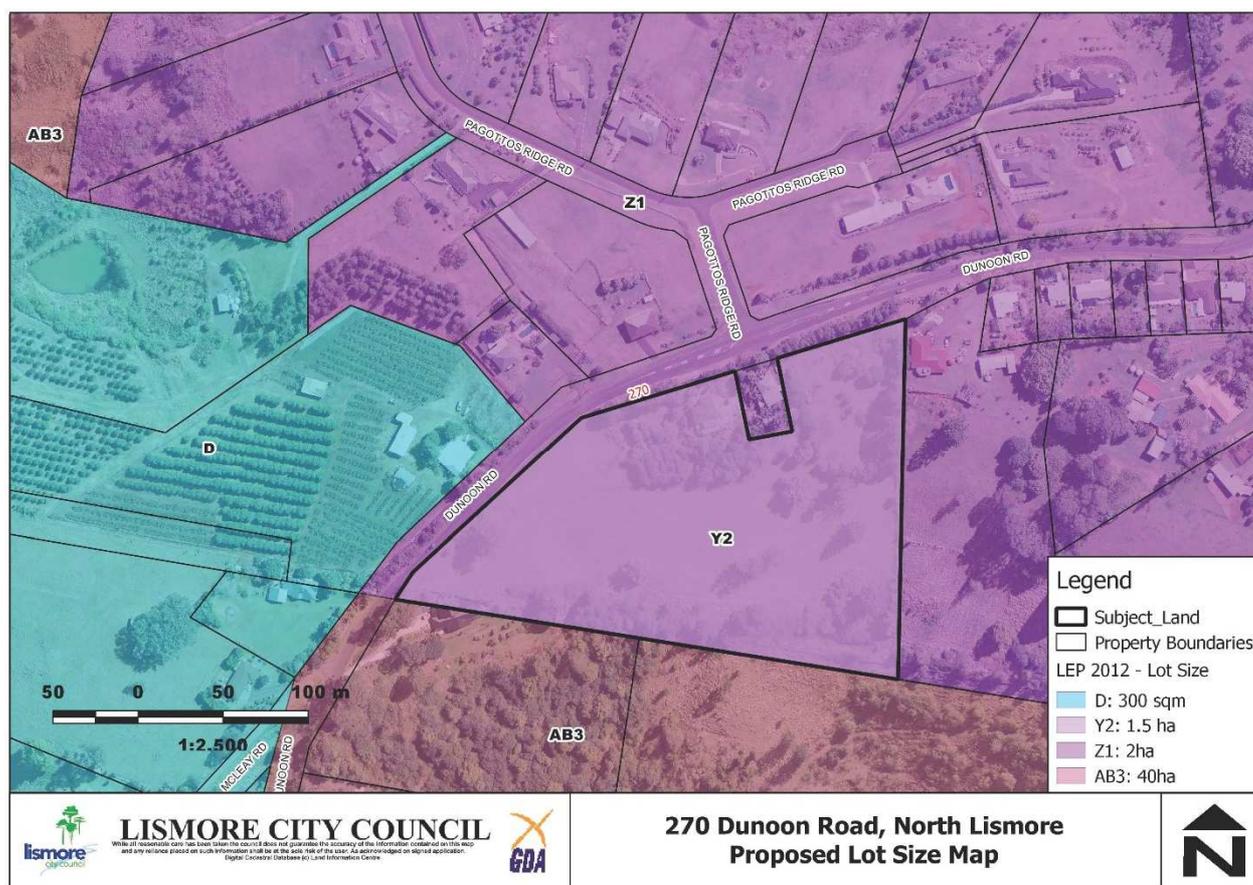


Figure 12 - Proposed Lot Size



Part 5 - Community Consultation

Council will carry out consultation with the community following Gateway Determination. For the purposes of public notification, Council considers that a fourteen (14) day public exhibition period is appropriate due to the minor nature of the proposal.

Notification of the exhibited Planning Proposal will include:

- A newspaper advertisement (Local Matters) that circulates in the area affected by the Planning Proposal.
- The website of Lismore City Council and the Department of Planning and Environment.
- Letter to adjoining landholders.

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
- Any studies required as part of the Planning Proposal.

The Gateway Determination will confirm the public consultation requirements.

Part 6 - Project Timeline

It is anticipated that the planning proposal will be completed within nine (9) months with an indicative timeline shown below:

- Report to Council – **April 2017**
- Gateway determination issued – **May 2017**
- Agency and public consultation – **June – July 2017**
- Consideration of submissions - **August 2017**
- Council consideration of the proposal post exhibition - **September 2017**
- Anticipated date of submission to the Department for notification of the making of the LEP - **October 2017**
- Anticipated date for plan making - **November 2017**

Conclusion

The subject land has been identified in the Lismore Local Growth Management Strategy 2015-2035 as having potential for further subdivision. A preliminary assessment of the Planning Proposal indicates that it responds to the constraints of the land and is consistent with relevant State Environmental Planning Policies and s117 Ministerial Directions, or any inconsistency can be justified. 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 response.

APPENDIX 1 Compliance with applicable State Environmental Planning Policies

State Environmental Planning Policy	Requirements	Compliance
SEPP 44 – Koala Habitat Protection	<p>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.</p> <p>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.</p>	<p>Consistent. The northern section of the site is mapped as containing Koala habitat (Secondary A). However, a site inspection by Council's Ecologist revealed that potential Koala habitat covers a much smaller area, comprising Tallowood plantings and a single mature Forest Red Gum in the far south west corner. The fragmented nature of the plantings suggest koala usage is transitory and limited, therefore these plantings are not considered to be core koala habitat.</p>
SEPP 55 – Remediation of Land	<p>6 Contamination and remediation to be considered in zoning or rezoning proposal</p> <p>Council is required to consider whether the land is contaminated when rezoning for residential development.</p>	<p>Not applicable (because the land is not being rezoned).</p>
SEPP (Affordable Rental Housing) 2009	<p>No specific requirement regarding rezoning land.</p>	<p>Not applicable.</p>
SEPP (Housing for Seniors or People with a Disability) 2004	<p>No specific requirement regarding rezoning land.</p>	<p>Not applicable.</p>
SEPP (Infrastructure) 2007	<p>No specific requirement regarding rezoning land.</p>	<p>Not applicable.</p>
SEPP (Rural Lands) 2008	<p>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 agriculture (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.</p>	<p>Consistent. Part of the site is identified as regionally significant farmland in the Far North Coast Farmland Protection Project. However, the land is already zoned R5 Large Lot Residential and a large part of the site has been developed with a dwelling, shed and orchard and is thus considered to have limited agricultural potential.</p> <p>The planning proposal is consistent with the SEPP because the land has been identified in the Lismore Growth Management Strategy 2015-2035 (GMS) as having potential for further subdivision. In preparing the GMS Council has had consideration for the Rural Planning Principles within the SEPP.</p>

APPENDIX 2 – Compliance with Section 117 Ministerial Directions

Ministerial Directions	Requirements	Compliance
1. Employment and Resources		
1.1 Business and Industrial Zones	Not applicable	Not applicable.
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.	Not applicable.
1.3 Mining Petroleum Production and Extractive Industries	This direction applies when the Planning Proposal: Has the effect of prohibiting mining of coal or other minerals, production of petroleum, or winning or obtaining extractive materials; Restricting the potential of State or regionally significant mineral resources	Not applicable. The Planning Proposal does not have the effect of prohibiting mining of coal or other minerals, production of petroleum, or winning or obtaining extractive materials. The land does not accommodate mineral resources or extractive materials which are of State or regional significance.
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. 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, (e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of	Not applicable.

Ministerial Directions	Requirements	Compliance
	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	
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 environmental protection zones.	Consistent. The site has no environmentally sensitive areas. The Planning Proposal does not involve existing or proposed environmental protection zones.
2.2 Coastal Protection	Not applicable	Not applicable.
2.3 Heritage Conservation	Planning proposal must incorporate provisions for conservation of European and Aboriginal heritage items or places.	Consistent. Preliminary assessment through an AHIMs search and a review of Schedule 5 in the Lismore LEP 2012 has not revealed any items or places of Aboriginal or European heritage significance. Council's Environmental and Cultural Heritage Contractor has recommended that an Aboriginal Cultural Heritage Assessment be submitted post-Gateway decision based on the vicinity of the site to areas of cultural heritage significance (the North Lismore Plateau and the ridge top near Tullera).
2.4 Recreation Vehicle Areas	Not applicable	Not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	A planning proposal that introduces or alters an E2 or E3 zone or an overlay must apply zones and clauses consistent with the Northern Councils E Zone Review Final Recommendations	Not applicable. This planning proposal does not introduce or alter E Zones or overlays.
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Where applicable a Planning Proposal must include provisions that encourage housing that will: (a) Broaden the choice of housing types and locations. (b) Make efficient use of existing infrastructure and services. (c) Reduce consumption of land on the urban fringe. (d) Housing of good design. In addition, a planning proposal must:	Consistent. This proposal is consistent with the Direction because the proposal will result in greater housing choice and increased residential density close to Lismore. Lismore LEP 2012 requires the provision of services prior to development consent for residential development. The planning proposal is therefore consistent with this Direction.

Ministerial Directions	Requirements	Compliance
	<ul style="list-style-type: none"> • Contain a requirement that residential development is not permitted until land is adequately serviced. • Not contain provisions that will reduce permissible residential density of land. 	
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> (a) Retain provisions that permit development of caravan parks. (b) Retain zonings of existing caravan parks. (c) Take into account principles for siting manufactured home estates. 	<p>Consistent.</p> <p>This planning proposal does not identify suitable zones, locations or provisions for caravan parks or manufactured home estates.</p> <p>The site does not contain an existing caravan park.</p>
3.3 Home Occupations	The Planning Proposal must permit home occupations in dwelling houses without development consent.	<p>Consistent.</p> <p>Home occupations are permitted without development consent under LEP 2012 and SEPP (Exempt and Complying Development Codes) 2008. This planning proposal does not affect these provisions.</p>
3.4 Integrating Land Use and Transport	<p>The Planning Proposal must give effect to and be consistent with the aims, objectives and principles of:</p> <ol style="list-style-type: none"> 1. <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001) <ul style="list-style-type: none"> • 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. 2. <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001) <p>This policy aims to encourage a network of vibrant, accessible mixed use centres that are closely aligned with and accessible by public transport, walking and cycling. Objectives include:</p> <ul style="list-style-type: none"> • help reduce reliance on cars and moderate the demand for car travel • encourage multi-purpose trips • encourage people to travel on public transport, walk or cycle • provide people with equitable and efficient access 	<p>Consistent.</p> <p>This proposal is consistent with this Direction because it facilitates development that will access services and facilities primarily in Lismore and thus serve to reinforce its role and importance as a Regional Centre in the LGA.</p>

Ministerial Directions	Requirements	Compliance
	<ul style="list-style-type: none"> protect and maximise community investment in centres, and in transport infrastructure and facilities foster growth, competition, innovation and investment confidence in centres, 	
3.5 Development Near Licensed Aerodromes	Not applicable	Not applicable. The site is not in the vicinity of a licensed aerodrome.
3.6 Shooting Ranges	Not applicable	Not applicable. The site is not located adjacent to an existing shooting range.
4. Hazard and Risk		
4.1 Acid Sulfate Soils	Not applicable	Not applicable.
4.2 Mine Subsidence and Unstable Land	<p>Applies to mine subsidence areas</p> <p>Applies to areas identified as unstable</p>	Consistent. The land is not within a mine subsidence area. The site is not mapped as being unstable or prone to subsidence and displays no physical evidence of this. The planning proposal is therefore consistent with this Direction.
4.3 Flood Prone Land	Not applicable	Not applicable. The land is not in a Flood Planning Area in the Lismore LEP 2012 and is not mapped as being prone to flooding or inundation.
4.4 Planning for Bushfire Protection	<p>A Planning Proposal in bush fire prone land:</p> <p>(a) Is to be referred to the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination and prior to community consultation.</p> <p>(b) Have regard to Planning for Bush Fire Protection 2006.</p> <p>(c) Restrict inappropriate development from hazardous areas.</p> <p>(d) Ensure bush fire hazard reduction is not prohibited within the APZ.</p>	<p>Consistent.</p> <p>The site contains bushfire prone land in the Vegetation category 2 and vegetation buffer, concentrated in the south and south western areas.</p> <p>The Planning Proposal contains a Bushfire Hazard Assessment that indicates the requirements of Planning for Bushfire Protection 2006 can be met.</p> <p>The Planning Proposal will be referred to the Rural Fire Service due to the site containing bushfire prone land.</p> <p>The planning proposal is consistent with this Direction.</p>
5. Regional Planning		
5.1 Implementation of Regional Strategies	The Planning Proposal must be consistent with the Far North Coast Regional Strategy.	<p>Consistent.</p> <p>The proposal is consistent with the FNCRS which states that 'future rural residential land will only be released in accordance with a Local Growth Management Strategy'. This proposal is consistent with the Lismore Growth Management Strategy 2015-2035.</p> <p>This proposal is also consistent with the Goals and Actions of the Draft North Coast Regional Plan (NCRP) 2016 with regard to locating new housing in and around existing towns where essential</p>

Ministerial Directions	Requirements	Compliance
		services and road infrastructure has been established. It is also compatible with the Draft NCRP as the future subdivision and development of the site is compatible with Council's GMS that the State Government has approved.
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 Planning Proposal must not rezone land mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project. The Direction does not apply to areas contained within a 'town and village growth boundary' in the Far North Coast Regional Strategy.	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	Not applicable.
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	Not applicable.
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 the Department of Planning. It must not identify development as designated development unless justified.	Consistent. The Planning Proposal does not introduce new concurrence, consultation or referral requirements. Nor does it propose new forms of designated development.
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 the Department of Planning.	Consistent. This planning proposal does not affect public land.
6.3 Site Specific Provisions	A Planning Proposal to allow a particular land use (residential development) must rezone the site to an existing zone already applying to the LEP that allows the land use, without additional development standards to those already in use in that zone.	Not applicable.
7. Metropolitan Planning – Not applicable		