

PLANNING PROPOSAL

CVC reference- REZ 2020/0001

Ulmarra-Nymboida (former Shire areas) Heritage Amendment



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Declaration

Document name: Planning Proposal Ulmarra-Nymboida (former Shire areas)
Heritage Amendment

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Declaration: I, Deborah Wray declare that this Planning Proposal constitutes a planning proposal for the purposes of section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act) and further declare that the document complies with the relevant provisions of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's *A guide to preparing planning proposals* (August 2016).

Date: 29 April 2020

Document History and Version Control				
Version	Prepared by	Approved by	Date Approved	Brief Description
1.0	D.Wray	T.Dwyer	23/03/2020	Draft Planning Proposal for submission to Gateway.
1.1	D.Wray	T.Dwyer	29/04/20	Updated mapping and amendment schedule with proposed heritage item numbers as required by letter from DPIE dated 1.4.20.

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1. PRELIMINARY

1.1 Context

This planning proposal constitutes a document referred to in Section 3.33 of the Environmental Planning and Assessment Act 1979. It has been prepared in accordance with the Department of Planning and Environment's "*A guide to preparing planning proposals*" (December 2018). A gateway determination under Section 3.34 of the Act is requested.

1.2 Subject Land

Clarence Valley Council LGA general map of boundaries and localities is provided at Figure 1.



Figure 1 General Map of Clarence Valley Council LGA showing localities

The planning proposal applies to the following land within Clarence Valley Council.

a) the former Ulmarra and Nymboida Shire areas identified on Figure 2. The heritage study area includes an area of over 6,000 square kilometers including rural and coastal villages, National Parks and State Forests, and significant open space and rural lands. It extends south from the Sandon River to Halfway Creek on the coastline including the coastal villages of Wooli, Minnie Waters and Diggers Camp. The rural hinterland extends from the southern side of the Clarence River to the boundary of the Nymboida River near Dorrig and includes historic settlements at Ulmarra, Tucabia, Nymboida, Glenreagh, Ramornie, Jackadgery, Cangai, Seelands, Eatonsville, Lilydale and Newbold. (Figure 2).

b) Cabins at Sandon River (north) within Yuragir National Park, which related to Sandon River but were located outside of the study boundary. (Figure 3).

c) Maclean former Slipway and associated structures on Lots 721, 722, 723 & 724 DP 1148111, River Street, Maclean, NSW .(Figure 4).

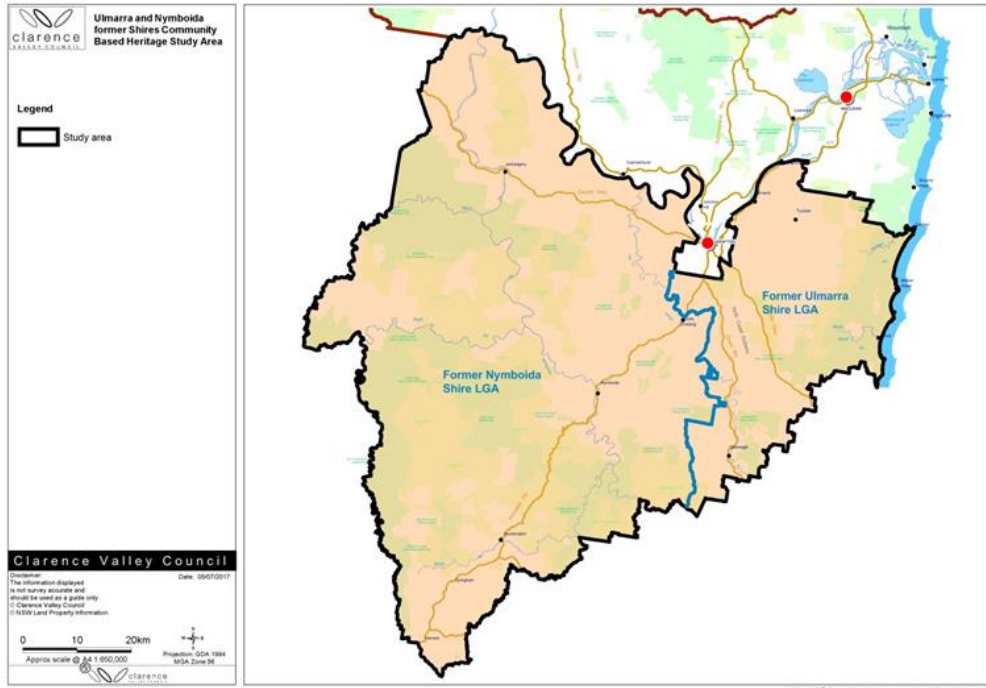


Figure 2 Plan of land area covered by the Ulmarra-Nymboida Community Based Heritage Study.



Figure 3 Sandon River Village, Yuraygir National Park SANDON NSW 2463 (No Lot /DP)



Figure 4 Lots 721, 722, 723 & 724 DP 1148111, Former Schwonberg Slipway and associated structures, River St, Maclean.

1.3 Current Zoning & Uses

The land is currently zoned for multiple purposes under Clarence Valley Local Environmental Plan 2011. There is no proposal to alter any current land zonings.

1.4 Background

a) This planning proposal is based upon the findings and recommendations of the Ulmarra–Nymboida Community Based Heritage Study Final Report February 2020, (hereafter referred to as 'the study' or UNCBHS) which was carried out between 2017-2020. Council adopted the study and its recommendations on 25 February 2020 with a resolution to prepare a Planning Proposal and seek a Gateway Determination to formalise the recommendations in an amendment to the Clarence Valley LEP 2011.

The study also included the Sandon River Village cabins within Yuragir National Park shown on Figure 2 which lie directly north of the formal study boundary. UNCBHS was funded by the former Office of Environment and Heritage, now Heritage NSW. An adopted brief formed the basis of the study and the selected consultant Gina Scheer, Cosmos Archaeology and recently Virtus Heritage, was endorsed by OEH prior to commencement. An accompanying inventory has been prepared on the State Heritage Inventory for each item and Heritage Conservation Area and upon adoption of the LEP will be made uploaded to the Heritage NSW website.

b) Council also resolved to prepare a planning proposal for the rezoning of Lots 721 and 722 DP 1148111 River Street, Maclean which included a historic slipway and associated structures which are also located on adjoining Crown Land of Lots 723 & 724 DP 1148111. A Heritage Assessment report of these structures and site was prepared by Eureka Heritage. Following the conclusion of the public exhibition on 26 November 2019 Council noted and supported the recommendations of the Statement of Heritage Significance. Further it resolved to ensure that future development takes account of the range of recommendations in Eureka Heritage report.

2. PART 1 - OBJECTIVE OR INTENDED OUTCOME

The objective of this planning proposal is to amend Schedule 5 of Clarence Valley LEP 2011 to carry out the recommendations of the Ulmarra Nymboida Heritage Study as adopted by Council including additional heritage items and proposed Heritage Conservation Areas, a minor extension of Ulmarra Heritage Conservation Area, correction of property descriptions, and the deletion of one existing heritage item which was destroyed by fire in 2018.

3. PART 2 - EXPLANATION OF PROVISIONS

3.1 Overview of changes

The objectives of the Proposal will be achieved by:

- a) Amendment of Schedule 5 of CVLEP 2011 by addition of the subject items or modifications to details, in alphabetical locality order and,
- b) Amendment of the CVLEP 2011 Heritage Map in the following manner.
 - Addition of Proposed Heritage Items outlined in Table 1 below
 - Addition of Proposed Heritage Conservation Areas outlined in in Table 1 below
 - Minor boundary adjustment to the existing Ulmarra Heritage Conservation Area,
 - Correction of some minor mapping anomalies of existing heritage items as detailed in Table 1.
 - Removal of Heritage Item I85 Glenreagh Catholic Church, 16 Boundary Street Glenreagh. Lot 1 DP 327442 due to loss by fire in 2018.

3.2 Proposed Amendment to CVLEP 2011

Table 1

Proposed Amendments to CVLEP 2011 Schedule 5.

Includes proposed additional Heritage Items, Heritage Conservation Areas and updates to existing items. Updated April 2020

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Billys Creek	Wiriri Road Mailbox	Wiriri Road corner with Armidale Road	Road Reserve	Local	1993
Buccarumbi	Buccarumbi Bridge Ruins and Surrounds	Old Glen Innes Road and across the Nymboida River	Road Reserve-	Local	1994
Calliope	Calliope Public School (former) and Community Hall	681 Sherrys Road, Calliope	Lot 92 DP 751390	Local	1995
Chambigne	OBX former Church	Old Glen Innes Road	Lot 63 DP 752 822	Local	1996
Chambigne	Rockview Station (Homestead Complex)	670 Rockview Road	Lot 31 DP 752811	Local	1997
Coutts Crossing	Coutts Crossing Coronation Hall	7 Armidale Road	Lot 1, DP 950371	Local	1998
Coutts Crossing	Coutts Crossing Public School	1570 Armidale Road	Lot 254 DP 752810	Local	1999
Coutts Crossing	Coutts Crossing Union Church and Sunday School buildings	Armidale Road & Acacia Avenue	Lot 1 DP 954316	Local	11000
Cowper	Cowper former Church now art gallery	90 Clarence Street	Lot 3 DP 758299	Local	11001
Cowper	Cowper General Store gallery	96 Clarence Street	Lot 1 DP 548548	Local	11002

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Cowper	Cowper Hall	58 Clarence Street	Lot 14 DP 862144	Local	I1003
Cowper	Cowper Memorial	Road Reserve eastern end of Clarence Street	Road Reserve	Local	I1004
Cowper	Cowper Public School	74 Clarence St Cowper 2460.	Lot 1 Section 3, DP 758299	Local	I1005
Cowper	Cowper former Catholic Church (Residence)	1 Samuel Street	Lot 1 DP 582159	Local	I1006
Dundurrabin	Dundurrabin Community Centre	Bridge Street	Lot 7006, DP 1052194	Local	I1007
Eatonsville	Eatonsville Community Hall	38 Orara Street	Lot 134 DP 751383	Local	I1008
Eatonsville	Eatonsville Recreation Ground	Ryan Gully Lane	Lot 7012 DP 1055186	Local	I1009
Eatonsville	Eatonsville Public School (former)	25 East Street	Lot 151 DP 751383	Local	I1010
Eatonsville	First Falls Park	Orara Street	Lot 7303 and 7304 DP 1151546	Local	I1011
Eatonsville	Residence Former Church	13 Orara Street	Lot 13 DP 817915	Local	I1012
Glenreagh	Camp Eagle Eye	2080 Orara Way	Lot 99, DP752843 Lot 7303 DP 1130431 Crown Lot 7006 DP 1001497	Local	I1013
Glenreagh	Residence (former Glenreagh bank)	9 Dorrigo Street	Lot 11 Section 6 DP 758452	Local	I1014
Glenreagh	Glenreagh Residence / Shop (former billiards hall)	Cnr Coramba and Shannon Streets	Lot 1 DP 739210	Local	I1015

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Glenreagh	Glenreagh Bridge over the Orara River RTA Bridge No. 2681 (S.170 Register)	Sherwood Creek Road	Over Orara River	Local	I1016
Glenreagh	Glenreagh Cemetery	Cemetery Road	Lot 7013 DP 92552	Local	I1017
Glenreagh	Glenreagh Forestry Office and Forestry House (former)	5 and 7 Shannon Street	Lot 2 DP 11960 Lot 1 DP 11960	Local	I1018
Glenreagh	Glenreagh Mountain Railway Museum	Towallum Street	Lot 1 DP 823625 Lot 5 DP 198501	Local	I1019
Glenreagh	Glenreagh Public School	Bridge Street	Lot 105, DP 820521	Local	I1020
Glenreagh	Glenreagh Recreation Reserve	Bridge Street	Lot 97 DP 752843	Local	I1021
Glenreagh	Golden Dog Hotel (archaeological site)	57-59 Coramba Street	Lots 22 and 23 DP 6504	Local	I1022
Glenreagh	Old Glenreagh Station	2980	Orara Road, Kremnos Lots 1 or 2 DP 746338	Local	I1023
Glenreagh	Shannon Park and The Esplanade	Cnr of Boundary Street and Sherwood Creek Road	Lot 7003, DP 1052456	Local	I1024
DELETE EXISTING ITEM Glenreagh	St Paul's Catholic Church	16 Boundary Street	Lot 1 DP 327442	Local	I85
Destroyed by fire 2018					

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Heifer Station	Heifer Station	1080 Gorge Road	Lot 1 DP 603776	Local	I1025
Jackadgery	Jackadgery community hall former	44 Mann River Road	Lot 39 DP 753509	Local	I1026
Jackadgery	Jackadgery School (former)	Mann River Road	Lot 36, DP 753509	Local	I1027
Lilydale	Newbold Grange Homestead Building complex	600 Gorge Road	Lot 1 DP 753528	Local	I397 (Existing Item number)
NOTE- This is an EXISTING ITEM and is currently listed under the locality of <u>Upper Copmanhurst</u> but the locality should be changed to Lilydale as per the property description and address.					
Maclean	Former Schwonberg Slipway historic slipway site	River Street and Clarence River	Lots 721 722 723, 724 DP 1148111,	Local	I1028
Minnie Water	Minnie Water Community Hall	Sandon Road	Lot 7308 DP 1153056	Local	I1029
Nymboida	Barns and Outbuildings	3860 Armidale Road	Lot 1 DP 264136	Local	I1030
Nymboida	Cartmill House / Property	4269 Armidale Road	Lot 43 DP 1079210	Local	I1031
Nymboida	St John's Presbyterian Church (former)	8 Church Street	Lot 6 Sec 5 DP 758801	Local	I1032
Nymboida	Former Nymboida Post Office	1 Nymboida Street	Lot 1 DP 781668	Local	I1033
Blaxlands Creek, Nymboida	Glencoe Rural Property	3071 Armidale Road	Lot 1 DP 1140144	Local	I1034
Nymboida	Nymboida Canoe Centre	3518 Armidale Road	Lot 103 DP 1130173	Local	I1035
Nymboida	Nymboida Cemetery	Cnr of Coalmine Road and Armidale Road	lot 7306 DP 1145336	Local	I1036

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Nymboida	Nymboida Coaching Station - former	3970 Armidale Road	Lot 11 DP 710619	Local	I1037
Nymboida AMEND Existing LEP heritage item	Nymboida Coal Mine	330 Coalmine Road	Lot 58 DP 752836 Lot 792 DP 813613	Local	I335
Note -Remove 58 /752836 Incorrectly mapped lot					
Nymboida	Nymboida Community Hall	3779 Armidale Rd,	Lot 1 Sect 6 DP 758801	Local	I1038
Nymboida	Nymboida former Power Station Cottages (Group of 4 Houses)	3522 3526 3532 Armidale Road		Local	I1039
Nymboida	Cottage (Group value)	3522 Armidale Rd	Lot 102 DP 1130173	Local	I1039
Nymboida	Cottage (Group value)	3526 Armidale Rd	Lot 101 DP 1130173	Local	I1039
Nymboida	2 Cottages (Group value) (note 2 houses on one lot)	3532 Armidale Road	Lot 100 DP 1130173	Local	I1039
Nymboida	Pollacks Bridge over the Nymboida River	Armidale Road	(Regional Rd 74)	Local	I1040
Nymboida	Sunnyside Historical Cemetery	Armidale Road	Lot 1 DP 93161	Local	I1041
Ramornie	Ramornie Historical Cemetery	1672 Gwydir Highway	Lot 1 DP 1088677	Local	I1042
Ramornie	Ramornie Cenotaph	Adjacent to 1672 Gwydir Highway	Road Reserve	Local	I1043
Ramornie Existing LEP heritage item AMEND	Ramornie Meatworks (former)	off Gwydir Highway	Lots 4 and 8 DP 752846 –	Local	I344
Update the property description in LEP. Remove 'Part portions 4 and 8' Insert 'Lots 4 and 8'.					

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Sandon	Sandon North cabins	Sandon River Village	Yuraygir National Park	Local	I1044
Seelands	Seelands School Site	297 Seelands Hall Road	Lot 1 DP 181781	Local	I1045
Seelands	Seelands Hall including Honour Board	5 Ski Lodge Road	Lot 1 DP 312440	Local	I1046
Seelands	Dwelling	24 Schwinghammer Road	Lot 43 DP 1066418	Local	I1047
Seelands	Yattendon House	121 Seelands Hall Road	Lot 2 DP 706806	Local	I1048
Tucabia	Residence Former Post Office	17-19 Coldstream Terrace	Lot 9 Sect 11 DP 758999	Local	I1049
Tucabia	Tucabia General Cemetery (historical)	Collett Street	Lot 1 668527, Lot 7300 DP 1139262 Lot 1 DP 668344 Lot 1 DP 668343	Local	I1050
Tucabia	Bowling Homestead	Bowlings Road	Lot 240 DP 751390	Local	I1051
Ulmarra	Ulmarra Cemetery	Coldstream Road	Lots 1-5 DP 115158; Lot 7303 DP 1147299 being D1024308 and Lots 6-7 DP 115158; & Lot 7304 DP 1147299 being D1025768	Local	I1052
Tucabia	Tucabia Public School	2 Mookin Street	Lots 1- 10 Sec 17 DP 758999	Local	I1053
Tucabia	Residence, former Post and Telegraph Office Tucabia	2 Aradin Street	Lot 9, S11 DP 758999	Local	I1054

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Tucabia	Briner Bridge over Upper Coldstream River RTA Bridge No. 2680	Coldstream Terrace	Coldstream River	Local	I1055
Tyringham	Tyringham Heritage Hut	Armidale Road	Lot 7300 DP 1153798	Local	I1056
Tyringham	Tyringham Village Graves	Armidale Road	Lot 4 DP 752847	Local	I1057
Ulmarra	NSW Rural Fire Service HQ (Former Ulmarra Shire Council Chambers) and historic plantings.	15-17 Coldstream Street	Lot 7 DP 1022562 Lot 6 DP 1106942	Local	I1058
Ulmarra	Residence 17 River Street 'Silverweir'	17 River Street	Lot 1 DP 800248	Local	I1059
Ulmarra	House, 20 River St 'Woodfordleigh'	20 River Street	Lot 1 DP 743742	Local	I1060
Ulmarra	Shop and Residence (Folk Art Cottage)	13 Coldstream Street	Lot 5 DP 976697	Local	I1061
Ulmarra	Coldstream Gallery	5 Coldstream Street	Lot 1 DP101684	Local	I1062
Ulmarra	Anglican Church (former) Ulmarra	12 Pacific Highway	Lot 1 DP 615287	Local	I1063
Ulmarra	Former Anglican Rectory (Residence)	10 Pacific Highway Lot 2 DP 615287	Lot 2 DP 615287	Local	I1064
Ulmarra	Catholic Church (former)	35 River Street Lot 91 DP 1133642	Lot 91 DP 1133642	Local	I1065
Ulmarra	Catholic Rectory (former)	37 River Street	Lot 1 DP 784036	Local	I1066

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Ulmarra	Former Presbyterian Church and Memorial Fence	23-25 Coldstream Street	Lot 28 DP 1103583	Local	I1067
Ulmarra	Ulmarra (former) Masonic Lodge	8 River Street	Lots 1 and 2 DP 797896	Local	I1068
Ulmarra	Shop(Sluggos Former Ulmarra Butter Factory Butcher	25 Pacific Highway Lot 101 DP 816691	Lot 101 DP 816691	Local	I1069
Ulmarra	Ulmarra Hotel and adjoining cottage	2 Coldstream Street	Lot 1 DP 847075	Local	I1070
Ulmarra	Commercial Building (Former Ulmarra Cream and Butter Factory)	21 Pacific Highway	Lot 104, DP 826322	Local	I1071
Ulmarra	Courthouse (Former) and Police Residence	16 River Street	Lot 1 DP 199572	Local	I392
Clarify description, add 'and Police Residence' This forms part of Existing LEP heritage item I392					
Ulmarra	Methodist/Uniting Church) former	2 River Street	Lot 22 DP 794498	Local	I1072
Ulmarra	Ulmarra Public School Complex & Hoop Pine	14 Pacific Highway	Lot 10 DP 1031995	Local	I1073
Ulmarra	Exchange Hotel (former) including pressed metal linings ceilings & walls and joinery.	3 Coldstream Street	Lot 150 DP 1228053	Local	I1074

Suburb or Town:	Name of item:	Address Lot/ DP	Property Description	Significance	Proposed Item Number
Ulmarra	Residence (Former Norco Factory Managers Residence)	6 Pacific Highway	Lot 1 DP 560144	Local	I1075
Ulmarra	Residence (Ulmarra Post Office former)	18 River Street Lot 2 DP 586095	Lot 2 DP 586095	Local	I1076
Ulmarra	Residence, 27 River Street	27 River Street	Lot 1 DP 600056	Local	I1077
Ulmarra	Pair of Houses, 37-39 Pacific Hwy Ulmarra	37 Pacific Highway 39 Pacific Highway	Lot 2 DP 1097103 Lot 2 DP 1097103	Local	I1078
Ulmarra	Residence	21 Coldstream Street	Lot 1 DP 797958	Local	I1079
Ulmarra	Residence (Former ESA Bank)	1 Coldstream Street	Lot 1 DP 1100038	Local	I1080
Ulmarra	SES Building (Former Capp Theatre)	20 Coldstream Street	Lot 7 DP 1099212	Local	I1081
Ulmarra	Residence (Corndale)	1117 Pacific Highway	Lot 4 DP 617490	Local	I1082
Ulmarra	Residence 'Belmore'	41 Pacific Highway	Lot 1 DP 196108	Local	I1083
Ulmarra	Windsor Cottage	2 Hoades Lane	Lot 1 DP 596080	Local	I1084
Ulmarra	Silo	1652 Pacific Highway	Lot 50 DP 854424	Local	I1085
Ulmarra	Silo	398 Coldstream Road	Lot 1 DP 986364	Local	I1086

Waterview Heights Chambigne (Existing LEP Heritage Item I43)	Bawden Bridge over the Orara River	Bawden Bridge Old Grafton to Glen Innes Road	Road Reserve	Local	I43
No change is necessary to the LEP Chambigne –This is an Existing heritage item . Note incorrect location in Annexe A of Study Report.					
Yuraygir National Park	Slovenski Monument Statue	Yellow Cutting Road S	GPS AMG 05147 E 669112	Local	I1087

Part 2 Heritage conservation areas		
Name of Conservation Areas	Identification on Heritage Map	Significance
Diggers Camp Heritage Conservation Area	Shown by a heavy red line and hatched in red and labelled “C10”	Local
Glenreagh Village Heritage Conservation Area	Shown by a heavy red line and hatched in red and labelled “C11”	Local
Minnie Water Heritage Conservation Area (3)	Shown by a heavy red line and hatched in red and labelled “C12”	Local
Sandon Village Conservation Area (4)	Shown by a heavy red line and hatched in red and labelled “C13”	Local
MAPPING CHANGE ONLY Ulmarra Heritage Conservation Area Minor amendment to boundary (Existing LEP Conservation Area C8)	Shown by a heavy red line and hatched in red and labelled “C8”	Local

4. PART 3 - JUSTIFICATION

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

Yes. The planning proposal is the result of the UNCBHS 2017-2020. This was a strategic study of two former shire areas which form part of Clarence Valley Council, which had not previously been the subject of a heritage study. The existing heritage listings within the study area were based upon Local Environmental Studies for the Ulmarra and Nymboida former LEPS, and the former North Coast Regional Plan Heritage Amendments.

The other site proposed for inclusion in Schedule 5 is based upon a detailed heritage assessment carried out by Eureka Heritage in relation to the historic Maclean Slipway and formed part of another Council planning proposal and resolution.

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

Yes. This is the most appropriate way to legally protect the heritage significance of the places identified in the study.

RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4.3 Applicable Regional Plan - Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The *North Coast Regional Plan 2036* (NCRP 2036) released in March 2017 is the applicable regional plan. It is the NSW Government's strategy for guiding land use planning decisions for the North Coast region. The Regional Plan comprises four goals, 25 directions and 80 actions. The goals articulate the intended outcome; the directions identify the broad issues or policy areas that need to be focused on; and the actions represent the steps needed to be taken or initiatives that need to be implemented to achieve the goals. Actions are either implemented as strategies or as initiatives. Of specific relevance to historic heritage is the following Planning Policy;

Direction 19

- Historic heritage is a major contributor to the region's identity and character. It also has the capacity to generate economic value, particularly through tourism.
- Developing local heritage studies in consultation with the wider community will help to identify and secure the ongoing protection and management of heritage items.
- Regeneration of heritage assets through adaptive re-use can help preserve and restore heritage items and can deliver unique and exciting places that can be used well into the future. Where impacts from new development near heritage items and areas cannot be avoided, proposals that reduce impacts through sympathetic design should be developed, in accordance with relevant statutory processes.

Actions


- 19.1 Ensure best-practice guidelines are considered such as the *Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance* and the *NSW Heritage Manual* when assessing heritage significance.

- 19.2 Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.
- 19.3 Deliver the adaptive or sympathetic use of heritage items and assets.

Accordingly, the planning proposal is consistent with the NCRP 2036. An assessment of the planning proposal's consistency against the regional plans goals, directions and actions is also attached at Appendix 1.

4.4 Consistency with Council's local strategies and other local strategic plans

The Clarence 2027 is Council's adopted community strategic plan. It is supported by Council's Delivery Program and Annual Operational Plan applicable at the time. The planning proposal is consistent with Council's CSP policy 1.1 as shown below which relates to the heritage of the region.

 **Society.** (continued)

Community Strategic Plan
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You told us you wanted ...

1.1 To have proud and inviting communities that:

- 1.1.1 Encourage vibrant and welcoming towns and villages
- 1.1.2 Respect the heritage of the region by highlighting and enhancing our unique characteristics
- 1.1.3 Support, encourage and celebrate community participation, community organisations and volunteerism
- 1.1.4 Encourage greater awareness of our earliest communities and inhabitants, in partnership with local Aboriginal and Torres Strait Islander communities

Heritage is also a highly contributory element of tourism and the proposal is also consistent with the Economic objectives



Economy (continued)


Community Strategic Plan
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You told us you wanted ...

3.1 To have an attractive and diverse environment for business, tourism and industry that:

- 3.1.1 Promotes the Clarence region as a wonderful place to invest, live, work, and visit
- 3.1.2 Grows the Clarence Valley economy through supporting local business and industry
- 3.1.3 Provides land use planning that facilitates and balances economic growth, environmental protection and social equity
- 3.1.4 With our partners, encourages the development of a skilled and flexible workforce to match the requirements of business and industry
- 3.1.5 Attracts and grows events that contribute to the economy with a focus on high participatory events
- 3.1.6 Develops initiatives capitalising on Clarence Valley's competitive advantages

The preparation of the study and its process is also in accordance with Council's policy on leadership.



Leadership (continued)

Community Strategic Plan
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You told us you wanted ...

5.1 To have a strong, accountable and representative government that:

- 5.1.1 Develops a clear plan for the community through integrated planning and reporting
- 5.1.2 Creates awareness of Council's roles, responsibilities and services
- 5.1.3 Engages with the community to inform decision making
- 5.1.4 Ensures transparent accountable decision making for our community
- 5.1.5 Represents our community at regional, state and federal levels
- 5.1.6 Ensures decisions reflect the long-term interests of the community and support financial and infrastructural sustainability
- 5.1.7 Undertakes the civic duties of Council in an ethical manner
- 5.1.8 Ensures good governance, effective risk management and statutory compliance

5.2 To have an effective and efficient organisation that:

- 5.2.1 Operates in a financially responsible and sustainable manner
- 5.2.2 Makes Council a preferred employer
- 5.2.3 Fosters an organisational culture focused on customer service excellence, innovation and continuous improvement
- 5.2.4 Ensures a safe and healthy work environment
- 5.2.5 Manages and value our corporate information and knowledge

CVC Operational Plan

The planning proposal is consistent with Council's Delivery Program and Operational Plan February 2020 which promotes proud and inviting communities. The heritage values of villages and towns form the basis of town centre revitalisations such as recent upgrades planned for Ulmarra; the delivery of the Heritage Assistance Program, and community engagement.



Creating a healthy, safe and accessible community

Community Strategic Plan Objective	1.1 - We will have proud and inviting communities						
Delivery Program 2017/18-2020/21 Strategy	Operational Plan Action	17/18	18/19	19/20	20/21	KPI/Milestone/Statistic	Responsible Manager
1.1.1 - Encourage vibrant and welcoming towns and villages	Continuing implementation of the Community Economic Development (CED) programs including streetscape enhancements	Y	Y	Y	Y	One CED program implemented per annum	Strategic & Economic Planning
1.1.2 - Respect the heritage of the region by highlighting and enhancing our unique characteristics	On-going implementation of Heritage Assistance Program	Y	Y	Y	Y	100% available funds committed by 30 June annually	Strategic & Economic Planning
1.1.3 - Support, encourage and celebrate community participation, community organisations and volunteerism	Facilitate development of community networks through partnerships	Y	Y	Y	Y	1) Development of 4 new partnerships each year 2) Support 6 annual community events 3) Promotion of 3 community messages annually	Social & Cultural Services
	Build connections to support and empower community ownership of initiatives and projects	Y	Y	Y	Y	1) Assist 50 community organisations through Community Initiatives Program per annum 2) Number of supported applications, with engaged community groups, for external funding annually	Social & Cultural Services
	Work with the community to improve engagement and participation	Y	Y	Y	Y	100 sessions facilitated annually	Social & Cultural Services

An assessment of the planning proposal against *Clarence 2027* is at Appendix 2.

4.5 Consistency with applicable state environmental planning policies

The proposal raises no inconsistencies with applicable state environmental planning policies (SEPPs). A consistency checklist is provided at Appendix 3.

4.6 Consistency with applicable Ministerial Directions (s.9.1 Directions)

The proposal is consistent with applicable Section 9.1 Directions.

A consistency checklist against the Directions is provided at Appendix 4.

ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

4.7 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?

The planning proposal will have no impacts upon critical habitats, threatened species or natural values.

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

The effect of the planning proposal is to positively protect the heritage significance and values of places within the Clarence Valley Council area for future generations. There are no proposals which would have a negative environmental impact.

4.9 Relevant social and economic effects?

The Planning Proposal is aimed at protecting significance places and items for future generations through identification and careful management. This is likely to have positive social and economic impacts. Areas of high heritage values are usually synonymous with sought after places for living and tourism. Owners of identified properties have been consulted through the study process at different levels and will be re-consulted through this planning proposal.

STATE AND COMMONWEALTH INTERESTS

4.10 Is there adequate public infrastructure for the planning proposal?

Yes, there will be no changes or additional loadings will be created by the heritage proposal.

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

A gateway determination has not yet been issued.

5. PART 4 - MAPPING

Existing and Proposed Heritage Map layers are attached to this Planning Proposal with an accompanying table showing the proposed changes to map tiles.

DRAFT LEP MAPS – MAPS ARE FOR EXPLANATION ONLY; MAPS ARE NOT LEGAL DOCUMENTS

Map title	Date
DRAFT_HERITAGE_007C	Existing tile
DRAFT_HERITAGE_007F	Existing tile
DRAFT_HERITAGE_007G	Existing tile
DRAFT_HERITAGE_007I	New tile
DRAFT_HERITAGE_008B	Existing tile
DRAFT_HERITAGE_008C	Existing tile
DRAFT_HERITAGE_008E	New tile
DRAFT_HERITAGE_008F	New tile
DRAFT_HERITAGE_008G	New tile
DRAFT_HERITAGE_009A	New tile
DRAFT_HERITAGE_011C	Existing tile
DRAFT_HERITAGE_011CA	New tile
DRAFT_HERITAGE_011D	Existing tile
DRAFT_HERITAGE_011DA	New tile
DRAFT_HERITAGE_011FB	New tile
DRAFT_HERITAGE_011H	Existing tile
DRAFT_HERITAGE_011LA	New tile
DRAFT_HERITAGE_012C	Existing tile
DRAFT_HERITAGE_012EA	New tile
DRAFT_HERITAGE_012FA	New tile

NOTE – Mapping will be provided under separate cover.

6. PART 5 - COMMUNITY CONSULTATION

The planning proposal is considered to fall in the category of 'other types of planning proposal' for the purpose of community consultation under Section 5.5.2 of *"A guide to preparing local environmental plans, December 2018"*. On this basis, it is intended that the planning proposal is advertised for 28 days. A public hearing is not required for this Planning Proposal.

The heritage study was an initiative of Clarence Valley Council and has been fully funded by the former Office of Environment and Heritage, now Heritage NSW and is consistent with its leading goals for conservation of heritage values in the state of NSW. The study was placed on public exhibition for a period of 60 days from 24 October to 24 December 2019 as an informal document.

National Parks and Wildlife Service is the owner of several sites having heritage significance identified in this planning proposal. Previous consultation advice from NPWS on the study findings noted the information. No objections were received.

The Department of Planning, Industry and Environment (Crown Lands division) has been notified of subject sites identified as having heritage significance through the study process. No comments or objections were received to the 60 day exhibition referral.

Essential Energy, John Holland and other owners were also notified of subject items and no responses were received to the study consultation.

7. PART 6 - PROJECT TIMELINE

Anticipated commencement date (date of Gateway determination)	May 2020
Anticipated timeframe for the completion of required studies	The Heritage Study is completed as far as budgetary constraints permitted. No additional time is likely to be required for additional studies.
Timeframe for government agency consultation as required by Gateway determination	28 day exhibition period. May-June 2020
Commencement and completion dates for public exhibition period	May- June 2020 to be confirmed once Gateway is issued.
Timeframe for consideration of submissions	June-July 2020
Timeframe for the consideration of a proposal post exhibition	July 2020
Date sent to PCO seeking Opinion	August-September 2020
Anticipated date the local plan-making authority will make the plan (if authorised),	August –September 2020
Anticipated date PPA will forward to the Department for notification (if the council is made the local plan making authority) or for finalisation (if the council is not made the local plan-making authority)	September-October 2020

APPENDIX 1: NORTH COAST REGIONAL PLAN 2036 CONSISTENCY CHECKLIST

NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Goal 1 - The most stunning environment in NSW		
Direction 1 - Deliver environmentally sustainable growth		
<u>Action 1.1</u> - Focus future urban development to mapped urban growth areas.	N/A	
<u>Action 1.2</u> - Review areas identified as 'under investigation' within urban growth areas to identify and map sites of potentially high environmental value.	N/A	
<u>Action 1.3</u> - Identify residential, commercial or industrial uses in urban growth areas by developing local growth management strategies endorsed by the Department of Planning and Environment.	N/A	
<u>Action 1.4</u> - Prepare land release criteria to assess appropriate locations for future residential, commercial and industrial uses.	N/A	
Goal 1 - The most stunning environment in NSW		
Direction 2 - Enhance biodiversity, coastal and aquatic habitats, and water catchments		
<u>Action 2.1</u> - Focus development to areas of least biodiversity sensitivity in the region and implement the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value.	N/A	
<u>Action 2.2</u> - Ensure local plans manage marine environments, water catchment areas and groundwater sources to avoid potential development impacts.	N/A	
Goal 1 - The most stunning environment in NSW		
Direction 3 - Manage natural hazards and climate change		
<u>Action 3.1</u> - Reduce the risk from natural hazards, including the projected effects of climate change, by identifying, avoiding and managing vulnerable areas and hazards.	N/A	
<u>Action 3.2</u> - Review and update floodplain risk, bushfire and coastal management mapping to manage risk, particularly where urban growth is being investigated.	N/A	
<u>Action 3.3</u> - Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.	N/A	
Goal 1 - The most stunning environment in NSW		
Direction 4 - Promote renewable energy opportunities		
<u>Action 4.1</u> - Diversify the energy sector by identifying renewable energy resource precincts and infrastructure corridors with access to the electricity network.	N/A	
<u>Action 4.2</u> - Enable appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.	N/A	
<u>Action 4.3</u> - Promote appropriate smaller and community-scale renewable energy projects.	N/A	
Goal 2 - A thriving, interconnected economy		
Direction 5 - Strengthen communities of interest and cross-regional relationships		
<u>Action 5.1</u> - Collaborate on regional and intra-regional housing and employment land delivery, and industry development.	N/A	
<u>Action 5.2</u> - Integrate cross-border land use planning between NSW and South East Queensland, and remove barriers to economic, housing and jobs growth.	N/A	
<u>Action 5.3</u> - Encourage ongoing cooperation and land use planning between the City of Gold Coast and Tweed Shire	N/A	

NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Council.		
Action 5.4 - Prepare a regional economic development strategy that drives economic growth opportunities by identifying key enabling infrastructure and other policy interventions to unlock growth.	N/A	
Goal 2 - A thriving, interconnected economy Direction 6 - Develop successful centres of employment		
Action 6.1 - Facilitate economic activity around industry anchors such as health, education and airport facilities by considering new infrastructure needs and introducing planning controls that encourage clusters of related activity.	N/A	
Action 6.3 - Promote knowledge industries by applying flexible planning controls, providing business park development opportunities and identifying opportunities for start-up industries.	N/A	
Action 6.3 - Reinforce centres through local growth management strategies and local environmental plans as primary mixed-use locations for commerce, housing, tourism, social activity and regional services.	N/A	
Action 6.4 - Focus retail and commercial activities in existing centres and develop place-making focused planning strategies for centres.	N/A	
Action 6.5 - Promote and enable an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.	N/A	
Action 6.6 - Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.	N/A	
Action 6.7 - Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.	N/A	
Goal 2 - A thriving, interconnected economy Direction 7 - Coordinate the growth of regional cities		
Action 7.1 - Prepare action plans for regional cities that: <ul style="list-style-type: none"> ensure planning provisions promote employment growth and greater housing diversity; promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts; identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and deliver infrastructure and coordinate the most appropriate staging and sequencing of development. 	N/A	
Goal 2 - A thriving, interconnected economy Direction 8 - Promote the growth of tourism		
Action 8.1 - Facilitate appropriate large-scale tourism developments in prime tourism development areas such as Tweed Heads, Tweed Coast, Ballina, Byron Bay, Coffs Harbor and Port Macquarie.	N/A	
Action 8.2 - Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans.	N/A	<i>Heritage assets contribute to tourism facilities and destination management and enhance the values of an area.</i>

<p>Action 8.3 - Prepare destination management plans or other tourism focused strategies that:</p> <ul style="list-style-type: none"> ▪ identify culturally appropriate Aboriginal tourism opportunities; ▪ encourage tourism development in natural areas that support conservation outcomes; and ▪ strategically plan for a growing international tourism market. 	N/A	<i>Heritage assets contribute to tourism facilities and destination management and enhance the values of an area.</i>
<p>Action 8.4 - Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as Ellenborough Falls, Dorrigo National Park, Wollumbin–Mount Warning National Park, Iluka Nature Reserve and Yuraygir Coastal Walk.</p>	N/A	<i>Heritage assets contribute to tourism facilities and destination management and enhance the values of an area.</i>
<p>Action 8.5 - Preserve the region's existing tourist and visitor accommodation by directing permanent residential accommodation away from tourism developments, except where it is ancillary to existing tourism developments or part of an area otherwise identified for urban expansion in an endorsed local growth management strategy.</p>	N/A	
<p>Goal 2 - A thriving, interconnected economy</p> <p>Direction 9: Strengthen regionally significant transport corridors</p>		
<p>Action 9.1 - Enhance the competitive value of the region by encouraging business and employment activities that leverage major inter-regional transport connections, such as the Pacific Highway, to South East Queensland and the Hunter.</p>	N/A	
<p>Action 9.2 - Identify buffer and mitigation measures to minimise the impact of development on regionally significant transport infrastructure including regional and state road network and rail corridors.</p>	N/A	
<p>Action 9.3 - Ensure the effective management of the State and regional road network by:</p> <ul style="list-style-type: none"> ▪ preventing development directly adjoining the Pacific Highway; ▪ preventing additional direct 'at grade' access to motorway-class sections of the Pacific Highway; ▪ locating highway service centres on the Pacific Highway at Chinderah, Ballina, Maclean, Woolgoolga, Nambucca Heads, Kempsey and Port Macquarie, approved by the Department of Planning and Environment and Roads and Maritime Services; and ▪ identifying strategic sites for major road freight transport facilities. 	N/A	
<p>Goal 2 - A thriving, interconnected economy</p> <p>Direction 10 - Facilitate air, rail and public transport infrastructure</p>		
<p>Action 10.1 - Deliver airport precinct plans for Ballina–Byron, Lismore, Coffs Harbour and Port Macquarie that capitalise on opportunities to diversify and maximise the potential of value-adding industries close to airports.</p>	N/A	
<p>Action 10.2 - Consider airport-related employment opportunities and precincts that can capitalise on the expansion proposed around Gold Coast Airport.</p>	N/A	
<p>Action 10.3 - Protect the North Coast Rail Line and high-speed rail corridor to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.</p>	N/A	
<p>Action 10.4 - Provide public transport where the size of the urban area has the potential to generate sufficient demand.</p>	N/A	

Action 10.5 - Deliver a safe and efficient transport network to serve future release areas.	N/A	
Goal 2 - A thriving, interconnected economy		
Direction 11: Protect and enhance productive agricultural lands		
Action 11.1 - Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland and identifying locations to support existing and small-lot primary production, such as horticulture in Coffs Harbour.	N/A	
Action 11.2 - Deliver a consistent management approach to important farmland across the region by updating the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008).	N/A	
Action 11.3 - Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.	N/A	
Action 11.4 - Encourage niche commercial, tourist and recreation activities that complements and promotes a stronger agricultural sector, and builds the sector's capacity to adapt to changing circumstances.	Yes	<i>Heritage tourism is complementary to some farm based activities.</i>
Action 11.5 - Address sector-specific considerations for agricultural industries through local plans.	N/A	
Goal 2 - A thriving, interconnected economy		
Direction 12 - Grow agribusiness across the region		
Action 12.1 - Promote the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans.	N/A	
Action 12.2 - Encourage the co-location of intensive primary industries, such as feedlots and compatible processing activities.	N/A	
Action 12.3 - Examine options for agribusiness to leverage proximity from the Gold Coast and Brisbane West Wellcamp airports.	N/A	
Action 12.4 - Facilitate investment in the agricultural supply chain by protecting assets, including freight and logistics facilities, from land use conflicts arising from the encroachment of incompatible land uses.	N/A	
Goal 2 - A thriving, interconnected economy		
Direction 13 - Sustainably manage natural resources		
Action 13.1 - Enable the development of the region's natural, mineral and forestry resources by directing to suitable locations land uses such as residential development that are sensitive to impacts from noise, dust and light interference.	N/A	
Action 13.2 - Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.	N/A	
Goal 3 - Vibrant and engaged communities		
Direction 14 - Provide great places to live and work		
Action 14.1 - Prepare precinct plans in growth areas, such as Kingscliff, or centres bypassed by the Pacific Highway, such as Woodburn and Grafton, to guide development and establish appropriate land use zoning, development standards and developer contributions.	N/A	

<u>Action 14.2</u> - Deliver precinct plans that are consistent with the Precinct Plan Guidelines (Appendix C).	YES	<i>Identifying and protecting heritage values is essential to long term planning of precincts. The Ulmarra Glenreagh and other small localities will particularly benefit from carefully planned heritage precinct design.</i>
Goal 3 - Vibrant and engaged communities		
Direction 15 - Develop healthy, safe, socially engaged and well-connected communities		
<u>Action 15.1</u> - Deliver best-practice guidelines for planning, designing and developing healthy built environments that respond to the ageing demographic and subtropical climate.	N/A	
<u>Action 15.2</u> - Facilitate more recreational walking and cycling paths and expand inter-regional and intra-regional walking and cycling links, including the NSW Coastline Cycleway.	N/A	
<u>Action 15.3</u> - Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.	N/A	
<u>Action 15.4</u> - Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.	N/A	
<u>Action 15.5</u> - Deliver crime prevention through environmental design outcomes through urban design processes.	N/A	
Goal 3 - Vibrant and engaged communities		
Direction 16 - Collaborate and partner with Aboriginal communities		
<u>Action 16.1</u> - Develop partnerships with Aboriginal communities to facilitate engagement during the planning process, including the development of engagement protocols.	N/A	<i>The scope of this study did not extend to Aboriginal Cultural Heritage, however it is desirable to address this in future actions</i>
<u>Action 16.2</u> - Ensure Aboriginal communities are engaged throughout the preparation of local growth management strategies and local environmental plans.	N/A	
Goal 3 - Vibrant and engaged communities		
Direction 17: Increase the economic self-determination of Aboriginal communities		
<u>Action 17.1</u> - Deliver opportunities to increase the economic independence of Aboriginal communities through training, employment and tourism.	N/A	
<u>Action 17.2</u> - Foster closer cooperation with Local Aboriginal Land Councils to identify the unique potential and assets of the North Coast communities.	N/A	
<u>Action 17.3</u> - Identify priority sites with economic development potential that Local Aboriginal Land Councils may wish to consider for further investigation.	N/A	

Goal 3 - Vibrant and engaged communities		
Direction 18 - Respect and protect the North Coast's Aboriginal heritage		
<u>Action 18.1</u> - Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of local Aboriginal communities.	Yes	<i>The scope of this study did not extend to Aboriginal Cultural Heritage; however it is desirable to address this in future actions.</i>
<u>Action 18.2</u> - Undertake Aboriginal cultural heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.	Yes	<i>The scope of this study did not extend to Aboriginal Cultural Heritage, however it is desirable to address this in future actions</i>
<u>Action 18.3</u> - Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.	Yes	<i>The scope of this study did not extend to Aboriginal Cultural Heritage, however it is desirable to address this in future actions</i>
<u>Action 18.4</u> - Prepare maps to identify sites of Aboriginal heritage in 'investigation' areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage.	Yes	<i>The scope of this study did not extend to Aboriginal Cultural Heritage, however it is desirable to address this in future actions</i>
Goal 3 - Vibrant and engaged communities		
Direction 19 - Protect historic heritage		
<u>Action 19.1</u> - Ensure best-practice guidelines are considered such as the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance and the NSW Heritage Manual when assessing heritage significance.	Yes	<i>Observed in relevant heritage management. Best practice guidelines have been used in the heritage study as basis of inventory and assessment.</i>
<u>Action 19.2</u> - Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.	Yes	<i>Consistent delivery of this action.</i>
<u>Action 19.3</u> - Deliver the adaptive or sympathetic use of heritage items and assets.	Yes	<i>Future uses of some heritage places may demand a change of use which can be given flexibility through the conservation incentives clause of 5.10(10).</i>
Goal 3 - Vibrant and engaged communities		
Direction 20 - Maintain the region's distinctive built character		
<u>Action 20.1</u> - Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009)	Yes	<i>Heritage contributes strongly to the built and natural character of the North Coast and a higher standard of infill development will be achieved and managed through the proposed Conservation Areas and heritage listings.</i>
<u>Action 20.2</u> - Review the North Coast Urban Design Guidelines (2009).		

Goal 3 - Vibrant and engaged communities		
Direction 21 - Coordinate local infrastructure delivery		
<u>Action 21.1</u> - Undertake detailed infrastructure service planning to support proposals for new major release areas.	N/A	
<u>Action 21.2</u> - Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure.	N/A	
Goal 4 - Great housing choice and lifestyle options		
Direction 22 - Deliver greater housing supply		
<u>Action 22.1</u> - Deliver an appropriate supply of residential land within local growth management strategies and local plans to meet the region's projected housing needs.	N/A	
<u>Action 22.2</u> - Facilitate housing and accommodation options for temporary residents by: <ul style="list-style-type: none"> preparing planning guidelines for seasonal and itinerant workers accommodation to inform the location and design of future facilities; and working with councils to consider opportunities to permit such facilities through local environmental plans. 	N/A	
<u>Action 22.3</u> - Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.	N/A	
Goal 4 - Great housing choice and lifestyle options		
Direction 23 - Increase housing diversity and choice		
<u>Action 23.1</u> - Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres, by 2036.	N/A	
<u>Action 23.1</u> - Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.	N/A	
Goal 4 - Great housing choice and lifestyle options		
Direction 24: Deliver well-planned rural residential housing areas		
<u>Action 24.1</u> - Facilitate the delivery of well-planned rural residential housing areas by: <ul style="list-style-type: none"> identifying new rural residential areas in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment; and ensure that such proposals are consistent with the Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies (2007) or land release criteria (once finalised). 	N/A	
<u>Action 24.2</u> - Enable sustainable use of the region's sensitive coastal strip by ensuring new rural residential areas are located outside the coastal strip, unless already identified in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment.	N/A	
Goal 4 - Great housing choice and lifestyle options		
Direction 25 - Deliver more opportunities for affordable housing		
<u>Action 25.1</u> - Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local planning controls that will enable a greater variety of housing types and incentivize private investment in affordable housing.	N/A	
<u>Action 25.2</u> - Prepare guidelines for local housing strategies that will provide guidance on planning for local affordable housing needs.	N/A	

APPENDIX 2: COUNCILS LOCAL STRATEGY AND STRATEGIC PLAN/S CONSISTENCY CHECKLIST

(Note - refer to section 4.4 of this template document)

Strategy/Strategic Plan	Relevant component/statement of consistency
The Clarence 2027	The proposal is relevant to the following Community Plan themes and objectives: <i>(Note - list below)</i>
	Society 1.1 Consistent as detailed in report.
	Environment 3.1 Consistent as detailed in report
	Leadership 5.1 Consistent as detailed in report
Council's Delivery Program and Operational Plan (Note: this changes annually)	The proposal is relevant to the following objectives, strategies & activities <i>(Note - list below)</i>
Maclean Urban Catchment Local Growth Management Strategy 2011	N/A
South Grafton Heights Precinct Strategy	N/A
Clarence Valley Settlement Strategy	N/A
Lower Clarence Retail Strategy (May 2007)	N/A
Yamba Retail/Commercial Strategy (May 2002)	N/A
Clarence Valley Economic Development Strategic Plan	N/A
Clarence Valley Industrial Lands Strategy	N/A
Clarence Valley Affordable Housing Strategy	N/A
Clarence Valley Council Biodiversity Management Strategy 2010	N/A
Clarence River Way Masterplan 2009	N/A
Clarence Valley Open Spaces Strategic Plan 2012	N/A

APPENDIX 3: STATE ENVIRONMENTAL PLANNING POLICY CONSISTENCY CHECKLIST

(Note - refer to section 4.5 of this template document)

Name of SEPP	Relevant/applicable?	Comment/statement of consistency
<i>The following State Environmental Planning Policies (SEPPs) are current and whilst not all may be applicable to the Clarence Valley LGA they are all being acknowledged and some are considered in more detail where relevant.</i>		
State Environmental Planning Policy No 1 - Development Standards	No	Not applicable to the CVLEP 2011 or to the planning proposal.
State Environmental Planning Policy No 19 - Bushland in Urban Areas	No	
State Environmental Planning Policy No 21 - Caravan Parks	No	
State Environmental Planning Policy No 33 - Hazardous and Offensive Development	No	
State Environmental Planning Policy No 36 - Manufactured Home Estates	No	
State Environmental Planning Policy No 47 - Moore Park Showground	No	N/A
State Environmental Planning Policy No 50 - Canal Estate Development	No	
State Environmental Planning Policy No 55 - Remediation of Land	No	
State Environmental Planning Policy No 64 - Advertising and Signage	No	
State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development	No	
State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)	No	N/A
State Environmental Planning Policy (Aboriginal Land) 2019	No	<i>Note – the Land Application Map accompanying SEPP (Aboriginal Land) 2019 should be checked to determine if the planning proposal affects any land on that map and therefore if it is affected by this SEPP.</i>
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	
State Environmental Planning Policy (Coastal Management) 2018	No	
State Environmental Planning Policy (Concurrences and Consent) 2018	No	
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	No	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	No	Provisions apply differently to Heritage items and Heritage conservation areas in some development categories.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	
State Environmental Planning Policy (Gosford City Centre) 2018		
State Environmental Planning Policy (Infrastructure) 2007	No	
State Environmental Planning Policy	No	N/A

Name of SEPP	Relevant/applicable?	Comment/statement of consistency
(Kosciuszko National Park - Alpine Resorts) 2007		
State Environmental Planning Policy (Koala Habitat Protection) 2019	No	
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A
State Environmental Planning Policy (primary Production and Rural Development) 2019	No	
State Environmental Planning Policy (State and Regional Development) 2011	No	
State Environmental Planning Policy (State Significant Precincts) 2005	No	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	N/A
State Environmental Planning Policy (Three Ports) 2013	No	N/A
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	No	
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	N/A
State Environmental Planning Policy (Concurrences) 2018	No	
State Environmental Planning Policy (Aboriginal Land) 2019	No	<i>Note – the Land Application Map accompanying SEPP (Aboriginal Land) 2019 should be checked to determine if the planning proposal affects any land on that map and therefore if it is affected by this SEPP.</i>

APPENDIX 4: SECTION 9.1 DIRECTION CONSISTENCY CHECKLIST

(Note - refer to section 4.6 of this template document)

SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental protection Zones	N/A	
2.2 Coastal management	N/A	
2.3 Heritage Conservation	YES	<p>The Planning Proposal is consistent and complementary to these policies proposing 90 additional Heritage Items and 4 Conservation Areas identified as part of the heritage study.</p> <p>The only exception to this policy direction is the proposed removal of one heritage item I85 in Schedule 5 of CVLEP 2011. This relates to St Paul's Catholic Church at 16 Boundary Street, Glenreagh which was destroyed by fire in 2018 and no longer exists. This is the only matter which seeks a variation of this clause.</p>
2.4 Recreation Vehicle Areas	N/A	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This direction does not apply to the Clarence Valley Council area.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	N/A	
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrated Land Use and Transport	N/A	
3.5 Development Near Regulated Airports and Defence Airfields	N/A	

SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
3.6 Shooting Ranges	N/A	
3.7 Reduction in non-hosted short term rental accommodation period	N/A	The Direction applies to the Byron Shire Council only.
4. HAZARD AND RISK		
4.1 Acid Sulfate Soils	N/A	
4.2 Mine Subsidence and Unstable land	N/A	
4.3 Flood Prone Land	N/A	
4.4 Planning for Bushfire Protection	N/A	
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Not applicable.	No longer applicable as the Mid North Coast Regional Strategy has now been replaced by the North Coast Regional Plan 2036. Refer to Direction 5.10 below.
5.2 Sydney Drinking Water Catchments	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.	<i>Revoked 18 June 2010</i>
5.6 Sydney to Canberra Corridor	Not applicable.	<i>Revoked 10 July 2008 - See amended Direction 5.1</i>
5.7 Central Coast	Not applicable.	<i>Revoked 10 July 2008 - See amended Direction 5.1</i>
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
5.9 North West Rail Link Corridor Strategy	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
5.10 Implementation of Regional Plans	YES	Consistent and consistent with policy direction.
5.11 Development of Aboriginal Land Council land	Not applicable	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	YES	In accordance with policy direction and requirements.
6.2 Reserving Land for Public Purposes	Not applicable	
6.3 Site Specific Provisions	Not applicable	

7. METROPOLITAN PLANNING		
7.1 Implementation of a Plan for Growing Sydney	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.	This Direction does not apply to the Clarence Valley Council area.