



Planning Proposal

Bulahdelah Golf Course

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Contents

1	INTRODUCTION	5
2	PART 1 AND 2 – INTENDED OUTCOMES AND EXPLANATION OF PROVISIONS	6
3	PART 3 – JUSTIFICATION	8
3.1	Section A – Need for the planning proposal	8
3.2	Section B – Relationship to strategic planning framework	10
3.3	Section C – Environmental, social & economic impact	13
3.4	Section D – State and Commonwealth Interests	19
4	PART 4 - COMMUNITY CONSULTATION	20
5	CONCLUSION	21

Appendices

APPENDIX 1

Site Locality Plan

APPENDIX 2

Indicative rezoning plan

APPENDIX 3

Council Report and Minutes

APPENDIX 4

Compliance with Section 117 Directions

APPENDIX 5

Overall Constraints and Opportunities Plan

APPENDIX 6

Ecological Assessment Reports

APPENDIX 7

Bushfire Assessment

APPENDIX 8

Cultural Heritage Assessment

APPENDIX 9

Traffic Impact Assessment

APPENDIX 10

Preliminary Site Contamination Assessment

APPENDIX 11

Social and Economic Assessment

I Introduction

This planning proposal explains the intended effect of, and justification for, the proposed amendment to Great Lakes Local Environmental Plan 1996 (Great Lakes LEP 1996) that will rezone land surrounding the Bulahdelah golf course. The planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning (DoP) Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Great Lakes Council resolved on 12th September 2006 to prepare a draft Local Environmental Plan (LEP) over the subject site to enable residential development. The resolution was made under the now repealed Section 54 of the *Environmental Planning and Assessment Act 1979*. The DoP advised Council that the rezoning process could commence pending finalisation of regional planning for the Mid North Coast.

Subsequently the site was identified as a potential growth area within the *Mid Coast Regional Strategy 2009*.

The site has been the subject of recent environmental investigations associated with the preparation of a draft local environmental study under the now repealed provisions of the *Environmental Planning and Assessment Act 1979*.

The site is known as Lot 3 DP 1120817 and Lot 100 DP 1139447 adjacent to Bulahdelah Golf Course. Lot 3 DP 1120817 and Lot 100 DP 1139447 are approximately 78.85 hectares and 60 hectares in size respectively. The site is approximately 1.5 kilometres north of the Bulahdelah town centre, and is bounded by the Bulahdelah golf course (Lot 1 DP 1120817) and the Pacific Highway Road Reserve to west, Bulahdelah State Forest to the east and the vegetated slopes of Alum Mountain to the south. The site has been the subject of previous disturbance due to past agricultural and logging activities. Frys Creek runs through the northern portion of Lot 3 DP 1120817. Future access to the site will be via an interchange associated with the Bulahdelah Bypass project, which is currently under construction and due for completion in 2012. An easement for an electricity transmission line and access which is 20m wide and variable runs through the study area in an east-west alignment.

The site is currently zoned 1(a) Rural under the Great Lakes LEP 1996 and residential subdivision and development is not permitted in this zone. Consequently, to accommodate such development rezoning through an amendment to Great Lakes LEP 1996 is required.

The site and its locality is depicted in Appendix 1.

2 Part 1 and 2 – Intended Outcomes and explanation of Provisions

The intended outcome of the Planning Proposal and LEP is to rezone the site to a combination of zones, namely Zone 2(a) Low Density Residential and Zone 7(a1) Environmental Protection under the Great Lakes LEP1996.

The intended outcome will enable the gazettal of the LEP as an amendment to Great Lakes LEP 1996 and allow for residential subdivision and development in proximity to the Bulahdelah golf course. The intended outcome will also allow for conservation of a significant percentage of the site through the implementation of the 7(a1) Environmental Protection zone.

The outcomes of the planning proposal are well supported by the environmental and urban capability assessments contained within the Appendices of this planning proposal and key conclusions from these assessments are outline in Part 3 of this proposal. The outcomes of the planning proposal are considered to be consistent with the *Mid North Coast Regional Strategy (2009)*, which identifies the site as a Proposed Future Urban Release Area.

Specific outcomes of the planning proposal and resultant Local Environmental Plan (LEP) is to rezone the site to the following zones to allow for residential and conservation uses, in accordance with section 55(2) of the *Environmental Planning and Assessment Act 1979*.

- Zone 2 (a) (Low Density Residential Zone)
- Zone 7 (a1) (Environmental Protection Zone)

The key aspects of the proposed zonings are as below:

2(a) (Low Density Residential Zone) – this zone is proposed to be applied to approximately 24 hectares of land and will allow residential style subdivision with various lot sizes. It is anticipated that the overall area to be rezoned will yield approximately 200 lots.

7(a1) Environmental Protection – this zone is proposed to be applied to approximately 103 hectares of land that, according to studies that were completed as part of the planning proposal process, is of high habitat value for plants and animals. Some of the plants and animals found on the land are threatened under NSW Threatened Species legislation. Development opportunities in this zone are considered limited.

At this stage no mechanism has been identified for the ongoing protection and management of the land that is recommended to be zoned environmental protection. Options include community title subdivision, dedication to a public authority, conservation agreement or property vegetation plan. This will be important as an offset for the clearing that will have to be undertaken for development within the 2(a) zone.

Rather than try to determine the best way to manage the environmental protection areas before the land is rezoned it would be appropriate to include a clause in the LEP which requires this to be demonstrated before consent is granted. This approach would be similar to other LEPs that have recently been adopted by Council.

The provisions to be included in the proposed LEP are outlined on the following page, in accordance with section 55(2) of the *Environmental Planning and Assessment Act 1979*.

1 Name of plan

This plan is cited as *Great Lakes Local Environmental Plan 1996 (Amendment No. XX)*.

2 Aims of the plan

This plan aims to amend *Great Lakes Local Environmental Plan 1996* to zone the land to which this plan applies as follows:

- (a) To rezone the land to which this plan applies to part 2 (a) Low Density and part 7 (a1) (Environmental Protection Zone).
- (b) To require an integrated approach to development conservation outcomes within the land to which this plan applies through the preparation and adoption of a Development Control Plan in the first instance.
- (c) To ensure any development on that land incorporates the principles associated with ecologically sustainable development in its planning and design.

3 Land to which this plan applies

This plan applies to land at Bulahdelah being Lot 3 DP 1120817 and Lot 100 DP 1139447 as shown by the heavy black edging on the map marked "Great Lakes Local Environmental Plan 1996 (Amendment No. XX)" deposited in the offices of Great Lakes Council.

An indicative rezoning plan is contained in Appendix 2.

3 Part 3 – Justification

3.1 Section A – Need for the planning proposal

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

The land is identified within the *Mid North Coast Regional Strategy 2009* as a proposed future urban release area. The growth area map identifies the broad boundaries for a 200 dwelling/tourist proposal and accompanying golf course expansion. As stated in Appendix 2 of the *Mid North Coast Regional Strategy 2009*, the extent of development is to be based on completion of environmental and urban capability assessment including:

- land capability
- identification and protection of high conservation values
- protection of any current or proposed Aboriginal places under the *National Parks and Wildlife Act 1974*.

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

It is considered that an amendment to Great Lakes LEP 1996 through the Gateway Determination process and preparation of this planning proposal is the most effective way to achieve the objectives for this particular site and to accommodate additional growth in the Great Lakes local government area (LGA).

To facilitate further growth and provide a choice of housing locations / lifestyle and to cater for the various market sectors, additional land needs to be made available in various locations. Rezoning of the land is the only way to give a sound social, economic and environmental outcome for the community and to implement a key component of the *Mid North Coast Regional Strategy 2009*.

3.1.3 Existing site specific studies and reports

Under the now repealed Section 54 of the *Environmental Planning and Assessment Act 1979* Council commenced the preparation of an environment study to support any rezoning of the site. As part of the environment study Council commissioned sub-consultants to complete environmental and urban capability assessments. Flora and fauna investigations commissioned by the proponent were the subject of review by Council officers and its independent consultants in the second half of 2010. The review identified the need for further investigations by the proponent commissioned sub-consultants. Subsequently, additional flora and fauna assessments were completed and lodged with Council in March 2011 through to June 2011. These assessments have been the subject of review by Council officers and have helped inform Council of the overall extent of development possible as detailed in the planning proposal. An outline of the conclusions of the various studies and reports is contained in Section C of Part 3 of this planning proposal report. Copies of the various reports and found in the Appendices of

this planning proposal report. Council has formally considered this planning proposal and a copy of the Council officer report and Minutes are contained in Appendix 3.

3.1.4 Is there a net community benefit?

A net community benefit arises where the sum of all the benefits of the LEP amendment outweigh the sum of all costs.

The following matters have been considered in an assessment of net community benefit.

The public interest reasons for preparing the planning proposal include:

- In line with the *Mid North Coast Regional Strategy 2009* the proposal provides opportunity for living opportunities around the major towns in the LGA. The proposed zonings as outlined present a suitable development option.
- The rezoning for residential development, in conjunction with the approved brewery and tourist facility, will afford significant economic opportunities to Bulahdelah and it is an opportunity to broaden the economic base of Bulahdelah, thus offsetting the impacts of the Bulahdelah bypass.
- The rezoning and associated uses will reinforce Bulahdelah as a highway service town consistent with the main recommendation of the Great lakes Highway Service Centre Strategy. This strategy was prepared in consultation with (and part funded by) the RTA in an endeavour to address the impacts of the relocation of the present highway from Bulahdelah proper.
- The nature of the proposed rezoning is unlikely to affect the development of public transport, walking and cycling.
- The proposal seeks to locate residential living opportunities in association with tourist accommodation (approved brewery and tourist facility on part Lot 3 DP 1120817) and expansion of the existing Bulahdelah golf course. It is likely that trip patterns, travel demand and car use will not be significantly altered as a result of the proposal.
- The proposed rezoning will increase the economic performance of the area by providing opportunities for additional local services which would normally be sourced from other areas. Local building services will be sourced upon development of the sites. Further, economic activity in the existing township of Bulahdelah will be boosted countering a possible decline resulting from the Pacific Highway Bypass.
- There is likely to be minimal cost to the public sector as a result of this proposal.
- The site is ideally located outside of the existing residential and urban centre of Bulahdelah and is also within close proximity to the Pacific Highway.
- The location of the site provides a number of advantages, including its proximity to major transport networks and location in proximity to an existing town.
- The proposed residential rezoning is intended to allow some residential development of the subject site to support the approved brewery and tourist facility. There is no more suitable location for this unique development opportunity.

The implications of not proceeding with the planning proposal include:

- That demand that currently exists for new, varied and affordable dwellings types would not be accommodated for.

- The desired future outcomes for further development in Bulahdelah would not be achieved.
- The potential for higher order land uses for the subject site would be lost, as the land is not supporting sustainable agricultural practices.
- Opportunities to enhance the approved tourist related facilities on the site and enhance the usage of Bulahdelah golf course will be forgone.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies?)

Growth Areas Map 10 of the *Mid North Coast Regional Strategy 2009* covers Great Lakes South and shows the subject site as a Proposed Future Urban Release Area. The growth area map identifies the broad boundaries for a 200 dwelling/tourist proposal and accompanying golf course expansion. While the residential and tourist component of the proposal applies to this planning proposal, the golf course expansion is not being investigated at this stage and when such expansion is contemplated, the expansion would be permissible under the golf courses' current zoning.

Appendix 2 of the *Mid North Coast Regional Strategy 2009* identifies the growth areas with significant issues to be resolved prior to rezoning. The Bulahdelah Golf Course is included in this list, stating that the extent of development at the subject site is to be based on an environmental and urban capability assessment and is to address the following issues:

- Land capability
- Identification and protection of high conservation values
- Protection of any current or proposed Aboriginal places under the *National Parks and Wildlife Act 1974*.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The Great Lakes Rural Living Strategy (RLS) lists settlements in the Great Lakes area with capacity for expansion and issues to be considered. Bulahdelah is included in this list and states that flooding, native vegetation, extensive and intensive agricultural uses and topography are all issues that should be considered in any expansion of the township. The proposal generally supports the aims and objectives of the RLS because of the proximity of the site to the existing township of Bulahdelah.

The Great Lakes Community Strategic Plan 2010 – 2030 outlines four key directions and objectives for the Great Lakes Community. The planning proposal is closely linked with Key Direction 1 – embracing and protecting our natural environment and its objective of protecting the natural environment while addressing the challenges of population growth. The planning proposal is also closely linked with Key Direction 2 – planning for balance and its objective of providing appropriate services and infrastructure, community facilities

and opportunity for residents to continue to enjoy their existing lifestyle balanced with the impact of increases in population, additional development and influx of tourists

3.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

There are a number of existing state environmental planning policies (SEPPs) that are relevant to the planning proposal. An assessment of the relevant SEPPs is provided below.

SEPP No.44 – Koala Habitat Protection. This SEPP applies to the Great Lakes local government area among others and encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. SEPP 44 defines potential koala habitat as areas of native vegetation containing the types of trees listed in Schedule 2 of the Policy. The listed tree species are primary koala food trees for the state of NSW and must constitute at least 15% of the total number of trees in the upper or lower strata of the tree component in order to be identified as potential koala habitat. All the vegetation communities identified upon the site contained one or more of these listed food trees and therefore all communities within the site constitute potential koala habitat. Specifically, four tree species listed as Koala food trees in Schedule 2 of SEPP 44 occur in the study area, including the following:

- *Eucalyptus robusta* Swamp Mahogany
- *Eucalyptus microcorys* Tallowwood
- *Eucalyptus propinqua* Small-fruited Grey Gum

Searches for scats and a SEPP 44 assessment were conducted over the subject site by the various studies contained in Appendix 7. Core Koala Habitat was assessed through a combination of examination of historical records, targeted scat and scratch mark searches and spotlighting. Historical records of koalas exist to the north and west of the site, but none within or in close proximity to the site. Some scratch marks on gums were recorded during the site survey which could have been koala, however the only scats found beneath these trees were Common Brush-tailed Possum. No koala scats were found throughout the study area and spotlighting also failed to detect the presence of Koalas. Discussions with the previous landowner did not identify the koala as being present in the area and koalas were not identified by the studies conducted for the nearby Bulahdelah Pacific Highway Bypass. Due to the lack of evidence, the site is not considered in the flora and fauna assessment as constituting Core Koala Habitat as defined within the SEPP.

SEPP No. 55 – Remediation of Land

SEPP 55 provides a State wide planning approach to the remediation of contaminated land. SEPP 55 requires consent authorities to consider contamination and remediation in planning proposals and when determining development applications. A preliminary geotechnical and contamination assessment was prepared in June 2010. The findings of the assessment indicate some minor isolated soil contamination associated with a shed near the southern boundary of the site, for which some localised further investigation and

possible remediation may be required. No widespread contamination or high concentrations of contamination were encountered on the site and therefore the site is deemed suitable for residential development pending further investigation and possible minor, isolated cleanup of soils impacted by spilt fuels and oils near the southern boundary.

SEPP – Mining, Petroleum Production & Extractive Industries

The Department of Primary Industries (DPI) has noted that the subject area is located within highly volcanic rocks of the Early Permian Alum Mountain Volcanics and the Carboniferous Koolanock Sandstone. Alunite, used in the production of alum, potash salts and aluminium sulphate was extracted from Alum Mountain between 1890 – 1926 and 1935 – 1952. The ridgeline that hosts the alunite deposits extends northwards into the subject area on its southwestern boundary. Gold exploration drilling in the area intersected weakly anomalous arsenic, zinc and copper, but no anomalous gold. The DPI requested that the development be placed as far away as possible from the southwestern portion of former Lot 1 DP 120651. This area is now known as Lot 2 DP 1120817 and contains the Alum Mountain ridgeline, which is excluded from the planning proposal investigations, thereby fulfilling the requirements of the DPI.

Clause 13 of SEPP requires a consent authority to consider the impact a development will have on an existing mine, petroleum production or extractive industry. However, the above advice from the DPI indicates that there are no existing mines or extractive industries in the vicinity of the study area. Therefore, this SEPP does not currently apply to the study area. Further consultations should occur with the Department of Primary Industries (DPI) at the appropriate stage to ensure that the proposal does not have a significant impact on future extraction or recovery of minerals and extractive materials, including by limiting access to or impeding assessment of those resources.

SEPP (Rural Lands) 2008

Under section 117 of the *EP&A Act*, the Minister has directed that councils exercise their functions relating to local environmental plans in accordance with the Rural Planning Principles contained in Clause 7 of the SEPP (Rural Lands). The proposal to rezone the study area for residential use is consistent with the *Mid North Coast Regional Strategy 2009*, which identifies the study area as a Proposed Future Urban Release Area. Furthermore, the study area is not recognised as valuable agricultural land, but is in close proximity to Bulahdelah and will be able to make use of existing infrastructure and services in the area. Natural resources and constrained land such as native vegetation, biodiversity and water are considered elsewhere in this planning proposal. Therefore, proposal is therefore in accordance with the Rural Planning Principles.

SEPP (Infrastructure) 2007

SEPP (Infrastructure) 2007 provides a consistent approach for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility and efficiency in the location of infrastructure and service facilities. Nothing in this planning proposal affects with the aims and provisions of the SEPP.

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

The Minister for Planning, under section 117(2) of the *Environmental Planning and Assessment Act 1979*, issues directions that relevant planning authorities such as local councils must follow when preparing planning proposals for new LEPs. A table addressing compliance with the section 117 Directions is contained in Appendix 4.

3.3 Section C – Environmental, social & economic impact

A detailed assessment of the environmental issues and urban capability of the subject land has been completed by Council and was informed by site specific analysis provided to Council by consultants commissioned by the proponent, consultant information commissioned by Council as well as considerations by Council officers.

Resulting from the various assessments the following matters were identified as the key constraints of the subject land:

- Steep land in the south and south west area of the site, including a ridge of land in the western most corner of the site.
- Visual impact so that any development does compromise the visual significance of Alum Mountain.
- Low lying and wet areas along the riparian corridor of Frys Creek and minimum of 50 metres buffer from the Frys Creek watercourse
- Red Mahogany / Paperbark Swamp Sclerophyll Forest located north of Frys Creek.
- Swamp Mahogany / Wet Heath / Low swamp Sclerophyll Forest and Woodland vegetation (Hanging Swamp areas) and buffers around these areas.
- A hanging swamp which is a very unique vegetation community.
- Vegetation that represents potential habitat for Eastern Pygmy Possum and Squirrel Glider, both of which are threatened species. Numerous other threatened species were identified on the land but the habitat for the possum and glider are the main ones to influence the development footprint.
- Consideration of the regional corridor identified by DECCW, now known as the Office of Environment and Heritage.
- A group of large habitat trees in the centre of the site.
- A prominent gully in the centre of the site.

An overall constraints and opportunities plan is found in Appendix 5 and has been prepared to outline these constraints and identify a potential development footprint.

These matters are considered further in the sub chapters below and will continue to be reviewed during the Gateway Determination, agency feedback and exhibition processes.

3.3.1 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?

Clarke Dowdle and Associates prepared a number of flora and fauna assessments for the site on behalf of the landowners. These reports were supplemented by reports prepared by the following sub consultants:

- Forest Fauna Surveys P/L, Feb 2011 – Threatened Species Assessment; and
- Ecotone Ecological Consultants, April 2011 – Supplementary Special Bat Assessment

The reports have been peer reviewed by RPS and Council staff. The reports are found in full in Appendix 6.

The various assessments have identified that part of the subject site has been identified as having endangered ecological communities (EECs) as listed under the Threatened Species Conservation Act (TSC Act). Although this planning proposal can, strategically, identify whether a site has potential for residential development, OEH will need to ascertain whether any offsets may be required if the EEC or significant vegetation is to be removed. Notwithstanding the above comment, Council has prepared a constraint and opportunities plan as contained in Appendix 5 that responds in an appropriate way to the ecological conditions on the site. The plan identifies and suggests the preservation of the following attributes on site into an environmental protection zoning:

- Low lying and wet areas along the riparian corridor of Frys Creek and minimum of 50 metres buffer from the Frys Creek watercourse
- Red Mahogany / Paperbark Swamp Sclerophyll Forest located north of Frys Creek
- Swamp Mahogany / Wet Heath / Low swamp Sclerophyll Forest and Woodland vegetation (Hanging Swamp areas) and buffers around these areas
- Vegetation that represents habitat for threatened species, including the Eastern Pygmy Possum, Glossy Black Cockatoo and Squirrel Glider
- Consideration of the regional corridor identified by the Office of Environment and Heritage.
- A cluster of large habitat trees in the centre of the site

At this stage no mechanism has been identified for the ongoing protection and management of the land that is recommended to be zoned environmental protection. Options include community title subdivision, dedication to a public authority, conservation agreement or property vegetation plan. This will be important as an offset for the clearing that will have to be undertaken for development within the 2(a) zone. It is suggested that before the land is rezoned it would be appropriate to include a clause in the LEP or in a DCP which requires ongoing protection and management of the environmentally zoned land and such management be demonstrated before consent is granted. This approach would be similar to other LEPs that have recently been adopted by Council.

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

Under the now repealed Section 54 of the *Environmental Planning and Assessment Act 1979* Council commenced the preparation of an environment study to investigate the environmental issues and urban capability of the subject land. As part of the environment study Council commissioned a number of consultants to assess such issues and a summary of their findings are provided below.

Bushfire

RPS prepared a draft bushfire threat assessment for the subject site in July 2010 and a copy is provided in Appendix 7.

The assessment was undertaken in accordance with relevant legislation and Planning for Bushfire Protection 2006 guidelines. The assessment is general in nature because a development footprint had not been identified at the time of its preparation. However the assessment lists the bushfire controls that would need to be incorporated into any future development area on the site. In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements:

- APZs from 20 metres will be required for adequate protection from vegetation external to the subject site.
- APZs will need to be established between retained vegetation (unmanaged vegetation) within the site and any future residential dwelling as a result of the proposal.
- Perimeter roads should be established between adjacent vegetation and residential development. This perimeter road will serve as a physical barrier between vegetation and development and therefore, assist in reducing edge effects to retained vegetation.
- Any proposed development be linked to the existing mains pressure water supply and that suitable hydrants be clearly marked and provided for the purposes of bushfire protection. Fire hydrant spacing, sizing and pressure should comply with AS2419.1, 2005.
- Roads should be constructed in accordance with Section 4.1.3 (1) of PBP 2006 as outlined in Section 7 of this report. Any lessening of these requirements will require a performance-based assessment to be undertaken with the future project applications for the subdivision of land.
- Any future dwelling within the subject land should have due regard to the specific considerations given in the BCA, which makes specific reference to the Australian Standard (AS3959 – 2009) construction of buildings in bushfire prone areas. Assessment in accordance with AS3959-2009 has shown that if the required APZs are implemented then any future dwelling will be able to comply with this standard.

The recommendations as outlined above will assist in developing an appropriate development footprint for the site solely contained within the 2(a) zone boundary suggested in the indicative zoning plan contained in Appendix 2. However, based on the outcomes of the assessment, a new bushfire threat assessment may need to be

undertaken based on a definitive development area, most likely at the development application (subdivision) stage.

Aboriginal Archaeology

RPS prepared a draft Cultural Heritage assessment for the subject site in July 2010 and a copy is provided in Appendix 8.

The assessment included a search of the OEH Aboriginal Heritage Information Management System (AHIMS), which covered a radius of 10km surrounding the study area, was conducted on 23 April 2010. The search revealed 52 sites in the regional area, but no sites had been previously recorded in the immediate study area.

Extensive surveys have previously been undertaken in the regional and local area in association with various development works. These included a number of archaeological surveys relating to the upgrade of the Pacific Highway through the Bulahdelah area, and a comprehensive Aboriginal Cultural Heritage Assessment by Navin Officer as part of an Environmental Impact Statement in 2004 (Navin Officer 2004:13).

A Senior Archaeologist from RPS and two Sites Officers representing Karuah Local Aboriginal Land Council (KLALC) conducted an archaeological pedestrian survey of the site on 20 and 21 May 2010. The possible impacts of the proposed development on Aboriginal cultural heritage were considered and articulated at that time.

At the end of the survey the Aboriginal Community Stakeholders present on the survey, in discussions with the archaeologist from RPS, concluded that there were several Aboriginal cultural heritage sites located in the broader region. They indicated that there was no impediment due to cultural heritage values to the proposed rezoning in the immediate study area.

The management recommendations that are formulated from this archaeological assessment are based upon the legislation designed to address the impact of development on sites of cultural significance. The assessment recommends that works may proceed but will need to have regard for the following issues:

- The scar tree site RPS BD ST1 identified in the study area should not be impacted upon. A minimum buffer zone of 10 metres should be imposed around the tree in the event of any works being undertaken in its vicinity. However, as the site is located in the riparian zone of a major creek line, and well within the area proposed to be rezoned to environmental protection it is unlikely to be impacted upon by future proposed works. If potential impact to the site occurs or is likely to occur at any time in the future then the local Aboriginal Community Stakeholders, the OEH and a suitably qualified archaeologist should be contacted.
- During the course of proposed construction work, if suspected Aboriginal cultural heritage material is encountered, work should cease in that vicinity immediately, the area cordoned off and contact made with the OEH Enviroline 131555, a suitably qualified archaeologist and the relevant Aboriginal Community Stakeholders (including the KLALC), so that it can be adequately assessed and managed.

- In the event that skeletal remains are uncovered whilst operations are underway, work must cease immediately in the vicinity and a 20m buffer zone be placed around the site. The area should be fenced and the NSW Police Coroner should be contacted to determine if the remains are deemed to be of Aboriginal origin. If determined to be Aboriginal then contact should be made with the OEH Enviroline 131555 and representatives of the local Aboriginal community stakeholders to determine an action plan for the management of the skeletal remains, formulate management recommendations and to ascertain when work can recommence.

Access and Traffic

Northern Transport Planning and Engineering prepared a traffic impact assessment for the site in July 2010 and a copy of the report is contained in Appendix 9. The objective of the traffic impact assessment was to examine the impact of any proposed development on the existing road network. The traffic assessment examines the impact of the existing road network for residential development up to 200 lots and takes into account the construction and operation of the northern interchange associated with the Bulahdelah Bypass, which is under construction and immediately to the west of the subject site.

The intersection of the internal service road for the development area and the access road / interchange (under construction) was analysed using the model SIDRA to determine the impact of the predicted traffic generated by the proposed residential and surrounding developments. The assessment found that the proposed Type B intersection layout would comfortably accommodate predicted traffic flows with the full development of 200 residential pots, plus the approved Brewery and Tourist Facility.

Soils and Groundwater

Regional Geotechnical Solutions prepared a Preliminary Site Contamination Assessment for the subject site in June 2010. The findings of the assessment indicate some minor isolated soil contamination associated with a shed near the southern boundary of the site, for which some localised further investigation and possible remediation may be required. No widespread contamination or high concentrations of contamination were encountered on the site and therefore the site is deemed suitable for residential development pending further investigation and possible minor, isolated cleanup of soils impacted by spilt fuels and oils near the southern boundary. For further detail refer to the Preliminary Site Contamination Assessment contained within Appendix 10.

European Heritage

RPS prepared a draft Cultural Heritage assessment for the subject site in July 2010 and the assessment included a review European issues. The assessment concluded that there are no issues concerning European Heritage for the subject site.

However the assessment recommended, if, during the course of clearing works, significant European cultural heritage material is uncovered, work should cease in that area immediately. The NSW OEH should be notified and works only recommence when an appropriate and approved management strategy is instigated.

Storm water and Hydrology

Frys Creek, a tributary of the Myall River, flows across the study area in a northwest direction and is located at the base of the northeast facing slopes of Alum Mountain. Due to the requirement for riparian buffers, Frys Creek has been determined to define the northern boundary of the study area. Frys Creek is a 3rd order stream under the Strahler System.

The Frys Creek valley floor is relatively flat, with a number of small drainage depressions that drain water to Frys Creek. These drainage depressions consist of first and second order intermittent tributaries, which generally drain in a northeast direction. Drainage appears to occur by minor infiltration, but predominantly by surface runoff into the ephemeral drainage courses that flow generally toward the north and into Frys Creek.

Storm water management within the rezoning area should, where practical, comply with industry best practice principles for Water Sensitive Urban Design (WSUD) and sustainable water use, as well as Council's development guidelines. Subdivisions will generally increase the impervious area of a site, which increases runoff from a catchment. Devices that will encourage infiltration of storm water should be incorporated into the development such that the quantity and dispersion of base flows to the wetlands is maintained at pre development levels. A concept storm water management plan will be required at the development application (subdivision) stage.

By the time a development applications is lodged Council will have in place a Development Control plan for Water Sensitive Design. This DCP will establish a water quality objective whereby the development is maintain or improve water quality discharged form the site to any receiving waters. Full details of how this objective is to be achieved will have to be submitted with the development application.

Council is working with the Department of Planning and Infrastructure for inclusion of a clause relating to the management of water quality in its comprehensive LEP.

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

RPS prepared a draft Social and Economic Assessment for the subject site in July 2010 and a copy is provided in Appendix 11. The assessment examined the impacts of up to 200 potential residential lots on the site, which will increase the local population by less than 500 people.

A review of the local housing market concluded that Bulahdelah has a number of attributes that make it attractive and that it would be able to sustain the subject proposal. The existing social infrastructure was reviewed in the light of the changing population. The local area is well served by community facilities and services however existing public transport options are poor, so the services will mainly be accessible via private motor vehicle. Dependence on the motor vehicle is common in rural areas and has a number of social costs, including social exclusion because less mobile people are cut off from accessing services and engaging with the community. To mitigate these costs, local provision of some facilities within the study area, such as playground equipment, should be considered in the detailed design and information about existing services should be provided to new residents.

While the subject site is physically separated from the existing township, the necessary social interactions that would integrate the new development with the existing community will be facilitated by the central role of Bulahdelah township in the local retail and services hierarchy. Great Lakes Council has stated that it will support the Township's retail role by not duplicating retail services at the new tourist resort. This approach should be supported by a policy that clearly establishes the retail hierarchy.

The detailed design of the subject site (at residential subdivision stage) should incorporate Active Living principles to ensure there are opportunities for walking and cycling that offset the reliance on motor vehicles for shopping.

Overall the subject proposal will also have positive economic impacts, through flow-on effects of construction and the increased retail spending in the township. It is anticipated that development will have a positive social impact, and is likely to have a net economic benefit.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

Reticulated sewer and water, electricity and telecommunications infrastructure are available to the subject site and hence it is considered that there is adequate public infrastructure available or suitable capacity for upgrading at the proponents expense.

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

As part of the environmental study process, Council consulted with a number of government agencies. However, only some of the nominate authorities responded and many of the responses that were received are now over 2 years ago. Hence it is anticipated that post Gateway Determination, Council undertake further consultation with the relevant public authorities.

4 Part 4 - Community Consultation

In accordance with Section 57 (2) of the *Environmental Planning and Assessment Act 1979*, this planning proposal must be approved prior to community consultation being undertaken. The planning proposal does not meet the criteria and definition of being a low impact planning proposal given the fact that some 24 hectares of land could be developed for residential purposes. Therefore it is intended that this proposal be exhibited for a period of twenty-eight (28) days. To engage the local community the following will be undertaken:

- Notice in the local newspaper
- Exhibition material and relevant consultation documents to be made available at Councils Administration Building, Forster;
- Consultation documents to be made available on Council's website; and
- Letters, advising of the proposed rezoning and how to submit comments will be sent to adjoining landowners and other stakeholders that Council deem relevant to this planning proposal.
- Community presentation by Council staff.

At the close of the consultation process, Council officers will consider all submissions and present a report to Council for their endorsement before proceeding to finalisation of the Planning Proposal and draft LEP amendment.

5 Conclusion

The land subject of this planning proposal is identified within the *Mid North Coast Regional Strategy 2009* as a 'proposed future urban release area'. The planning proposal is consistent with council's Community Strategic Plan and the Rural Living Strategy.

The intended outcome will allow for residential subdivision and development in proximity to the Bulahdelah golf course. The intended outcome will also allow for conservation of a significant percentage of the site through the implementation of the 7(a1) Environmental Protection zone.

The outcomes of the planning proposal are well supported by the environmental and urban capability assessments contained within the Appendices of this planning proposal.

Having regard for the studies already undertaken it is recommended that the planning proposal be endorsed by Council and subsequently submitted to the NSW Department of Planning for a gateway determination.

Appendix I

Site Locality Plan



TITLE: ANNEXURE A
LOCALITY PLAN

LOCATION: BULAHDELAH

DATUM: N/A
PROJECTION: MGA ZONE 56 (GDA 94)

DATE: 19th AUGUST 2011
PURPOSE:

CAD REF:
VERSION (PLAN BY): A A4 (RD-NW)

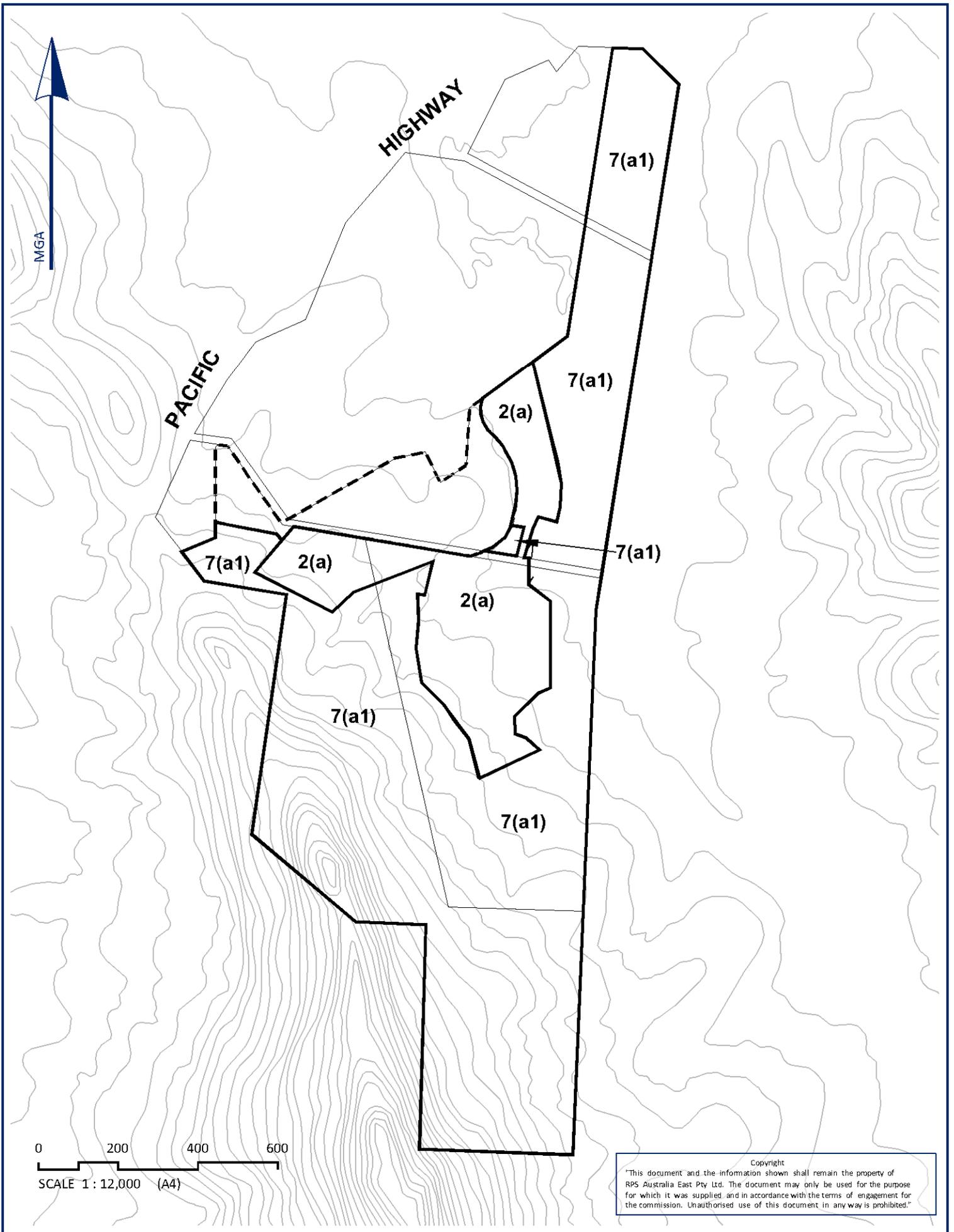
CLIENT:
JOB REF: 103163

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Appendix 2

Indicative rezoning plan



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TITLE: ANNEXURE C
 INDICATIVE ZONING PLAN

LOCATION: BULAHDELAH

DATUM: N/A
 PROJECTION: MGA ZONE 56 (GDA 94)

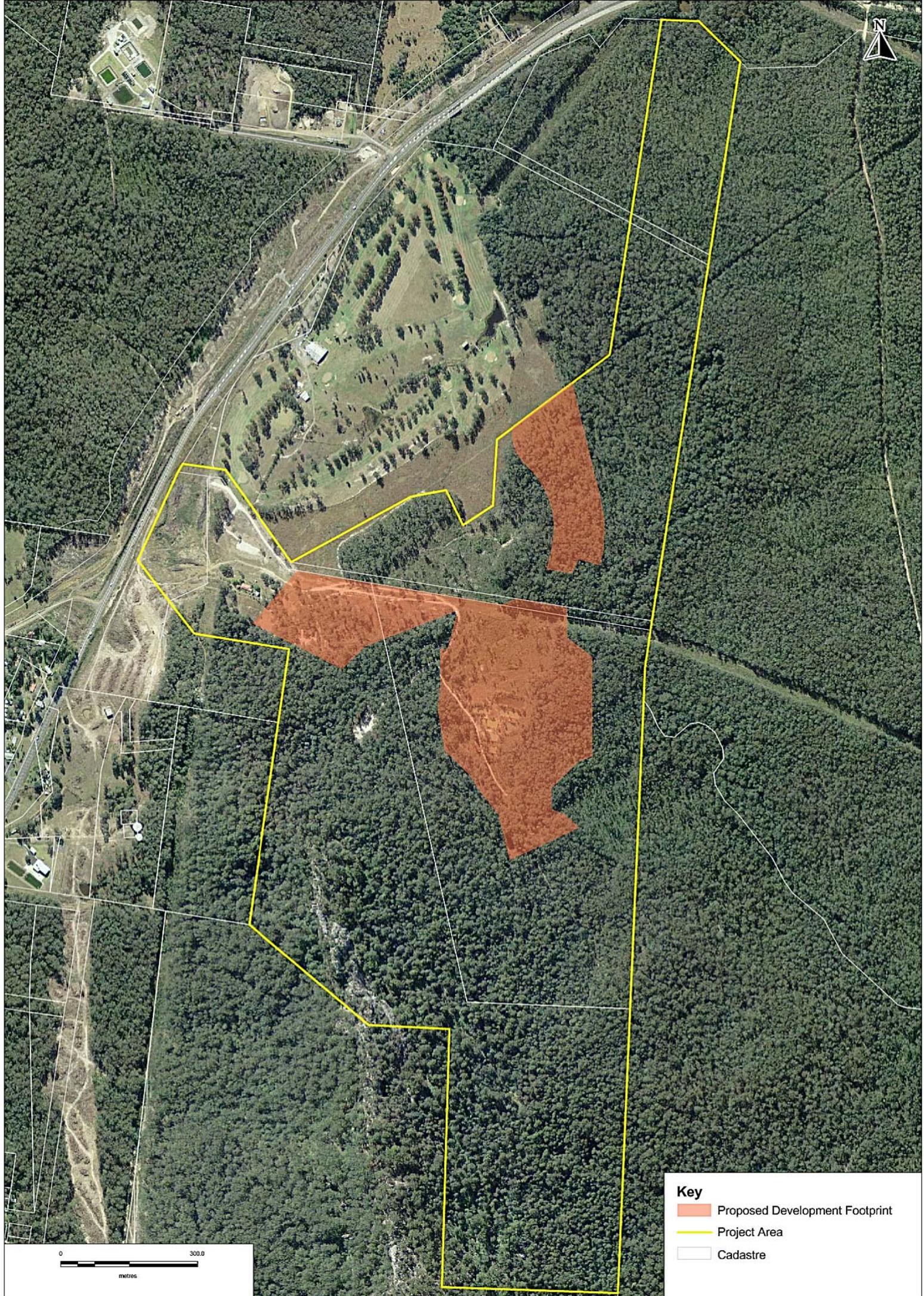
DATE: 19th AUGUST 2011
 PURPOSE: .

CAD REF: J:\JOB\103163-28
 VERSION (PLAN BY): A A4 (RD-NW)

CLIENT:
 JOB REF: 103163

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- Key**
-  Proposed Development Footprint
 -  Project Area
 -  Cadastre

Appendix 3

Council Report and Minutes

CONSIDERATION OF OFFICERS' REPORTS:

DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES

PRESENTATION

Manager Strategic Planning, Mr Roger Busby, gave a presentation on residential rezoning in Bulahdelah.

1 PES - Planning Proposal - Residential Rezoning, Bulahdelah

Index: SP-LEP-74

Author: Manager Strategic Planning - Roger Busby

Strategic Committee Meeting: 13 September 2011

RECOMMENDATION:

- A. In accordance with Section 55 of the Environmental Planning and Assessment Act 1979, the planning proposal for Lot 3 DP 1120817 and Lot 100 DP 1139447 Bulahdelah (Land around Bulahdelah Golf Course), as contained in Attachment A, be endorsed by Council and submitted to the NSW Department of Planning and Infrastructure for a Gateway Determination.
- B. If the planning proposal is given a Gateway Determination to proceed, that consultation be undertaken with the community and government agencies in accordance with Section 57 of the Environmental Planning and Assessment Act 1979 and any directions of the gateway determination.
- C. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the Gateway Determination and to provide details of any submissions received during the exhibition process.

26 RESOLUTION

(Moved K Hutchinson/Seconded L Roberts)

That the above recommendation be adopted.

In accordance with Section 375A of the Local Government Act 1993 a division is required to be called whenever a planning decision is put at a Council or committee meeting. Accordingly, the Chairperson called for a division in respect of the motion, the results of which were as follows:

The results of this division were as follows:

FOR VOTE - Clr M Tuffy, Clr C McCaskie, Clr L Roberts, Clr J Stephens, Clr K Hutchinson, Clr L Gill, Clr J Weate

ABSENT. DID NOT VOTE - Clr J McWilliams, Clr L Vaughan

CONSIDERATION OF OFFICERS' REPORTS:

DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES

1 PES - Planning Proposal - Residential Rezoning, Bulahdelah

Index: SP-LEP-74

Author: Manager Strategic Planning - Roger Busby

Strategic Committee Meeting: 13 September 2011

SUMMARY OF REPORT:

This report provides an overview of the planning proposal for the rezoning of land at Bulahdelah. The land is adjacent to the existing Bulahdelah golf course and has been identified within the Mid North Coast Regional Strategy as a proposed future urban release area subject to the completion of environmental investigations. This report recommends the endorsement of the planning proposal and its submission to the Department of Planning for consideration.

SUMMARY OF RECOMMENDATION:

- A. That Council endorse the planning proposal and submit it to NSW Department of Planning.
- B. That consultation with the community and government agencies occur.
- C. That a report be presented to Council following the completion of the exhibition process.

FINANCIAL/RESOURCE IMPLICATIONS:

The planning proposal and rezoning is included in the Strategic Planning work program on a "user pays" basis.

POLICY IMPLICATIONS:

Endorsement of the planning proposal has no specific policy implications for Council. However rezoning of the subject land will address future housing needs in the Bulahdelah region consistent with the Mid North Coast Regional Strategy.

LEGAL IMPLICATIONS:

There is always the possibility that a gazetted Local Environmental Plan could be legally challenged.

LIST OF ANNEXURES:

- A: Site location plan
- B: Site constraints and opportunities plan
- C: Indicative rezoning plan

LIST OF ATTACHMENTS:

- A: Planning Proposal – Land around Bulahdelah Golf Course
-

Due to its large size, Attachment A has been circulated in hard copy to Councillors and Senior Staff only as a paper conservation measure. However, this Attachment is publicly available on Council's Website, copies are available at Council offices and copies are available on request.

REPORT:

The purpose of this report is to provide a summary of the planning proposal for the subject land for submission to the NSW Department of Planning and Infrastructure.

BACKGROUND

On 12 September 2006, Council resolved to incorporate the subject site into the Great Lakes Rural Living Strategy (RLS) to enable rezoning of the site for residential use. Council also specifically resolved to prepare a draft local Environmental Plan so as to enable residential subdivision in association with the expansion of the existing golf course and associated facilities and the development of a brewery and tourist facility.

Since Council's resolution, considerable effort was devoted towards justifying the rezoning to the Department of Planning and Infrastructure (DPI). The proponents also experienced difficulties with the global financial crisis which resulted in work on the rezoning being delayed for a period of over twelve months. Extensive environmental investigations also had to be undertaken to gain a sound appreciation of the constraints and opportunities to development on the land.

In January 2011, Council was advised by the DPI that the rezoning proposal would need to follow the Gateway Approval process in order to proceed with a rezoning. The next step is for Council to endorse a planning proposal for submission to the DPI.

The planning proposal relates to Lot 3 DP 1120817 and Lot 100 DP 1139447 adjacent to Bulahdelah Golf Course, as shown in the site location plan in Annexure A. Lot 3 DP 1120817 and Lot 100 DP 1139447 are approximately 78.85 hectares and 60 hectares in size respectively.

THE PLANNING PROPOSAL

The intended outcome of the Planning Proposal and LEP is to rezone the site to 2(a) Low Density Residential and Zone 7(a1) Environmental Protection under the Great Lakes Local Environmental Plan 1996.

The intended outcome will enable the gazettal of the LEP as an amendment to Great Lakes Local Environmental Plan 1996, and allow for residential subdivision and development in proximity to the Bulahdelah golf course. The intended outcome will also allow for conservation of a significant percentage of the site through the implementation of the 7(a1) Environmental Protection zone.

The outcomes of the planning proposal are well supported by the environmental and urban capability assessments contained within the planning proposal document (Attachment A) and by the Mid North Coast Regional Strategy (2009).

The key aspects of the planning proposal are outlined in the following section.

ENVIRONMENTAL AND URBAN CAPABILITY ASSESSMENT

A detailed assessment of the environmental issues and urban capability of the land has been completed and documented in the planning proposal contained in Attachment A. The assessment was informed by site specific analysis provided to Council by the consultants commissioned by the proponent, consultant information commissioned by Council as well as considerations by Council officers.

The following matters were identified as the main constraints on the land:

- Steep land in the south and south west area of the site, including a ridge of land in the western most corner of the site.
- Visual impact so that any development does compromise the visual significance of Alum Mountain.
- Low lying and wet areas along the riparian corridor of Frys Creek and its floodplain and minimum of 50 metres buffer from the Frys Creek watercourse.
- Red Mahogany / Paperbark Swamp Sclerophyll Forest located north of Frys Creek.
- Swamp Mahogany / Wet Heath / Low swamp Sclerophyll Forest and Woodland vegetation (Hanging Swamp areas) and buffers around these areas.
- A hanging swamp which is a very unique vegetation community.
- Vegetation that represents potential habitat for Eastern Pygmy Possum and Squirrel Glider, both of which are threatened species. Numerous other threatened species were identified on the land but the habitat for the possum and glider are the main ones to influence the development footprint.
- Consideration of the regional corridor identified by DECCW, now known as the Office of Environment and Heritage.
- Location and density of habitat trees including a group of large habitat trees in the centre of the site.
- A prominent gully in the centre of the site.

The rezoning for residential development, in conjunction with the approved brewery and tourist facility, will afford significant economic opportunities to Bulahdelah and will assist in compensating for the relocation of the Pacific highway.

A constraints and opportunities plan is found in Annexure B and has been prepared to outline these constraints and identify a potential development footprint.

These matters are considered in detail within the Planning Proposal contained within the Attachment to this report. These matters will continue to be reviewed during the Gateway Determination, agency feedback and exhibition processes.

It is considered that these issues should not preclude the planning proposal to proceed through the Gateway Determination process.

MAIN PRINCIPLES OF THE REZONING CONCEPT PLAN

An indicative rezoning plan based upon the constraints and opportunities is contained in Annexure C. The indicative rezoning plan shows approximately 24 ha to be rezoned to 2(a) Low Density Residential and 103 ha to 7(a1) Environmental Protection.

At this stage no mechanism has been identified for the ongoing protection and management of the land that is recommended to be zoned environmental protection. Options include community title subdivision, dedication to a public authority, conservation agreement or property vegetation plan. This will be important as an offset for the clearing that will have to be undertaken for the development.

Rather than try to determine the best way to manage the environmental protection areas before the land is rezoned it would be appropriate to include a clause in the LEP which requires this to be demonstrated before consent is granted. This approach would be similar to other LEPs that have recently been adopted by Council.

CONSULTATION WITH AGENCIES

Advice has been sought from government agencies, albeit when Council was preparing an environmental study under the now repealed provisions of the EPA Act. Council will commence further consultation with agencies once the Planning Proposal is endorsed by Council, and comments will be considered in-conjunction with comments from the Department of Planning after the Gateway Determination has been made.

NEXT STEPS

If endorsed by Council, the planning proposal will be submitted to the NSW Department of Planning for gateway approval to proceed with an LEP amendment. The Gateway Determination will either allow exhibition of the planning proposal with or without change or refuse the planning proposal. A positive gateway determination will give direction to Council about the public consultation required for the LEP and provide a timeframe by which the LEP is to be completed.

The planning proposal will then be exhibited in accordance with the directions of the Gateway Determination and the requirements of Section 57 of the EPA 1979. Formal submissions to the planning proposal will be invited and accepted during the exhibition period.

A further report that considers the submissions and any proposed changes to the planning proposal will then be presented to Council.

CONCLUSION

The planning proposal provides a detailed assessment of the environmental issues and urban capability of the subject land. The outcomes of the planning proposal are consistent with the objectives of the Mid North Coast Regional Strategy (2009).

The planning proposal needs to be endorsed by Council and submitted to the Department of Planning for consideration to allow commencement of the rezoning process for the subject site.

Accordingly it is recommended that the planning proposal be endorsed by Council and subsequently submitted to the NSW Department of Planning for a gateway determination.

A brief presentation will be given to the Strategic Committee to further outline the constraints and opportunities on the land.

RECOMMENDATION:

- A. In accordance with Section 55 of the Environmental Planning and Assessment Act 1979, the planning proposal for Lot 3 DP 1120817 and Lot 100 DP 1139447 Bulahdelah (Land around Bulahdelah Golf Course), as contained in Attachment A, be endorsed by Council and submitted to the NSW Department of Planning and Infrastructure for a Gateway Determination.
- B. If the planning proposal is given a Gateway Determination to proceed, that consultation be undertaken with the community and government agencies in accordance with Section 57 of the Environmental Planning and Assessment Act 1979 and any directions of the gateway determination.
- C. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the Gateway Determination and to provide details of any submissions received during the exhibition process.

1 PES - Planning Proposal - Residential Rezoning, Bulahdelah

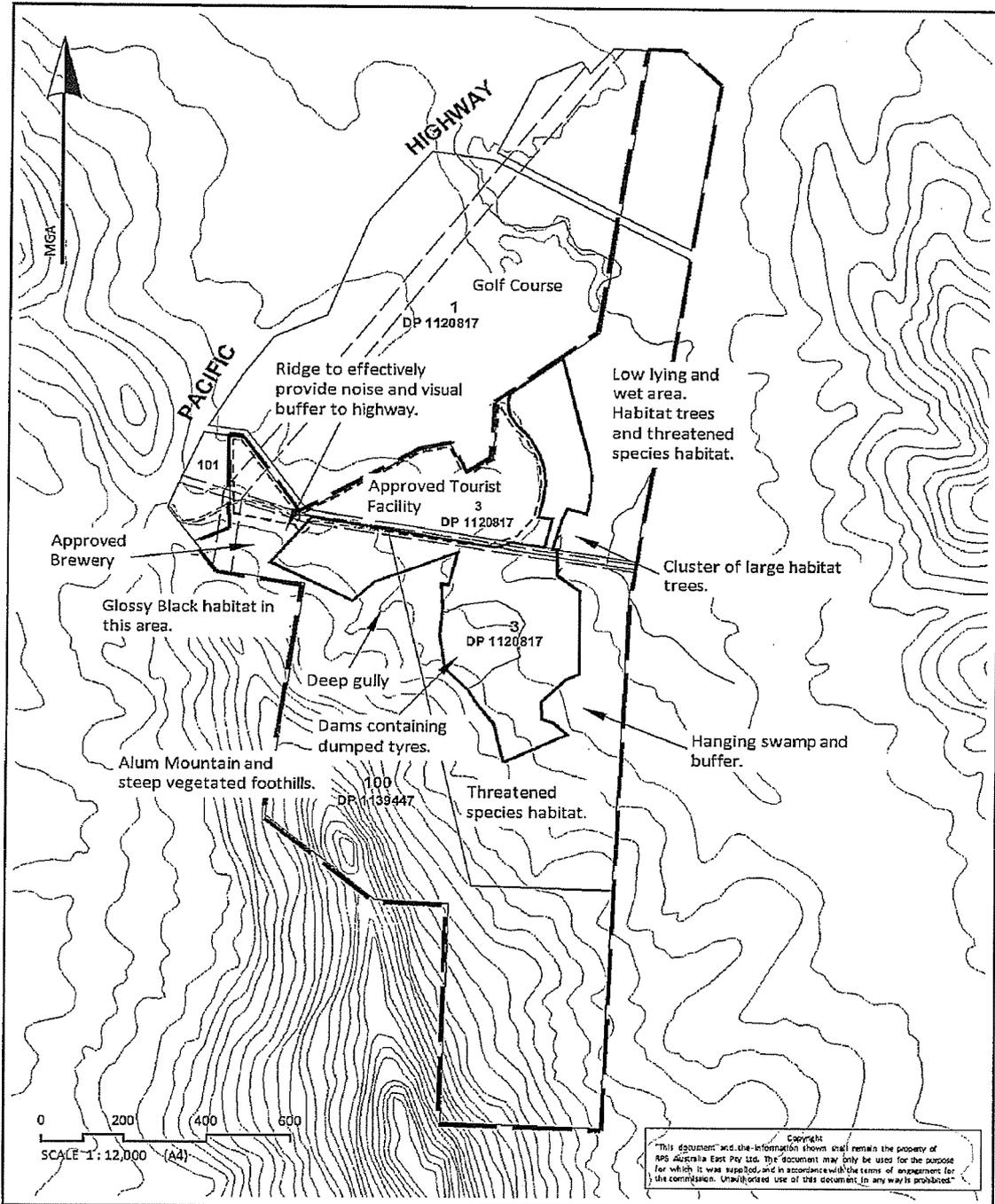
ANNEXURES:

A: Site location plan



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B: Site constraints and opportunities plan

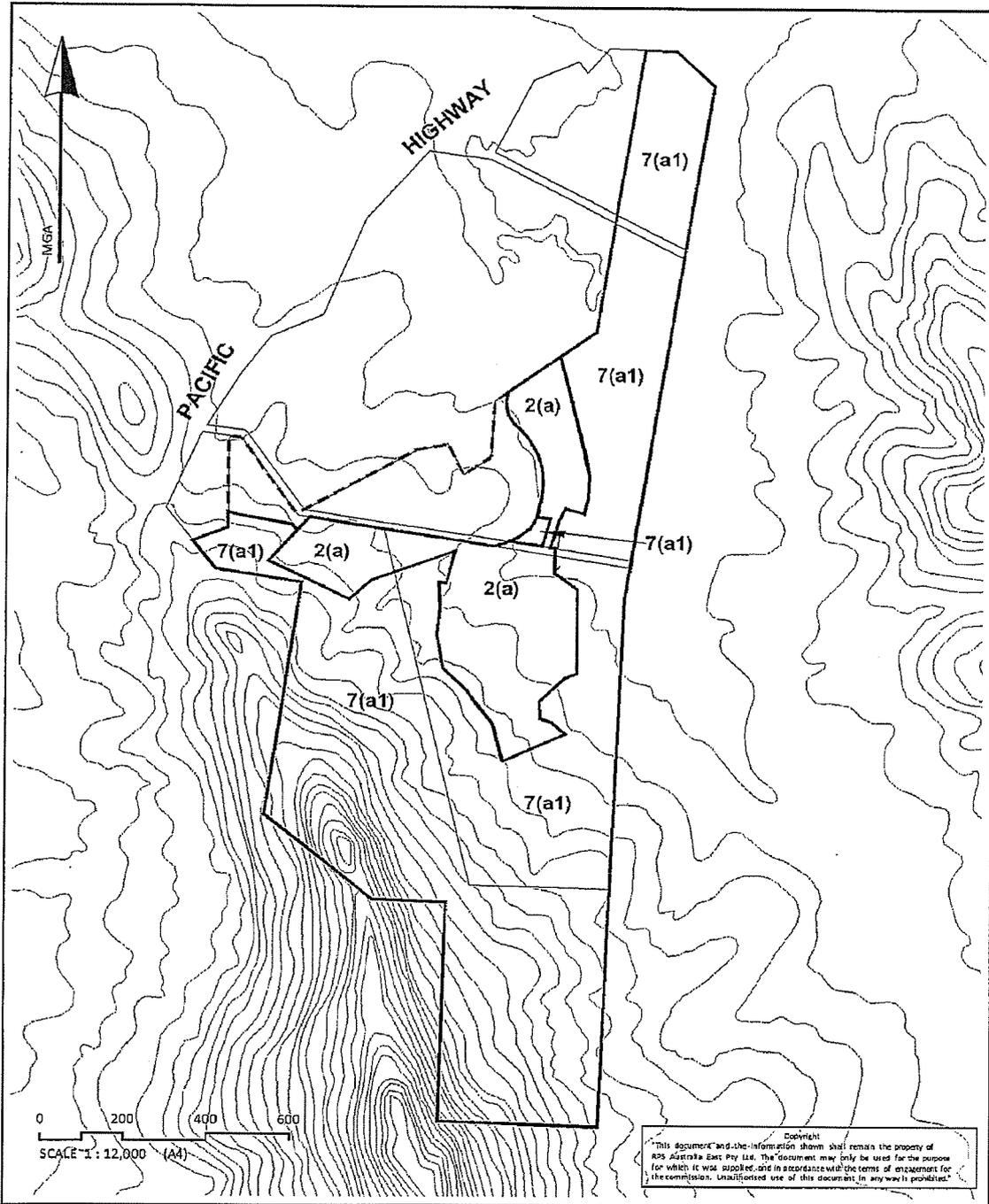


TITLE: ANNEXURE B CONSTRAINTS & OPPORTUNITIES	LOCATION: BULAHDELAH	DATUM: N/A PROJECTION: MGA ZONE 56 (GDA 94)	DATE: 19TH AUGUST 2011 PURPOSE: .	CAD REF: I/10A/103163-20 VERSION (PLAN 01): A AA (RD-NIV)
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C: Indicative rezoning plan



TITLE: ANNEXURE C INDICATIVE ZONING PLAN	LOCATION: BULAHDELAH	DATUM: N/A PROJECTION: MGA ZONE 56 (GDA 94)	DATE: 15th AUGUST 2011 PURPOSE: .	CAD REF: /A/06/103163-28 VERSION (PLAN BY): A/04 (RD-NW)
CAD REF: JOB REF: 103163	RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762) 241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303 T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au			RPS

Appendix 4

Compliance with Section 117 Directions

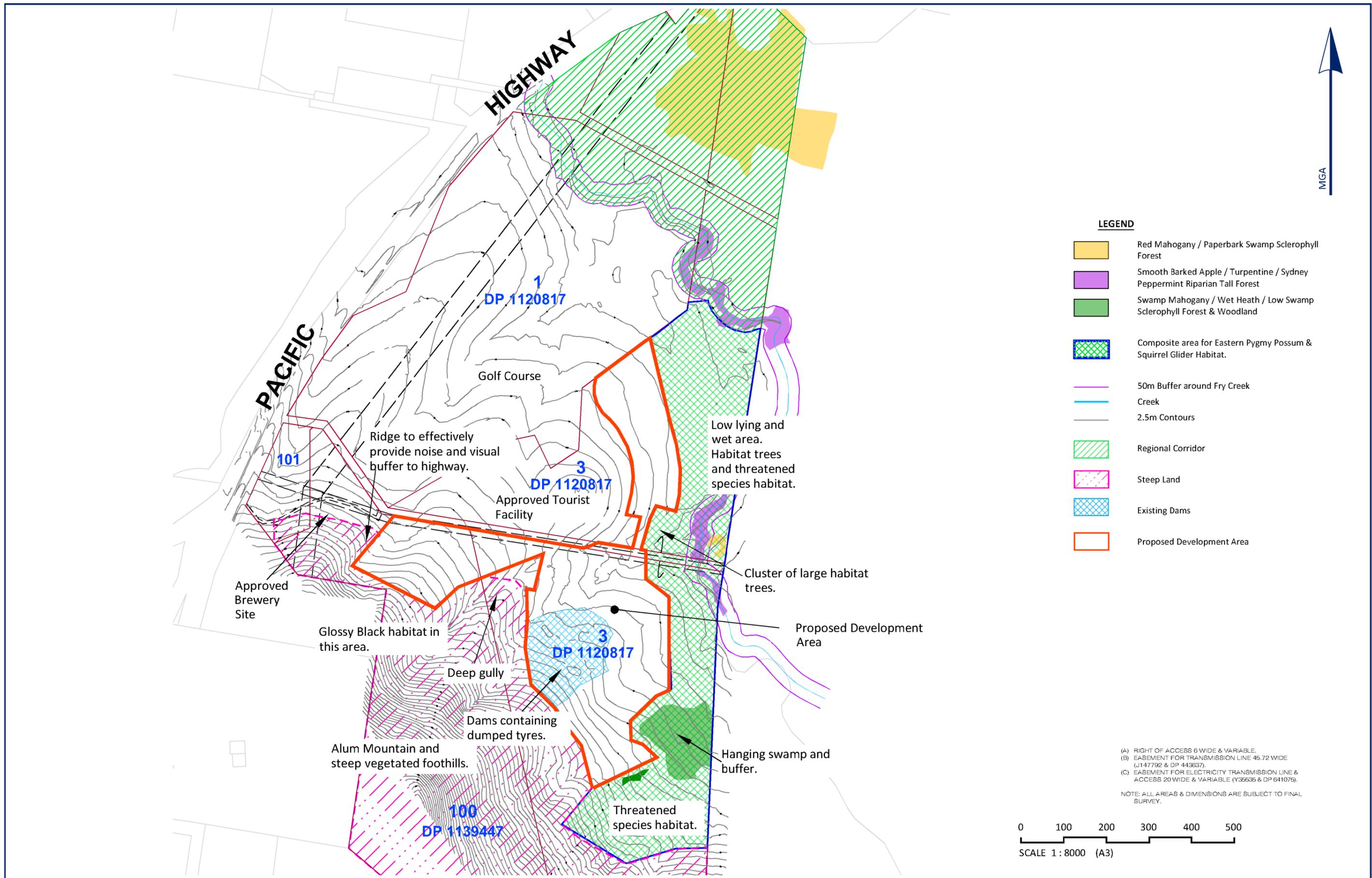
Compliance with Section 117 Directions

Relevant S 117 direction	Response
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land. This direction applies to all relevant planning authorities and states that planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone unless the provisions of the planning proposal that are inconsistent are in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction. The proposal is consistent with this direction because the subject site is specifically identified in the <i>Mid North Coast Regional Strategy 2009</i> as a Proposed Future Urban Release Area.
Direction 1.3 Mining, Petroleum and Extractive Industries	The NSW Department of Primary Industries (DPI) was consulted in 2009 to ensure development is consistent with the objectives of this Direction. In accordance with advice received from the DPI, there will be no development in the south-western portion of former Lot 1 DP 120651. This area is now known as Lot 100 DP 1139447 and contains the Alum Mountain ridgeline. In accordance with the Direction 1.3 and the previous correspondence from the DPI, further consultations should occur with the Department of Primary Industries (DPI) at the appropriate stage to ensure that the proposal does not have a significant impact on future extraction or recovery of minerals and extractive materials, including by limiting access to or impeding assessment of those resources.
1.5 Rural Lands	This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone. When this direction applies, a planning proposal must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008. The Rural Planning Principles are addressed in Section 2.3.7 of this report. The proposal is consistent with this direction because the subject site is specifically identified in the <i>Mid North Coast Regional Strategy 2009</i> as a Proposed Future Urban Release Area.
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas. A council must ensure that a draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas. Such provisions will be included by zoning the significant parts of the site to environmental protection.
2.3 Heritage Conservation	The cultural heritage assessment for the site has made a number of recommendations regarding future development in relation to the Aboriginal archaeological items. These items will need to be considered in developing appropriate zoning and planning controls across the subject sites.
3.1 Residential Zones	Consideration has been given to the objectives of this Direction in preparing this study, and in developing the preferred land use strategy for the subject site.
3.4 Integrating Land Use Transport	Consideration has been given to the objectives of this Direction and the Department of Planning's policy documents in relation to the proposal.
4.1 Acid Sulphate Soils	Upon future development of the sites, Council will assess proposals against the Acid Sulfate Soils Planning Guidelines (EPA 1998). Should any development take place in areas identified as containing acid sulphate soils, an Acid Sulphate Soil Management Plan would also be required.
4.4 Planning for Bushfire	The study area is mapped as bush fire prone on the Great Lakes Bush

Relevant S 117 direction	Response
Protection	Fire Prone Land Map. It is considered that the bushfire assessment prepared for the subject site meets the requirements of Planning for Bushfire Protection. Further details on bushfire protection and assessment are provided in Part 3 of the Planning Proposal.
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the provisions contained in regional strategies. Draft LEPs are required to be consistent with the vision, land use strategy, policies, outcomes and actions contained in regional strategies. <i>The Mid North Coast Regional Strategy 2009</i> is listed in this Direction and it applies to the subject site. The provision, principles and objectives of the <i>Mid North Coast Regional Strategy 2009</i> have been considered in assessing this proposal.
6.1 Approval and Referral Requirements	This Direction is not applicable.
6.3 Site Specific Provisions	This Direction does not apply.

Appendix 5

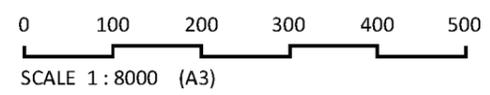
Overall Constraints and Opportunities Plan



LEGEND

- Red Mahogany / Paperbark Swamp Sclerophyll Forest
- Smooth Barked Apple / Turpentine / Sydney Peppermint Riparian Tall Forest
- Swamp Mahogany / Wet Heath / Low Swamp Sclerophyll Forest & Woodland
- Composite area for Eastern Pygmy Possum & Squirrel Glider Habitat.
- 50m Buffer around Fry Creek
- Creek
- 2.5m Contours
- Regional Corridor
- Steep Land
- Existing Dams
- Proposed Development Area

(A) RIGHT OF ACCESS 6 WIDE & VARIABLE.
 (B) EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (J147792 & DP 443637).
 (C) EASEMENT FOR ELECTRICITY TRANSMISSION LINE & ACCESS 20 WIDE & VARIABLE (Y35535 & DP 641075).
 NOTE: ALL AREAS & DIMENSIONS ARE SUBJECT TO FINAL SURVEY.



TITLE: CONSTRAINTS & OPPORTUNITIES MAP | LOCATION: DP'S 1120817 & 1139447 BULAHDELAH | DATUM: N/A | PROJECTION: MGA | DATE: 1 September 2011 | PURPOSE: | AUTOCAD REF: J:\JOBS\103153-2C | VERSION (PLAN BY): A A3 (NW-RD) | Copyright | This document and the information shown shall remain the property of RPS Australia East Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.

Appendix 6

Ecological Assessment Reports

Appendix 7

Bushfire Assessment

Appendix 8

Cultural Heritage Assessment

Appendix 9

Traffic Impact Assessment

Appendix 10

Preliminary Site Contamination Assessment

Appendix II

Social and Economic Assessment