



**MIDCOAST**  
council



# **PLANNING PROPOSAL**

To rezone Wallis Lake recreation clubs



# Planning Proposal to Amend Great Lakes Local Environmental Plan 2014

**Rezoning of land associated with two Wallis Lake  
Recreation Clubs.**

Prepared by:

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1	For Council assessment	RPS Group	February 2022
2	Reviewed for reporting to Council	Council – Harry Lloyd	07/03/2022
3	For Gateway Determination	Council – Harry Lloyd	20/04/2022
4	For Exhibition – Amended in accordance with Gateway Determination	Council – Harry Lloyd	08/09/2022

## Introduction

This Planning Proposal has been prepared by MidCoast Council in accordance with Division 3.4 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning Industry and Environment (Department) Guidelines, including the *Local Environmental Plan Making Guideline*.

The Planning Proposal seeks to amend *Great Lakes Local Environmental Plan 2014* (GL LEP 2014) with respect to the subject land consisting of two (2) areas of Crown Land under the control of Council. The Planning Proposal will amend the zoning of each site from C3 Environmental Management to RE1 Public Recreation.

This Planning Proposal outlines the intended effect of, and justification for, the proposed amendments to GL LEP 2014.

The proposed amendments were the subject of a report to Council's 23 March 2022 Ordinary Meeting. The report, annexures and resolution relevant to this Planning Proposal are available on MidCoast Council's website <https://www.midcoast.nsw.gov.au/Council/Council-Meetings/Meeting-Agendas-and-Minutes>. The proposed amendments were the subject of an initial request from Pacific Palms Recreation Club.

The proclamation of 12 May 2016 ratified the merger of the Local Government Areas of Gloucester Shire, Greater Taree and Great Lakes Council into MidCoast Council. However, pending the preparation and introduction of a consolidated MidCoast local environmental plan, the GL LEP 2014 still stands as a separate environmental planning instrument.

Council requests that the Department issue delegations to Council to make these amendments.



## Part 1 - Objectives or Intended Outcomes

(s.3.33(2)(a) A statement of the objectives or intended outcomes of the proposed instrument)

This Planning Proposal outlines proposed amendment to GL LEP 2014 as it relates to the subject land to change the zone from C3 Environmental Management to RE1 Public Recreation.

The objective of the Planning Proposal is to align land use zoning of the subject land to its' existing use which centres public recreation.

The potential for the site's (refer to Site 1 and Site 2 in Figure 1a) utilisation with the proposed LEP amendments will have a positive economic impact for Pacific Palms Recreation Club, Coomba Aquatic Club, and their communities by maintaining and increasing their local tourism offering.



**Figure 1a: Site Context**

## Site 1 - Pacific Palms Recreation Club

The Pacific Palms Recreation Club is located within Elizabeth Beach, a popular holiday destination on the east coast of the local government area (LGA), located between the Pacific Ocean, Wallis Lake and Smiths Lake.

The subject site (hereafter referred to as “Site 1”) is Crown Land (part Lot 380 DP 753168 & part Lot 2 DP 875579), with a Native Title Claim lodged in 2009 (claim number 20388). Around half of Lot 380 is identified for rezoning and only a small portion of Lot 2. The area identified for rezoning is shown in **Figure 1b** below.

The land fronting the Pacific Palms Recreation Club is predominantly cleared and currently used by local community members and club patrons for auxiliary recreation to both the Pacific Palms Recreation Club and Wallis Lake. To the north of the Pacific Palms Recreation Club is vegetated land fronting the lake and is not used recreationally.

The objective and intended outcome of the Planning Proposal is to align the land use zoning of Site 1 to the existing public recreation usage that occurs upon it. The proposed change in land use zone will not be inconsistent with surrounding land uses, will enable the continuation of these uses and will also facilitate the opportunity, subject to separate approval processes, for the use of part of the area for the service of alcohol in associated with the Club.



**Figure 1b:** Site 1 – Pacific Palms Recreation Club – Aerial View

## Site 2 - Coomba Aquatic Club

The Coomba Aquatic Club is located in Coomba Park on the west side of the Wallis Lake and is approximately a 25 minutes' drive from Pacific Palms.

The subject site (hereafter referred to as "Site 2") is Crown Land (part Lot 7008 DP 1075608) and is currently used by the Coomba Aquatic Club as a recreational facility. Only a small part of this lot is identified for rezoning as shown in **Figure 1c** below.

There are a variety of structures within the proposed rezoning site including the club house, toilet facilities, boat ramp, car park, and on-site wastewater management facilities. The site is accessed from the west along an existing track and is lightly vegetated.

The objective and intended outcome of the Planning Proposal is to align the land use zoning of Site 2 to the existing public recreation usage that occurs upon it. The proposed change in land use zone will not be inconsistent with surrounding land uses and will enable the continuation of these uses including the Coomba Aquatic Club. In addition, it will provide an opportunity for the Club to apply for a liquor licence as this is currently prohibited within the C3 environmental management zone.



**Figure 1c: Site 2 – Coomba Aquatic Club – Aerial View**

The objectives of the Planning Proposal are to:

- Recognise the public recreation role of the land upon which Site 1 is located and align the land use zoning accordingly.
- Recognise the public recreation role of the land upon which Site 2 is located and align the land use zoning accordingly.
- Provide a positive economic impact for the Pacific Palms Recreation Club, Coomba Aquatic Club, and the community by maintaining and increasing the local tourism offering.

The intention is to amend GL LEP 2014 so that:

- the land use zones applying to the subject sites are changed from C3 Environmental Management to RE1 Public Recreation.



## Part 2 - Explanation of Provisions

(s.3.33(2)(b) An explanation of the provisions that are to be included in the proposed instrument)

Table 1 provides a summary explanation of the proposed changes to the relevant provisions that apply to the subject land.

**Table 1: Summary of Proposed Changes to the Planning Controls**

Subject Site	Current Zoning	Proposed Zoning
Site 1	C3 Environmental Management (C3)	RE1 Public Recreation (RE1)
Site 2	C3 Environmental Management (C3)	RE1 Public Recreation (RE1)

### Site 1 - Pacific Palms Recreation Club

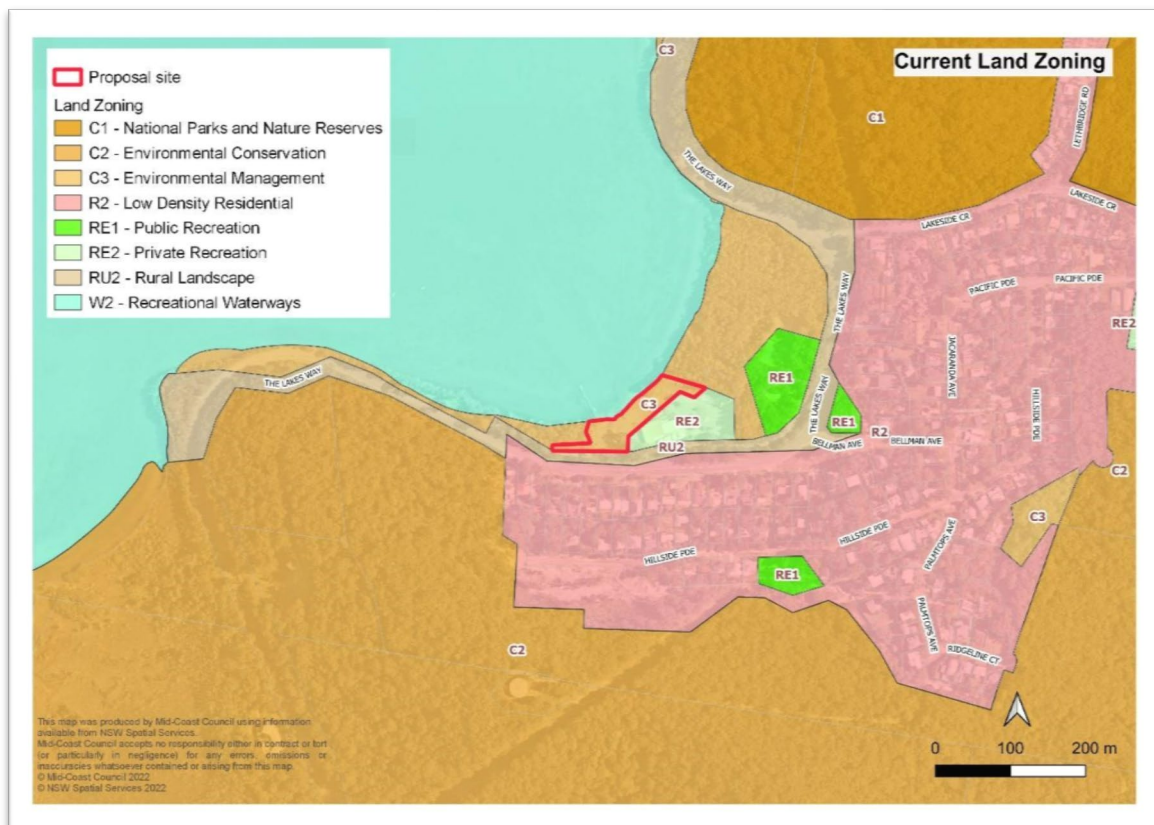
The proposed zoning will reflect the public recreational use of the land. It will not impact upon the private recreational use of the adjoining Pacific Palms Recreation Club.

### Site 2 - Coomba Aquatic Club

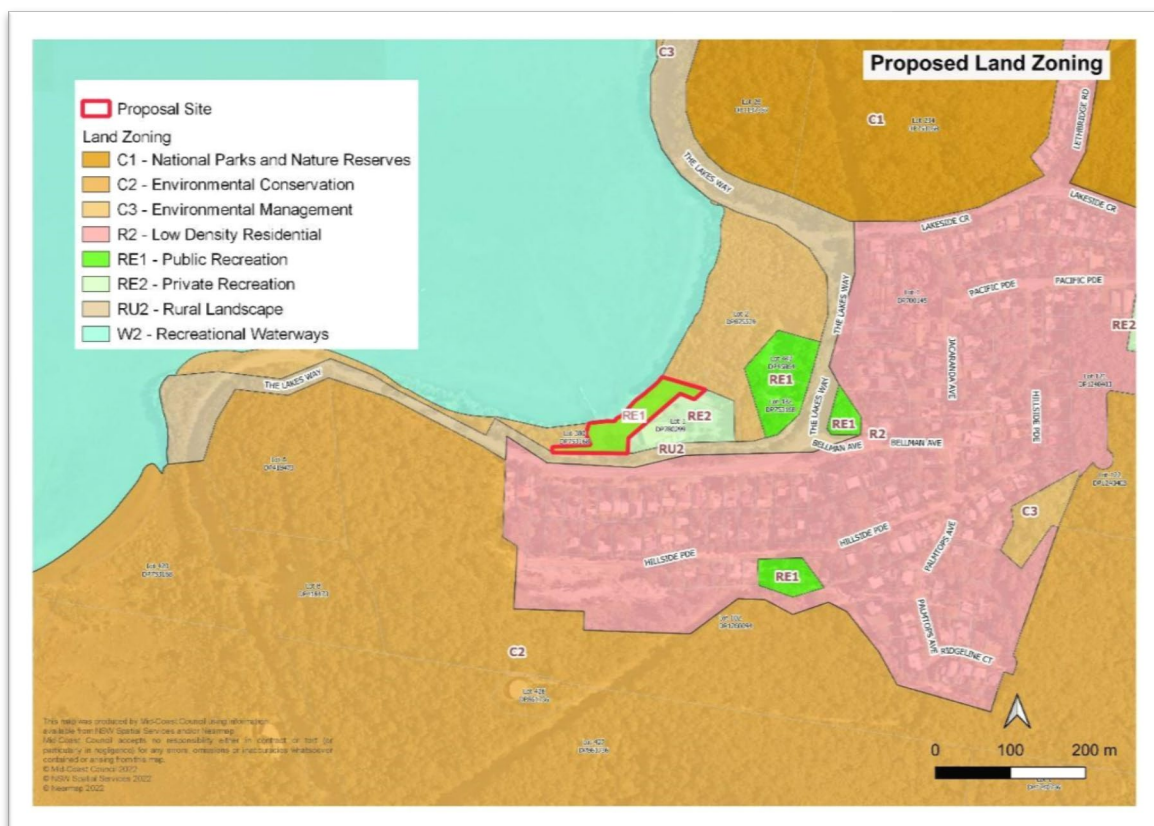
The proposed zoning will reflect the public recreational use of the land by Coomba Aquatic Club.

**Figure 2a** and **Figure 2b** illustrate the current and proposed land use zoning for Site 1.

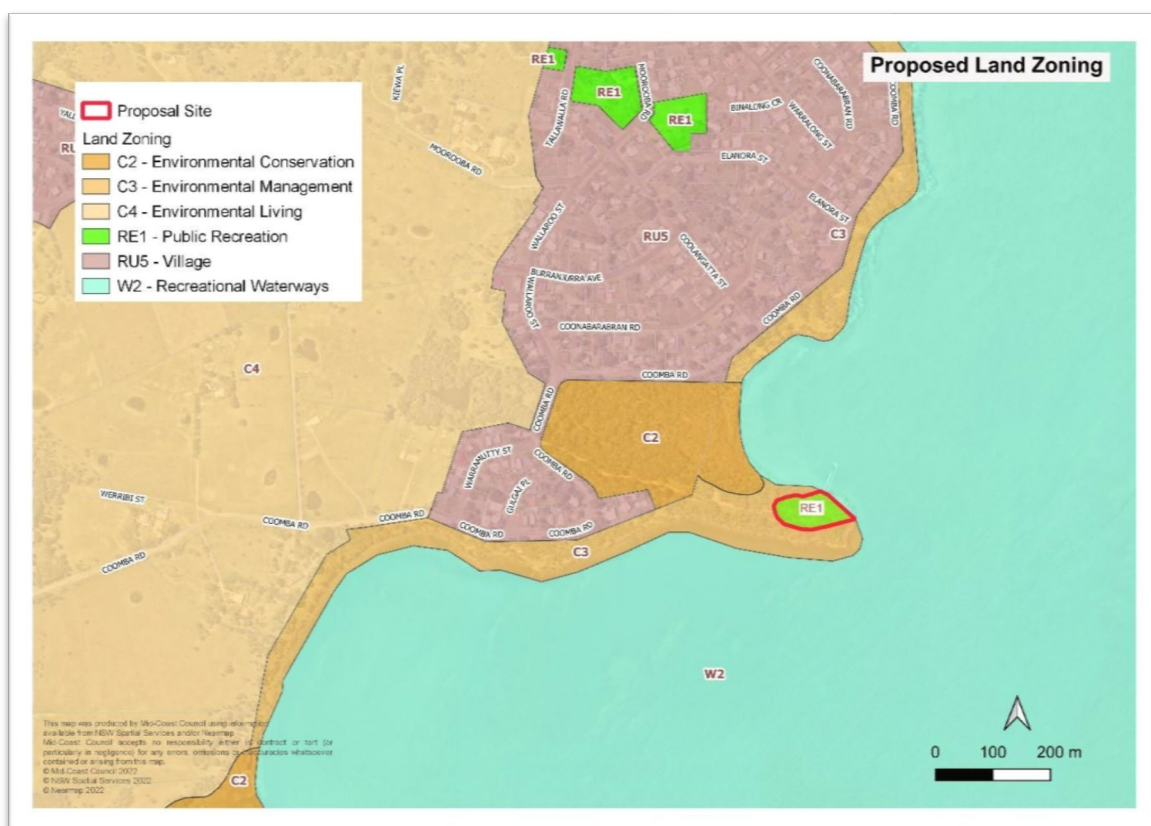
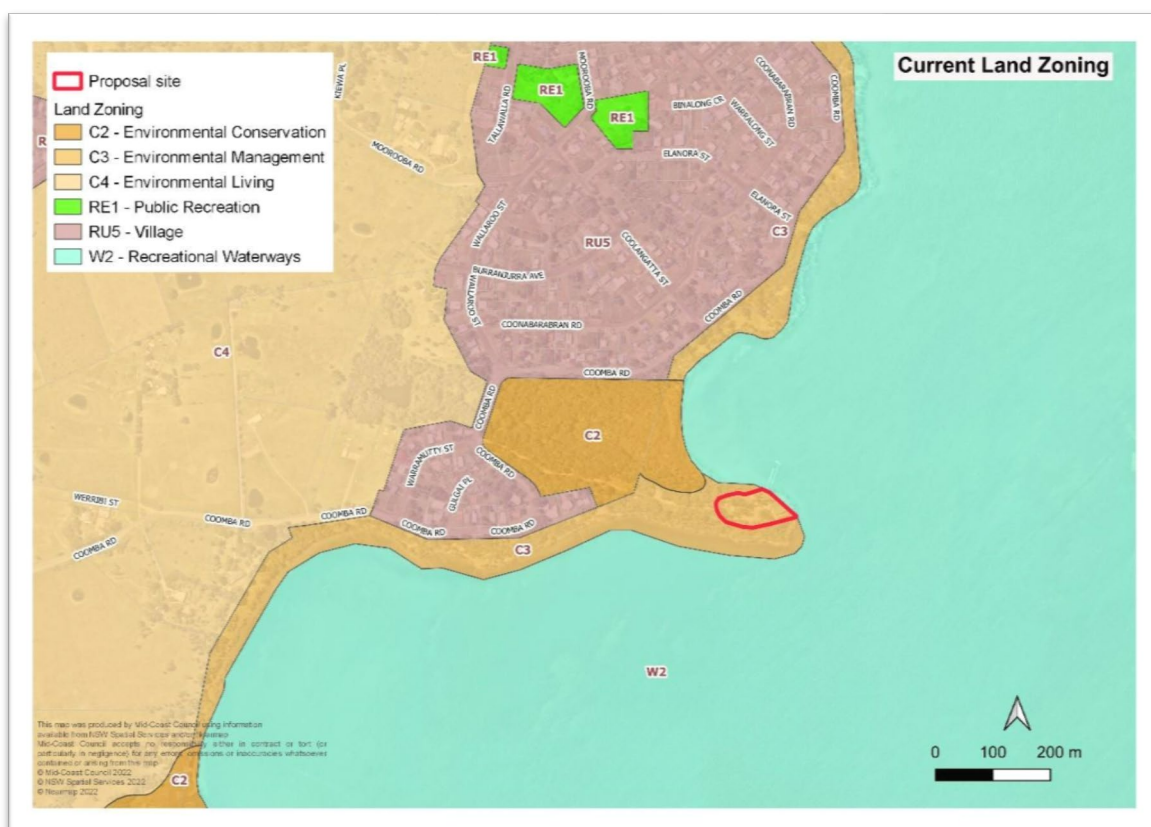
**Figure 3a** and **Figure 3b** illustrate the current and proposed land use zoning for Site 2.



**Figure 2a: Site 1 – Existing LEP map extract (Current Land Zoning)**



**Figure 2b: Site 1 – Proposed LEP map extract (Proposed Land Zoning)**



## Part 3 - Justification

*(s.3.33(2)(c) Justification for the objectives or intended outcomes and the process for their implementation)*

### Section A – Need for the Planning Proposal

#### **3.A.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

No, the Planning Proposal is a result of an opportunity identified by Pacific Palms Recreation Club and Coomba Aquatic Club.

Whilst the Planning Proposal is not the result of a strategic study or report, it does align with Council's Local Strategic Planning Statement by encouraging public spaces, facilities and events that strengthen social connections.

#### **Site 1 - Pacific Palms Recreation Club**

The Planning Proposal will recognise in a formal sense the public recreation role of the land. It will also facilitate other uses, subject to future applications and permits, by the adjacent Pacific Palms Recreation Club.

#### **Site 2 - Coomba Aquatic Club**

The Planning Proposal will recognise the public recreation role of the land upon which the Coomba Aquatic Club is located. In addition, it will provide an opportunity for the Club to apply for a liquor licence.



### **3.A.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Amendments to *GL LEP 2014* are proposed as the best means of achieving the outcomes for the site. Site 1 is currently zoned C3 Environmental Management but is a cleared and well-maintained lawn area situated between the Pacific Palms Recreation Club and Wallis Lake. Site 1 has no significant vegetation and is currently used for auxiliary public recreation to both the Pacific Palms Club patrons and members of the public accessing Wallis Lake. By rezoning Site 1 to RE1 Public Recreation, its zoning matches the existing use of the area and provides a more appropriate level of planning regulation. Additionally, by removing the C3 Environmental Management zone from Site 1, a greater emphasis on protection is achieved in areas that are zoned C3 Environmental Management, as the zone has been applied to a precise location, rather than as a blanket across the entire lot irrespective of environmental value.

Changing Site 1's zone to RE1 Public Recreation to match its existing use also facilitates the service of alcohol, as *registered clubs* are prohibited in the current C3 Environmental Management Zone. This issue was initially raised by the Pacific Palms Recreation Club and is how this zoning inconsistency was brought to the attention of Council. While a temporary use could be permitted through clause 2.8 of the GL LEP 2014, the limit of 52 days per 12-month period limits its feasibility and does not resolve the inconsistently applied land zoning.

Site 2 is currently zoned C3 Environmental Management despite its existing use as public recreation through the Coomba Park Aquatic Club and its boating facilities. Due to the existing use of the land it is not appropriate for Site 2 to be zoned C3 Environmental Management, and amending the GL LEP 2014 to rezone Site 2 RE1 Public Recreation achieves a more concise application of zoning. Rezoning Site 2 to RE1 Public Recreation would additionally also allow the club to apply for a liquor license which is currently prohibited in its C3 Environmental Management zone and would allow the club to operate as a standalone facility affording great social benefit to the community.

Accordingly, this Planning Proposal is considered the most appropriate way to achieve the stated objectives.

## Section B – Relationship to Strategic Planning Framework

### 3.B.1 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is considered to be consistent with the objectives and actions contained within the *Hunter Regional Plan 2036*. A summary of the Planning Proposal's consistency is provided in **Appendix A** of this Planning Proposal.

The Planning Proposal will give effect to the objectives and actions of the MidCoast Community Strategic Plan 2018-2030 as outlined in Section 3.B.2 below.

### **3.B.2 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

#### **Community Strategic Plan 2018-2030**

Council's Community Strategic Plan 2018-2030 (MidCoast 2030: Shared Vision, Shared Responsibility) is the community's plan for the future. It represents the long-term aspirations for the area and encompasses an overarching vision developed by the community and objectives and strategies to achieve community goals.

MidCoast 2030 identifies five (5) Key Values. The Planning Proposal is relevant to and consistent with the following Values and Strategies:

#### **WE VALUE... our unique, diverse, and culturally rich communities.**

*We are a diverse community that works together to care for all our members; and*

*We will embrace the uniqueness and creativity of our communities.*

The strategies to achieve this goal include:

*Provide equitable access to services, programs, spaces and facilities.*

*Support communities to identify priorities for ensuring they are sustainable into the future.*

One of the measures of achievement for this Value is that:

*The community is satisfied with council's recreational facilities.*

The Planning Proposal is consistent with and supports this Value as rezoning will recognise the current use of the site for public recreation. The change from C3 Environmental Management to RE1 Public Recreation will reinforce ongoing public access to the area and support existing recreation facilities such as the nearby boat ramp and carpark.

#### **WE VALUE... a connected community.**

*We feel connected to each other.*

*We protect the health and safety of our communities.*

The strategies to achieve this goal include:

*Encourage public spaces, facilities and events that strengthen social connections.*

The Planning Proposal will formalise the current land use by rezoning to RE1 Public Recreation, facilitating community connectivity through social gatherings both associated with and independent of the clubs. The change in zoning from C3 Environmental Management to RE1 Public Recreation will also allow for the provision of future development for a range of educational, environmental, community and cultural uses for the benefit of the community thus strengthening social connections.

As such, the Planning Proposal is consistent with this Value.

## **WE VALUE... our environment.**

*We protect maintain and restore our natural environment.*

*We balance the needs of our natural and built environments.*

The strategies to achieve this goal include:

*Ensure our natural assets are maintained to a standard appropriate to their use.*

*Ensure growth and new development complements our existing natural assets, cultural assets and heritage sites.*

*Optimise land use to meet our environmental social economic and development needs.*

The Planning Proposal will formalise the current land use by rezoning the land to RE1 Public Recreation. The change in zoning from C3 Environmental Management to RE1 Public Recreation will reflect the existing use of the land as a public asset. The environmental attributes of the land will continue to be maintained and managed consistent with this Value.

## **WE VALUE... our thriving and growing economy.**

*Our region is a popular place to visit, live, work and invest.*

*Our villages and business precincts are vibrant commercial, cultural and social hubs.*

The strategies to achieve this goal include:

*Develop and promote our region as an attractive visitor destination offering products and experiences that meet the needs of our visitors and residents.*

*Provide an environment to grow and strengthen local businesses and attract new business.*

*Support and encourage the development and attraction of strategic events.*

The Planning Proposal will aid in promoting the region as an attractive visitor destination by offering additional public recreational spaces that can be utilized by both visitors and surrounding residents. The change in zoning from C3 Environmental Management to RE1 Public Recreation would facilitate the use of the land for strategic events such as the 2022 NSW HANSA Regatta which will be at the Coomba Park Aquatic Club, and open opportunities for both the recreational clubs and other businesses.

## **MidCoast Local Strategic Planning Statement, September 2020**

The MidCoast Local Strategic Planning Statement sets out a future vision for land use planning across the MidCoast. The Statement outlines how growth and change will be managed to maintain the high levels of liveability, environmental amenity and rural character that the MidCoast is renowned for. It also reinforces that the unique characteristics that contribute to the local identity of our towns and villages should be maintained and enhanced.

It identifies ten planning priorities to achieve the vision, along with short, medium, long term, and ongoing actions to monitor and report on the progress of implementation. The Planning



Proposal is relevant to and consistent with seven of the ten planning priorities as discussed below:

### **Planning Priority 1: One Council, one plan:**

*Action 1.1 Provide consistent and renewed planning controls that reflect the diversity and character of the MidCoast through the establishment of the MidCoast LEP.*

The Planning Proposal will rezone the subject sites from C3 Environmental Management to RE1 Public Recreation in accordance with the 'Zoning In' project, creating planning control consistency across the region. Through the application of the RE1 zone the existing use of both sites as locations for public recreation will be recognised and is in alignment with the new Local Environmental Plan's goals. The goal is no longer one lot one zone, but to instead use zoning to correspond to the attributes of the land and the existing use of the land. This amended zoning provides clarity to the community through the logical zoning of land.

### **Planning Priority 2 (P2): Foster planning partnerships**

*Action 2.2 Implement the MidCoast Community Engagement Strategy 2019 – 2022 and monitor improvements through the Community Satisfaction Survey.*

The Planning Proposal in accordance with Section 3.34(2)(c) of the *Environmental Planning and Assessment Act 1979*, and the Gateway Determination will be made available for public comment. In addition, and in accordance with Council's adopted consultation protocols the following will also be undertaken:

- Notices in the local newspaper.
- Direct mail notification to potentially affected landowners.
- Exhibition material and all relevant documents will be available at Council's Administration Office.

By engaging in comprehensive community consultation, the MidCoast Council brings the community into the decision-making processes that will influence the places they live. It allows Council to reflect on the community's opinion and provides an opportunity for the Council to work collaboratively with the community rather than on its behalf. In doing so, the Council fosters a constructive partnership with our various unique communities in order to achieve better planning outcomes.

### **Planning Priority 4 (P4): Place making our towns and villages**

*Action 4.4 Encourage activity in our town centers by continuing to implement the Vibrant Spaces program.*

- The Planning Proposal will formalise and facilitate the current land uses as places for community gathering and public recreation. While the Vibrant Spaces program is primarily focused on commercial areas, its goals is to activate areas by permitting business uses on public land which this planning proposal facilitates. It also has the potential to add to the connectiveness of the Elizabeth Beach and Coomba Park communities. These spaces could increase the educational, environmental,

community and cultural uses that occur at their respective sites under their new RE1 zoning.

### **Planning Priority 5 (P5): Connect people and places**

*Action 5.3 Ensure there is sufficient and suitable open space for our communities through the development of the MidCoast Open Space Strategy.*

- The Planning Proposal will formalise the Coomba Park Aquatic Club as a location for public recreation and social gathering, and will allow the Pacific Palms Recreation Club to cater for the growing population of the area, providing them access to a well maintained recreational space. It should also be noted that this Planning proposal will not impact on the connectivity to the subject sites or surrounding places.

*Action 5.5 Provide consistent planning controls for recreation land by implementing the Recreation Zones Review.*

- The Planning Proposal moves towards increasingly consistent planning controls across the region by aligning areas used for recreational and open space activities within the RE1 zone. This is consistent with both the Recreation Zones Review and the 'Zoning In' Strategy.

*Action 5.7 Ensure inclusiveness in our planning through the implementation of the Disability Inclusion Action Plan.*

- By recognizing the Coomba Parks Aquatic Centre within the RE1 Public Recreation zone the Planning Proposal gives action to the Disability Inclusion Action Plan. The Club hosts events twice monthly from September through to May with "Sailability NSW", an organization focused on facilitating "participation in sailing and boat usage at social, recreation and competitive levels. . . for people with disabilities". The Planning Proposal provides the Club the development opportunities to further facilitate this inclusive activity.

### **Planning Priority 6 (P6): Protect and improve our environment**

*Action 6.2 Work with the NSW Government, neighboring Council, landowners and community groups to improve environmental, water quality and biodiversity outcomes for the MidCoast.*

By consistently and appropriately applying land zonings the biodiversity at both sites will continue to be protected by areas zoned C3 Environmental Management. Public land will be maintained and improved in accordance with the MidCoast Greening Strategy.

### **Planning Priority 8 (P8): Managing our land and water assets**

*Action 8.1 Identify and protect the rural and environmental values of the MidCoast and explore opportunities to support and grow our rural sector through the Rural Strategy.*

No agricultural activities are proposed as part of the Planning Proposal. The C3 Environmental Management zone will continue to apply over nearby vegetation and the RE1 Public Recreation zone will apply to the open space lawn area near the Pacific Palms Recreation Club and to the land associated with the Coomba Aquatic Club.

By applying these zones with greater consistency, the Planning Proposal ensures the clear identification and protection of the MidCoast's valued environmental land.

### **Planning Priority 10 (P10): Leveraging our lifestyle and amenity**

*Action 10.3 Investigate opportunities to facilitate land uses that can support and enhance the tourist and visitor economy.*

The Planning Proposal will facilitate land uses that can support and enhance the tourist and visitor economy. Both sites subject of the Planning Proposal are situated on attractive lakeside locations that are popular with visitors and are valued by the residents of these areas. The application of the RE1 Public Recreation zone will allow the continuation of existing uses and provide the opportunity and flexibility to develop new uses complementary to existing ones. In doing so this will:

- Enhance the tourist experience
- Potentially increase the visitor numbers in these areas;
- Increase social connectivity within the localities
- Increase connectivity with visitors; and
- Increase the overall amenity of the area.

**3.B.3** Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal has been considered against the following State and Regional Studies and Strategies. Council believes the Planning Proposal is consistent with each of following due to its scale and proposed outcomes.

- ***Future Transport Strategy 2056***
- ***Net Zero Plan***
- ***NSW Water Resource Plan***
- ***State Infrastructure Strategy***
- ***20 Year Economic Vision for Regional NSW***

**3.B.4** Is the planning proposal consistent with applicable State Environmental Planning Policies?

A summary of the Planning Proposal's consistency with all State Environmental Planning Policies is provided in **Appendix B** of this Planning Proposal. Applicable SEPPs are considered below.

***SEPP (Resilience and Hazards) 2021***

***Chapter 2 (Coastal Management) - Division 3 (Coastal environment area)***

The subject sites are located within the coastal use and coastal environment area. While these controls are not applicable to Planning Proposals as they relate to development consents, the relevant matters applying to development consent have been considered and the proposal is deemed consistent with the aims of the SEPP.

The proposal does not change public foreshore access and does not impact negatively on the foreshore or the environmental values of the coast.



### **3.B.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The Planning Proposal has been considered in relation to applicable Ministerial Directions (known as s.9.1 Directions as they are identified within that Section of the *Environmental Planning and Assessment Act 1979*).

The assessment of the planning proposal against all the Ministerial Directions is provided in **Appendix C**. The applicable Ministerial Directions are considered below.

#### **3.1 Conservation Zones**

The objective of this direction is to protect and conserve environmentally sensitive areas.

The Planning Proposal's inconsistencies with this direction are of minor significance.

The Planning Proposal intends to remove the C3 Environmental Management zone from the cleared lawn between the Pacific Palms Recreation Club (Site 1) and Wallis Lake and the C3 Environmental Management Zone from the land upon which the Coomba Park Aquatic Club (Site 2) operates.

Neither Site 1 or Site 2 are environmentally sensitive and are currently utilised as areas for public recreation. Site 1 consists of a cleared lawn, boating facilities, and two ancillary carparks and is not considered environmentally sensitive (figure 4a). Site 2 consists of the Coomba Aquatic Club's facilities. It is a developed site and is not considered environmentally sensitive in accordance with the NSW Biodiversity Threshold Mapping Tool (figure 4b).

As such the Planning Proposal will not impact environmentally sensitive areas, is in keeping with the current land uses and will not reduce the environmental protection standards that apply to environmentally sensitive land.

In accordance with the reasoning above the Planning Proposal is considered justifiably inconsistent with Ministerial Direction 3.1.

#### **3.2 Heritage Conservation**

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

##### **Aboriginal Heritage**

An AHIMS basic search was undertaken on 28 January 2022 for both subject sites and found that there were no Aboriginal sites or places indicated within the sites. There will be no impact on Aboriginal heritage items or heritage conservation areas as a result of the Planning Proposal.

##### **European Heritage**

Site 1 is located within Elizabeth Beach. There are no heritage items or heritage conservation areas listed within GL LEP 2014 (Schedule 5 and Heritage Map) located in the locality of Elizabeth Beach.

Site 2 is located within Coomba Park. There are no heritage items or heritage conservation areas listed within GL LEP 2014 (Schedule 5 and Heritage Map) located in the locality of Coomba Park. There will be no impact on heritage items or heritage conservation areas as a result of the Planning Proposal.

As such the Planning Proposal is consistent with Ministerial Direction 3.2

#### **4.1 Flooding**

The objectives of this direction are to:

- (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The Planning Proposal's inconsistencies with this direction are of minor significance.

Direction 4.1.3(a) states that "a planning proposal must not contain provisions that apply to the flood planning area which permit development in floodway areas."

Site 1 and 2 are both within the Flood Planning Area identified in Council's LEP and the Planning Proposal will alter a zone in order to match its existing use. The Planning Proposal is consistent with all other provisions under Direction 4.1 Flooding.

As such the Planning Proposal is justifiably inconsistent with Ministerial Direction 4.1.

#### **4.2 Coastal Management**

The objective of this direction is to protect and manage coastal areas of NSW.

The Planning Proposal is consistent with the directions as follows:

- 4.2 (1)(a) - provisions to give effect to the NSW Coastal Policy are included in the GL LEP 2014, and the proposal is consistent with the Objects of the Coastal Management Act 2016.
- 4.2 (1)(b) – refer to 4.2(1)(d)
- 4.2 (1)(c) - the Planning Proposal has been considered in accordance with the Coastal Design Guidelines 2003 and is deemed by Council to be consistent with the objectives and controls throughout. The Planning Proposal is a minor rezoning to match the sites zones to their existing uses, and is not to give effect to new development. Any subsequent develop application following this Planning Proposal would be subject to review against the Coastal Design Guidelines 2003.
- 4.2 (1)(d) - Council's adopted Coastal Zone Management Plan considers the NSW Coastal Management Manual and associated Toolkit, but the subject sites are outside of the applicable area.
- 4.2 (2)(a) – N/A. (coastal vulnerability area has not been mapped)
- 4.2 (2)(b) - The site is outside the modelled 2100 erosion and inundation areas as identified in Councils Coastal Zone Management Plan (CZMP) and is therefore consistent with this requirement.

- 4.2 (3) – Neither site is located within a coastal wetland or littoral rainforest area as identified by chapter 3 of the SEPP (Biodiversity and Conservation) 2021.
- 4.2 (4) - The Planning Proposal will not amend any of the maps mentioned.  
In addition, the site is outside the proposed Coastal Risk Planning Map subject to Planning Proposal 3320\_COM\_CRA\_012A\_040\_20190514.

In summary the Planning Proposal will not facilitate more intensive land use on the land.

#### **4.3 Planning for Bushfire Protection**

The objectives of this direction are to:

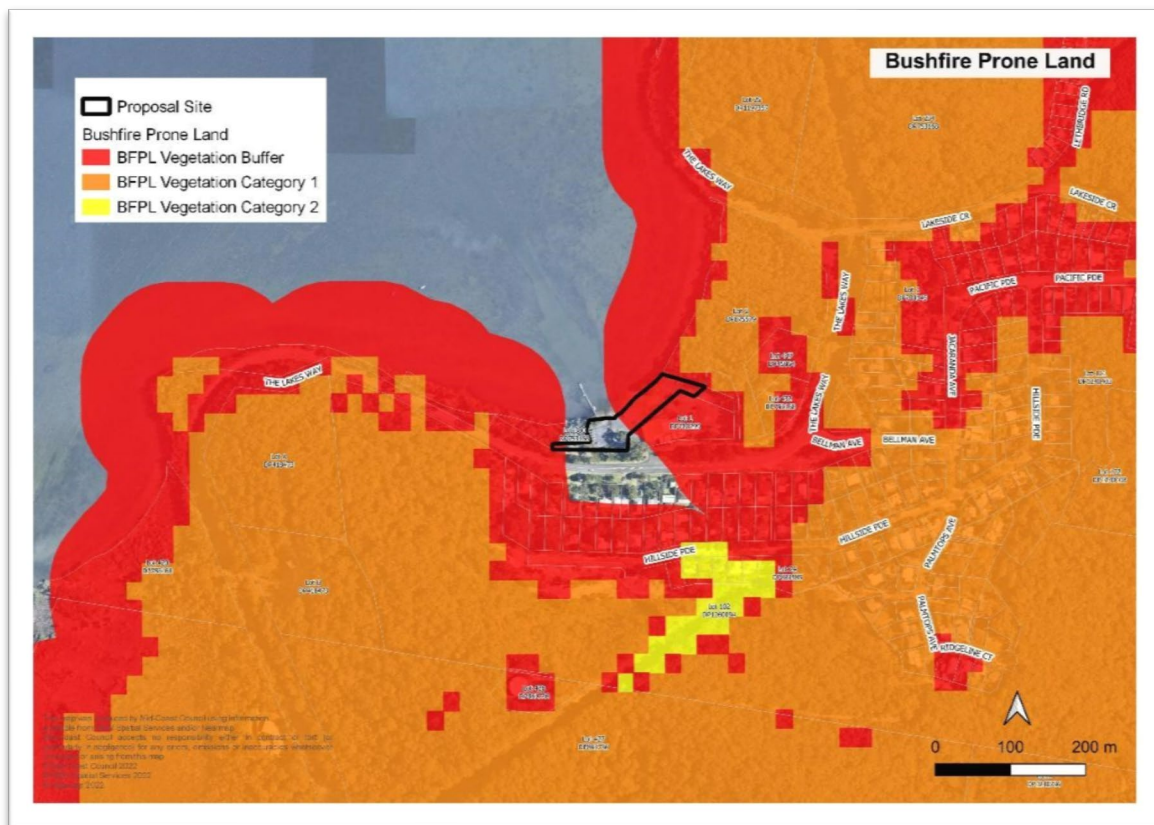
- a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- b) encourage sound management of bush fire prone areas.

Site 1 is located within a Bushfire Prone Land (BFPL) Vegetation Buffer, refer to Figure 3c, with Site 2 located within a BFPL Vegetation Buffer and BFPL Vegetation Category 1 area, refer to Figure 3d.

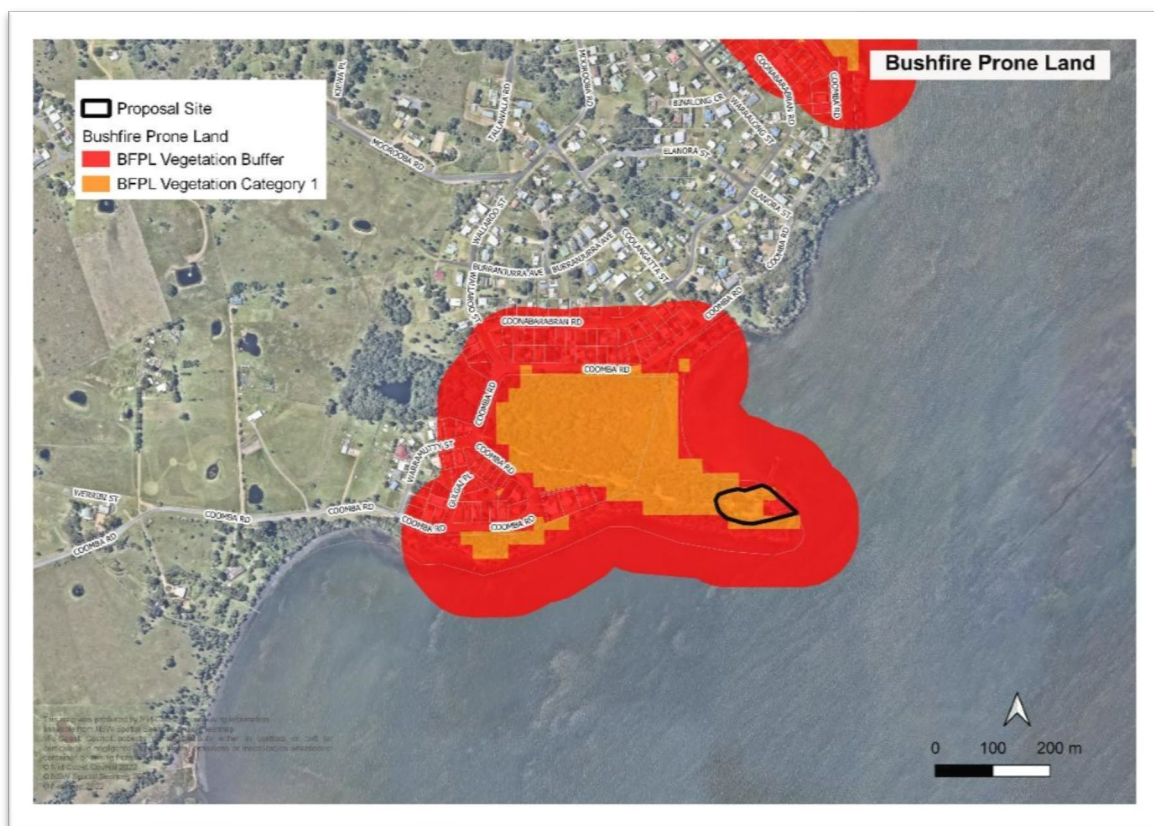
Council will consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to EP&A Act, and take into account any comments so made.

A Bushfire Threat Assessment (BTA) will be required to accompany applications for future development within the sites.

The Planning Proposal is consistent with Ministerial Direction 4.3



**Figure 3c: Site 1 – Bushfire prone land mapping (Source: Council LEP maps)**



**Figure 3d: Site 2 – Bushfire prone land mapping (Source: Council LEP maps)**



#### 4.4 Remediation of Contaminated Land

The subject sites are not within investigation areas or known to contain contamination within the meaning of the *Contaminated Land Management Act 1997*.

The Planning Proposal is consistent with Ministerial Direction 4.4

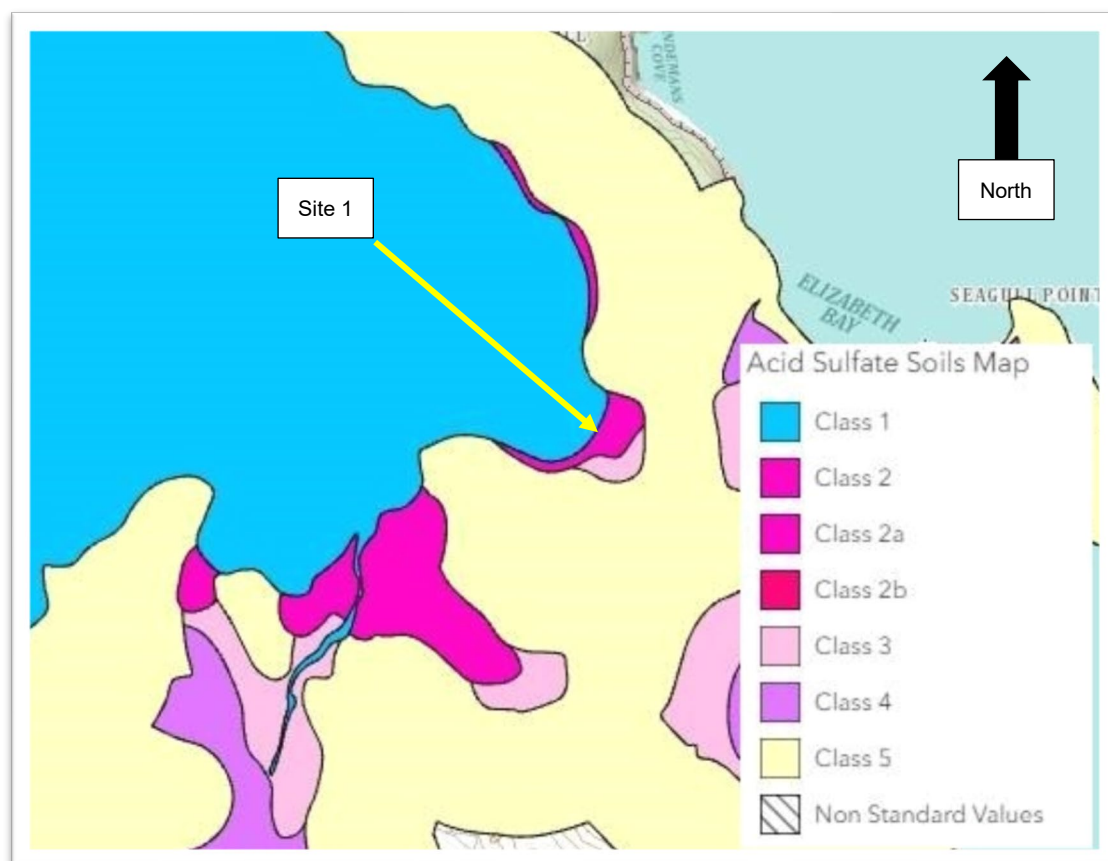
#### 4.5 Acid Sulfate Soils

This Direction applies as the subject sites have been mapped as containing Class 1, 2, 3, and 5 acid sulfate soils. The model provisions for acid sulfate soils are included in GL LEP 2014, which outlines that consent is required for certain earthworks or water table-lowering activities.

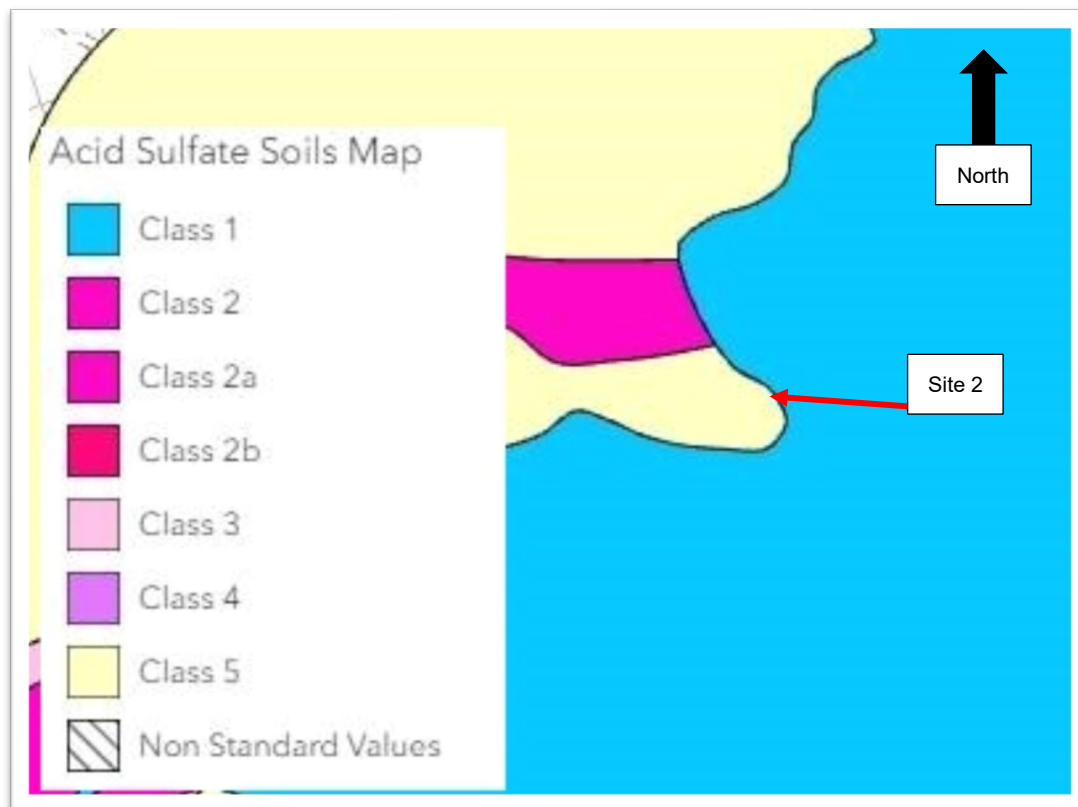
Section (3) states that a Planning Authority must not prepare a Planning Proposal that proposes an intensification of land uses unless an acid sulfate soils study assessing the appropriateness of the change of land use has been prepared.

The Planning Proposal recognises the existing uses of these sites, rather than seeking to create an intensification of land uses and hence does not require an acid sulfate soils study.

The Planning Proposal is consistent with Ministerial Direction 4.5



**Figure 3e: Site 1 – Pacific Palms Recreation Club – Extract from ASS maps**



**Figure 3f: Site 2 – Coomba Aquatic Club – Extract from ASS maps**

## 9.2 Rural Lands

The objectives of this direction are to:

- (a) protect the agricultural production value of rural land,
- (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- (c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,
- (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,
- (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,
- (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.

The Planning Proposal is consistent with Ministerial Direction 9.2 as it considers and protects the environmental values of each site, and neither site has productive agricultural value.

Only the land currently utilised for public recreation are to be amended to the RE1 Public Recreation zone, with the remaining area on both Site 1 and 2 to remain in a C3 Environmental Management zone.

## Section C – Environmental, Social and Economic Impact

### 3.C.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?

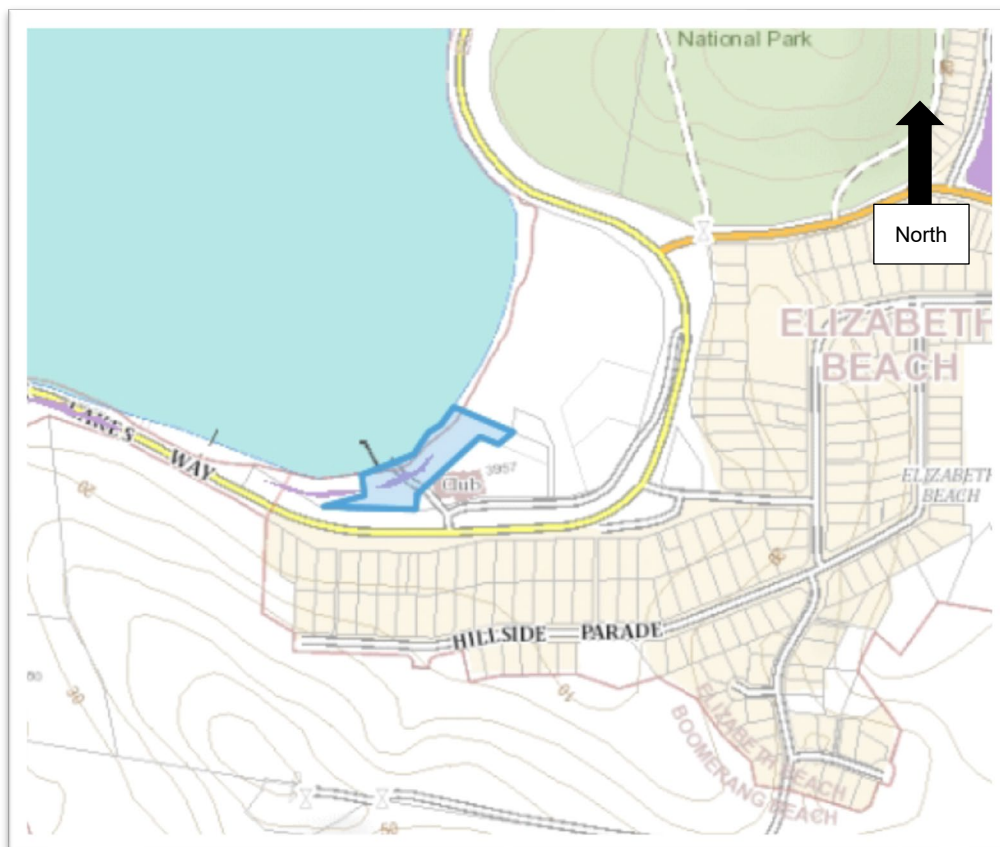
#### Ecological Impacts

A review of the NSW Biodiversity Threshold Mapping Tool<sup>1</sup> indicates that a small area within Site 1 is mapped on the Biodiversity Values Map, refer to extract illustrated in Figure 3a. The Planning Proposal and subsequent continued usage of the site for public recreational purposes will not impact upon the mapped area and the Planning Proposal does not require the removal or modification of vegetation at Site 1.

Likewise, a review of the NSW Biodiversity Threshold Mapping Tool has been undertaken for Site 2. The site is not mapped on the Biodiversity Values Map and as such the Planning Proposal does not require the removal or modification of vegetation at Site 2, refer to extract illustrated in Figure 3b.

The Planning Proposal does not propose any impacts to habitat or threatened species, populations or ecological communities, or their habitats at the subject sites.

On this basis, the Planning Proposal is considered acceptable from an ecological impact perspective for the purpose of rezoning the land.



**Figure 4a: Site 1 – Pacific Palms Recreation Club – BOSET Map**

<sup>1</sup> [www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap](http://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap)



**Figure 4b: Site 1 – Coomba Aquatic Club – BOSET Map**

### **3.C.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

#### **Land Use Compatibility**

The Planning Proposal will result in the subject sites being rezoned from C3 Environmental Management to RE1 Public Recreation. The Planning Proposal will align the land use zoning of the sites to reflect the existing public recreation usage that occurs upon them. The proposed change in land use zone will not be inconsistent with surrounding land uses (public access, public recreation and private recreation) and will enable the continuation of these uses. The existing surrounding uses are compatible with the uses permissible with the RE1 Public Recreation zone.

#### **Local Road Capacity and Traffic Impact**

Site 1 is located near The Lakes Way, Elizabeth Beach and vehicle access is facilitated by a formal access road linking The Lakes Way with the site. Site 2 is accessed from Coomba Road, Coomba Park via an access road.

Changing the land use zone from C3 Environmental Management to RE1 Public Recreation will not impact local road capacity or create additional traffic impacts. The change in zone to match their existing use will not influence traffic demand. Any change to patron capacity or club facilities (at either venue) would be the subject of a development application including assessment of Transport and Traffic impacts. There will be no change to traffic and road capacity at both sites as a result of the Planning Proposal.

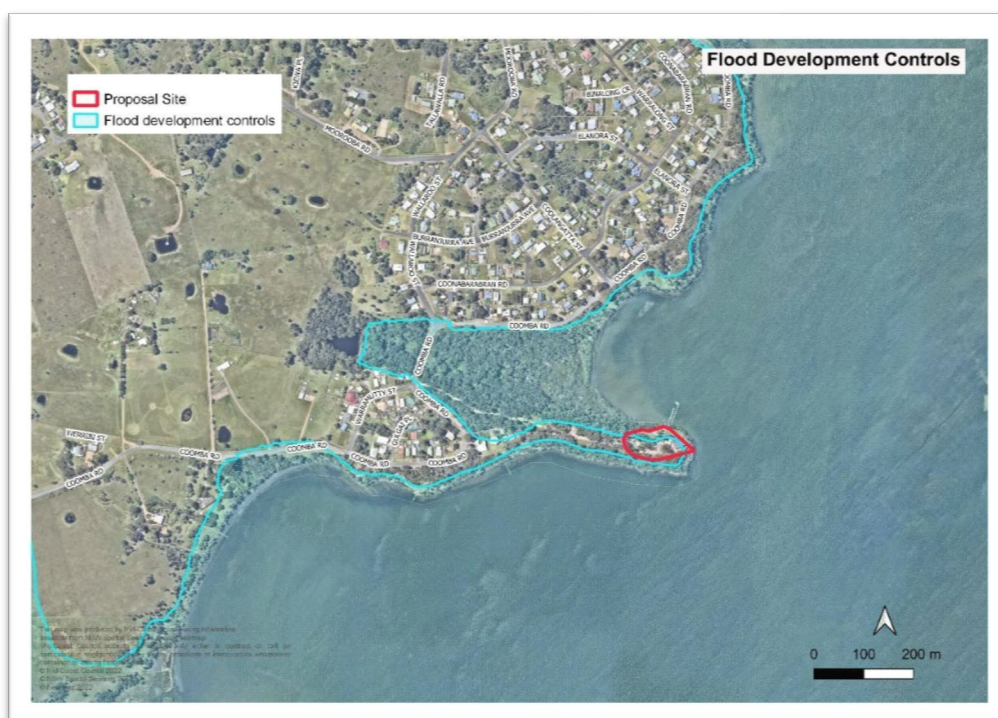


## Flooding

The subject sites are both within the Flood Planning area identified in GL LEP 2014, as shown in Figures 5a and 5b. The Planning Proposal will not create, remove, or alter a zone or a provision that affects flood prone land.



**Figure 5a:** Site 1 – Flood development controls mapping (Source: Council LEP maps)



**Figure 5b:** Site 2 – Flood development controls mapping (Source: Council LEP maps)

### **3.C.3 Has the Planning Proposal adequately addressed any social and economic effects?**

The Planning Proposal is likely to create positive social and economic effects for the respective communities.

The land fronting the Pacific Palms Recreation Club is currently used by local community members and club patrons for auxiliary recreation to both the Pacific Palms Recreation Club and Wallis Lake. The proposed change in land use zone will not be inconsistent with the surrounding land uses and will enable the continuation of these uses. The local communities of Elizabeth Beach, Boomerang Beach and Blueys Beach as well as tourists will benefit in the continued use of the land as well as benefit from any future compatible uses associated with recreational uses that currently occur.

The land containing the Coomba Aquatic Club is also used by local community members. The proposed change in land use zone will not be inconsistent with the surrounding land uses. The Coomba Park community will benefit in the continued use of the land as well as benefit from any future compatible uses associated with recreational uses that currently occur.

The Planning Proposal will also be positive economic impact for Pacific Palms Recreation Club, the Coomba Aquatic Club, and the broader community by maintaining and increasing the local tourism offering.



## Section D – Infrastructure (Local, State and Commonwealth)

### 3.D.1 Is there adequate public infrastructure for the Planning Proposal?

The subject sites are currently serviced by the following services:

- MidCoast Council's Water Services Division for sewer and water reticulation (Site 1), with Site 2 using onsite effluent disposal.
- Essential Energy for electrical reticulation.
- Telstra & NBN Co for communications.

Public seating, tables, and parking are all currently in place at both sites and maintained by Council. Any changes to the current facilities or current patron capacity at the Pacific Palms Recreational Club or the Coomba Aquatic Club will be subject to the development application process.

The Planning Proposal will not have any impacts to public infrastructure with no change in infrastructure demand as a result of Planning Proposal at each site. Existing public infrastructure and site features are shown in **Plate 1** to **Plate 5**.



**Plate 1:** Site 1 – Pacific Palms Recreational Club



***Plate 2: Site 1 – Example of current infrastructure***



***Plate 3: Site 1 – Example of current infrastructure***





***Plate 4: Site 2 – Coomba Aquatic Club***



***Plate 5: Site 2 – Example of current infrastructure***

## Section E – State and Commonwealth Interests

**3.E.1** What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation has not yet been undertaken with State and Commonwealth agencies.

The following public agencies have been identified for consultation during public exhibition:

- Crown Lands
- NSW Rural Fire Service

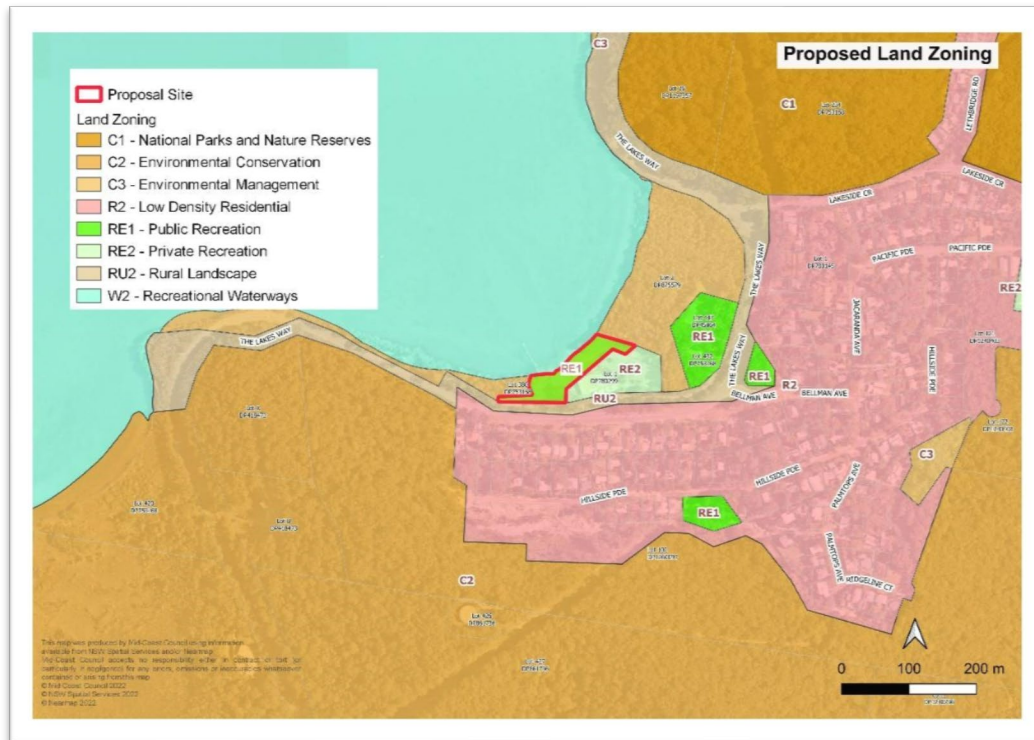
Should the Proposal be significantly amended as a result of agency consultation, it may be reported back to Council and the Department of Planning and Environment for an amended Gateway Determination.

## Part 4 - Mapping

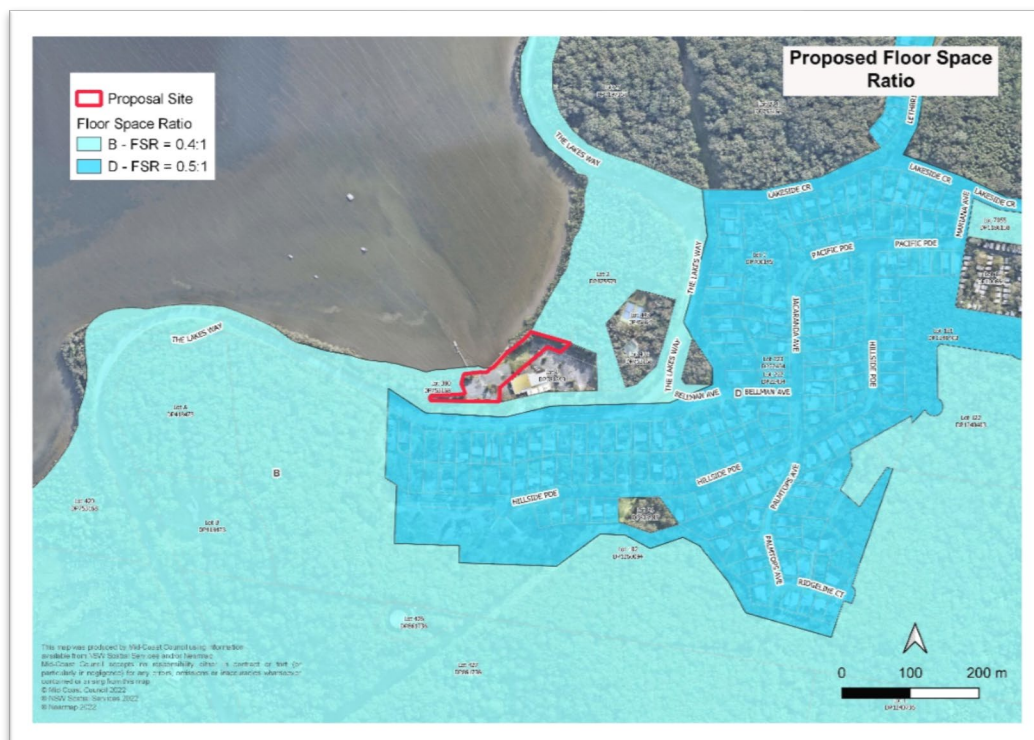
(s.55(2)(d) Maps to be adopted by the proposed instrument)

The proposed changes will require amendments to land zoning, floor space ratio and minimum lot size for each site as shown below.

Site 1 Zoning (3320\_COM\_LZN\_012A\_040\_20200930)

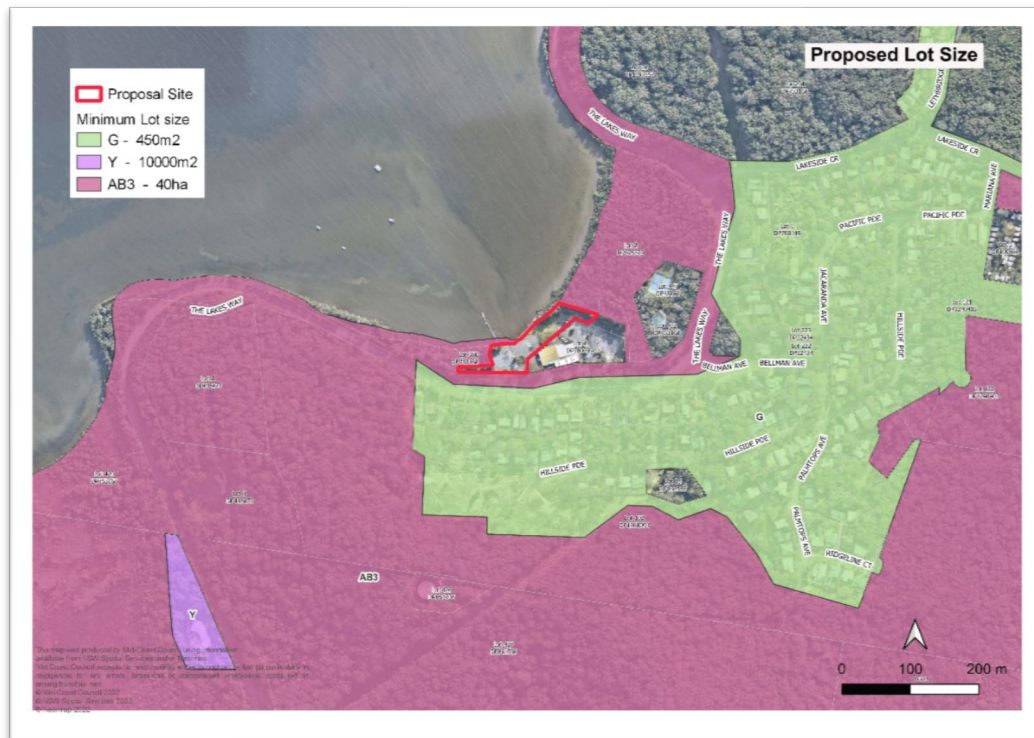


Site 1 Floor Space Ratio (3320\_COM\_FSR\_012A\_040\_20200930)

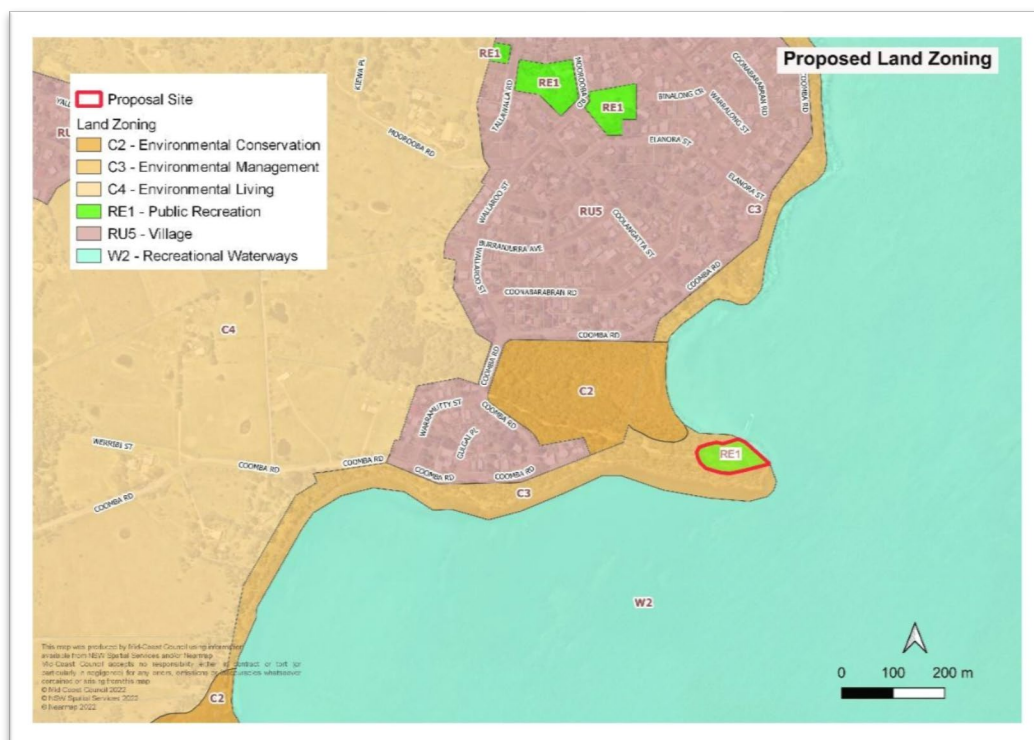




## Site 1 Minimum Lot Size (3320\_COM\_LSZ\_012A\_040\_20200930)



## Site 2 Zoning (3320\_COM\_LZN\_012\_080\_20200810)





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Age Group	Percentage
18-24	~18%
25-34	~28%
35-44	~22%
45-54	~18%
55-64	~12%
65-74	~8%
75-84	~5%
85+	~3%



## Part 5 - Community consultation

In accordance with Section 3.34(2)(c) of the *Environmental Planning and Assessment Act* 1979, this Planning Proposal will be made available **publicly available for a minimum of 28 days**.

In accordance with Council's adopted consultation protocols the following will also be undertaken:

- Notices in the local newspaper.
- Direct mail notification to potentially affected landowners.
- Exhibition material and all relevant documents will be available at Council's Administrative Office.
- Exhibition advice will be available on Council's website.

Any further consultation required by the Gateway Determination will also be undertaken.

## Part 6 - Project timeline

In accordance with the Department guidelines, the following timeline is provided, which includes the tasks deemed necessary for the making of this local environmental plan.

Task	Responsibility	Timeframe	Date (approximate)
Council resolution to support the Planning Proposal (PP)	Council	-	March 2022
Lodgement of PP for Gateway Determination	Council	-	March 2022
Gateway Determination Issued	Minister for Planning	-	End April 2022
Public authority consultation: Crown Lands and Rural Fire Service (RFS).	Public Authorities	-	May 2022
PP revised for exhibition and preparation of consultation materials	Council	-	May 2022
Public exhibition of PP	Council	Minimum 28 days	June 2022
Council submission report on PP (amended as necessary as a result of submissions)	Council	-	August 2022
Lodge PP with DPIE	Council	-	September 2022
Legal drafting request	Council/PCO	-	September 2022
Making of Local Environmental Plan	Council	6 – 8 weeks	November 2022

## Part 7 - Conclusion

The primary aim of the Planning Proposal is to amend GL LEP 2014 with respect to the subject land by altering the zoning from C3 Environmental Management to RE1 Public Recreation.

The Proposal is considered to have strategic merit as it will:

- Align land use zoning of the subject land to match its' existing use which centers on public recreation.
- Utilise existing infrastructure that has the necessary capacity to service the proposal.
- Have no environmental impact on biodiversity.
- Provide a positive economic impact for the community by maintaining and increasing the local tourism offering.
- Be consistent with the objectives of all significant planning policies.

## Appendix A – Consistency with Hunter Regional Plan

Only those Directions that are relevant to the proposal are required to be documented within the table.

### Goal 1 – the leading regional economy in Australia

Action	Planning Proposal Response
<b>Direction 6 – Grow the economy of MidCoast and Port Stephens</b>	
<p>Action 6.1 Enhance tourism infrastructure and connectivity, recognising the importance of:</p> <ul style="list-style-type: none"> <li>• regional and inter-regional connections via the Pacific Highway and the Newcastle and Taree airports and cruise ship gateways; and</li> <li>• local routes such as The Lakes Way and Nelson Bay Road.</li> </ul>	<p>The Planning Proposal enhances the tourism network situated along The Lakes Way. This location serves as the primary access point for the recreational use of the Wallis Lake from Pacific Palms, with extensive car parking and boating facilities located next to the Pacific Palms Recreation Club. The Planning Proposal will recognise the public recreation area in close proximity to this existing recreation hub and as such enhances the tourism experience and capability in the region.</p>
<p>Action 6.3 Enable economic diversity and new tourism opportunities that focus on reducing the impacts of the seasonal nature of tourism and its effect on local economies.</p>	<p>The Planning Proposal will be a positive economic impact for the Pacific Palms Recreation Club, the Coomba Aquatic Club, and the broader community by maintaining and increasing the local tourism offering all year round. The Planning Proposal will provide recognition of the recreational land for tourists and locals to utilise. For the Coomba Park Aquatic Club, the change in zoning will allow for additional permitted with consent uses.</p>
<p>Action 6.4 Promote growth of industries that can leverage accessibility provided by the Pacific Highway.</p>	<p>The Planning Proposal promotes economic growth by allowing the continuation of existing activities and uses in addition to broadening land uses which are permitted under the RE1 Public Recreation Land Use Table. Businesses could utilise the subject sites for public recreational activities/events accessible via the Pacific Highway.</p>
<p>Action 6.5 Plan for and provide infrastructure and facilities that support the ageing population.</p>	<p>The Planning Proposal facilitates the public recreational use of land and will facilitate infrastructure and facilities that support an ageing population. The local communities of Elizabeth Beach, Boomerang Beach and Blueys Beach will benefit in the continued use of the land. The Coomba Park community will benefit from the provision of a registered club, improving their ability to age in place rather than relocate in order to access locations of social recreation.</p>



Action	Planning Proposal Response
<b>Direction 9 – Grow tourism in the region</b>	
Action 9.2 Encourage tourism development in natural areas that support conservation outcomes.	The Planning Proposal will facilitate and boost the tourism offering for the region while ensuring the land is utilised in an environmentally responsible manner.

## Goal 2 – A biodiversity-rich natural environment

Action	Planning Proposal Response
<b>Direction 14 – Protect and connect natural areas</b>	
Action 14.1 Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.	The Planning Proposal will not negatively impact terrestrial and aquatic biodiversity values of the area and will protect and enhance the natural environment by retaining the C3 Environment Management zone over land with environmental attributes.
Action 14.2 Identify and strengthen biodiversity corridors as places for priority biodiversity offsets.	The Planning Proposal does not require the removal or modification of vegetation. The Planning Proposal will not impact any identified biodiversity corridors.
Action 14.4 Protect biodiversity by maintaining and, where possible, enhancing existing protection of high environmental value areas; implementing appropriate measures to conserve validated high environmental value areas; developing local strategies to avoid and minimise the impacts of development on areas of high environmental value and biodiversity corridors; and identifying offsets or other mitigation measures for unavoidable impacts.	The Planning Proposal will maintain the existing environmental value of the areas and does not pose any negative impacts.
<b>Direction 16: Increase resilience to hazards and climate change</b>	
Action 16.1 Manage the risks of climate change and improve the region's resilience to flooding, sea level rise, bushfire, mine subsidence and land contamination.	The Planning Proposal will not impact climate change mitigation measures currently being implemented for the region.
Action 16.2 Review and consistently update floodplain risk and coastal zone management plans, particularly where urban growth is being investigated.	The planning proposal will not impact floodplain risk and/or coastal zone management plans.

### Goal 3 – Thriving communities

Action	Planning Proposal Response
<b>Direction 18: Enhance access to recreational facilities and connect open space</b>	
Action 18.3 Enhance public access to natural areas, including coastal and lake foreshores.	The Planning Proposal will support and encourage the ongoing access to the lake foreshores.
Action 18.4 Assist councils to develop open space and recreation strategies that identify a range of accessible open space and recreation opportunities; integrate open space, active transport and recreation networks, and improve public foreshore access.	The Planning Proposal will support the recreational opportunities in the community and facilitate the ongoing public access to the foreshore.
<b>Direction 20: Revitalise existing communities</b>	
Action 20.3 Enhance the amenity and attractiveness of existing places.	The Planning Proposal does not alter any existing structures on either site and will allow for future enhancement of amenity and attractiveness of both sites.

## Appendix B – Consistency with State Environmental Planning Policies

Appendix B is based on the In-Force Legislation at 12:12 PM - 7/03/2022

State Environmental Planning Policy (SEPP)	Response to SEPP
<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	
SEPP (Building Sustainability Index: BASIX) 2004	N/A.
<b>SEPP (Exempt and Complying Development Codes) 2008</b>	
SEPP (Exempt and Complying Development Codes) 2008	N/A.
<b>SEPP (Housing) 2021</b>	
Chapter 2 (Affordable Housing)	N/A.
Chapter 3 (Diverse Housing)	N/A.
Schedule 1 (Complying Development – Secondary Dwellings)	N/A.
Schedule 2 (Complying Development – Group Homes)	N/A.
Schedule 3 (Environmentally Sensitive Land)	N/A.
Schedule 4 (Standards Concerning Accessibility and Usability for Hostels and Independent Living Units)	N/A.
Schedule 5 (Land to which Chapter 3, Part 8 Does Not Apply)	N/A.
Schedule 6 (Categories of excluded land)	N/A.
Schedule 7 (Savings and Transitional Provisions)	N/A.
Schedule 8 (Savings and transitional Provisions)	N/A.
Schedule 9 (Amendment of other State Environmental Planning Policies)	N/A.
Schedule 10 (Amendment of Local Environmental Plans – Boarding Houses)	N/A.
Schedule 11 (Amendment of Local Environmental Plans – Secondary Dwellings)	N/A.
<b>SEPP (Industry and Employment) 2021</b>	
Chapter 2 (Western Sydney Employment Area)	N/A.
Chapter 3 (Advertising and Signage)	N/A.
<b>SEPP (Koala Habitat Protection) 2020</b>	
SEPP (Koala Habitat Protection) 2020	N/A.

<b>State Environmental Planning Policy (SEPP)</b>	<b>Response to SEPP</b>
<b>SEPP (Koala Habitat Protection) 2021</b>	
SEPP (Koala Habitat Protection) 2021	N/A.
<b>SEPP No 19 – Bushland in Urban Areas</b>	
SEPP No 19 – Bushland in Urban Areas	N/A.
<b>SEPP No 47 – Moore Park Showground</b>	
SEPP No 47 – Moore Park Showground	N/A.
<b>SEPP No 50 – Canal Estate Development</b>	
SEPP No 50 – Canal Estate Development	N/A.
<b>SEPP No 65 – Design Quality of Residential Apartment Development</b>	
SEPP No 65 – Design Quality of Residential Apartment Development	N/A.
<b>SEPP (Planning Systems) 2021</b>	
Chapter 2 (State and Regional Development)	N/A.
Chapter 3 (Aboriginal land)	N/A.
Chapter 4 (Concurrences and consents)	N/A.
<b>SEPP (Precincts-Central River City) 2021</b>	
Chapter 2 (State significant precincts)	N/A.
Chapter 3 (Sydney region growth centres)	N/A.
Chapter 4 (Homebush Bay area)	N/A.
Chapter 5 (Kurnell Peninsula)	N/A.
Chapter 6 (Urban renewal precincts)	N/A.
<b>SEPP (Precincts-Regional) 2021</b>	
Chapter 2 (State Significant Precincts)	N/A.
Chapter 3 (Activation Precincts)	N/A.
Chapter 4 (Kosciuszko National Park and Alpine Resorts)	N/A.
Chapter 5 (Gosford City Centre)	N/A.
<b>SEPP (Western Parkland City) 2021</b>	
Chapter 2 (State significant precincts)	N/A.

<b>State Environmental Planning Policy (SEPP)</b>	<b>Response to SEPP</b>
Chapter 3 (Sydney region growth centres)	N/A.
Chapter 4 (Western Sydney Aerotropolis)	N/A.
Chapter 5 (Penrith Lakes Scheme)	N/A.
Chapter 6 (St Marys)	N/A.
Chapter 7 (Western Sydney Parklands)	N/A.
<b>SEPP (Primary Production) 2021</b>	
Chapter 2 (Primary Production and Rural Development)	N/A.
Chapter 3 (Central Coast plateau areas)	N/A.
<b>SEPP (Resilience and Hazards) 2021</b>	
Chapter 2 (Coastal Management) 2018	Applies - consistent
Chapter 3 (Hazardous and Offensive Development)	N/A.
Chapter 4 (Remediation of Land)	Applies - The sites are not registered as a contaminated site by the NSW EPA and are considered to have a low potential for gross contamination.
<b>SEPP (Resources and Energy) 2021</b>	
Chapter 2 (Mining, Petroleum Production and Extractive Industries)	N/A.
Chapter 3 (Extractive industries in Sydney area)	N/A.
<b>SEPP (State Significant Precincts) 2005</b>	
SEPP (State Significant Precincts) 2005	N/A.
<b>SEPP (Sydney Drinking Water Catchment) 2011</b>	
SEPP (Sydney Drinking Water Catchment) 2011	N/A.
<b>SEPP (Transport and Infrastructure) 2021</b>	
Chapter 2 (Infrastructure)	N/A.
Chapter 3 (Educational Establishments and Child Care Facilities)	N/A.



State Environmental Planning Policy (SEPP)	Response to SEPP
Chapter 4 (Major Infrastructure Corridors)	N/A.
Chapter 5 (Three Ports – Port Botany, Port Kembla and Newcastle)	N/A.
SEPP (Vegetation in Non-Rural Areas) 2017	
SEPP (Vegetation in Non-Rural Areas) 2017	N/A.

## Appendix C – Consistency with S9.1 Ministerial Directions

S9.1 Ministerial Direction	Response to Ministerial Direction
<b>Focus Area 1: Planning Systems</b>	
1.1 Implementation of the Minister's Planning Principles	The Planning Proposal is consistent with this direction
1.2 Implementation of Regional Plans	The Proposal is consistent with the intent of the Hunter Regional Plan as set out in Appendix A
1.3 Development of Aboriginal Land Council Land	N/A
1.4 Approval and Referral Requirements	N/A
1.5 Site Specific Provisions	N/A
<b>Focus Area 1: Planning Systems – Place Based</b>	
1.6 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Greater Parramatta Property Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Plan	N/A
1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.11 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.12 Implementation of Bayside West Precincts 2036 Plan	N/A
1.13 Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.14 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.15 Implementation of Greater Macarthur 2040	N/A
1.16 Implementation of the Pyrmont Peninsula Place Strategy	N/A
1.17 North West Rail Link Corridor Strategy	N/A
<b>Focus Area 2: Design and Place</b>	
Currently no Ministerial Directions on Design and Place	N/A

<b>Focus Area 3: Biodiversity and Conservation</b>	
3.1 Conservation Zones	Applies - consistent
3.2 Heritage Conservation	Applies - consistent
3.3 Sydney Drinking Water Catchments	N/A.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A.
3.5 Recreational Vehicle Areas	N/A.
<b>Focus Area 4: Resilience and Hazards</b>	
4.1 Flooding	Applies – justifiably inconsistent
4.2 Coastal Management	<b>Applies - consistent</b>
4.3 Planning for Bushfire Protection	Applies - consistent
4.4 Remediation of Contaminated Land	Applies - consistent
4.5 Acid Sulfate Soils	Applies - consistent
4.6 Mine Subsidence and Unstable Land	N/A.
<b>Focus Area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	N/A.
5.2 Reserving Land for Public Purposes	N/A.
5.3 Development Near Regulated Airports and Defence Airfields	N/A.
5.4 Shooting Ranges	N/A.
<b>Focus Area 6: Housing</b>	
6.1 Residential Zones	N/A.
6.2 Caravan Parks and Manufactured Home Estates	N/A.
<b>Focus Area 7: Industry and Employment</b>	
7.1 Business and Industrial Zones	N/A.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A.
<b>Focus Area 8: Resources and Energy</b>	
8.1 Mining Petroleum Production and Extractive Industries	N/A.
<b>Focus Area 9: Primary Production</b>	
9.1 Rural Zones	N/A.
9.2 Rural Lands	Applies - consistent
9.3 Oyster Aquaculture	N/A.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A