



PLANNING PROPOSAL

CITY OF COFFS HARBOUR

REMOVAL OF FLOOR SPACE RATIO CONTROLS (Woolgoolga Town Centre)

**May 2023
VERSION 2 Exhibition**

PLANNING PROPOSAL STATUS

Stage	Version / Date (blank until achieved)
Reported to Council – Initiate s3.33 Version 1 - Pre_Exhibition	Version 1 – 23 March 2023
Referred to DPIE s3.34(1) Version 1 - Pre_Exhibition	Version 1 – 27 March 2023
Gateway Determination s3.34(2) Version 1 - Pre_Exhibition	Version 1 – 16 May 2023
Amendments Required:	Yes.
Public Exhibition – Schedule 1 Clause 4 Version 1 - Exhibition	
Reported to Council – Initiate Revised PP s3.33 Version x - Re_Exhibition	
Revised PP Sent to the Minister - s3.35(1) Version x - Re_Exhibition	
Altered Gateway Determination s3.34(2) Version x - Re_Exhibition	
Public Exhibition – Schedule 1 Clause 4 Version x - Re_Exhibition	
Reported to Council – Endorsement (or Making of LEP if delegated) s3.36 Version x - Post Exhibition	
Endorsed by Council for Submission to Minister for Notification (or Making where not delegated) s3.36(2) Version x – Post Exhibition	

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EXECUTIVE SUMMARY & EXHIBITION INFORMATION

What is a Planning Proposal?

A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan. Essentially, the preparation of a planning proposal is the first step in making an amendment to Coffs Harbour LEP 2013.

A planning proposal assists those who are responsible for deciding whether an LEP amendment should proceed and is required to be prepared by a relevant planning authority. Council, as a relevant planning authority, is responsible for ensuring that the information contained within a planning proposal is accurate and accords with the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's *Local Environmental Plan Making Guideline 2022*.

What is the Intent of this Planning Proposal?

The intent of this Planning Proposal is to amend Coffs Harbour LEP 2013 to incorporate recommendations of the Woolgoolga Town Centre Masterplan relating to floor space ratio (FSR) controls. The making of the proposed changes will assist in guiding the orderly development and revitalisation of the Woolgoolga town centre as outlined by the Masterplan.

Public Exhibition

This planning proposal is on public exhibition in accordance with the Gateway Determination. Copies of the planning proposal and supportive information can be viewed on the City of Coffs Harbour's ('City') Have Your Say Page <https://haveyoursay.coffsharbour.nsw.gov.au/> for the duration of the exhibition period.

All interested persons are invited to view and make a submission on the planning proposal during the exhibition period. Issues raised by submissions will be reported to Council for a final decision. Submissions can be made online, or in writing by email or post to:

The General Manager
City of Coffs Harbour
Locked Bag 155
COFFS HARBOUR NSW 2450
Email: coffs.council@chcc.nsw.gov.au

Any questions, contact:
Jackson Pfister on 02 6648 4662
or email jackson.pfister@chcc.nsw.gov.au

Note: The City is committed to openness and transparency in its decision making processes. The Government Information (Public Access) Act 2009 requires the City to provide public access to information held unless there are overriding public interest considerations against disclosure. Any submissions received will be made publicly available unless the writer can demonstrate that the release of part or all of the information would not be in the public interest. However, the City would be obliged to release information as required by court order or other specific law.

Written submissions must be accompanied, where relevant, by a "Disclosure Statement of Political Donations and Gifts" in accordance with the provisions of the Local Government and Planning Legislation Amendment (Political Donations) Act 2008 No. 44. Disclosure forms are available from the City's Customer Service Section or on the City's website www.coffsharbour.nsw.gov.au/disclosurestatement.

BACKGROUND

Proposal	Removal of Floor Space Ratio Controls from the Woolgoolga Town Centre
Property Details	Three business centres within Woolgoolga Town Centre Masterplan boundary
Current Land Use Zone(s)	B2 Local Centre, B4 Mixed Use, B6 Enterprise Corridor
Proponent	City of Coffs Harbour
Landowner	Various
Location	A location map is included in Part 4 - Mapping

This planning proposal has been prepared in accordance with the Environmental Planning and Assessment Act 1979 and *Local Environmental Plan Making Guideline* (NSW Department of Planning and Environment 2022). The proposal explains the intended effects of an amendment to Coffs Harbour LEP 2013 to remove floor space ratio controls from three business centres within the Woolgoolga town centre to support the intent of the Woolgoolga Town Centre Masterplan.

The Site

The Woolgoolga town centre is located 25.8km north of Coffs Harbour. Figure 1 illustrates the three business centres within the Woolgoolga Town Centre Masterplan boundary. The Beach Street Village centre is within Zone B2 Local Centre, the River Street centre is within Zone B4 Mixed Use and the Solitary Islands Way centre is within Zone B6 Enterprise Corridor under Coffs Harbour LEP 2013. The maps included in Section 4 of this planning proposal identify the land to which this planning proposal applies.

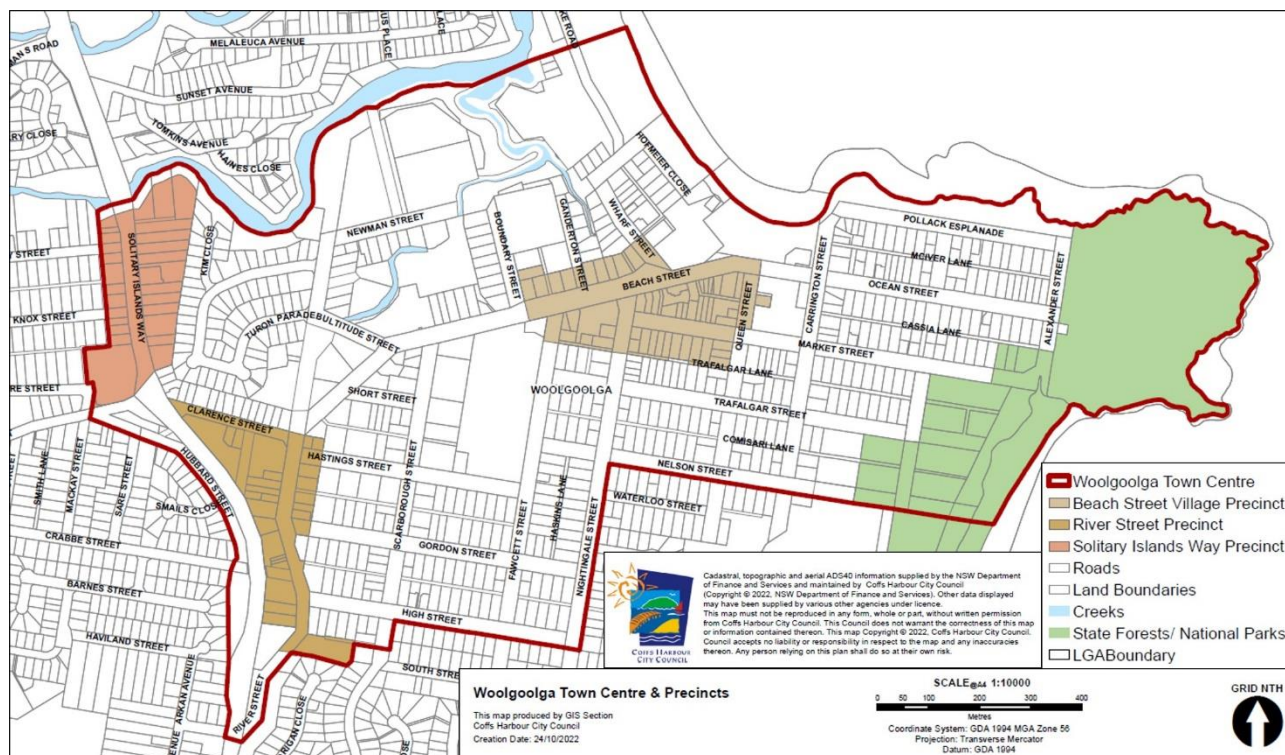


Figure 1: Location Map – Business centres within the Woolgoolga Town Centre

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to amend Coffs Harbour LEP 2013 to remove floor space ratio controls from the three business centres within the Woolgoolga Town Centre to support the intent of the Woolgoolga Town Centre Masterplan.

PART 2 – EXPLANATION OF PROVISIONS

The intended outcomes of the proposed LEP amendment will be achieved by amending Coffs Harbour LEP 2013 as follows:

- Amend Floor Space Ratio Map (FSR_005F) to remove floor space ratio controls from the three business centres within the Woolgoolga town centre.

The Woolgoolga Town Centre Masterplan (Masterplan) was adopted by the City in February 2018. This Plan contains a number of recommendations and actions in order to achieve its vision, including the need to undertake a detailed floor space ratio analysis for the three business centres (Appendix 4).

In 2019, the City undertook a peer review of the recommendations contained within the Masterplan that relate to amendments to its local planning controls. This peer review determined that floor space ratio controls should be removed from the three business centres within the Woolgoolga town centre, as such controls would inhibit the achievement of the Masterplan's vision. The peer review noted that adequate planning controls within Coffs Harbour Development Control Plan (DCP 2015) would sufficiently control the bulk and size of buildings in keeping with the Masterplan.

At its Ordinary Meeting of 11 June 2020, Council considered a report to initiate Coffs Harbour LEP 2013 - Housekeeping Amendment No.3, which included the removal of floor space ratio controls from the three business centres within the Woolgoolga town centre. Council resolved to remove the floor space ratio proposal from the housekeeping amendment and to consider a further report on the matter.

In response to this resolution, the City engaged consultants Smith and Tzannes to undertake a floor space ratio analysis of the three business centres within the Woolgoolga town centre (Appendix 3). This analysis has identified that the current floor space ratio controls act as a significant constraint to achieving the Masterplan's vision. The analysis explains that this is due to the wide variety of potential land uses, densities and site dimensions in each of the three business centres.

In light of this, the analysis recommends that floor space ratio controls be removed from Coffs Harbour LEP 2013 for the three business centres in Woolgoolga. It also recommends that additional controls be included within Coffs Harbour DCP 2015 for each centre to ensure that robust planning controls are in place to facilitate the vision of the Masterplan and achieve appropriate bulk and scale of buildings. Amendments to Coffs Harbour DCP are proposed in response to this recommendation.

PART 3 – JUSTIFICATION OF STRATEGIC & SITE-SPECIFIC MERIT

This part provides a response to the following matters in accordance with the *Local Environmental Plan Making Guideline* (NSW Department of Planning and Environment 2022):

- Section A: Need for the planning proposal
- Section B: Relationship to strategic planning framework
- Section C: Environmental, social and economic impact

Section A – Need for the Planning Proposal

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

Yes. The LEP amendment seeks to implement recommendations from the Woolgoolga Town Centre Masterplan, which was endorsed by Council on 22 February 2018. The Masterplan provides a vision and strategic planning framework to guide growth and change in Woolgoolga's Town Centre to 2041. The Masterplan plays a critical role in guiding the orderly development and revitalisation of Woolgoolga and outlines a number of actions for implementation.

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

Yes. An LEP amendment to remove floor space ratio controls from the Woolgoolga town centre is the most efficient way to achieve the vision of the Woolgoolga Town Centre Masterplan.

3. Is there a net community benefit?

The Net Community Benefit Criteria is identified in the NSW Government's publication *The Right Place for Business and Services*. This policy document has a focus on ensuring growth within existing centres and minimising dispersed trip generating development. It applies most appropriately to planning proposals that promote significant increased residential areas or densities, or significant increased employment areas or the like. The planning proposal seeks to remove floor space ratio controls from the three business centres in the Woolgoolga town centre to achieve the vision and objectives of the Woolgoolga Town Centre Masterplan.

Section B – Relationship to Strategic Planning Framework

4. Will the planning proposal give effect to the objectives and actions contained within the North Coast Regional Plan 2041?

The proposed LEP amendment is considered to be consistent with the relevant goals, directions and actions within the North Coast Regional Plan 2041 as follows:

GOAL 1 – LIVEABLE, SUSTAINABLE AND RESILIENT

• Objective 1 – Provide well located homes to meet demand

Strategy 1.1 A 10 year supply of zoned and developable residential land is to be provided and maintained in Local Council Plans endorsed by the Department of Planning and Environment.

The proposed LEP amendment is not inconsistent with this strategy given that the proposed LEP amendment is consistent with Coffs Harbour Local Growth Management Strategy. The Coffs Harbour Local Growth Management Strategy has been prepared to achieve the directions and actions contained within the North Coast Regional Plan and to align with the Settlement Planning Guidelines endorsed by NSW Planning and Environment. The Strategy is the mechanism to support effective and integrated planning across the LGA, and to guide the preparation of updates to the City's LEP and DCP.

Strategy 1.2 Local Council plans are to encourage and facilitate a range of housing options in well located areas.

The proposed LEP amendment is not inconsistent with this action given that the removal of floor space ratio controls will assist in implementing the Woolgoolga Town Centre Masterplan, which seeks to deliver a broader range of higher density residential dwellings within Zone R1 General Residential and Zone R3 Medium Density Residential to address:

- An aging population;
- Decreasing household sizes;
- Housing affordability and rental stress;
- The need to attract young families and a young permanent workforce; and

A greater variety and stock of short stay options that can support the tourism economy.

Strategy 1.3 Undertake infrastructure service planning to establish land can be feasibly serviced prior to rezoning

The proposed LEP amendment is not inconsistent with this strategy given that it relates to existing urban areas and does not propose any new urban land.

Strategy 1.4 Councils in developing their future housing strategies must prioritise new infill development to assist in meeting the region's overall 40% multi-dwelling / small lot housing target and are encouraged to work collaboratively at a subregional level to achieve the target.

The proposed LEP amendment accords with this action given that the Woolgoolga town centre is identified as an infill growth area within the Coffs Harbour Local Growth Management Strategy.

The proposed LEP amendment will assist in implementing the Woolgoolga Town Centre Masterplan, which seeks to deliver a broader range of higher density residential dwellings to support an aging population, decreasing household sizes, affordability and rental stress.

Strategy 1.5 New rural residential housing is to be located on land which has been approved in a strategy endorsed by the Department of Planning and Environment and is to be directed away from the coastal strip.

The proposed LEP amendment is not inconsistent with this strategy.

Strategy 1.6 Councils and LALCs can partner to identify areas which may be appropriate for culturally responsive housing on Country.

The proposed LEP amendment is not inconsistent with this strategy.

• **Objective 2 – Provide for more affordable and low cost housing**

Action 3 Establish Housing Affordability Roundtables for the Mid North Coast and Northern Rivers subregions with councils, community housing providers, State agencies and the housing development industry to collaborate, build knowledge and identify measures to improve affordability and increase housing diversity.

The proposed LEP amendment is not inconsistent with this Action.

The proposed LEP amendment will assist in implementing the Woolgoolga Town Centre Masterplan, which seeks to deliver a broader range of higher density residential dwellings to support an aging population, decreasing household sizes, affordability and rental stress.

• **Objective 3 – Protect regional biodiversity and areas of high environmental value**

Strategy 3.1 Strategic planning and local plans must consider opportunities to protect biodiversity values by:

- focusing land-use intensification away from HEV assets and implementing the ‘avoid, minimise and offset’ hierarchy in strategic plans, LEPs and planning proposals;
- ensuring any impacts from proposed land use intensification on adjoining reserved lands or land that is subject to a conservation agreement are assessed and avoided;
- encouraging and facilitating biodiversity certification by Councils at the precinct scale for high growth areas and by individual land holders at the site scale, where appropriate;
- updating existing biodiversity mapping with new mapping in LEPs where appropriate;
- identifying HEV assets within the planning area at planning proposal stage through site investigations;
- applying appropriate mechanisms such as conservation zones and Biodiversity Stewardship Agreements to protect HEV land within a planning area and considering climate change risks to HEV assets;
- developing or updating koala habitat maps to strategically conserve koala habitat to help protect, maintain and enhance koala habitat; and
- considering marine environments, water catchment areas and groundwater sources to avoid potential development impacts.

The proposed LEP amendment is not inconsistent with this action given that it relates to existing urban areas and is therefore unlikely to impact on any areas of high biodiversity value.

Strategy 3.2 In preparing local and strategic plans Councils should:

- embed climate change knowledge and adaptation actions; and
- consider the needs of climate refugia for threatened species and other key species.

The proposed LEP amendment is not inconsistent with this strategy.

Collaboration Activity 1: Work with and assist councils to:

- review biodiversity mapping and related local environmental plan and development control plan provisions;
- improve access to data to enable identification of protected areas including NPWS Estate, Crown Reserves and in-perpetuity private land conservation agreements to inform local planning;
- ensure koala habitat values are included in land-use planning decisions through regional plans, local strategic planning statements and local environmental plans.

Lead Agency: NSW Biodiversity and Conservation Division

The proposed LEP amendment is not inconsistent with this activity given that it relates to existing urban areas and is therefore unlikely to impact regional biodiversity or areas of high environmental value.

• **Objective 4 – Understand, celebrate and integrate Aboriginal culture**

Strategy 4.1 Councils prepare cultural heritage mapping with an accompanying Aboriginal cultural management plan in collaboration with Aboriginal communities to protect culturally important sites.

The proposed LEP amendment is not inconsistent with this strategy.

• **Objective 5 – Manage and improve resilience to shocks and stresses, natural hazards and climate change**

Strategy 5.3 Use local strategic planning and local plans to adapt to climate change and reduce exposure to natural hazards by:

- identifying and assessing the impacts of place-based shocks and stresses;

- taking a risk-based-approach that uses the best available science in consultation with the NSW Government, emergency service providers, local emergency management committees and bush fire risk management committees;
- locating development (including urban release areas and critical infrastructure) away from areas of known high bushfire risk, flood and coastal hazard areas to reduce the community's exposure to natural hazards;
- identifying vulnerable infrastructure assets and considering how they can be protected or adapted;
- building resilience of transport networks in regard to evacuation routes, access for emergencies and, maintaining freight connections;
- identifying industries and locations that would be negatively impacted by climate change and natural hazards and preparing strategies to mitigate negative impacts and identify new paths for growth;
- preparing, reviewing and implementing updated natural hazard management plans and Coastal Management Programs to improve community and environmental resilience which can be incorporated into planning processes early for future development;
- identifying any coastal vulnerability areas;
- updating flood studies and flood risk management plans after a major flood event incorporating new data and lessons learnt; and
- communicating natural hazard risk through updated flood studies and strategic plans.

The proposed LEP amendment is not inconsistent with this strategy given that it seeks to remove floor space ratio controls from existing urban areas in the three business precincts in the Woolgoolga town centre and is therefore unlikely to increase the risk from natural hazards. Some of the land affected by the proposed LEP amendment is flood affected. However, the proposed LEP amendment:

- will not permit additional development on flood prone land;
- will not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environment Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone;
- will not generate additional spending on flood mitigation measures, infrastructure or services; and
- does not propose additional development without consent.

Strategy 5.4 Resilience and adaptation plans should consider opportunities to:

- encourage sustainable and resilient building design and materials (such as forest products) including the use of renewable energy to displace carbon intensive or fossil fuel intensive options
- promote sustainable land management including Ecologically Sustainable Forest Management (ESFM)
- address urban heat through building and street design at precinct scale that considers climate change and future climatic conditions to ensure that buildings and public spaces are designed to protect occupants in the event of heatwaves and extreme heat events
- integrate emergency management and recovery needs into new and existing urban areas including evacuation planning, safe access and egress for emergency services personnel, buffer areas, building back better, whole-of-life cycle maintenance and operation costs for critical infrastructure for emergency management
- adopt coastal vulnerability area mapping for areas subject to coastal hazards to inform the community of current and emerging risks

- promote economic diversity, improved environmental, health and well-being outcomes and opportunities for cultural and social connections to build more resilient places and communities.

The proposed LEP amendment is not inconsistent with this strategy.

- **Objective 6 – Create a circular economy**

Strategy 6.1 Support the development of circular economy, hubs, infrastructure and activities and consider employment opportunities that may arise from circular economies and industries that harness or develop renewable energy technologies and will aspire towards an employment profile that displays a level of economic self-reliance, and resilience to external forces.

The proposed LEP amendment is not inconsistent with this action given that the amendment will assist in attracting investment and harnessing the unique local qualities and competitive advantages of Woolgoolga; as well as supporting the Woolgoolga Town Centres Masterplan’s vision to reinforce the town centre as a mixed-use centre for commerce, housing, tourism, social activity and regional services.

- **Objective 8 – Support the productivity of agricultural land**

Strategy 8.1 Local planning should protect and maintain agricultural productive capacity in the region by directing urban, rural residential and other incompatible development away from important farmland.

The proposed LEP amendment is not inconsistent with this strategy given that it seeks to remove floor space ratio controls from existing urban areas, in the three business precincts in the Woolgoolga town centre. The proposed amendments support the adopted compact city model by facilitating growth on existing urban land, service employment and employment nodes, encouraging more diverse supply of housing options whilst improving public realm and connections between centres with a focus on active transport options and thereby reducing urban sprawl and land use conflicts.

- **Objective 9 – Sustainably manage and conserve water resources**

Strategy 9.1 Strategic planning and local plans should consider:

- opportunities to encourage riparian and coastal floodplain restoration works;
- impacts to water quality, freshwater flows and ecological function from land use change;
- water supply availability and issues, constraints and opportunities early in the planning process;
- partnering with local Aboriginal communities to care for Country and waterways;
- locating, designing, constructing and managing new developments to minimise impacts on water catchments, including downstream waterways and groundwater resources;
- possible future diversification of town water sources, including groundwater, stormwater harvesting and recycling;
- promoting an integrated water cycle management approach to development;
- encouraging the reuse of water in new developments for urban greening and for irrigation purposes;
- improving stormwater management and water sensitive urban design;
- ensuring sustainable development of higherwater use industries by considering water availability and constraints, supporting more efficient water use and reuse, and locating development where water can be accessed without significantly impacting on other water users or the environment;

- identifying and protecting drinking water catchments and storages in strategic planning and local plans; and
- opportunities to align local plans with any certified Coastal Management Programs.

The proposed LEP amendment is not inconsistent with this strategy,

Strategy 9.3 Encourage a whole of catchment approach to land use and water management across the region that considers climate change, water security, sustainable demand and growth, the natural environment and investigate options for water management through innovation.

The proposed LEP amendment is not inconsistent with this strategy given that it relates to existing urban areas and does not propose any new urban land.

- **Objective 10 – Sustainably manage the productivity of our natural resources**

Strategy 10.1 Enable the development of the region’s natural, mineral and forestry resources by avoiding interfaces with land uses that are sensitive to impacts from noise, dust and light interference.

The proposed LEP amendment is not inconsistent with this strategy.

GOAL 2 – PRODUCTIVE AND CONNECTED

- **Objective 11 – Support cities and centres and coordinate the supply of well-located employment land**

Strategy 11.1 Local council plans will support and reinforce cities and centres as a focal point for economic growth and activity.

The proposed LEP amendment is not inconsistent with this action given that the amendment will assist in attracting investment and harnessing the unique local qualities and competitive advantages of Woolgoolga.

The proposed amendments support the adopted compact city model by facilitating growth on existing urban land, service employment and employment nodes, encouraging more diverse supply of housing options whilst improving public realm and connections between centres with a focus on active transport options and thereby support and reinforce cities and centres as a focal point for economic growth and activity.

Strategy 11.2 Utilise strategic planning and land use plans to maintain and enhance the function of established commercial centres by:

- simplifying planning controls
- developing active city streets that retain local character
- facilitating a broad range of uses within centres in response to the changing retail environment
- maximising the transport and community facilities commensurate with the scale of development proposals.

The proposed LEP amendment accords with this action given that the removal of floor space ratio controls will assist in implementing the Woolgoolga Town Centre Masterplan, which provides a place-making strategy for the town and aims to facilitate more active transport (walking and cycling) and assist in attracting investment and harnessing the unique local qualities and competitive advantages of Woolgoolga.

The Woolgoolga Town Centre Masterplan was developed following extensive community consultation and endorsed by Council on 22 February 2018. The Masterplan outlines a vision and framework and sets strategic responses to urban structure, built form, public realm and movement networks for the Woolgoolga town centre.

The vision of the Masterplan is “to grow Woolgoolga in a way that does not affect its unspoilt & unhurried beachside character, but that is proactive in supporting business growth.”

Strategy 11.3 Support existing and new economic activities by ensuring council strategic planning and local plans:

- retain, manage and safeguard significant employment lands
- respond to characteristics of the resident workforce and those working in the LGA and neighbouring LGAs
- identify local and subregional specialisations
- address freight, service and delivery considerations
- identify future employment lands and align infrastructure to support these lands
- provide flexibility in local planning controls
- are responsive to future changes in industry to allow a transition to new opportunities
- provide flexibility and facilitate a broad range of commercial, business and retail uses within centres
- focus future commercial and retail activity in existing commercial centres, unless there is no other suitable site within existing centres, there is a demonstrated need, or there is positive social and economic benefit to locate activity elsewhere
- are supported by infrastructure servicing plans for new employment lands to demonstrate feasibility prior to rezoning.

The proposed LEP amendment is not inconsistent with this action given that the amendment will assist in attracting investment and harnessing the unique local qualities and competitive advantages of Woolgoolga.

The proposed amendments support the adopted compact city model by facilitating growth on existing urban land, service employment and employment nodes, encouraging more diverse supply of housing options whilst improving public realm and connections between centres with a focus on active transport options and thereby support and reinforce cities and centres as a focal point for economic growth and activity.

• **Objective 12 – Create a diverse visitor economy**

Strategy 12.1 Council strategic planning and local plans should consider opportunities to:

- enhance the amenity, vibrancy and safety of centres and township precincts;
- create green and open spaces that are accessible and well connected and enhance existing green infrastructure in tourist and recreation facilities;
- support the development of places for artistic and cultural activities;
- identify appropriate areas for tourist accommodation and tourism development;
- protect heritage, biodiversity and agriculture to enhance cultural tourism, agri-tourism and eco-tourism;
- partner with local Aboriginal communities to support cultural tourism and connect ventures across the region;
- support appropriate growth of the nighttime economy;
- provide flexibility in planning controls to allow sustainable agritourism and ecotourism;
- improve public access and connection to heritage through innovative interpretation; and
- incorporate transport planning with a focus on active transport modes to connect visitors to key destinations.

The proposed LEP amendment is not inconsistent with this action given that it seeks to support the Woolgoolga Town Centres Masterplan's vision to reinforce the town centre as a mixed-use centre for commerce, housing, tourism, social activity and regional services.

- **Objective 13 – Champion Aboriginal self-determination**

Strategy 13.1 Provide opportunities for the region's LALCs, Native Title holders and community recognised Aboriginal organisations to utilise the NSW planning system to achieve development aspirations, maximising the flow of benefits generated by land rights to Aboriginal communities through strategic led planning.

The proposed LEP amendment is not inconsistent with this strategy.

- **Objective 15 – Improve state and regional connectivity**

Strategy 15.1 Protect proposed and existing transport infrastructure and corridors to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.

The proposed LEP amendment is not inconsistent with this strategy.

- **Objective 16 – Increase active and public transport usage**

Strategy 16.1 Encourage active and public transport use by:

- prioritising pedestrian amenity within centres for short everyday trips
 - providing a legible, connected and accessible network of pedestrian and cycling facilities
 - delivering accessible transit stops and increasing convenience at interchanges to serve an ageing customer
 - incorporating emerging anchors and commuting catchments in bus contract renewals
 - ensuring new buildings and development include end of trip facilities
 - integrating the active transport network with public transport facilities
 - prioritising increased infill housing in appropriate locations to support local walkability and the feasibility of public transport stops

The proposed LEP amendment is not inconsistent with this strategy given that that the removal of floor space ratio controls will assist in implementing the Woolgoolga Town Centre Masterplan, which aims to facilitate more active transport (walking and cycling).

Strategy 16.2 Local plans should encourage the integration of land use and transport and provide for environments that are highly accessible and conducive to walking, cycling and the use of public transport and encourage active travel infrastructure around key trip generators.

The proposed LEP amendment is not inconsistent with this strategy given that that the removal of floor space ratio controls will assist in implementing the Woolgoolga Town Centre Masterplan, which aims to facilitate more active transport (walking and cycling).

- **Objective 17 – Utilise new transport technology**

Strategy 17.1 Councils should consider how new transport technology can be supported in local strategic plans, where appropriate.

The proposed LEP amendment is not inconsistent with this strategy.

GOAL 3 – GROWTH CHANGE AND OPPORTUNITY

- **Objective 19 – Public spaces and green infrastructure support connected and healthy communities**

Strategy 19.1 Councils should aim to undertake public space needs analysis and develop public space infrastructure strategies for improving access and quality of all public space to meet community need for public spaces. This could include:

- drawing on community feedback to identify the quantity, quality and the type of public space required
- prioritising the delivery of new and improved quality public space to areas of most need
- considering the needs of future and changing populations
- identifying walkable and cycleable connectivity improvements and quality and access requirements that would improve use and enjoyment of existing infrastructure
- consolidating, linking and enhancing high quality open spaces and recreational areas
- working in partnership with local Aboriginal communities to develop bespoke cultural infrastructure which responds to the needs of Aboriginal communities and

The proposed LEP amendment is not inconsistent with this strategy given that it seeks to remove floor space ratio controls based on recommendations within the Woolgoolga Floor Space Ratio Analysis and Woolgoolga Town Centre Masterplan to ensure that the objectives of the Masterplan can be met.

The Woolgoolga Town Centre Masterplan was developed following extensive community consultation and endorsed by Council on 22 February 2018. The Masterplan outlines a vision and framework and sets strategic responses to urban structure, built form, public realm and movement networks for the Woolgoolga town centre.

The vision of the Masterplan is “to grow Woolgoolga in a way that does not affect its unspoilt & unhurried beachside character, but that is proactive in supporting business growth.”

Strategy 19.2 Public space improvements and new development should consider the local conditions, including embracing opportunities for greening and applying water sensitive urban design principles.

The proposed LEP amendment is not inconsistent with this strategy.

• **Objective 20 – Celebrate local character**

Strategy 20.1 Ensure strategic planning and local plans recognise and enhance local character through use of local character statements in local plans and in accordance with the NSW Government’s Local Character and Place Guideline.

The proposed LEP amendment accords with the vision and planning priorities within the Statement, in particular:

- Planning Priority P3 – Deliver the placemaking model by preparing local character statements and Place Manuals for priority areas around the LGA;
- Planning Priority P9 – Deliver a Local Centres placemaking approach to revitalise local centres; and
- Planning Priority P10 – Implement actions within existing town and city centre masterplans.

The Woolgoolga Town Centre Masterplan is the first place manual to be developed for the Coffs Harbour LGA. The proposed LEP amendment seeks to implement the actions within the Masterplan relating to the amendment of local planning controls (i.e. floor space ratio controls).

5. Is the planning proposal consistent with Council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Coffs Harbour Local Strategic Planning Statement

The City adopted its Local Strategic Planning Statement (LSPS) on 25 June 2020 for the whole of the Coffs Harbour LGA.

The proposed LEP amendment accords with the vision and planning priorities within the Statement, in particular:

- Planning Priority P3 – Deliver the placemaking model by preparing local character statements and Place Manuals for priority areas around the LGA;
- Planning Priority P9 – Deliver a Local Centres placemaking approach to revitalise local centres; and
- Planning Priority P10 – Implement actions within existing town and city centre masterplans.

The Woolgoolga Town Centre Masterplan is the first place manual to be developed for the Coffs Harbour LGA. The proposed LEP amendment seeks to implement the actions within the Masterplan relating to the amendment of local planning controls (i.e. floor space ratio controls).

MyCoffs Community Strategic Plan 2032

Yes, the planning proposal is consistent with the MyCoffs Community Strategic Plan 2032. The City’s Community Strategic Plan is based on four overarching themes: Community Wellbeing; Community Prosperity; A Place for Community; and Sustainable Community Leadership. Within each theme, there are a number of sustainable development objectives and outcomes.

The planning proposal supports the vision of the MyCoffs Community Strategic Plan ‘connected, sustainable, thriving’ and will assist in achieving the objectives of the Plan by helping to provide a thriving and sustainable local community; and a thriving and sustainable local economy. The LEP amendment is generally consistent with the following relevant objectives and outcomes within the Community Strategic Plan:

Table 1: Consistency with applicable MyCoffs Community Strategic Plan 2032 Objectives and Outcomes

Theme	Objective	Outcome
Community Prosperity: <i>A thriving & sustainable local economy</i>	Building on the natural advantages of our LGA, we champion business, events, sustainability, innovation and technology to stimulate economic growth, investment and local jobs	<ul style="list-style-type: none"> • The local economic and commercial base is more diversified; and • Strategic planning for economic sustainability is better coordinated.
A Place for Community: <i>Liveable neighbourhoods with a defined identity</i>	We create liveable places that are beautiful and appealing	<ul style="list-style-type: none"> • The Coffs Harbour area is a place we are proud to call home. Our neighbourhoods have a strong sense of identity and are actively shaped by the local community; • Our neighbourhoods are people-friendly and liveable environments; • Our public places and spaces are activated through good planning and design; and

		<ul style="list-style-type: none"> • We reflect our beautiful natural setting throughout our built environment.
	We undertake development that is environmentally, socially and economically responsible	<ul style="list-style-type: none"> • Land use planning and development protects the value and benefits provided by our natural environment; and • Population growth is focussed within the existing developed footprint.

Coffs Harbour Local Growth Management Strategy 2020

The proposed LEP amendment is consistent with Coffs Harbour Local Growth Management Strategy. The Coffs Harbour Local Growth Management Strategy has been prepared to achieve the directions and actions contained within the North Coast Regional Plan and to align with the Settlement Planning Guidelines endorsed by NSW Planning and Environment. The Strategy is the mechanism to support effective and integrated planning across the LGA, and to guide the preparation of updates to the City's LEP and DCP.

The proposed LEP amendment is a result of the Woolgoolga Town Centre Masterplan and directly supports the overarching aims and placemaking principles of the Coffs Harbour Local Growth Management Strategy. The Coffs Harbour Local Growth Management Strategy chapters relevant to these amendments and how they accord have been discussed below.

Chapters 1-4 of the Coffs Harbour Local Growth Management Strategy present the strategic intent of the strategy, articulating the blueprint for the delivery of a connected, sustainable and thriving compact regional city for Coffs Harbour. It examines the existing patterns, the underlying trends, key drivers and overarching plans and strategies that inform what, who, how and where future development and land supply will occur. This body of work forms the City's future development approach regarding the compact city model and placemaking framework. The compact city model focuses on:

- Developing within the existing urban footprint;
- Preventing urban sprawl;
- Protecting the coastal strip, high value environment and agriculture; and
- Directing housing around existing services, activity centres, transport nodes and hubs.

The method outlined for implementing the compact city model is through placemaking process and the development of place manuals. This is a collaborative process that engages the community on a precinct-by precinct basis to capture a common vision and aspirations about a place. The place manual ultimately acts as a guideline to deliver private and built form outcomes for a particular town, village, precinct, place or hub.

The adopted Woolgoolga Town Centre Masterplan is an example of a plan which has followed the strategic approach of the Coffs Harbour Local Growth Management Strategy. The Woolgoolga Town Centre Masterplan involved extensive community engagement to understand their value and to set an appropriate vision for the area which has informed the built form recommendations outlined in this planning proposal. Further, the proposed amendments support the adopted compact city model by facilitating growth on existing urban land, service employment and employment nodes, encouraging more diverse supply of housing options whilst improving public realm and connections between centres with a focus on active transport options and thereby reducing urban sprawl and land use conflicts.

6. Is the planning proposal consistent with any other applicable State and Regional Study or Strategies?

Coffs Harbour Regional City Action Plan 2036

The NSW Government developed the Coffs Harbour Regional City Action Plan (the Plan) to provide a framework to manage and shape the city's future growth. The Plan was finalised in March 2021 and it identifies 5 overarching goals which incorporate objectives and related actions. This planning proposal is consistent with the following relevant goals, objectives and associated actions within the Plan:

Table 2:

Goal	Objective	Actions	
Live	17. Deliver a city that responds to Coffs Harbour's unique green cradle setting and offer housing choice.	17.1	Promote a sustainable growth footprint and enhance place-specific character and design outcomes.
		17.4	Support a greater variety and supply of affordable housing.

7. Is the planning proposal consistent with applicable state environmental planning policies (SEPP)?

The table provided in Appendix 1 provides an assessment of consistency against each State Environmental Planning Policy relevant to the Planning Proposal.

8. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The table provided in Appendix 2 provides an assessment of consistency against Ministerial Planning Directions relevant to the Planning Proposal.

Section C – Environmental, Social and Economic Impact

9. 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?

No. The proposed LEP amendment does not seek to alter any land use zones or development controls in a manner such that there could be adverse impacts on critical habitat, threatened species, populations, or ecological communities. The proposed LEP amendment supports the City's compact city growth model, which seeks to concentrate growth in existing urban areas. By focusing growth in existing centres and urban areas the goal is to protect and prevent further adverse impacts on critical habitats or threatened species, populations or ecological communities, or their habitats.

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

No. The proposed LEP amendment does not seek to alter any land use zones or development controls in a manner such that there could be adverse environmental impacts. The proposed LEP amendment supports the City's compact city growth model which seeks to concentrate growth in existing urban areas. By focusing growth in existing centres and urban areas the goal is to protect and prevent further adverse environmental impacts.

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

Yes, the proposed LEP amendment adequately addresses potential social and economic effects and is considered to provide a positive impact as a whole. The LEP amendment will assist in giving effect to the desired outcomes of the adopted Woolgoolga Town Centre Masterplan. The Masterplan aims to:

- Establish a planning and urban design framework to guide growth and capture economic prosperity;
- Deliver growth in a manner that responds to community values and existing township qualities;
- Build a first class public realm with a transport system that supports a prosperous and vibrant town centre, and a healthy, happy, and connected community;
- Capitalise on key opportunities and catalytic projects; and
- Deliver a sustainable future.

The Woolgoolga Town Centre Masterplan is a strategic planning instrument that contains a vision and framework for Woolgoolga that will assist in achieving improved planning and urban design outcomes. Over time the Masterplan will underpin the town's ongoing economic development and tailor place responsive outcomes that respond to Woolgoolga's unique setting, township character and community aspirations. The process and outcomes of the Masterplan closely align with, and support the endorsed strategic approach within the Coffs Harbour Local Growth Management Strategy for achieving a compact city model. The Masterplan and Local Growth Management Strategy are part of a hierarchy of documents that work together to inform and support the intent and provisions of Coffs Harbour LEP 2013 and DCP 2015.

Extensive community and stakeholder consultation underpin the Woolgoolga Town Centre Masterplan to ensure that the community's vision for the town is captured. A viable town centre assists in the development of a stronger social fabric and a vibrant community for Woolgoolga. Town centres are the physical settings that shape our daily lives, the engines of local economies and the stage for expression of our culture and community values. The transformation of the town centre is therefore essential in providing a cultural and economic heart for Woolgoolga, to ensure it remains a great place to live, work and visit, and makes an essential contribution to the local and regional economic growth. The proposed LEP amendment will facilitate orderly development and revitalisation of the Town Centre as intended by the Masterplan.

Section D – State and Commonwealth Interests

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

Yes, the Woolgoolga Town Centre is currently adequately serviced by public infrastructure. The City has developed a draft Contributions Plan for the Woolgoolga town centre to ensure that adequate public infrastructure is provided as the town grows. This Plan will be reported to Council as part of implementing the recommendations of the Woolgoolga Town Centre Masterplan within Coffs Harbour DCP 2015.

13. What are the views of State and federal public authorities and government agencies consulted in order to inform the Gateway determination?

A Gateway determination has not been issued by NSW Department of Planning and Environment, therefore consultation has not yet been undertaken with public authorities and/or government agencies.

At this stage in the process there does not appear to be any matters of interest to Federal public authorities in relation to the planning proposal.

Any required authority to be consulted will be identified by NSW Department of Planning and Environment as part of the gateway process. This section of the planning proposal will be updated to align with any Gateway Determination by NSW Department of Planning and Environment.

Note: Following Gateway Determination this section of the planning proposal will be updated to include details of the community consultation.

PART 4 – MAPS

Proposed maps amendments to Coffs Harbour LEP 2013, as described in Part 2 of this planning proposal, are shown below.

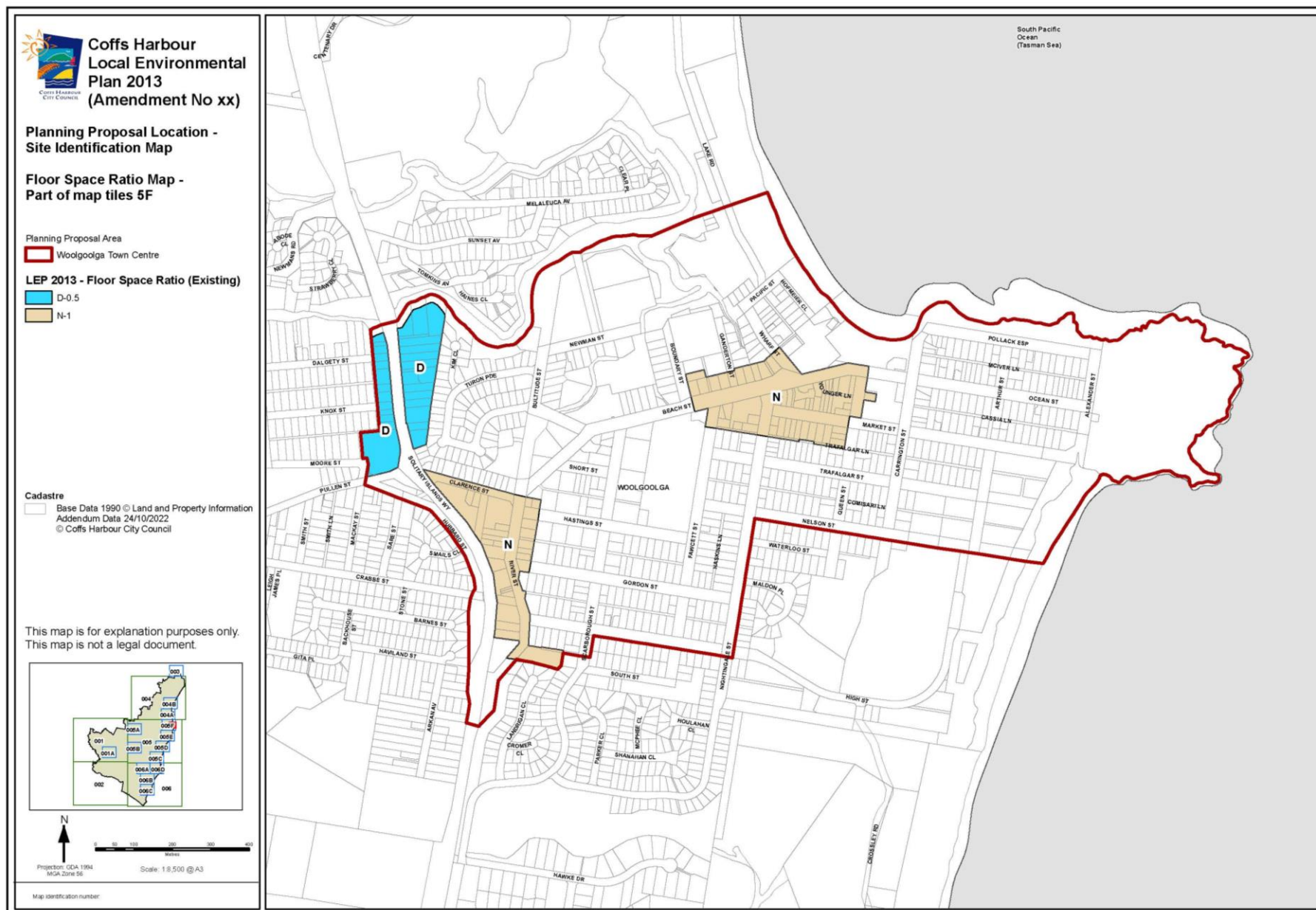
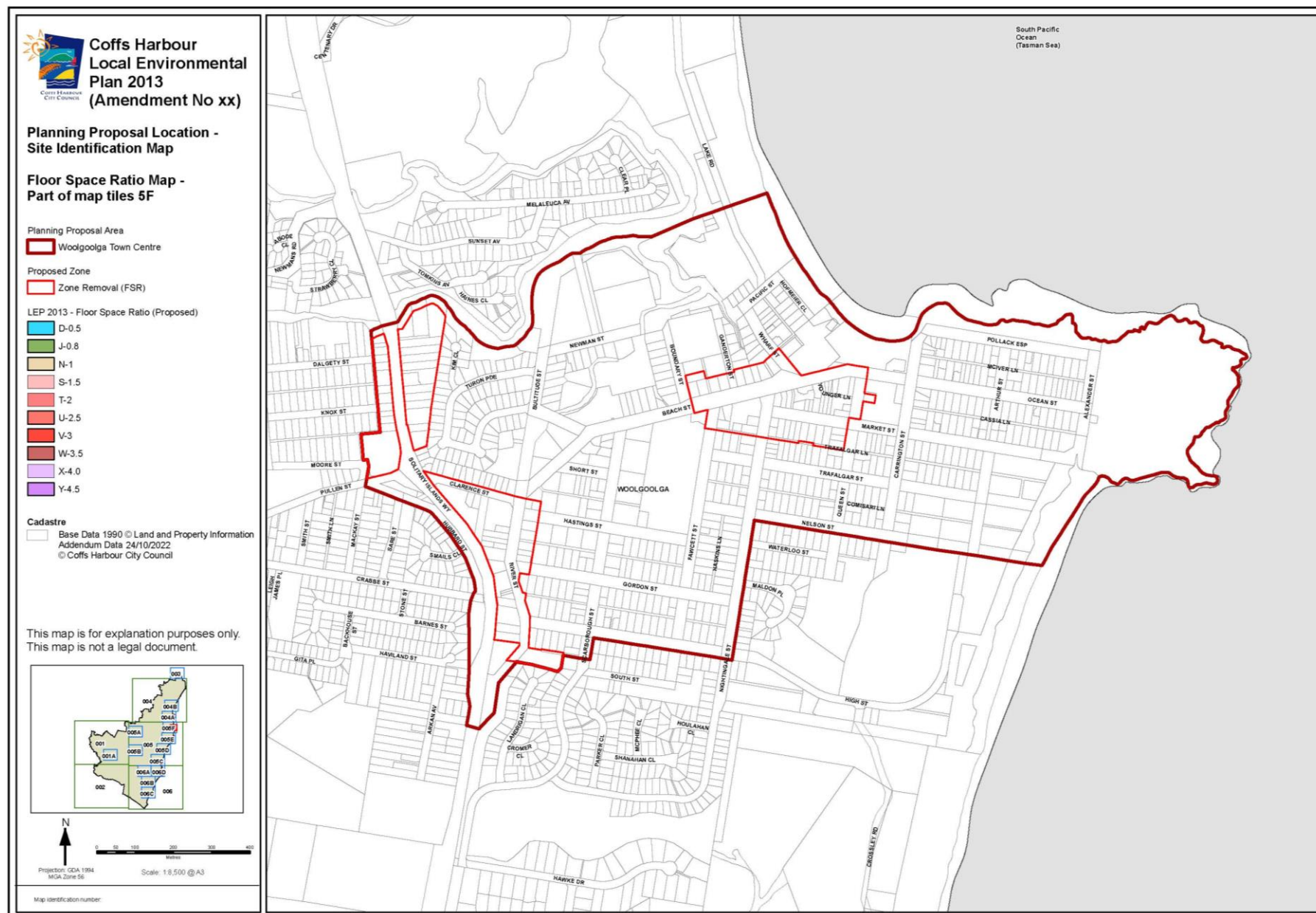


Figure 2: Existing Floor Space Ratio Controls within Coffs Harbour LEP 2013 - Floor Space Ratio Map (FSR_005F)



Technical Notes:

- *An amended version of this map sheet will be created and supplied to NSW Department of Planning and Environment if Council resolves to initiate the planning proposal.*
- *Insert any additional technical notes as required.*
- *Insert any additional technical notes as required.*

PART 5 – COMMUNITY CONSULTATION

The Gateway determination issued by the NSW Department of Planning and Environment, on 16 May 2023, specified that planning proposal is required to be publicly exhibited for a minimum period of 20 working days.

In accordance with the Minister's determination and Council's resolution, the exhibition period of the planning proposal is from **Monday, 22 May 2023 to close of business on Thursday 22 June 2023.**

Public Exhibition of the planning proposal will include the following:

Advertisement

Placement of an online advertisement in the Coffs Newsroom.

Consultation with affected owners and adjoining landowners

Written notification of the public exhibition to the impacted landowners.

Website

The planning proposal will be made publicly available on the City's Have Your Say Website at: <https://haveyoursay.coffsharbour.nsw.gov.au/>

Note: Following public exhibition, this section of the planning proposal will be updated to include details of the community consultation.

PART 6 – PROJECT TIMELINE

The Gateway Determination issued by the NSW Department of Planning and Environment requires the planning proposal to be completed by 16 March 2024. Based on this, the anticipated timeframes for the planning proposal are provided below in Table 2, noting that there can be unexpected delays in the process.

Table 2: Anticipated Timeline

Milestone	Anticipated Timeframe
Consideration by Council	23 March 2023
Commencement (date of Gateway determination)	16 May 2023
Pre-exhibition & agency consultation	22 May – 22 June 2023
Consideration of submissions	July – September 2023
Post-Exhibition review and additional studies	July – September 2023
Reporting to Council for consideration	September – December 2023
Submission to Minister to make the plan (if not delegated) Submission to Minister for notification of the plan (if delegated)	December 2023 – March 2024
Gazettal of LEP Amendment	March 2024

APPENDIX 1 – CONSIDERATION OF STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Chapter 2 - Vegetation in Non-Rural Areas	Yes	Yes	<p>The aims of this chapter of the Policy are:</p> <ul style="list-style-type: none"> a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. <p>The proposed LEP Amendment relates to existing urban areas and is therefore unlikely to impact the biodiversity values of trees and other vegetation in non-rural areas of the State and therefore preserves the amenity of non-rural areas of the State.</p>
	Chapter 3 - Koala Habitat Protection 2020	Yes	Yes	<p>The aims of this chapter of the Policy are to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:</p> <ul style="list-style-type: none"> a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and b) by encouraging the identification of areas of core koala habitat, and c) by encouraging the inclusion of areas of core koala habitat in environment protection zones. <p>The proposed LEP Amendment relates to existing urban areas and is therefore unlikely to impact core Koala Habitat and conservation and management of areas of natural vegetation that provide habitat for koalas.</p>
	Chapter 4 - Koala Habitat Protection 2021	Yes	Yes	<p>The aims of this chapter of the Policy are to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p> <p>The proposed LEP amendment does not contain provisions that contradict or</p>

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				hinder the application of this chapter of the SEPP.
	Chapter 6 – Bushland in Urban Areas	N/A	N/A	The City of Coffs Harbour is not listed in Schedule 1 of this policy and thus the policy does not apply to the Coffs Harbour LGA at this point in time.
	Chapter 7 – Canal Estate Development	No	No	<p>The aims of this chapter of the Policy are to prohibit canal estate development as described in this Policy in order to ensure that the environment is not adversely affected by the creation of new developments of this kind.</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
SEPP (Exempt and Complying Development Codes) 2008	N/A – this is a standalone State Environmental Planning Policy	Yes	Yes	<p>This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by:</p> <ul style="list-style-type: none"> a) providing exempt and complying development codes that have State-wide application, and b) identifying, in the exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and c) identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act, and d) enabling the progressive extension of the types of development in this Policy, and e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments. <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this SEPP.</p>
State Environmental Planning Policy (Housing) 2021	N/A – this is a standalone State Environmental Planning Policy	Yes	Yes	<p>The principles of this Policy are:</p> <ul style="list-style-type: none"> a) enabling the development of diverse housing types, including purpose-built rental housing, b) encouraging the development of housing that will meet the needs of

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				<p>more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</p> <p>c) ensuring new housing development provides residents with a reasonable level of amenity, promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</p> <p>d) minimising adverse climate and environmental impacts of new housing development,</p> <p>e) reinforcing the importance of designing housing in a way that reflects and enhances its locality,</p> <p>f) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</p> <p>g) mitigating the loss of existing affordable rental housing.</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this SEPP.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Chapter 3 - Advertising and Signage	N/A	N/A	<p>This aims of this chapter of the Policy are:</p> <p>a) to ensure that signage (including advertising):</p> <p>(i) is compatible with the desired amenity and visual character of an area, and</p> <p>(ii) provides effective communication in suitable locations, and</p> <p>(iii) is of high quality design and finish, and</p> <p>b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>c) to provide time-limited consents for the display of certain advertisements, and</p> <p>d) to regulate the display of advertisements in transport corridors, and</p> <p>e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p> <p>This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.</p>

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021.	Chapter 2 -State and Regional Development	N/A	N/A	<p>The aims of this chapter of the Policy are:</p> <ul style="list-style-type: none"> a) to identify development that is State significant development, b) to identify development that is State significant infrastructure and critical State significant infrastructure, c) to identify development that is regionally significant development. <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
	Chapter 3 - Aboriginal Land	N/A	N/A	This chapter of the SEPP only applies to the Central Coast LGA at this point in time.
	Chapter 4 - Concurrences and Consents	N/A	N/A	The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.
State Environmental Planning Policy (Precincts— Central River City) 2021	Chapter 6 - Urban Renewal	N/A	N/A	<p>The aims of this chapter of the Policy are to:</p> <ul style="list-style-type: none"> a) to establish the process for assessing and identifying sites as urban renewal precincts, b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts, c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport. <p>The land to which the proposed LEP amendment applies is not identified as a potential urban renewal precinct on any of the maps in this chapter of the SEPP. As such, the proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
State Environmental Planning Policy (Precincts—	Chapter 2 - State Significant Precincts	N/A	N/A	<p>The aims of this chapter of the Policy are to:</p> <ul style="list-style-type: none"> a) to facilitate the development, redevelopment or protection of important urban, coastal and regional

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
Eastern Harbour City) 2021				<p>sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State,</p> <p>b) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
State Environmental Planning Policy (Primary Production) 2021	Chapter 2 - Primary Production and Rural Development	N/A	N/A	<p>The aims of this chapter of the Policy are to:</p> <p>a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 2 - Coastal Management	Yes	Yes	<p>The aim of this chapter of the Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:</p> <ul style="list-style-type: none"> a) managing development in the coastal zone and protecting the environmental assets of the coast, and b) establishing a framework for land use planning to guide decision-making in the coastal zone, and c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016. <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p> <p>The proposed LEP amendment seeks to remove floor Space Ratio controls from the Woolgoolga town centre. Most of this land is within the coastal zone, coastal environment area and some of the land is within the coastal use area mapped within this chapter of the SEPP. Given that the proposal seeks to remove floor Space ratio controls for this land, the proposed LEP amendment is not inconsistent with the provisions of this chapter of the SEPP.</p>
	Chapter 3 – Hazardous and Offensive Development	N/A	N/A	<p>The aims of this chapter of the Policy are:</p> <ul style="list-style-type: none"> a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Policy, and

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				<p>c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</p> <p>d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</p> <p>e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</p> <p>f) to require the advertising of applications to carry out any such development.</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
	Chapter 4 – Remediation of Land	N/A	N/A	<p>The aims of this chapter of the Policy are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</p> <p>a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>c) by requiring that a remediation work meet certain standards and notification requirements.</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
State Environmental Planning Policy	Chapter 2 - Mining, Petroleum Production and	N/A	N/A	<p>The aims of this chapter of the Policy are, in recognition of the importance to New</p>

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
(Resources and Energy) 2021	Extractive Industries			<p>South Wales of mining, petroleum production and extractive industries:</p> <ul style="list-style-type: none"> a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and b1) to promote the development of significant mineral resources, and c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: <ul style="list-style-type: none"> (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries. <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2 - Infrastructure	N/A	N/A	<p>The aim of this chapter of the Policy is to facilitate the effective delivery of infrastructure across the State by:</p> <ul style="list-style-type: none"> a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and b) providing greater flexibility in the location of infrastructure and service facilities, and c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and g) providing opportunities for infrastructure to demonstrate good design outcomes. <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
	Chapter 3 - Educational Establishments and Child Care Facilities	N/A	N/A	<p>The aim of this chapter of the Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by:</p> <ul style="list-style-type: none"> a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				<p>minimal environmental impact as exempt development), and</p> <p>c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</p> <p>d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and</p> <p>e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p> <p>f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</p> <p>g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</p> <p>h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>
	Chapter 4 – Major Infrastructure Corridors	N/A	N/A	<p>The aims of this chapter of the Policy are:</p> <p>a) to identify land that is intended to be used in the future as an infrastructure corridor,</p> <p>b) to establish appropriate planning controls for the land for the following purposes—</p>

State Environmental Planning Policy	Relevant Chapter	Applicable	Consistent	Comment
				<p>(i) to allow the ongoing use and development of the land until it is needed for the future infrastructure corridor,</p> <p>(ii) to protect the land from development that would adversely impact on or prevent the land from being used as an infrastructure corridor in the future.</p> <p>The proposed LEP amendment does not contain provisions that contradict or hinder the application of this chapter of the SEPP.</p>

APPENDIX 2 – CONSIDERATION OF MINISTERIAL PLANNING DIRECTIONS

S9.1 Direction	Applicable	Consistent	Comment
Focus area 1: Planning Systems			
1.1 Implementation of Regional Plans	<p>This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning and Public Spaces.</p> <p>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning and Public Spaces.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary), that:</p> <p>(a) the extent of inconsistency with the Regional Plan is of minor significance, and</p> <p>(b) the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions or actions.</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment is consistent with the relevant goals, directions and actions within the North Coast Regional Plan 2041 as outlined in Part 3 Section B (4) of this planning proposal.</p>
1.2 Development of Aboriginal Land Council land	This direction does not currently apply to the Coffs Harbour LGA.	N/A	
1.3 Approval and Referral Requirements	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>A planning proposal to which this direction applies must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>i. the appropriate Minister or public authority, and</p> <p>ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment does not include any concurrence, consultation or referral provisions, nor does it identify any development as designated development.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>(c) not identify development as designated development unless the relevant planning authority:</p> <ul style="list-style-type: none"> i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act. <p>A planning proposal must be substantially consistent with the terms of this direction.</p>		
1.4 Site Specific Provisions	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.</p> <p>(1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <ul style="list-style-type: none"> (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are of minor significance.</p>	N/A	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The proposal does not seek to impose restrictive site specific controls.</p>

S9.1 Direction	Applicable	Consistent	Comment
Focus area 1: Planning Systems – Place Based			
Directions 1.5 – 1.17 do not apply to the Coffs Harbour LGA.			
Focus area 2: Design and Place			
Directions yet to be included.			
Focus area 3: Biodiversity and Conservation			
3.1 Conservation Zones	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.3 (2) of “Rural Lands”.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <p>i. gives consideration to the objectives of this direction, and</p> <p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning,</p>	N/A	<p>The LEP amendment applies to existing urban areas and does not apply to land within a conservation zone or land otherwise identified for environment conservation/protection purposes. In this regard, the proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>Industry and Environment which gives consideration to the objective of this direction, or</p> <p>(d) is of minor significance.</p>		
3.2 Heritage Conservation	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that:</p> <p>(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or</p> <p>(b) the provisions of the planning proposal that are inconsistent are of minor significance.</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment seeks to remove floor space ratio controls from the three business precincts in the Woolgoolga town centre. The Beach Street Precinct area includes Local Heritage Item 194 – The Woolgoolga Buoys within the Road Reserve on the corner of Wharf and Beach Street. The removal of floor space ratio controls is only relevant for development within private lots. Mapping controls are only applied to road reserves as default of proximity.</p> <p>The proposed LEP amendment as a result does not contain provisions that inhibit the conservation of the heritage item within the road reserve of Wharf and Beach Street.</p> <p>The proposed LEP amendment is unlikely to inhibit the conservation of Aboriginal objects or places.</p>
3.3 Sydney Drinking Water Catchments	This direction does not currently apply to the Coffs Harbour LGA.	N/A	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far	This direction does not currently apply to the Coffs Harbour LGA.	N/A	

S9.1 Direction	Applicable	Consistent	Comment
North Coast LEPs			
3.5 Recreation Vehicle Areas	<p>A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>):</p> <p>(a) where the land is within a conservation zone,</p> <p>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</p> <p>(c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:</p> <p>i. the provisions of the guidelines entitled <i>Guidelines for the Selection, Establishment and Maintenance of Recreation Vehicle Areas</i>, Soil Conservation Service of NSW, September 1985, and</p> <p>ii. the provisions of the guidelines entitled <i>Recreation Vehicles Act 1983, Guidelines for Selection, Design and Operation of Recreation Vehicle Areas</i>, State Pollution Control Commission, September 1985.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <p>i. gives consideration to the objective of this direction, and</p> <p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives</p>	N/A	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment does not enable land to be developed for the purpose of a recreation vehicle area.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	consideration to the objective of this direction, or (d) of minor significance.		
Focus Area 4: Resilience and Hazards			
4.1 Flooding	<p>This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</p> <p>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (f) permit development to be carried out without development consent except for 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>Some of the land affected by the proposed LEP amendment is flood affected. The LEP amendment seeks to remove floor space ratio controls from the three business areas in the Woolgoolga town centre. However, the proposed LEP amendment:</p> <ul style="list-style-type: none"> – will not permit additional development on flood prone land; – will not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environment Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone; – will not generate additional spending on flood mitigation measures, infrastructure or services; and – does not propose additional development without consent.

S9.1 Direction	Applicable	Consistent	Comment
	<p>the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</p> <p>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</p> <p>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p> <p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit a significant increase in the dwelling density of that land,</p> <p>(d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(e) are likely to affect the safe occupation of and efficient evacuation of the lot, or</p> <p>(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</p> <p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>		

Sg.1 Direction	Applicable	Consistent	Comment
	<p>A planning proposal may be inconsistent with this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that:</p> <ul style="list-style-type: none"> (a) the planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant council in accordance with the principles and guidelines of the <i>Floodplain Development Manual 2005</i>, or (b) where there is no council adopted floodplain risk management study or plan, the planning proposal is consistent with the flood study adopted by the council prepared in accordance with the principles of the <i>Floodplain Development Manual 2005</i> or (c) the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the <i>Floodplain Development Manual 2005</i> and consistent with the relevant planning authorities' requirements, or (d) the provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority. 		
4.2 Coastal Management	<p>This direction applies when a planning proposal authority prepares a planning proposal that applies to land that is within the coastal zone, as defined under the <i>Coastal Management Act 2016</i> -comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area -and as identified by chapter 3 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>.</p> <p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the objects of the <i>Coastal Management Act 2016</i> and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; (c) NSW Coastal Design Guidelines 2003; and (d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the <i>Coastal Protection Act 1979</i> that continues to have effect under clause 4 of Schedule 3 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment seeks to remove floor space ratio controls from the Woolgoolga town centre. Most of this land is within the coastal zone, coastal environment area and some of the land is within the coastal use area mapped within this chapter SEPP Resilience and Hazards 2021. Given that the proposal seeks to remove floor Space Ratio controls for this land, the proposed LEP amendment is not inconsistent with the objectives of this planning direction.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>to the <i>Coastal Management Act 2016</i>, that applies to the land.</p> <p>(2) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</p> <p>(a) within a coastal vulnerability area identified by the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>; or</p> <p>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</p> <p>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</p> <p>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</p> <p>(3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 3 of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>.</p> <p>(4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>:</p> <p>(a) Coastal wetlands and littoral rainforests area map;</p> <p>(b) Coastal vulnerability area map;</p> <p>(c) Coastal environment area map; and</p> <p>(d) Coastal use area map.</p> <p>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a <i>Coastal Zone Management Plan</i> under the <i>Coastal Protection Act 1979</i> that continues to have effect under clause 4 of Schedule 3 to the <i>Coastal Management Act 2016</i>.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that the provisions of the planning proposal that are inconsistent are:</p>		

Sg.1 Direction	Applicable	Consistent	Comment
	<p>(a) justified by a study or strategy prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(b) in accordance with any relevant Regional Strategic Plan or District Strategic Plan, prepared under Division 3.1 of the EP&A Act by the relevant strategic planning authority, which gives consideration to the objective of this direction, or</p> <p>(c) of minor significance.</p>		
4.3 Planning for Bushfire Protection	<p>This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.</p> <p>In the preparation of a planning proposal, the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> (a) have regard to <i>Planning for Bushfire Protection 2019</i>, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ). <p>A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <ul style="list-style-type: none"> (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: <ul style="list-style-type: none"> (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposal will affect land identified as being bushfire prone. However, the proposed LEP amendment will not impact on existing planning controls that address the bushfire hazard risk for this land.</p> <p>The City will consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with,</p> <ul style="list-style-type: none"> (c) contain provisions for two-way access roads which link to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area. <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.</p>		
4.4 Remediation of Contaminated Land	<p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <ul style="list-style-type: none"> (a) land that is within an investigation area within the meaning of the <i>Contaminated Land Management Act 1997</i>, (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out, (c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land: <ul style="list-style-type: none"> i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge). <p>(1) A planning proposal authority must not include in a particular zone (within the</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed amendment is administrative in nature and seeks only to remove floor space ratio controls from the Woolgoolga town centre in an existing urban zone.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <ul style="list-style-type: none"> (a) the planning proposal authority has considered whether the land is contaminated, and (b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. <p>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>		
4.5 Acid Sulfate Soils	<p>This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning, Industry and Environment.</p> <ul style="list-style-type: none"> (1) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present. (2) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with: 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>Some of the land subject to the proposed LEP amendment is identified on the Coffs Harbour LEP 2013 Acid Sulfate Soils Map. The acid sulfate soil provisions of the Coffs Harbour LEP will remain unchanged.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</p> <p>(b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>(3) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</p> <p>(4) Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(b) of minor significance.</p>		
4.6 Mine Subsidence and Unstable Land	This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that is within a declared mine subsidence district in the Coal Mine Subsidence Compensation Regulation 2017 pursuant to section 20 of the Coal Mine Subsidence Compensation Act 2017, or has been identified as unstable in a study, strategy or other assessment undertaken by or on behalf of the relevant planning authority or by	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment is unlikely to impact on any mine subsidence area.</p>

S9.1 Direction	Applicable	Consistent	Comment
	<p>or on behalf of a public authority and provided to the relevant planning authority.</p> <p>(1) When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</p> <p>(a) consult Subsidence Advisory NSW to ascertain:</p> <p>i. if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</p> <p>ii. the scale, density and type of development that is appropriate for the potential level of subsidence, and</p> <p>(b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</p> <p>(c) include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</p> <p>(2) A planning proposal must not permit development on land that has been identified as unstable as referred to in the application section of this direction.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <p>i. gives consideration to the objective of this direction, and</p> <p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning,</p>		

S9.1 Direction	Applicable	Consistent	Comment
	Industry and Environment which gives consideration to the objective of this direction, or (d) of minor significance.		
Focus Area 5: Transport and Infrastructure			
5.1 Integrating Land Use and Transport	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>(1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <p>i. gives consideration to the objective of this direction, and</p> <p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p>	Yes	<p>The proposal shall alter a provision relating to urban land, by removing the applicable floor space ratio control for each of the business centres in the Woolgoolga town centre.</p> <p>The LEP amendment is aligned with the objectives and directions of integrating land use and transport by improving access to affordable housing close to jobs and services.</p> <p>The proposed amendments seek to implement the Woolgoolga Town Centre Masterplan which aims to:</p> <ul style="list-style-type: none"> - improve access to housing, jobs and services by walking, cycling and public transport; - increase the choice of available transport and reducing dependence on cars; - reduce travel demand including the number of trips generated by development and the distances travelled, especially by car; - support the efficient and viable operation of public transport services; and - facilitate the ongoing efficient movement of freight. <p>The proposal is consistent with the Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>

Sg.1 Direction	Applicable	Consistent	Comment
			The proposal is deemed to be of minor significance as it accords with The City's Local Growth Management Strategy and Woolgoolga Town Centre Masterplan.
5.2 Reserving Land for Public Purposes	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>(1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).</p> <p>(2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</p> <p>(4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone</p>	Yes	The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.

Sg.1 Direction	Applicable	Consistent	Comment
	<p>and/or remove the relevant reservation in accordance with the request.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that:</p> <p>(a) with respect to a request referred to in paragraph (4), further information is required before appropriate planning controls for the land can be determined, or</p> <p>(b) the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.</p>		
<p>5.3 Development Near Regulated Airports and Defence Airfields</p>	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.</p> <p>(1) In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</p> <p>(a) consult with the lessee/operator of that airport;</p> <p>(b) take into consideration the operational airspace and any advice from the lessee/operator of that airport;</p> <p>(c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(d) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(2) In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</p> <p>(b) for land affected by the prescribed airspace (as defined in clause 6(1) of the <i>Airports (Protection of Airspace) Regulation 1996</i>, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airport.</p>	<p>Yes</p>	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>This planning proposal does not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the <i>Airports Act 1996</i>. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p> <p>(3) In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</p> <p>(a) consult with the Department of Defence if:</p> <ul style="list-style-type: none"> i. the planning proposal seeks to exceed the height provisions contained in the <i>Defence Regulations 2016 – Defence Aviation Areas</i> for that airfield; or ii. no height provisions exist in the <i>Defence Regulations 2016 – Defence Aviation Areas</i> for the airfield and the proposal is within 15km of the airfield. <p>(b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airfield.</p> <p>(4) A planning proposal must include a provision to ensure that development meets <i>Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction</i> with respect to interior noise levels, if the proposal seeks to rezone land:</p> <ul style="list-style-type: none"> (a) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or (b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or (c) for commercial or industrial purposes where the ANEF is above 30. <p>(5) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</p>		

Sg.1 Direction	Applicable	Consistent	Comment
	<p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary, which:</p> <ul style="list-style-type: none"> i. gives consideration to the objectives of this direction; and ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction; or</p> <p>(c) in accordance with the relevant Regional Plan prepared by the Department of Planning, Industry and Environment and Environment which gives consideration to the objectives of this direction.</p>		
5.4 Shooting Ranges	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p> <p>(1) A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:</p> <ul style="list-style-type: none"> (a) permitting more intensive land uses than those which are permitted under the existing zone; or (b) permitting land uses that are incompatible with the noise emitted by the existing shooting range. <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary, which:</p> <ul style="list-style-type: none"> i. gives consideration to the objectives of this direction, and ii. identifies the land which is the subject of the planning proposal (if the planning 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>This proposed LEP amendment will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>proposal relates to a particular site or sites), or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) is of minor significance.</p>		
Focus area 6: Housing			
6.1 Residential Zones	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.</p> <p>(1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(2) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <p>i. gives consideration to the objective of this direction, and</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment seeks to remove floor space ratio controls based on recommendations within the Woolgoolga Floor Space Ratio Analysis and Woolgoolga Town Centre Masterplan to ensure that the objectives of the Masterplan can be met.</p> <p>The Woolgoolga Town Centre Masterplan was developed following extensive community consultation and endorsed by Council on 22 February 2018. The Masterplan outlines a vision and framework and sets strategic responses to urban structure, built form, public realm and movement networks for the Woolgoolga town centre.</p> <p>The vision of the Masterplan is “to grow Woolgoolga in a way that does not affect its unspoilt & unhurried beachside character, but that is proactive in supporting business growth.”</p>

S9.1 Direction	Applicable	Consistent	Comment
	<p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p>		
6.2 Caravan Parks and Manufactured Home Estates	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>This direction does not apply to Crown land reserved or dedicated for any purposes under the <i>Crown Land Management Act 2016</i>, except Crown land reserved for accommodation purposes, or land dedicated or reserved under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>(1) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p> <p>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</p> <p>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> that would facilitate the retention of the existing caravan park.</p> <p>(2) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <p>(a) take into account the categories of land set out in Schedule 6 of <i>State Environmental Planning Policy (Housing)</i> as to where MHEs should not be located,</p> <p>(b) take into account the principles listed in clause 9 Schedule 5 of <i>State Environmental Planning Policy (Housing)</i> (which relevant planning</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>This proposal does not seek to permit or prohibit development for the purposes of a caravan park or manufacture homes estate.</p>

S9.1 Direction	Applicable	Consistent	Comment
	<p>authorities are required to consider when assessing and determining the development and subdivision proposals), and</p> <p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <ul style="list-style-type: none"> i. gives consideration to the objective of this direction, and ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p>		
Focus area 7: Industry and Employment			
7.1 Business and Industrial Zones	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposed LEP amendment seeks to remove floor space ratio controls within three business zones in the Woolgoolga town centre in a manner that accords with the objectives of this direction, which are to:</p> <ul style="list-style-type: none"> (a) encourage employment growth in suitable locations,

S9.1 Direction	Applicable	Consistent	Comment
	<p>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</p> <p>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary, which:</p> <ol style="list-style-type: none"> gives consideration to the objective of this direction, and identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or <p>(b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p>		<p>(b) protect employment land in business and industrial zones, and</p> <p>(c) support the viability of identified centres.</p> <p>The proposed LEP amendment does not alter the area or location of existing business zones. The proposed LEP amendment seeks to remove floor space ratio controls based on recommendations within the Woolgoolga Floor Space Ratio Analysis and Woolgoolga Town Centre Masterplan to ensure that the objectives of the Masterplan can be met.</p> <p>The Woolgoolga Town Centre Masterplan was developed following extensive community consultation and endorsed by Council on 22 February 2018. The Masterplan outlines a vision and framework and sets strategic responses to urban structure, built form, public realm and movement networks for the Woolgoolga town centre.</p> <p>The vision of the Masterplan is “to grow Woolgoolga in a way that does not affect its unspoilt & unhurried beachside character, but that is proactive in supporting business growth.”</p> <p>The proposed changes are not inconsistent with the intent of this planning direction.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not currently apply to the Coffs Harbour LGA.	N/A	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	<p>Applies when a relevant planning authority prepares a planning proposal for land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.</p> <p>(1) A planning proposal that applies to land located on “within town” segments of the Pacific Highway must provide that:</p> <p>(a) new commercial or retail development must be concentrated within district</p>	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p> <p>The proposal will not affect commercial or retail land along the Pacific Highway.</p>

S9.1 Direction	Applicable	Consistent	Comment
	<p>centres rather than spread along the Highway;</p> <p>(b) development with frontage to the Pacific Highway must consider impacts that the development has on the safety and efficiency of the highway; and</p> <p>(c) for the purposes of this paragraph, “within town” means areas which prior to the draft LEP have an urban zone (e.g. Village, residential, tourist, commercial and industrial etc.) and where the Pacific Highway is less than 80km/hour.</p> <p>(2) A planning proposal that applies to land located on “out-of-town” segments of the Pacific Highway must provide that:</p> <p>(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction.</p> <p>(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway.</p> <p>(c) For the purposes of this paragraph, “out-of-town” means areas which, prior to the draft local environmental plan, do not have an urban zone (e.g.: “village”, “residential”, “tourist”, “commercial”, “industrial”, etc.) or are in areas where the Pacific Highway speed limit is 80 km/hour or greater.</p> <p>(3) Notwithstanding the requirements of paragraphs (4) and (5), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that the Roads and Traffic Authority is satisfied that the highway service centre(s) can be safely and efficiently integrated into the highway interchange(s) at those localities.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are of minor significance.</p>		

S9.1 Direction	Applicable	Consistent	Comment
Focus area 8: Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that would have the effect of:</p> <ul style="list-style-type: none"> (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. <p>(1) In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) consult the Secretary of the Department of Primary Industries (DPI) to identify any: <ul style="list-style-type: none"> i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and (b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and (c) identify and take into consideration issues likely to lead to land use conflict between other land uses and: <ul style="list-style-type: none"> i. development of resources identified under (1)(a)(i), or ii. existing development identified under (1)(a)(ii). <p>(2) Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the 	Yes	<p>The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction, such as:</p> <ul style="list-style-type: none"> (a) prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restrict the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance. <p>The proposed LEP amendment will not prohibit or restrict exploration or mining.</p>

S9.1 Direction	Applicable	Consistent	Comment
	<p>Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary), that the provisions of the planning proposal that are inconsistent are of minor significance.</p>		
Focus area 9: Primary Production			
9.1 Rural Zones	<p>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</p> <p>A planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <ol style="list-style-type: none"> i. gives consideration to the objectives of this direction, and ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning, Industry and Environment which gives consideration to the objective of this direction, or</p> <p>(d) is of minor significance.</p>	N/A	<p>The proposed LEP amendment will not affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</p> <p>As such, the proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p>

S9.1 Direction	Applicable	Consistent	Comment
9.2 Rural Lands	<p>This direction applies when a relevant planning authority prepares a planning proposal for land outside the local government areas of lake Macquarie, Newcastle, Wollongong and LGAs in the Greater Sydney Region (as defined in the <i>Greater Sydney Commission Act 2015</i>) other than Wollondilly and Hawkesbury, that:</p> <ul style="list-style-type: none"> (a) will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or (b) changes the existing minimum lot size on land within a rural or conservation zone. <p>(1) A planning proposal must:</p> <ul style="list-style-type: none"> (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement (b) consider the significance of agriculture and primary production to the State and rural communities (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities (f) support farmers in exercising their right to farm (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use (h) consider State significant agricultural land identified in chapter 2 of the <i>State Environmental Planning Policy (Primary Production) 2021</i> for the purpose of ensuring the ongoing viability of this land (i) consider the social, economic and environmental interests of the community. <p>(2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</p>	N/A	<p>The proposed LEP amendment will not affect land within an existing or proposed rural or conservation zone and will not change the existing minimum lot size on land within a rural or conservation zone.</p> <p>As such, The proposed LEP amendment does not contain provisions that contradict or hinder the objectives of this planning direction.</p>

Sg.1 Direction	Applicable	Consistent	Comment
	<p>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</p> <p>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</p> <p>(c) where it is for rural residential purposes:</p> <p>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</p> <p>ii. is necessary taking account of existing and future demand and supply of rural residential land.</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary and is in force which:</p> <p>i. gives consideration to the objectives of this direction, and</p> <p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</p> <p>(b) is of minor significance.</p>		
9.3 Oyster Aquaculture	<p>This direction applies to any relevant planning authority when preparing a planning proposal in 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area as identified in the <i>NSW Oyster Industry Sustainable Aquaculture Strategy (2006)</i> ("the Strategy"), when proposing a change in land use which could result in:</p> <p>(a) adverse impacts on a 'Priority Oyster Aquaculture Area' or a "current oyster aquaculture lease in the national parks estate", or</p> <p>(b) incompatible use of land between oyster aquaculture in a 'Priority Oyster Aquaculture Area' or a "current oyster aquaculture lease in the national parks estate" and other land uses.</p>	N/A	The proposed LEP amendment does not impact on a Priority Oyster Aquaculture Area.

S9.1 Direction	Applicable	Consistent	Comment
	<p>(1) In the preparation of a planning proposal the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply, (b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area, (c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility, (d) consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and (e) ensure the planning proposal is consistent with the Strategy. <p>(2) Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</p> <ul style="list-style-type: none"> (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act. <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are of minor significance.</p> 		
9.4 Farmland of State and Regional	This direction does not currently apply to the Coffs Harbour LGA.	N/A	

S9.1 Direction	Applicable	Consistent	Comment
Significance on the NSW Far North Coast			

APPENDIX 3 – FLOOR SPACE RATIO ANALYSIS REPORT

APPENDIX 4 – WOOLGOOLGA TOWN CENTRE MASTERPLAN

The Woolgoolga Town Centre Masterplan can be viewed here –
(<https://www.coffsharbour.nsw.gov.au/Building-and-planning/Place-plans/Woolgoolga-Town-Centre-Masterplan>)