



PLANNING PROPOSAL

***WENTWORTH LOCAL ENVIRONMENTAL PLAN
2011***

AUSTRALIAN INLAND BOTANIC GARDENS

EUCALYPTUS OLEOSA (WOW TREE)

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1. Introduction

1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of the Australian Inland Botanic Gardens Inc.

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by amending Schedule 5 Environmental heritage Part 1 Heritage items and associated heritage mapping by adding a 2,500 year old Eucalyptus Oleosa tree, also known as or commonly referred to as the 'Wow Tree'.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), together with satisfying the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline August 2023* (DPIE Guideline).

This Planning Proposal and the Application prepared by Victor Eddy have been reviewed by Mr Allen Grimwood, Zenith Town Planning Pty Ltd. The outcome of that review supports and recommends the listing of the Wow Tree as an item of heritage significance in the Wentworth LEP 2011.

As a result of a report to Council at its Ordinary Meeting held 20 April 2022, Council resolved to support the listing of the Wow Tree, including preparing the Planning Proposal on behalf of the AIBG.

The Planning Proposal is categorised as a 'Basic' application, as it proposes to list a local heritage item.

1.2 Format of the Planning Proposal

This Planning Proposal has been structured as follows:

- Section 1 introduces the Planning Proposal and supporting documentation
- Section 2 provides a description of the subject site, its locality and the surrounding land uses
- Section 3 contains the Planning Proposal prepared in accordance with the DPIE Guideline.

1.3 Supporting Documentation

The following documentation and plans have been prepared to support this Planning Proposal. These attachments are identified in Table 1 below:

Table 1 Attachments to Planning Proposal

Attachment Name		Prepared by
1.	Application for Heritage Listing of Wow Tree	Victor Ian Pierce Eddy for AIBG
2.	Consistency with State Environmental Planning Policies	Cadell Consulting Services
3.	Consistency with Section 9.1 Ministerial Directions	Cadell Consulting Services
4.	Statement of Heritage Justification	Zenith Town Planning Pty Ltd
5.	Ordinary Meeting Agenda 20 April 2022	Wentworth Shire Council
6.	Ordinary Meeting Minutes 20 April 2022	Wentworth Shire Council

2. Site & Locality Details

2.1 Site Location

The Australian Inland Botanic Gardens (AIBG) is located at 1183 River Road, Mourquong in south western New South Wales between Buronga and Dareton.

The closest town, Buronga, is situated approximately 4.5 kilometres to the south east of the subject site. The regional Victorian city of Mildura is located approximately 7 kilometres to the south via Buronga.

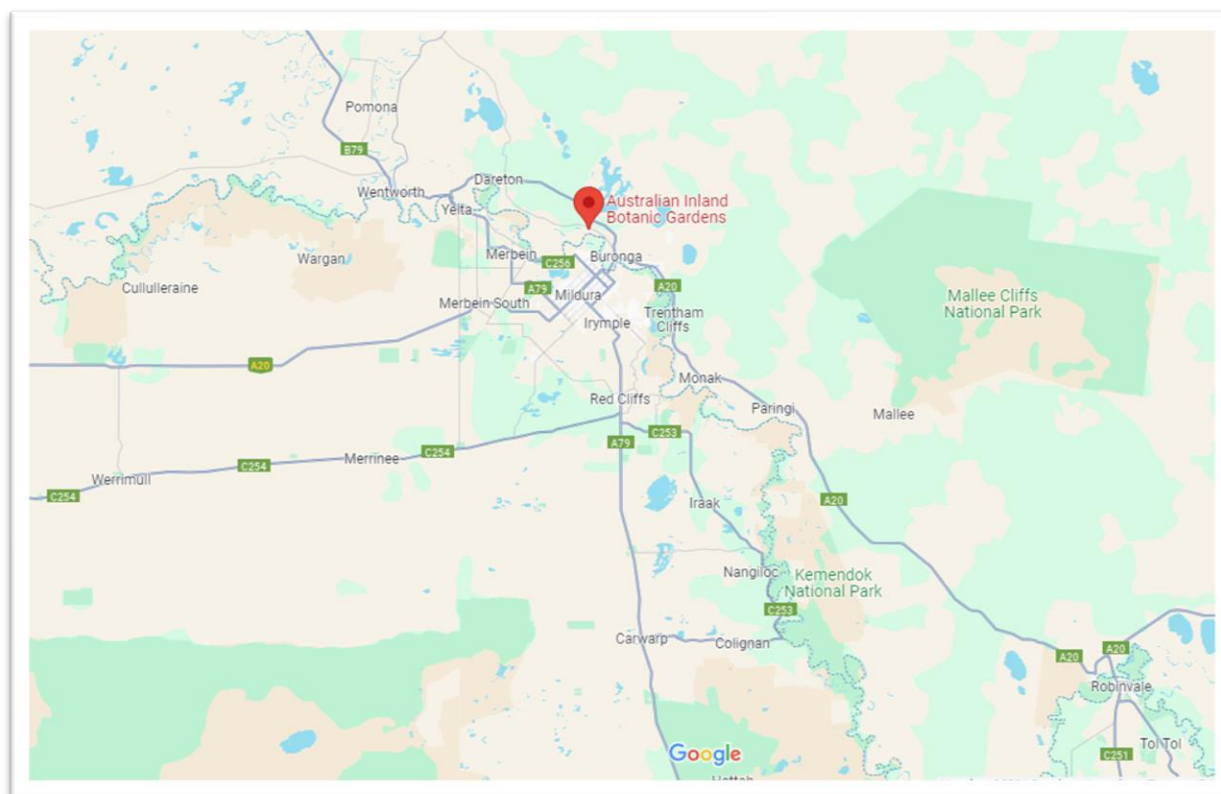


Figure 1 Locality (Source: Google Maps)

2.2 Site Description

The subject site is located at 1183 River Road, Mourquong, with direct access from River Road on the southern boundary and Buronga Hill Road on the north eastern boundary.

Table 2 Lot Identifier & Address

Lot Identifier	Address	Area	Zone	MLS
Lot 1170 DP820161	1183 River Road Mourquong	Total 106 hectares - Planted garden area 50 hectares	RU1 Primary Production zone	10,000 hectares

The subject site is Crown Land with AIBG Inc designated as the Crown Land Manager of NSW Reserve R230087 and R230088.



Figure 2 Subject site (Source: NSW Spatial Viewer)

The planted garden area encompasses an area of approximately 50 hectares and includes multiple buildings used for souvenir sales, weddings, events, conferences and activities include train tours, nature walks and community events.

Figure 3 below shows an aerial of the botanic gardens and the location of the Wow tree within the gardens.



Figure 3 Site Aerial Map of Australian Inland Botanical Gardens (Source: Nearmap)

The subject site is identified as Vegetation Category 1 under bushfire prone land mapping.

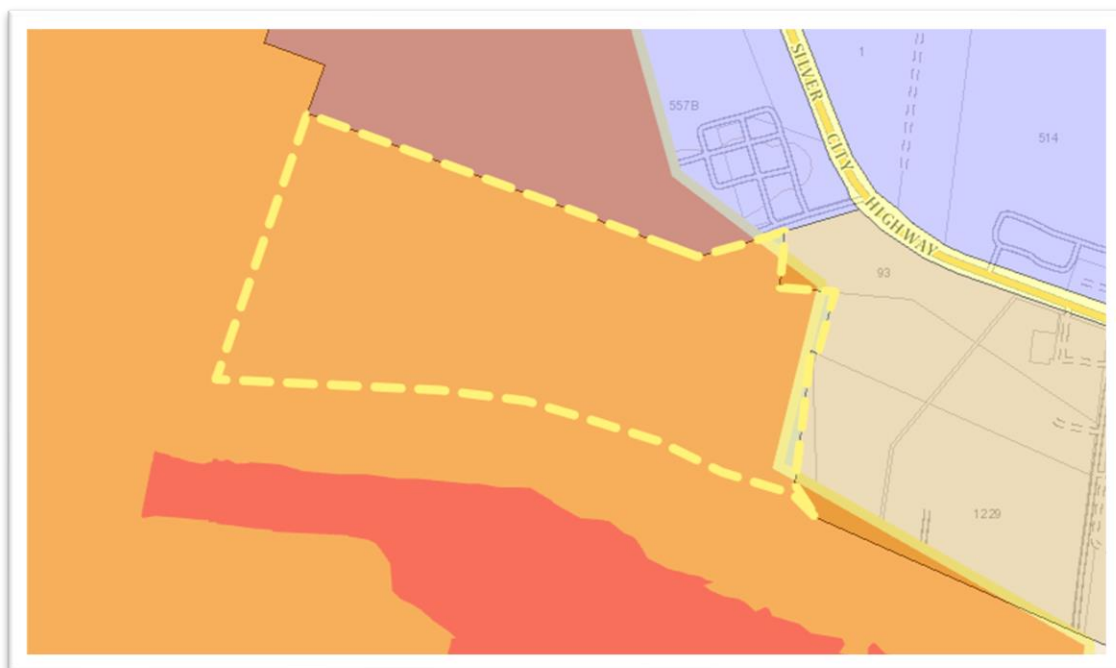


Figure 4 Bushfire Prone Map (Source: NSW Spatial Viewer)

2.3 Surrounding Development

The subject site is surrounded by land zoned RU1 Primary Production, RU4 Primary Production Small Lots and E4 General Industrial.

Surrounding land uses include a mix of pastoral, industrial and horticultural activities.



Figure 5 Surrounding Land Use Map (Source: Nearmap)

3. Planning Proposal

3.1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the *Wentworth Local Environmental Plan 2011* by:

- Adding the *Eucalyptus Oleosa* (Wow Tree) to the local heritage list in Part 1 Heritage items.

The intended outcomes of the Planning Proposal are to:

- Acknowledge and promote the age and resilience of the Wow Tree, and
- Celebrate and recognise the significance of the Wow Tree to the first nations people and visitors to the Australian Inland Botanical Gardens.

It is considered that the above intended outcomes will be achieved by including the Wow Tree in the local heritage list.

3.2 Explanation of Provisions

To achieve the objectives and intended outcomes of the Planning Proposal, the proposal seeks to amend the *Wentworth Local Environmental Plan 2011* by adding the following:

Schedule 5 Environmental heritage Part 1 Heritage items:

Mourquong	2,500 year old <i>Eucalyptus Oleosa</i> (Wow Tree)	1183 River Road	Lot 1 P820161	Local	I98
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Heritage Map – Sheet HER_004 Item – General



Figure 6 Existing heritage mapping

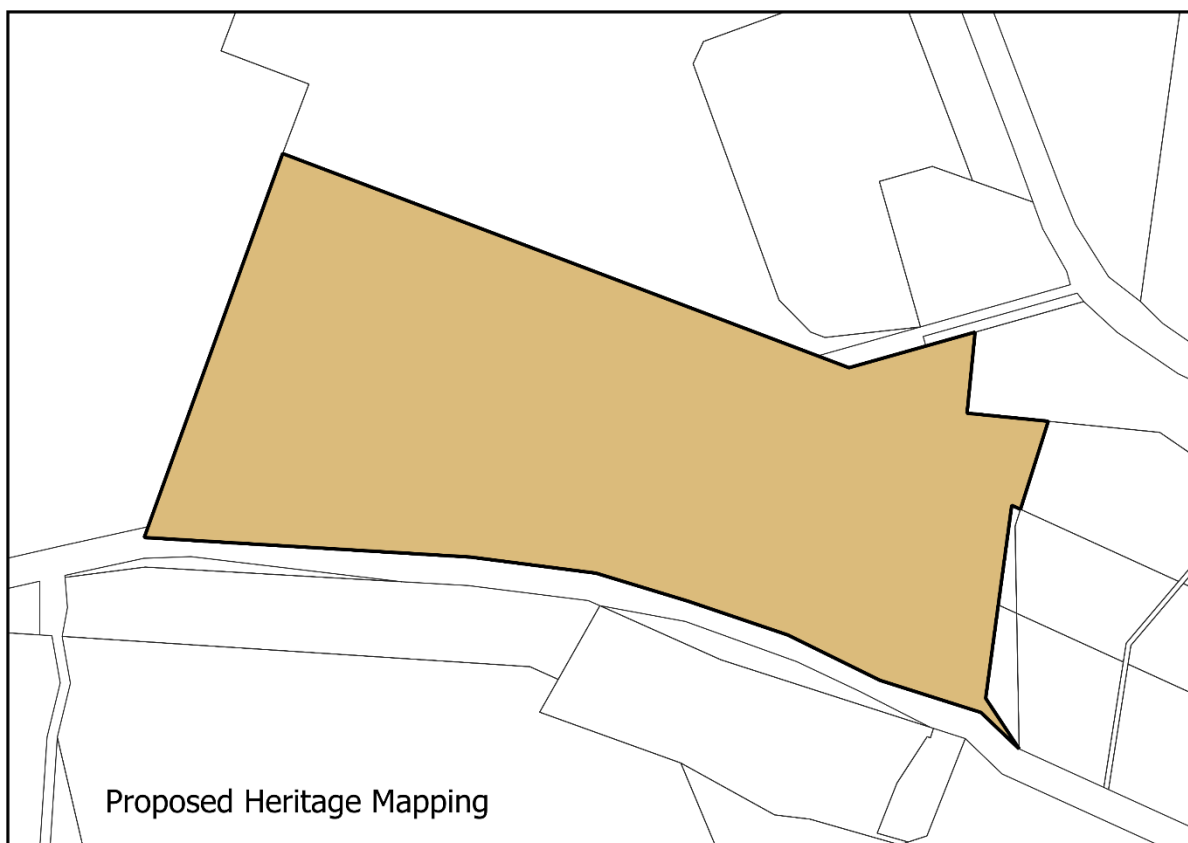


Figure 7 Proposed heritage mapping

3.3 Justification

Section A – Need for the Planning Proposal

3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Local Strategic Planning Statement (LSPS)

Though not a direct result of a specific recommendation in the LSPS, the Planning Proposal is consistent with *Planning Priority 8 – Preserve and promote heritage*, as it seeks to preserve and promote the Wow Tree as a significant contributor to the history of the species in the Wentworth region.

Attachment 1 Application for Heritage Listing of the (Wow Tree)

This document is a report on the Wow Tree that has been prepared for AIBG by Victor Eddy, a qualified Forester.

The report provides extensive details of the importance and significance of the Wow Tree, including a response to applicable NSW heritage assessment criteria. This report is also supported by Zenith Planning Pty Ltd.

3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and intended outcomes for recognising and promoting the heritage significance of the Wow Tree.

Section B – Relationship to Strategic Planning Framework

3.3.3 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Far West Regional Plan 2036 (FWRP)

Goal 2 Direction 18 aims to respect and protect Aboriginal cultural heritage assets. While the Wow Tree is not a registered cultural heritage site, Section 8 of Attachment 1 provides details of the importance of the species to the local indigenous community, being the Mallee tree, for their water-bearing roots and resilience in times of extreme heat and drought.

Draft Far West Regional Plan 2041 (DFWRP)

Objective 2 Protect and enhance culture and heritage includes narrative that aims to value and protect heritage items as they are irreplaceable. It also states that ‘Better promotion and targeted community education initiatives can increase community support for heritage assets’.

It is therefore considered that the Planning Proposal gives effect to heritage conservation as set out in the FWRP and DFWRP.

3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan?

Local Strategic Planning Statement (LSPS)

The purpose of the LSPS is to guide and inform new and existing development through a strategic framework that is focused at a local level. It also identifies and aims to negate potential issues through the development of planning priorities and broad actions.

Planning Priority 8 – Preserve and promote heritage

The Planning Proposal is consistent with this planning priority as it seeks to *preserve and promote* a significant item that is not known to exist anywhere else in Australia (refer to Attachment 1).

Wentworth Community Strategic Plan 2022-2032 (WCSP)

The WCSP aims to respond to a holistic vision of the shire community and acts as a guide and reference point for decision making by elected representatives, community members and council staff.

The community vision of the WCSP is ‘*Wentworth Shire will work together to create a thriving, attractive and welcoming community*’.

The four key strategies of the WCSP include:

Economic – A vibrant, growing and thriving region

Social – A great place to live

Environmental – A community that works to enhance and protect its physical and natural environment

Civic Leadership – is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

One of the key outcomes of consultation of the WCSP is increasing promotion of built and natural attractions that exist in the Shire, with the aim to increase tourism and economic activity. By

identifying the Wow Tree as a locally significant heritage item, it upscales and enhances its promotional opportunities and provides another environmental and heritage attraction in the AIBG.

3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no other known state or regional strategies or studies applicable to this Planning Proposal.

3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

An assessment of consistency of the Planning Proposal with the State Environmental Planning Policies is provided in Attachment 2.

3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

An assessment of consistency of the Planning Proposal with the Section 9.1 Ministerial Directions is provided in Attachment 3.

Section C – Environmental, social and economic impact

3.3.8 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? There is no likelihood of critical habitat, threatened species, ecological communities or their habitats being present on the subject site.

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

There are no other known potential environmental effects as a consequence of this Planning Proposal.

6.3.10 Has the Planning Proposal adequately addressed any social and economic effects?

Promotion and advertising of a heritage site within the AIBG will increase visitor awareness and knowledge of the resilience, importance and age of the Wow Tree. Additional attractions also build interest and may increase the number of visitors, which will contribute to the ongoing financial management of the AIBG.

Section D – State and Commonwealth interests

3.3.11 Is there adequate public infrastructure for the planning proposal?

The outcomes of the Planning Proposal will not require additional public infrastructure.

3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

It is understood that initial consultation of the request was undertaken with NSW Heritage and NSW Department of Planning & Environment – Biodiversity & Conservation Division in early 2022. Both agencies had no objection to the proposal.

It is anticipated that any additional relevant agencies will be consulted through the community consultation process, as conditioned by the Gateway Determination.

Wentworth Shire Council requested additional justification for the Planning Proposal by a registered heritage consultant. That request has been satisfied by Zenith Town Planning Pty Ltd. Refer to Attachment 4.

3.4 Mapping

The Planning Proposal seeks to amend the following map in the Wentworth LEP 2011, as it applies to the subject site:

Heritage Map – Sheet HER_004 Item - General

3.5 Community Consultation

In accordance with Section 3.33(2)(e) of the Environmental Planning & Assessment Act 1979, community consultation may need to be conducted.

Schedule 1, Part 1, Division 1, 4 of the EP&A Act prescribes community consultation timeframes are either determined by the Gateway Determination to be issued, or 28 days. This is also consistent with the timeframe set out in Table 4 of the Wentworth Shire Council Community Participation Plan.

For this Planning Proposal, the following consultation process may include:

- ❖ Written notification to adjoining landowners
- ❖ Public notice in the local newspaper and on Council's website
- ❖ Display of the Planning Proposal and supporting documentation made available in Council's administrative buildings
- ❖ Planning Proposal documentation made available for public viewing on Council's website.

During the consultation period, the following documents should be made available for public viewing:

1. Planning Proposal
2. Gateway Determination
3. All attachments and supporting documentation
4. Relevant Council reports and subsequent resolutions.

Consultation with any relevant state agencies will be determined by the Gateway Determination.

At the conclusion of the consultation period, Council will review and consider submissions received regarding the Planning Proposal, and will determine if the Planning Proposal is to be finalised.

3.6 Project Timeline

The *NSW Department of Planning, Industry and Environment Local Planning Guideline August 2023* sets a benchmark timeframe for completion of the Planning Proposal process.

For a 'Basic' Planning Proposal, the benchmark is a total of 220 days for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council for initial review.

There are many factors that can influence the timeframe process. However, the following table provides indicative timeframes for each stage:

Table 3 Indicative Timeframe

Stage	Timeframe
Pre-lodgement	January 2024
Submission of Planning Proposal	April 2024
Gateway Determination	June 2024
Post Gateway	July 2024
Public Exhibition & Assessment	August 2024
Finalisation	October 2024

Attachment 1 - Application for Heritage Listing of Wow Tree

Refer to separate attachment.

Attachment 2 – State Environmental Planning Policy Assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	<p><u>Chapter 2 – Vegetation in non-rural areas</u> The aims of this SEPP are to <i>protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through preservation of trees and other vegetation.</i></p> <p>Not applicable as the subject site is located in a rural zone.</p> <p><u>Chapter 3 – Koala habitat protection 2020</u> The aim of this SEPP is to <i>encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas...and reverse the current trend of koala population decline.</i></p> <p>The Planning Proposal is consistent with this SEPP as it does not seek to alter or harm any vegetation that would decrease koala habitat.</p> <p><u>Chapter 4 – Koala habitat protection 2021</u> The aim of this SEPP is to <i>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...</i></p> <p>The Planning Proposal is consistent with this SEPP as it does not seek to alter or harm any vegetation that would decrease koala habitat.</p> <p><u>Chapter 5 – River Murray lands</u> The aims of this SEPP are to <i>conserve and enhance the riverine environment of the River Murray for the benefit of all users.</i></p> <p>The subject site is identified as being included in Map 35 of the Murray Regional Environmental Plan No. 2 – Riverine Land. It is considered that the Planning Proposal is</p>

			<p>consistent with this SEPP as the subject site is well setback from the Murray River and therefore, it is unlikely there will be any impact on or near the Murray River.</p> <p><u>Chapter 6 – Water catchments</u> Not applicable.</p> <p><u>Chapter 13 Strategic conservation planning</u> No applicable.</p>
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	<p>The aims of this policy are to encourage sustainable residential development and to ensure consistency in the implementation of the BASIX scheme across the state of New South Wales.</p> <p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	<p>The aims of this policy are to streamline the assessment process for development that complies with specified development standards.</p> <p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Housing) 2021	Y	Y	<p>The principles of this policy include enabling the provision of diverse housing that meets the needs of the community, whilst ensuring that amenity and services are adequately provided to support the development.</p> <p>The Planning Proposal does not detract from the aims and principles of this policy.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Y	Y	<p><u>Chapter 2 Western Sydney employment area</u> Not applicable.</p> <p><u>Chapter 3 Advertising and signage</u> The aims of this SEPP are to <i>ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.</i></p> <p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy No 65 Design Quality of	N		

Residential Apartment Development			
State Environmental Planning Policy (Planning Systems) 2021	N		The proposed development as a consequence of this Planning Proposal is not state or regionally significant, the site is not aboriginal land and will not require concurrence.
State Environmental Planning Policy (Precincts – Central River City) 2021	N		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N		
State Environmental Planning Policy (Regional) 2021	N		
State Environmental Planning Policy (Western Parkland City) 2021	N		
State Environmental Planning Policy (Primary Production) 2021	Y	Y	<p><u>Chapter 2 Primary production and rural development</u></p> <p><i>The aims of this SEPP are to:</i></p> <p><i>(a) to facilitate the orderly economic use and development of lands for primary production,</i></p> <p><i>(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,</i></p> <p><i>(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,</i></p> <p><i>(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,</i></p> <p><i>(e) to encourage sustainable agriculture, including sustainable aquaculture,</i></p> <p><i>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</i></p> <p><i>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development</i></p>

			<p><i>assessment regime based on environment risks associated with site and operational factors.</i></p> <p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	N		<p><u>Chapter 2 Coastal management</u> Not applicable. <u>Chapter 3 Hazardous & offensive development</u> The aims of this SEPP are to:</p> <ul style="list-style-type: none"> <i>a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</i> <i>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 Chapter, and</i> <i>c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</i> <i>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</i> <i>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</i> <i>f) to require the advertising of applications to carry out any such development.</i> <p>This SEPP does not apply as the Planning Proposal does not relate to land in a coastal environment, hazardous or offensive development.</p>

			Therefore, the Planning Proposal will not detract from the aims of this policy. <u>Chapter 4 Remediation of land</u> Not applicable.
State Environmental Planning Policy (Resources and Energy) 2021	N		<u>Chapter 2 Mining, petroleum production and extractive industries</u> Not applicable. <u>Chapter 3 Extractives industries in Sydney area</u> Not applicable.
State Environmental Planning Policy (Transport and Infrastructure) 2021	N		<u>Chapter 2 Infrastructure</u> The aim of this SEPP is to ensure there is an effective delivery of infrastructure to support new development. The Planning Proposal will not detract from the aims of this policy.
State Environmental Planning Policy (Sustainable Buildings) 2022	N		The aims of this policy are to encourage the development of sustainable buildings to minimise the use of natural resources and ensure thermal performance of buildings. The Planning Proposal will not detract from the aims of this policy.

Attachment 3 – Section 9.1 Ministerial Directions Assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	The Planning Proposal is consistent with the goals, directions and actions of the <i>Far West Regional Plan 2036</i> and the <i>draft Far West Regional Plan 2041</i> .
1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The Planning Proposal does not propose any referral or concurrence requirements, nor does it nominate any development as 'designated development'.
1.4 Site Specific Provisions	N		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N		
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N		
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N		
1.10 Implementation of the western Sydney Aerotropolis Plan	N		
1.11 Implementation of Bayside West Precincts 2036 Plan	N		

1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N		
1.14 Implementation of Greater Macarthur 2040	N		
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N		
1.16 North West Rail Link Corridor Strategy	N		
1.17 Implementation of the Bays West Place Strategy	N		
1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy	N		
1.21 Implementation of South West Growth Area Structure Plan	N		
1.22 Implementation of the Cherrybrook Station Place Strategy	N		
2. Design and Place			
2.1			
3. Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The Planning Proposal is consistent with this Direction as it does not involve land identified as environmentally sensitive and does not seek to reduce environmental protect standards.
3.2 Heritage Conservation	Y	Y	The Planning Proposal is consistent with this Direction as it aims to conserve an additional item on the subject site.
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		

3.5 Recreation Vehicle Areas	Y	Y	The Planning Proposal does not enable the land to be developed for the purposes of a recreation vehicle area, as defined by the <i>Recreation Vehicles Act 1983</i> .
3.6 Strategic Conservation Planning	N		The subject site is not identified as avoided land or a strategic conservation area.
3.7 Public Bushland	N		
3.8 Willandra Lakes Region	N		The subject site is not located within the Willandra Lakes World Heritage Property.
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
4. Resilience and Hazards			
4.1 Flooding	Y	Y	A portion of the subject site is identified as being flood prone. However, the Planning Proposal does not seek to rezone the subject site or to enable new development in the flood affected area.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	Y	Y	The southern portion of the subject site is identified as being bushfire prone land on the NSW Rural Fire Service map. However, the Planning Proposal does not seek to enable new development in the bushfire prone area.
4.4 Remediation of Contaminated Land	Y	Y	The subject site is currently zoned RU1 Primary Production and the Planning Proposal does not seek to rezone the site or to alter the future use of the site.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	N		
5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not propose to remove or propose any land to be dedicated for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N		The subject site is not located near an airport or defence airfield.
5.4 Shooting Ranges	N		The subject site is not located near a shooting range.
6. Housing			
6.1 Residential Zones	N		

6.2 Caravan Parks and Manufactured Home Estates	N		The Planning Proposal does not alter the permissibility or prohibition of caravan parks and manufactured homes estates.
7. Industry and Employment			
7.1 Employment Zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
8. Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		The Planning Proposal does not impact mining, petroleum or extractives industries.
9. Primary Production			
9.1 Rural Zones	N		The Planning Proposal is not seeking to rezone from or to a rural zone.
9.2 Rural Lands	N		The Planning Proposal will not affect land within an existing rural zone or alter the minimum lot size applied to rural land.
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		