

APPENDIX 3

January 2026

Wingham Urban Release Area 1



MINISTERIAL DIRECTIONS ASSESSMENT



Section 9.1 Ministerial Directions Assessment

The following table identifies which Ministerial Directions (also known as 'Local Planning Directions') are relevant for the draft Planning Proposal.

Section 9.1 Ministerial Direction (Summary):	Assessment:
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	<i>Consistent</i>
1.2 Development of Aboriginal Land Council land	<i>Consistent</i>
1.3 Approval and Referral Requirements	<i>Consistent</i>
1.4 Site Specific Provisions	<i>Consistent</i>
1.4A Exclusion of Development Standards from Variation	<i>Consistent</i>
Focus area 1: Planning Systems – Place-based	
1.5 to 1.22 Implementation of locational strategies, corridors and plans that all apply to areas outside of the MidCoast	<i>Not Applicable</i>
Focus area 2: Design and Place (no Directions made)	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	<i>Consistent</i>
3.2 Heritage Conservation	<i>Consistent</i>
3.3 Sydney Drinking Water Catchments	<i>Not Applicable</i>
3.4 Application of C2 and C4 Zones and Environmental Overlays in Far North Coast LEPs	<i>Not Applicable</i>
3.5 Recreation Vehicle Areas	<i>Consistent</i>
3.6 Strategic Conservation Planning	<i>Not Applicable</i>
3.7 Public Bushland	<i>Not Applicable</i>
3.8 Willandra Lakes Region	<i>Not Applicable</i>
3.9 Sydney Harbour Foreshores and Waterways Area	<i>Not Applicable</i>
3.10 Water Catchment Protection	<i>Not Applicable</i>
Focus area 4: Resilience and Hazards	
4.1 Flooding	<i>Justifiably Inconsistent</i>
4.2 Coastal Management	<i>Consistent</i>
4.3 Planning for Bushfire Protection	<i>Consistent</i>
4.4 Remediation of Contaminated Land	<i>Consistent</i>
4.5 Acid Sulfate Soils	<i>Consistent</i>
4.6 Mine Subsidence and Unstable Land	<i>Not Applicable</i>
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<i>Consistent</i>
5.2 Reserving Land for Public Purposes	<i>Consistent</i>
5.3 Development Near Regulated Airports and Defence Airfields	<i>Consistent</i>
5.4 Shooting Ranges	<i>Justifiably Inconsistent</i>
Focus area 6: Housing	
6.1 Residential Zones	<i>Consistent</i>
6.2 Caravan Parks and Manufactured Home Estates	<i>Consistent</i>
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	<i>Consistent</i>
7.2 Reduction in non-hosted short-term rental accommodation period	<i>Not Applicable</i>
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	<i>Consistent</i>
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	<i>Consistent</i>
Focus area 9: Primary Production	
9.1 Rural Zones	<i>Justifiably Inconsistent</i>
9.2 Rural Lands	<i>Consistent</i>
9.3 Oyster Aquaculture	<i>Consistent</i>
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	<i>Not Applicable</i>

Section 9.1 Ministerial Direction (Detailed):	Assessment:
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent
The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. The Planning Proposal is consistent with relevant objectives and associated strategies of the Hunter Regional Plan (HRP) 2041, in particular: • Objective 3: 15 Minute Neighbourhoods • Objective 5: Plan for 'nimble neighbourhoods', diverse housing and sequenced development • Objective 6: Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments Further, the site is mapped as Housing investigation land in Figure 10 of the HRP. Refer to APPENDIX 1 for a detailed consideration against each relevant Objective and Strategy.	
1.2 Development of Aboriginal Land Council Land	Consistent
The objective of this direction is to provide for the consideration of development delivery plans prepared under chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when Planning Proposals are prepared by a planning proposal authority. This direction is not applicable as Chapter 3 – Aboriginal Land within the SEPP (Planning Systems) 2021 does not apply to the site as it is not owned by an Aboriginal Land Council.	
1.3 Approval and Referral Requirements	Consistent
The objective of this direction is to ensure that Local Environmental Plan provisions encourage the efficient and appropriate assessment of development. This direction applies to all Planning Proposals in relation to provisions that would require the concurrence, consultation, or referral of Development Applications to a Minister or public authority. The proposed provisions of this Planning Proposal do not contain requirements for concurrence, consultation, or referral of a Minister or public authority, and do not identify any development as designated development. Consultation will be undertaken with a number of NSW Government Departments following the Gateway Determination.	
1.4 Site Specific Provisions	Consistent
The objective of this direction is to discourage unnecessary restrictive site-specific planning controls. The Planning Proposal is consistent with this direction as it seeks to rezone the site to existing zones already in the environmental planning instrument (<i>Greater Taree Local Environmental Plan 2010</i>). No site-specific controls (e.g. Additional Permitted Uses) are proposed. The Planning Proposal includes a Concept Precinct Plan. However, it is noted this is for conceptual purposes only and provided to assist in demonstrating the suitability of the site for residential uses, whilst responding to site constraints and features. Concern remains from Council regarding the proposed lot yield figures for the development. As part of the Gateway Determination process, the Department of Planning, Housing and Infrastructure (DPHI) will consider the Planning Proposal documentation, including the applicant's and Transport for NSW's commentary about lot yield. Council is willing to have further discussions with the DPHI about whether site-specific planning controls are required to restrict the lot yield and minimise the potential for over development of the site.	

Section 9.1 Ministerial Direction (Detailed):	Assessment:
1.4A Exclusion of Development Standards from Variation	Consistent
The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of the Local Environmental Plan are only applied in limited circumstances. The Planning Proposal is consistent with this direction as no standards are proposed for exclusion under clause 4.6 of the <i>Greater Taree Local Environmental Plan 2010</i>.	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Inconsistent
The objective of this direction is to protect and conserve environmentally sensitive areas. The Preliminary Biodiversity Development Assessment Report (PBDAR) prepared for the site by Ecoplanning (APPENDIX 4) aims to identify vegetated areas of significance and to quantify impacts on native flora and fauna as a result of the Planning Proposal. A key finding of the PBDAR and Addendum Letter (APPENDIX 5) is that the Planning Proposal appropriately avoids and minimises impacts on biodiversity and native vegetation by locating the R1 General Residential zone in an area of limited environmental sensitivity while applying a C2 Environmental Conservation zone over those parts of the Site which are of high environmental value and a C4 Environmental Living zone over the adjoining land to create a buffer. Refer to Section 3.3 for a summary of the PBDAR findings. The final residential footprint, including the area shown for civil works has been designed in consultation with both council and the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) and has received their in-principle support. Following the Gateway Determination, DCCEEW will again review the Preliminary Biodiversity Development Assessment Report and Addendum letter and provide advice on whether the biodiversity issues have been adequately addressed.	
3.2 Heritage Conservation	Consistent
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. An Aboriginal Cultural Heritage Assessment (ACHA) has been prepared for the Site (Appendix 7) in consultation with Registered Aboriginal parties. It finds that there are no known Aboriginal sites or Aboriginal places within the site, however, the land within 50m of Cedar Party Creek has been identified as a potential archaeological deposit (PAD). As the Planning Proposal will not result in any works within at least 50m of the creek, the PAD would not be disturbed. Based on this, the ACHA concludes the Planning Proposal is unlikely to result in any impacts to the potential archaeological record. Notwithstanding, it provides recommendations for implementation at the Development Application and construction stages, such as creating an unexpected finds procedure as well as cultural and legislative awareness training for workers at the site.	
3.5 Recreation Vehicle Areas	Consistent
The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. This Planning Proposal does not intend to enable land to be developed for the purpose of a recreation vehicle area.	
Focus area 4: Resilience and Hazards	
4.1 Flooding	Justifiably Inconsistent

Section 9.1 Ministerial Direction (Detailed):	Assessment:
The objective of this direction is to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. It is also to ensure that the provisions of an Local Environmental Plan are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land. The Planning Proposal provides for residential development within a small area identified within Council's flood planning area, which is inconsistent with this direction. A Planning Proposal may be inconsistent with this direction if: <i>(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 Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements...</i> A Flood Impact and Risk Assessment (APPENDIX 6) has been prepared in support of the Planning Proposal. It notes that the: • zoning boundaries dictated by a Flood Planning Level and natural ground contours can often result in poor outcomes including an inefficient use of land and poor urban design, • hydraulic modelling has demonstrated that, with a relatively minor volume of fill within small areas of the Flood Planning Area, there will be no worsening effect on the surrounding land, allowing for the promotion and co-ordination of the orderly and economic use and development of the subject land and • Planning Proposal is compatible with the Flood Risk Management Manual 2023 (which superseded the Development Manual 2005). Based on the findings of the flood impact and risk assessment, the Planning Proposal is considered justifiably inconsistent, pursuant to item (c) above. Flood considerations are discussed in greater detail in Section 3.3.1 of the Planning Proposal.	
4.2 Coastal Management	Consistent
The objective of this direction is to protect and manage coastal areas of NSW. It is noted that, under Chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021: • part of the site is mapped as being within the coastal environment area and the coastal use area, and • no part of the site is mapped as being within the coastal wetlands and littoral rainforests area or coastal vulnerability area. With regard to land within the coastal environment and the coastal use areas, the Direction only requires that Planning Proposals should include provisions that give effect to and are consistent with relevant Acts and Guidelines. As the <i>Greater Taree Local Environmental Plan 2010</i> already carries such provisions, no additional provisions are proposed or required. The site will remain subject to these provisions. The Planning Proposal is therefore consistent with the Direction.	
4.3 Planning for Bushfire Protection	Consistent
The objectives of this Direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible uses in bush fire prone areas and ensure the management of bush fire prone areas. A Strategic Bushfire Study has been prepared by Peterson Bushfire (Appendix 5). The Strategic Bushfire Study considers the Planning Proposal against this direction and finds that it is consistent with the objectives and provisions. It concludes that expansion of residential development into the site will be suitable within the context of bushfire risk. Refer to Section 3.3.2 of the Planning Proposal for further discussion about bushfire considerations.	

Section 9.1 Ministerial Direction (Detailed):	Assessment:
4.4 Remediation of Contaminated Land	Consistent
The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered as part of a planning proposal. A Detailed Site Investigation (DSI) has been prepared by Regional Geotechnical Solutions including targeted assessment of an adjacent former service station site (Appendix 8). The DSI includes a desktop assessment of the site's history and prior uses, a field investigation and laboratory testing of soil samples. It concludes that: • concentrations of any chemicals of concern were either below the laboratory detection limit, or below the adopted health investigation criteria for a 'Residential A' site, and • the site would be suitable in its current state for future residential land use, subject to conditions relating to appropriate site preparation works and management protocols. Contamination considerations are discussed in greater detail in Section 3.3.1 of the Planning Proposal.	
4.5 Acid Sulfate Soils	Consistent
The objective of this direction is to avoid significant environmental impacts from the use of land that has a probability of containing acid sulfate soils. A limited geotechnical assessment has been prepared by DRB Consulting Engineers (Appendix 9). The assessment includes an acid sulfate soils study as required by this direction. The study finds that acid sulfate soils may impact the site. Therefore, it recommended that an Acid Sulfate Soil Management Plan should be provided as part of the construction phase of the project. Refer to Section 3.3.2 of the Planning Proposal for a summary of the findings.	
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent
The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts improve access to housing, jobs and services, provide transport options, reducing travel time and demand, encourage the use of public transport and promote the efficient movement of freight. The Planning Proposal is able to be consistent with the aims, objectives and relevant principles of Improving Transport Choice – Guidelines for planning and development and The Right Place for Business and Services Planning Policy, noting that: • the Planning Proposal intends on providing: ○ new pedestrian and cycle links, connecting existing and future residents to open spaces, local shops, services and employment opportunities. Pedestrian and cycle links will also enable residents to travel to nearby train station in Wingham. ○ provision of a railway crossing to enable safe and unobstructed pedestrian connection to the Wingham township. ○ upgrades to Wingham Road to ensure traffic in the locality is not adversely impacted including the provision of a dual land roundabout. • the site is located: ○ 500 metres from Wingham's main street (Isabella Street) meaning residents would not need to travel by car for their day-to-day needs. ○ 1km from Wingham Train Station providing car-free access to some locations north and south of Wingham. • an existing bus route (route 319) travels between Wingham and Taree along Wingham Road, meaning residents would have some access to public transport. • the provision for a bus stop would be required on the Wingham Road frontage at the Development Application stage of the development.	

Section 9.1 Ministerial Direction (Detailed):	Assessment:
5.2 Reserving Land for Public Purposes	Consistent
The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. The Planning Proposal does not seek to create, alter, or reduce existing zoning or reservation of land for public purposes.	
5.3 Development near regulated Airports and Defence Airfields	Consistent
The objectives of this direction are to ensure the effective and safe operation of regulated airports and defence airfields; ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. There are no regulated airports or defence airfields within 10km of the site that would trigger this direction.	
5.4 Shooting Ranges	Justifiably inconsistent
The objectives of this direction are to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range; reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land; and identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. Part of the site is in proximity to the Wingham Clay Target Club, meaning that this Direction is applicable to this Planning Proposal. It is noted that inconsistency with the Direction is permissible if it is: <i>justified by a strategy approved by the Planning Secretary, which:</i> <i>gives consideration to the objectives of this direction, and</i> <i>identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</i> Comment: Whilst the Planning Proposal is justified by a number of strategies, they do not specifically consider this direction. <i>justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</i> Comment: A Transport Corridor and Shooting Range Noise Impact Assessment, which includes consideration of this Direction, has been prepared by Amenity Acoustics. The Noise Impact Assessment initially notes that: - whilst the shooting range is approximately 200m from the Site boundary, the actual distance from the part of the Site proposed to be zoned R1 is at least 450m at its closest point, and - the C2 Environmental Conservation and C4 Environmental Living zoned land would provide a significant buffer between the shooting range and future residential use in the R1 General Residential zone. The Assessment includes attended and unattended noise monitoring and finds that: - appropriate levels of public safety and amenity would be achieved when assessed against the NSW Environmental Protection Authority's (EPA) <i>Target Shooting Ranges: Application Note for Assessing Noise Compliance</i>, - future occupants of the development would not be subject to excessive internal noise from the shooting range or any other potential noise source in the vicinity, subject to standard noise mitigation measures being incorporated in those building façades most affected by the noise, - there would remain scope for the shooting range to hold more frequent events or intensify its operations, whilst still remaining compliant with the Application Note (noting no comment or	

Section 9.1 Ministerial Direction (Detailed):	Assessment:
assessment is made against existing dwellings which are in closer proximity to the shooting range), and the proposed residential uses and the shooting range are therefore reasonably compatible land uses and land use conflict is unlikely to arise from the Planning Proposal. Based on the above, the Noise Impact Assessment concludes the Planning Proposal is consistent with the objectives of this Ministerial Direction as potential acoustic impacts may be managed by the adoption of reasonable and feasible noise mitigation construction measures. <i>c. is of minor significance</i> Comment: In consideration of the significant distance of the proposed R1 zone from the shooting club, the proposed buffers in the form of the C2 Environmental Conservation and C4 Environmental Living zoned land and the findings of the Assessment, the inconsistency is of minor significance. Therefore, the inconsistency is justifiable as it satisfies both criteria (b) and (c), in that it is justified by a study which gives consideration to the objective of the Direction and is of minor significance. The Noise Impact Assessment (Rev 4) (APPENDIX 13) was peer reviewed by Day Design Consulting Acoustic Engineers Pty Ltd (27 February 2025) on behalf of Council. The peer review concluded that the <i>'Report is generally robust and appropriately considers and assesses the requirements of the relevant Guidelines and Policies'</i> and <i>'that the Acoustic Report satisfies the requirements of Direction 5.4 (Shooting Ranges) of the Ministerial Directions'</i>. Acoustic considerations are discussed in further detail in Section 3.3.1 of the Planning Proposal.	
Focus area 6: Housing	
6.1 Residential Zones	Consistent
The objectives of this direction are to encourage a variety and choice of housing types to provide for existing and future housing needs; make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and minimise the impact of residential development on the environment and resource lands. The Planning Proposal is consistent with this Direction as it proposes an R1 General Residential zone which is suitable to encourage a variety of housing types, will make efficient use of existing infrastructure including roads, sewer and water and the services available in the township of Wingham, and minimise impacts on environmentally significant land by virtue of the proposed C2 Environmental Conservation and C4 Environmental Living zoning over sensitive and significant environmental land. Further, the R1 General Residential zoned portion of the site is proposed to be included under clause 6.1 Urban Release Areas in the <i>Greater Taree Local Environmental Plan 2010</i> which would ensure it is adequately serviced prior to Development Application approval for any development on the site. The provision of a Development Control Plan under Part 6 of the <i>Greater Taree Local Environmental Plan 2010</i> will also identify opportunities to provide a variety of suitably serviced housing.	
6.2 Caravan Parks and Manufactured Home Estates	Consistent
The objectives of this direction are to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. This direction is not relevant to the Planning Proposal, noting it: - will have no impact on any provisions which relate to caravan parks in the Local Government Area. - does not seek to identify suitable zones for manufactured housing estates. Therefore, the Planning Proposal is considered consistent with this direction.	

Section 9.1 Ministerial Direction (Detailed):	Assessment:
Focus area 7: Industry and Employment	
7.1 Employment Zones	Consistent
The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in employment zones, and support the viability of identified centres. This direction is not directly relevant to the Planning Proposal, noting it does not affect land within an existing or proposed employment zone. However, the resulting residential lands will provide potential for additional housing for workers in Wingham and nearby centres. As the Planning Proposal will provide housing for workers in Wingham and surrounds and does not affect the areas or locations of employment zones, it is considered consistent with this direction.	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Consistent
The objectives of this direction are for managing commercial and retail development along the Pacific Highway. The objectives seek to protect the Pacific Highway's function, that is to operate as the North Coast's primary inter-regional and intra-regional road traffic route; prevent inappropriate development fronting the highway; protect public expenditure invested in the Pacific Highway; protect and improve highway safety and highway efficiency; provide for the food, vehicle service and rest needs of travellers on the highway; and reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns. The direction is not relevant to the Planning Proposal as the site is approximately 12km from the Pacific Highway. Residential development at the site will therefore have no impact on the objectives of this direction.	
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Consistent
The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. The Planning Proposal is consistent with this direction, as consultation with the Department of Primary Industries has revealed the site is not within an area likely to involve future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials.	
Focus area 9: Primary Production	
9.1 Rural Zones	Justifiably Inconsistent
The objective of this direction is to protect the agricultural production value of rural land. To achieve this direction a Planning Proposal must not rezone land from a rural zone to a residential zone (R1, R2, R3, R4, R5), employment zoned (E1, E2, E3, E4, E5), or the MU1 Mixed Use, W4 Working Waterfront, RU5 Village and SP3 Tourist zones. The Planning Proposal seeks to rezone land from a rural zoning to a residential zone. Therefore, it is inconsistent with this Direction. It is noted that inconsistency with the Direction is permissible if it is: a. <i>justified by a strategy approved by the Planning Secretary, which:</i> i. <i>gives consideration to the objectives of this direction, and</i> ii. <i>identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or</i>	

Section 9.1 Ministerial Direction (Detailed):	Assessment:
Comment: the Planning Proposal is justified by the MidCoast Housing Strategy 2021 which identifies the site as a potential urban release area with R1 General Residential zoning “to enable logical urban expansion opportunities”. The Strategy also has regard to the objective of protecting agricultural land. <i>b. justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</i> Comment: this is not applicable and no study has been prepared which gives specific consideration to this Direction’s objective. <i>c. in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or</i> Comment: the Planning Proposal is consistent with the Hunter Regional Plan 2041, which maps the site as Housing investigation land and gives consideration to the protection of the agricultural production value of the land. Therefore, the inconsistency is justifiable as it satisfies both criteria (a) and (c), in that it is justified by a local strategy and a regional strategy which gives consideration to the objectives of the Direction.	
9.2 Rural Lands	Consistent
The objectives of this direction are to protect the agricultural production value of rural land; facilitate the orderly and economic use and development of rural lands for rural and related purposes; assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State; minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses; encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land; and support the delivery of the actions outlined in the NSW Right to Farm Policy. This Direction is of relevance to this Planning Proposal as it affects land within an existing rural zone. The Planning Proposal is considered consistent with this direction as it: • it is consistent with both the MidCoast Local Strategic Planning Statement (as outlined in Section 3.3.1 of the Planning Proposal) and Hunter Regional Plan 2041 (Appendix 1), • has taken into consideration the significance of agricultural production to rural communities and the state, • has identified and seeks to protect land with significant biodiversity and environmental values as well as cultural heritage, • has considered the natural constraints of the site, • will not impact on investment opportunities for rural economic activities, • will not impact on farmers’ right to farm, • will not create land use conflict or significant fragmentation of rural land which is solidified by the reduction of lots located within the C4 Environmental Living and C2 Environmental Conservation zones which will provide a landscape buffer to the adjoining small rural holdings, • is not state significant agricultural land, and • will create social, economic and environmental benefits for the community in terms of employment and additional housing in more diverse typologies.	
9.3 Oyster Aquaculture	Consistent
The objectives of this direction are to ensure that ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal; and protect ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers. This direction is not relevant to the Planning Proposal as the site is not located within a Priority Oyster Aquaculture Area.	

