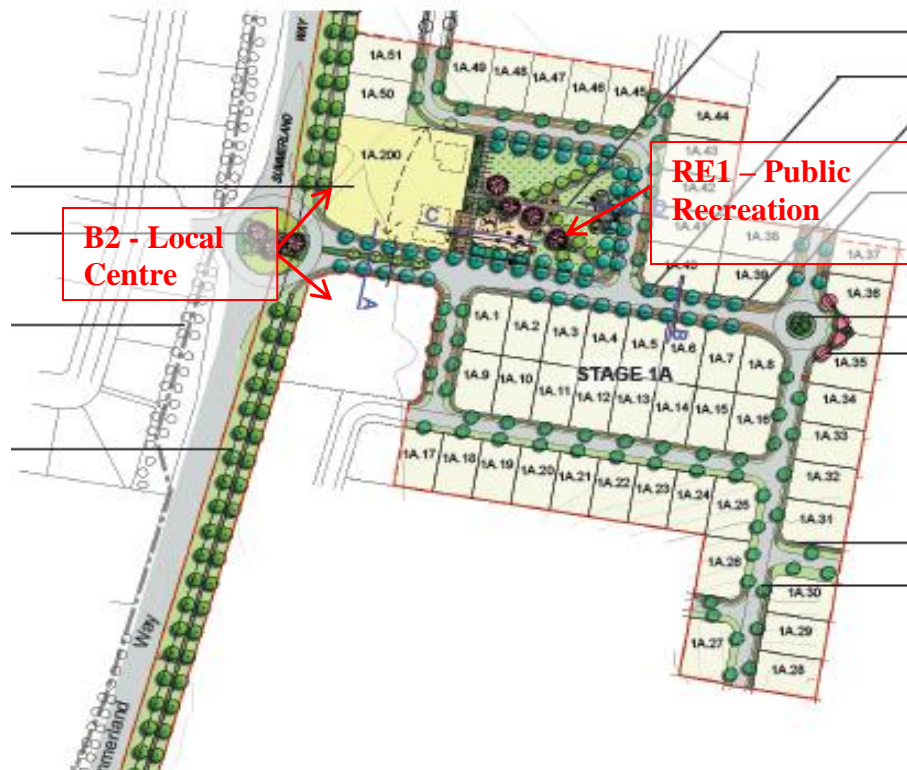


PLANNING PROPOSAL

Rezoning of Part of Lot 1 DP1057941, Summerland Way, Junction Hill



Prepared by: **Clarence Valley Council**
January 2014

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PRELIMINARY

Executive summary

This planning proposal is to rezone 2 proposed allotments of residential land at Junction Hill to B2 Local Centre and one to RE1 Public Recreation to enable a village centre to be created.

Junction Hill is a satellite suburb of Grafton, identified in the Mid North Coast Regional Strategy 2009 and Clarence Valley Settlement Strategy 1999 (CVSS), as a site for future residential growth.

The vision for Junction Hill, as expounded in the CVSS is to consolidate the existing zoned area into a vibrant and self-reliant village, providing the benefits of good local services to its residents.

Figure S.5 in the Clarence Valley Settlement Strategy identified the site of the future village heart in proximity to these sites as now detailed.

This Planning Proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Infrastructure's "*A guide to preparing planning proposals*" (October 2012).

The Proposal has been prepared as a first step in the preparation of a local environmental plan (LEP). It is intended to explain the effect of the intended LEP, including setting out the justification for the making of the LEP.

Subject Land

The subject land comprises approximately 10,520m² and is located east of the Summerland Way in the expanded Junction Hill village. The land subject to this development is part of Lot 1 DP 1057941. This allotment (1 / 1057941) has been subject to a master planned and staged development application, which was approved by Clarence Valley Council on the 10 August 2012. The approval included 1,004 residential allotments and associated infrastructure.

This Proposal applies to land which forms three of the proposed allotments in this subdivision as set out below:

- Proposed Lot 1A.200 is 5,010m² and is located on the northern side of the entry to the eastern development area and is proposed to be zoned B2.
- The other proposed commercial lot is un-numbered, consists of approximately 5,200m² and is located on the southern side of the entry to the eastern development area, opposite proposed Lot 1A.200.
- The third lot proposed to be rezoned is Lot 1A.300, consisting of 5900m², this lot is proposed to become RE1 Public Recreation.

Lots 1A.200 and 1A.300 are proposed as part of stage 1A, the un-numbered lot is not identified as part of either of the first two stages.

Figures 1, 2 and 3 identify the subject land.



Figure 1: Locality plan of the subject land



Figure 2: Aerial Photograph of Subject Land

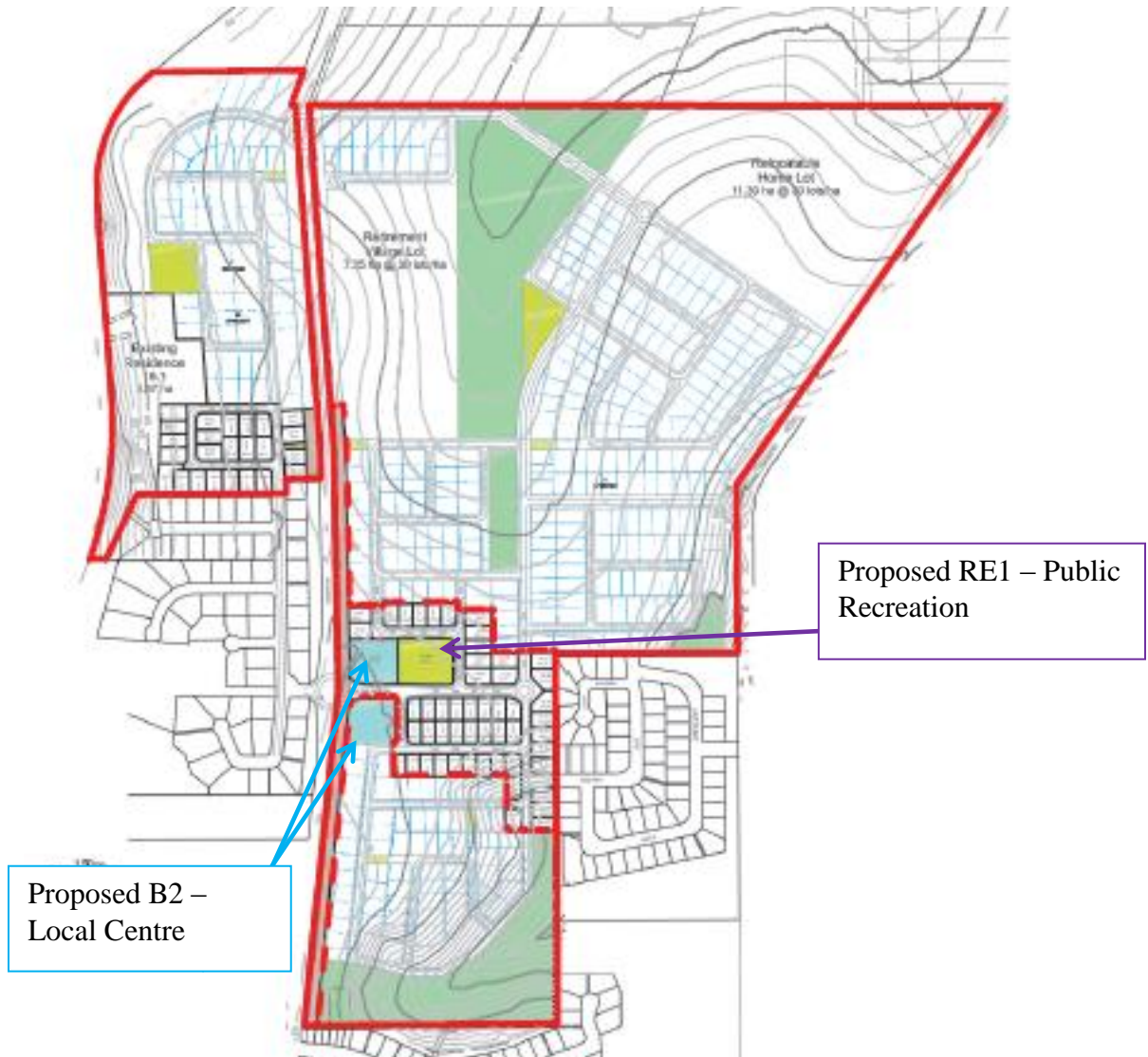


Figure 3: Plan showing master planned development in total, and associated location of proposed RE1 and B2 land.

Current Zoning and Use

The subject land is currently zoned R1 – General Residential under the Clarence Valley Local Environmental Plan 2011 (CVLEP 2011), as shown in Figure 4.

The land consists of 3 proposed allotments within an approved subdivision which facilitates the expansion of the Junction Hill village. All lots are cleared and currently vacant. The approved development envisaged these allotments developing for commercial and public recreation purposes and in this regard showed them as such on the submitted plan.

The current height of building layer identifies this site as being limited to a 9 metre height. This is not proposed to be changed as part of this planning proposal.

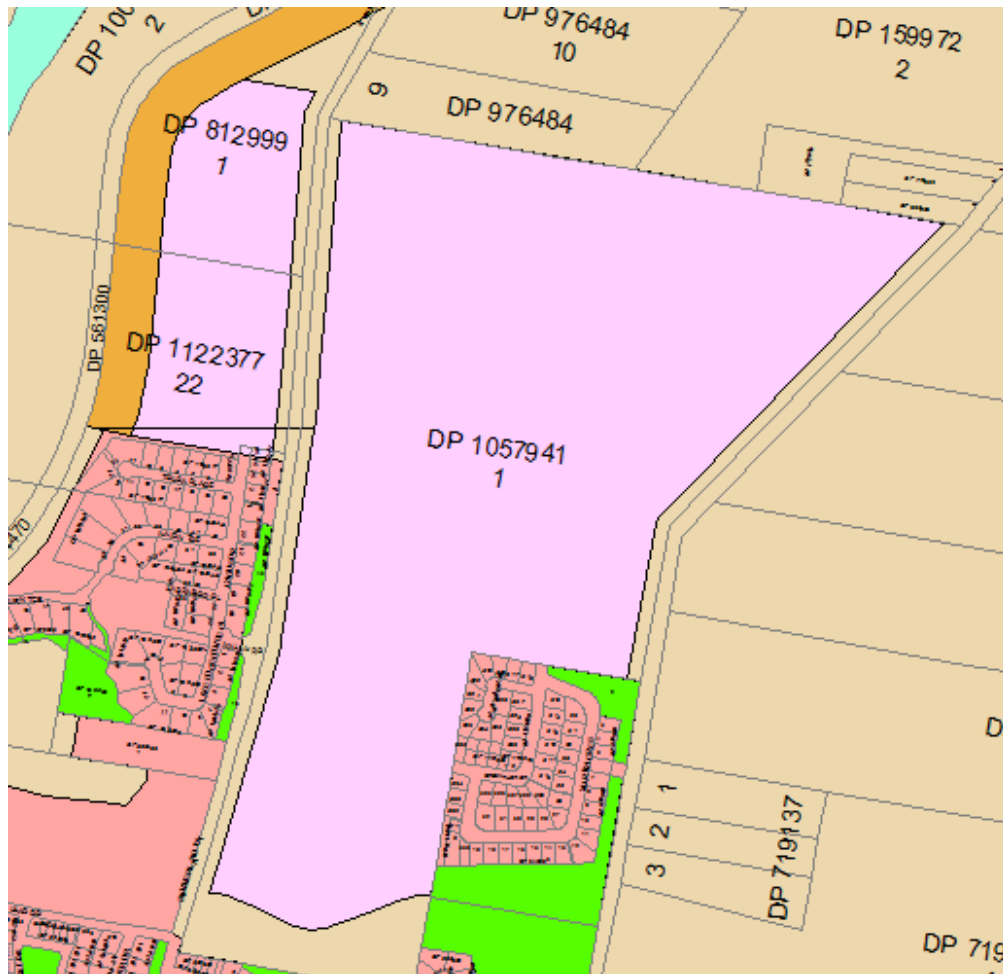


Figure 4: Existing Zoning



Figure 5: Height of building

Background

Junction Hill has been recognised as a locality capable of catering for the safe residential growth of the Clarence Valley for over a decade. In 1999 the former Grafton, Ulmarra, Nymboida and Copmanhurst Councils embarked on a process to identify urban and rural land release areas to satisfy the clause 38 of the North Coast Regional Environmental Plan 1988. The resultant document was the Clarence Valley Settlement Strategy (CVSS).

The CVSS identified Junction Hill as a dormitory suburb of Grafton but noted the anticipated growth rate. The objective for Junction Hill was to consolidate the existing zoned area into a vibrant and self-reliant village, with identification of a 'heart' area being seen as critical to the development of a distinctive, self-reliant village.

The draft Mid North Coast Regional Strategy, released in 2006, also recognised Junction Hill as a site capable of accommodating future growth in the Clarence Valley.

In 2007 Council received a rezoning application for various parcels of land north of the existing Junction Hill village to facilitate the anticipated expansion. The proposal incorporated a master plan conceptualizing 1004 residential lots, a commercial village core including around 10,000m² of land central to the development, open space corridors and buffers and a hierarchical road layout.

The proposed zoning of the land was 2(a) Village and 1(c) Rural (Small Holdings) under the Copmanhurst LEP 1990. The land now subject to this current application was then included in the 2(a) Village zoning. The applicants' submission included the following:

"The zone No. 2(a) (Village Zone) under the provisions of the Copmanhurst Local Environmental Plan 1990 provides sufficient flexibility to ensure the adopted structure plan can be fully implemented."

The former 2(a) zone was an open zone and allowed commercial development and shops with development consent, which relevantly enabled the development of the village core.

On the 17 December 2010 this planning proposal was approved and gazetted (Copmanhurst LEP Amendment No. 13), resulting in the subject land being zoned 2(a) (Village).

On the 23 December 2011 the Clarence Valley LEP 2011 (CVLEP) was notified. This plan repealed *inter alia* the Copmanhurst LEP. The CVLEP zoned the subject land R1 General Residential.

The R1 General Residential zone is a closed zone and prohibits commercial development (including retail development). This zoning now prevents the development of the Junction Hill commercial core area as envisaged in the Clarence Valley Settlement Strategy, submitted and approved planning proposal and master planned development application.

The development application and planning proposal also identify areas of land for public recreation. As these lands were not definitively delineated with the planning proposal they were also included in the residential zoning. In order to ensure they are used as proposed in the approved development application it would now be prudent to back zone the identified parts of the subject land to RE1 Public Recreation.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of this Proposal is to enable the village of Junction Hill to become a vibrant and self reliant village by diversifying zoning to accord the vision of the village structure plan. Specifically this proposal will rezone those lots identified in the approved development application (SUB2012/0017) B2 Local Centre to enable commercial development on them, and to zone those areas identified for public recreation as RE1 Public Recreation to prevent them from developing for other purposes.

PART 2 EXPLANATION OF PROVISIONS

The Proposal is to amend the Clarence Valley LEP 2011 Land Zoning Map (Sheet LZN_007H) by zoning part of the site B2 – Local Centre, and part RE1 – Public Recreation in accordance with the proposed zoning map shown in Appendix A.

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

1 Is the Proposal a result of any strategic study or report?

The Clarence Valley Settlement Strategy (CVSS) determined that the objective for Junction Hill was to consolidate the existing zoned area into a vibrant and self reliant village.

The CVSS is a rural and urban land release strategy within the meaning of clauses 20 and 38 of the North Coast Regional Environmental Plan 1988 (now deemed to be a SEPP). This sub-regional joint planning project was part of the former Northern Rivers Regional Strategy. It was finalized in 1999 and provided a vision of how the Clarence Valley could grow sustainably within a planning horizon ending in 2016.

Succinctly the CVSS outcomes were based on a model characterized by the following:

- *Higher densities in Grafton close to the central business district*
- *Settlements close to Grafton to be higher density in strategic areas, and to be designed for community identity and self reliance in terms of local services and employment opportunities;*
- *Existing small villages to expand to suitable population levels to maintain existing services and seek improved outreach services, while retaining village character and minimizing environmental impact; and*
- *Further rural residential development to be clustered in areas having a direct functional relationship with town or village settlements¹.*

The CVSS determined there was a need for a 'village heart' to be identified and developed for local retail and higher density residential development opportunities in order for Junction Hill to evolve from a dormitory suburb to a distinctive, self reliant village as envisaged in the Strategy². Figure S.5 of this strategy identified an approximate location for this 'heart' which is in keeping with this proposal. This proposal enables the local retail component to proceed. The back zoning of the adjacent proposed park area will ensure the provision of green space adjacent to the retail component and amongst what is intended to be higher density development area.

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

Under the current residential zoning retail and commercial uses are prohibited. The amendment of the zoning from R1 General Residential to B2 Local Centre is the best means of enabling retail development at this site.

The alternative statutory mechanism to facilitate commercial development on the subject land would be to make commercial development an additional permitted use under

¹ Page 13, CVSS

² pg. 32, CVSS

Schedule 1 of the CVLEP 2011. The Department of Planning and Infrastructure have a Draft Practice Note in relation to Schedule 1 Additional Permitted Uses. The Draft Practice Note advises that Schedule 1 should not be used where a rezoning could be undertaken to achieve the same outcome. As such Council is proposing to rezone this land via this planning proposal. This approach allows for a more flexible planning approach and best serves to enable the market driven development of these land parcels.

The use of the part of the site proposed to be zoned RE1 Public Recreation for recreational purposes does not require a planning proposal, as the current R1 General Residential zoning allows for recreation areas. It is however, considered prudent to zone this land RE1 to ensure that the land is continued to be used for recreational purposes, and provides a green break, as land values and development pressures increase in this area.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

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

The Mid North Coast Regional Strategy 2009 (the Regional Strategy) is the relevant regional strategy encompassing Junction Hill.

The Mid North Coast Regional Strategy recognizes that some new commercial development will be needed to service new release areas and that these areas will need to be consistent with the commercial hierarchy and integrated into the planning of these new areas³.

Junction Hill is identified in the Clarence South Growth Area Map as having potential for future residential growth and also for an expansion of the employment lands to the north of the town. This residential growth has now begun realization through the approval of a staged development application.

The Mid North Coast Regional Strategy further provides that settlements should be self reliant.

A land use needs analysis was undertaken by Core Economics in August 2007 as part of the planning proposal which enabled the residential expansion of Junction Hill which now encompasses the lots subject to this application. This land use needs analysis determined that:

“based upon the site’s location, the limited existing infrastructure and the demographic profile of Junction Hill residents, potential demand exists for a convenience centre within the subject site of up to 1,600 Sq M....to accommodate such a centre, allowances should be made for a site in the order of 4,000 Sq M”

The recommendations further provide that if existing Junction Hill services are relocated the requirement may be more in the order of 7,500m². The recommendation also includes that additional land would be required for a possible childcare centre and for service professionals.

The current proposal is for approximately 10,000m² of Local Centre land.

The land area is in excess of that recommended for the retail / commercial component and as such could potentially result in a higher level of service than that anticipated in the Mid North Coast Regional Strategy for villages. However, it is more likely that this land stock would be developed in stages and that the land stock would be used for a diversity of uses, including child care and service professionals, to meet the anticipated demand.

The proposed B2 Local Centre zoning would enable all of the anticipated commercial and childcare developments to occur.

³ Page 25 Mid North Coast Regional Strategy 2009 (Department of Planning)

The land use analysis recommendations indicate that the proposed rezoning of this R1 land to B2 would help attain a self sufficient community, through meeting commercial demand generated. The scale is overall proportionate and thus in keeping with the commercial hierarchy envisaged in the Mid North Coast Regional Strategy.

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

Valley Vision 2020 is Council's adopted corporate strategic plan. This Planning Proposal is consistent with that plan's vision for human habitat, being *"to live in sustainable communities, including a healthy natural environment, supported by efficient and effective essential services and transport systems ..."*⁴. The provision of commercial facilities required by the local community at a scale and location that does not adversely impact on other sectors of the community (and especially the existing business sector) supports that vision.

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

The Planning Proposal is consistent with applicable state environmental planning policies; see Appendix B.

6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent with applicable Section 117 Directions; see Appendix C.

⁴ Page 28 Valley Vision 2020 (Clarence Valley Council).

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7 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 site has been subject to extensive flora and fauna assessment in the initial rezoning proposal. The study undertaken in 2007 identified that the site does not contain any critical habitat. The area to be rezoned is not identified as significant habitat for threatened species, populations or ecological communities. It identified this part of the site as being dominated by exotic grassland of little conservation value.⁵

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

The development of the two commercial allotments will increase the number of traffic movements expected in this part of Junction Hill. A traffic assessment was undertaken as part of the 2007 rezoning, this proposal envisaged development of this area as commercial core and attributed 1,500 additional vehicle movements as a result. Such movements were incorporated into the road network design.

This area is also interconnected with the foot and cycle path proposed in the staged development application. The footpath network has been designed to be wide enough to accommodate electrified carts and two way cycle traffic.

Bus routes have been designed to service this area as commercial core. One existing and one proposed bus stop have been provided within easy walking distance.

9 How has the planning proposal adequately addressed any social and economic effects?

As previously stated, the Planning Proposal seeks to implement a component of the development strategy contained in the Clarence Valley Settlement Strategy, which effectively seeks to make Junction Hill a vibrant and self-reliant village. Some of the key components of this part of the CVSS include establishment of local retail opportunities and provision of a community building.

This planning proposal seeks to ensure that retail and commercial development opportunities are available in this area, which has been identified as the ‘heart’ of the expanded Junction Hill community. The associated recreational zone will protect the recreational land from future development pressures.

The site selection has been supported by the previously undertaken Aboriginal Cultural Heritage assessment⁶, Flora and Fauna assessment⁷, Traffic and Transport Planning Assessment⁸ and the Land Use Needs assessment⁹.

⁵ Flora and Fauna assessment, Peter Parker Environmental Consultants Pty Ltd, August 2007

⁶ Everick Heritage Consultants, June 2007

⁷ Flora and Fauna assessment, Peter Parker Environmental Consultants Pty Ltd, August 2007

⁸ Carter Rytenskild Group, 26 September 2007

⁹ Core Economics, 3 August 2007

The only deviation from the recommendations in these studies is that the land area of proposed retail / commercial land is slightly more than that suggested, as discussed in question 3 above.

The provision of adequate land stock for commercial development and the protection of recreational land from development pressure can only be beneficial to the economic and social development of Junction Hill as a self reliant village.

SECTION D – STATE AND COMMONWEALTH INTERESTS

11 Is there adequate public infrastructure for the planning proposal?

Yes. The subject land is within the Junction Hill residential extension and is serviced by the normal range of urban infrastructure. The Development Servicing Plan for Sewer has been recently amended to incorporate the extended residential area, including these allotments. Council's water network has also been designed for the residential extension. It is anticipated that the development of this land for commercial and recreational facilities will not create sufficient additional demand to exceed either systems requirements.

The road network and telecommunications and power networks have been designed with this land identified for future commercial use.

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

No gateway determination has been made in respect of this Planning Proposal. Accordingly the views of State and Commonwealth public authorities are not known at this stage.

It is intended to revise this section of the Planning Proposal following review of the Proposal by the Minister for Planning (gateway determination).

PART 4 - MAPPING

Various mapping has been included in setting the proposals context in the earlier sections of this proposal. These maps are as follows:

Figure 1	Locality Plan	Page 4
Figure 2	Aerial Photo	Page 5
Figure 3	Map of approved development	Page 6
Figure 4	Existing Zoning	Page 7
Figure 5	Existing Height of Building	Page 8

The proposed zoning map is included as Appendix A.

No other maps were considered relevant to this proposal.

PART 5 - COMMUNITY CONSULTATION

It is considered that the Planning Proposal is a "low impact planning proposal" under section 4.5 of *"A guide to preparing local environmental plans"*. This conclusion is made on the basis that:

- The Proposal seeks to rezone land to a (business) zone which is in a central location to service the proposed residential development. This land has been located to be accessible and convenient, and is consistent with the community expectation of the level of service available in villages;
- is consistent with the strategic planning framework, most notably as set out in the Clarence Valley Settlement Strategy and Mid North Coast Regional Strategy;
- presents no issues with regard to infrastructure servicing;
- is not a principal LEP; and
- does not reclassify public land.

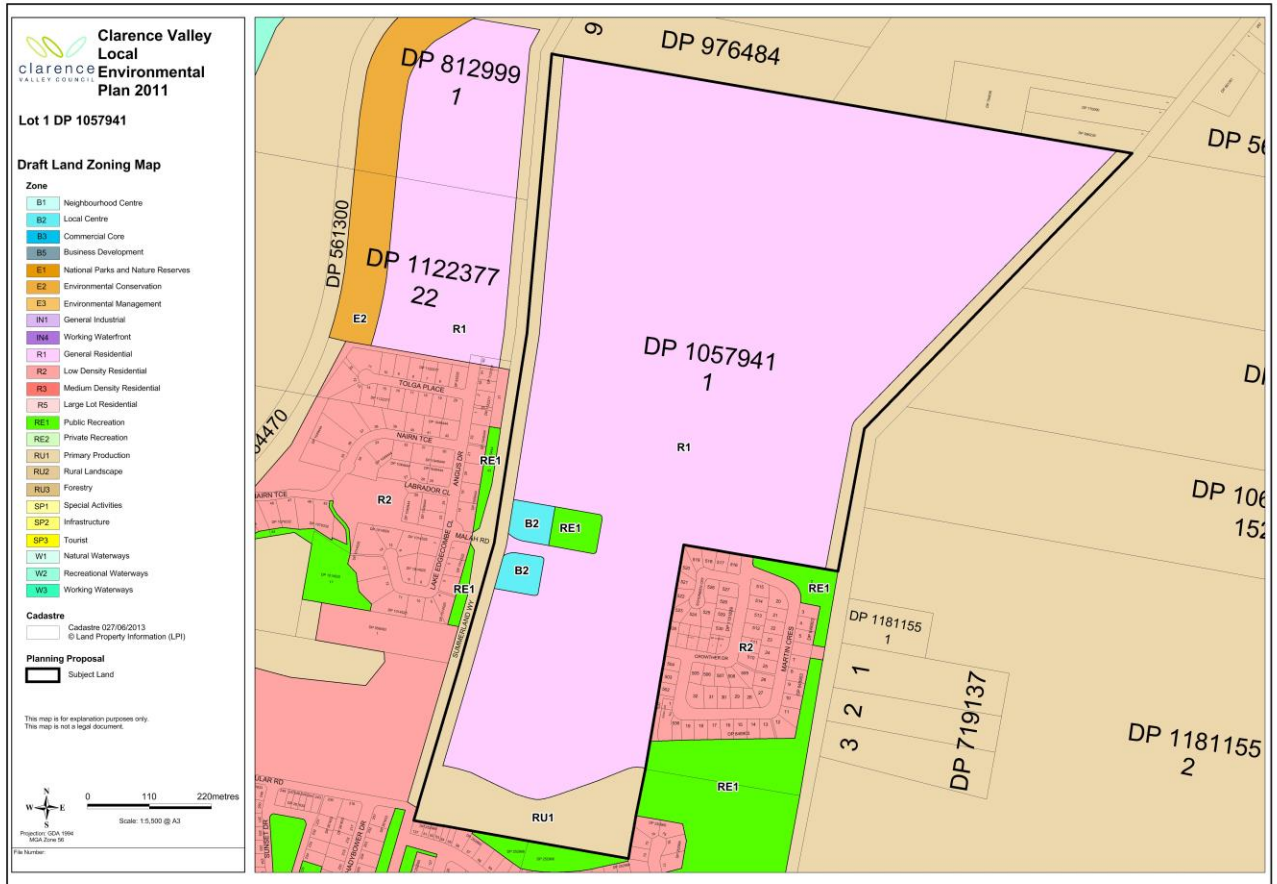
The proposal to rezone the subject land so as to accommodate the commercial and recreational uses has been put through cursory public consultation during the development application process. This process identified the proposed future use of these sites. No submissions were received during this process in regards to this proposal.

PART 6 – PROJECT TIMELINE

The anticipated timelines for this Planning Proposal are as follows:

Gateway Determination	28 February 2014
Completion of technical information	28 February 2014
Completion of government agency consultation	Same date as conclusion of public exhibition
Commencement of public exhibition	5 March 2014
Conclusion of public exhibition	4 April 2014
Conclusion of consideration of submissions	25 April 2014
Conclusion of post exhibition consideration	20 May 2014
Anticipated date RPA will make plan (if delegated)	1 July 2014
Anticipated date RPA will forward to Department	27 May 2014 (if not delegated)

Appendix A: Proposed Zoning Map



Appendix B: State Environmental Planning Policies

State Environmental Planning Policy	Compliance	Comments
SEPP 1 Development Standards	Not applicable.	
SEPP 4 Development Without Consent and Miscellaneous Complying and Exempt Development	Not applicable	
SEPP 14 Coastal Wetlands	Not applicable.	
SEPP 15 Rural Landsharing Communities	Not applicable.	
SEPP 19 Bushland in Urban Areas		
SEPP 21 Caravan Parks	Not applicable.	
SEPP 22 Shops and Commercial Premises	Not applicable.	
SEPP 26 Littoral Rainforests	Not applicable.	
SEPP 29 Western Sydney Recreation Area	Not Applicable	
SEPP 30 Intensive Agriculture	Not applicable.	
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	Yes.	The subject land is proposed to be rezoned for "related development", which might serve existing and future multi-unit housing.
SEPP 33 Hazardous & Offensive Development	Not applicable.	
SEPP 36 Manufactured Home Estates	Not applicable.	
SEPP 39 Split Island Bird Habitat	Not Applicable	
SEPP 41 Casino/Entertainment Complex	Not Applicable	
SEPP 44 Koala Habitat Protection	Not applicable.	
SEPP 47 Moore Park Showground	Not Applicable	
SEPP 50 Canal Estate Development	Not applicable.	
SEPP 52 Farm Dams & Other Works in Land & Water Management Plan Areas	Not Applicable	
SEPP 55 Remediation of Land	Yes.	There is a dis-used dip site located on the southern boundary of the subject lot. However the land to be rezoned is well removed from this site. The dip site has been subject to a contamination assessment, and a remedial action plan and validation report are required to be submitted to, and approved by, Council prior to the issue of the subdivision certificate incorporating this land.
SEPP 59 Central Western Sydney Economic & Employment Area.	Not Applicable.	
SEPP 60 Exempt & Complying Development.	Not Applicable.	
SEPP 62 Sustainable Aquaculture.	Not applicable.	

State Environmental Planning Policy	Compliance	Comments
SEPP 64 Advertising & Signage.	Not applicable.	
SEPP 65 Design Quality of Residential Flat Buildings.	Not applicable.	
SEPP 70 Affordable Housing (Revised Schemes).	Not Applicable.	
SEPP 71 Coastal Protection	Not applicable	
State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable.	
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable.	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not applicable.	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Not applicable.	
State Environmental Planning Policy (Infrastructure) 2007	Not applicable.	
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.	
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not applicable	
SEPP(Major Development) 2005	Not applicable.	
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not applicable.	
State Environmental Planning Policy (Rural Lands) 2008	Not applicable.	
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not applicable.	
State Environmental Planning Policy (State and Regional Development) 2011	Not applicable.	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not applicable.	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable.	
State Environmental Planning Policy (Temporary Structures) 2007	Not applicable.	
State Environmental Planning Policy (Urban Renewal) 2010	Not applicable.	
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable.	
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable.	
Draft NSW Planning Guidelines: Wind Farms	Not applicable.	

Appendix C: Section 117 Directions

Section 117 Direction	Compliance	Comments
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Yes	<p>This proposal will provide additional floor space able to be used for the provision of employment uses and public services.</p> <p>The provision of this land is in keeping with the recommendation for small scale commercial development in villages as set out in the Mid-North Coast Regional strategy.</p>
1.2 Rural Zones	Not applicable.	
1.3 Mining, Petroleum Production and Extractive industries	Not applicable.	
1.4 Oyster Aquaculture	Not applicable.	
1.5 Rural Lands	Not applicable.	
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental Protection Zones	Not applicable.	
2.2 Coastal Protection	Not applicable.	
2.3 Heritage Conservation	Not applicable.	<p>The Planning Proposal seeks to amend CVLEP 2011. This principal LEP includes clause 5.10 Heritage conservation, which manages the impact of development on heritage values. Future development facilitated by this Planning Proposal will be subject to the provisions of clause 5.10 of the CVLEP2011.</p>
2.4 Recreation Vehicle Areas	Not applicable.	
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Yes.	<p>The change of zoning of this land will reduce the residential land stock. However it will then enable shop top housing and also enable the orderly provision of services to the future residential development. This proposal is consistent with the Clarence Valley Settlement Strategy and Mid North Coast Regional Strategy in this regard.</p>
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.	
3.3 Home Occupations	Not applicable.	
3.4 Integrated Land Use and Transport	Yes.	<p>The Planning Proposal will give effect to principles 2, 3, 4, 5, 6, and 7 of</p>

Section 117 Direction	Compliance	Comments
		<p><i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001)</i>, which are of direct relevance to the Proposal.</p> <p>In relation to the <i>The Right Place for Business and Services – Planning Policy (DUAP 2001)</i>, the Planning Proposal is considered the ‘right location’ and ‘right centre’ in keeping with the terms of the policy which consider the accessibility of the site of primary concern in its location.</p> <p>This location is on a main road to effect maximum exposure, it is well serviced by pedestrian, cycling and public transport access. This accessibility will reduce the need for car trips which is a primary objective of this policy.</p>
3.5 Development Near Licensed Aerodromes	Not applicable.	
3.6 Shooting Ranges	Not applicable.	
4. HAZARD AND RISK		
4.1 Acid Sulphate Soils	Yes.	<p>The subject land is identified as having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning.</p> <p>A preliminary geotechnical assessment was undertaken with the submitted development application. This assessment determined that</p> <p><i>‘The risk of acid sulfate soil on the Stage 1 project is low to negligible’¹⁰</i></p> <p>Furthermore Coffey Geotechnics (the authors of the report) undertook laboratory analysis of five soil samples from the site. None of the samples contained acid sulfate soils.</p> <p>It is also of note that the instrument (CVLEP 2011) to be amended by the rezoning contains adequate provisions (clause 7.1) to ensure that subsequent development of the site</p>

¹⁰ Coffey Geotechnics, *Geotechnical Investigation: Stage 1 – Staged Residential Subdivision, Junction Hill*. Pg 8.

Section 117 Direction	Compliance	Comments
		is properly managed having regard to the potential presence of acid sulfate soils.
4.2 Mine Subsidence and Unstable land	Not applicable.	
4.3 Flood Prone Land	Not applicable.	
4.4 Planning for Bushfire Protection	Not applicable.	
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Yes.	Consistency with this Direction has been addressed in previous sections of this Planning Proposal.
5.2 Sydney Drinking Water Catchments	Not applicable.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.	
5.6 Sydney to Canberra Corridor	Not applicable.	
5.7 Central Coast	Not applicable.	
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	Not applicable.	
6.2 Reserving Land for Public Purposes	Not applicable.	
6.3 Site Specific Provisions	Not applicable.	