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ACKNOWLEDGEMENTS

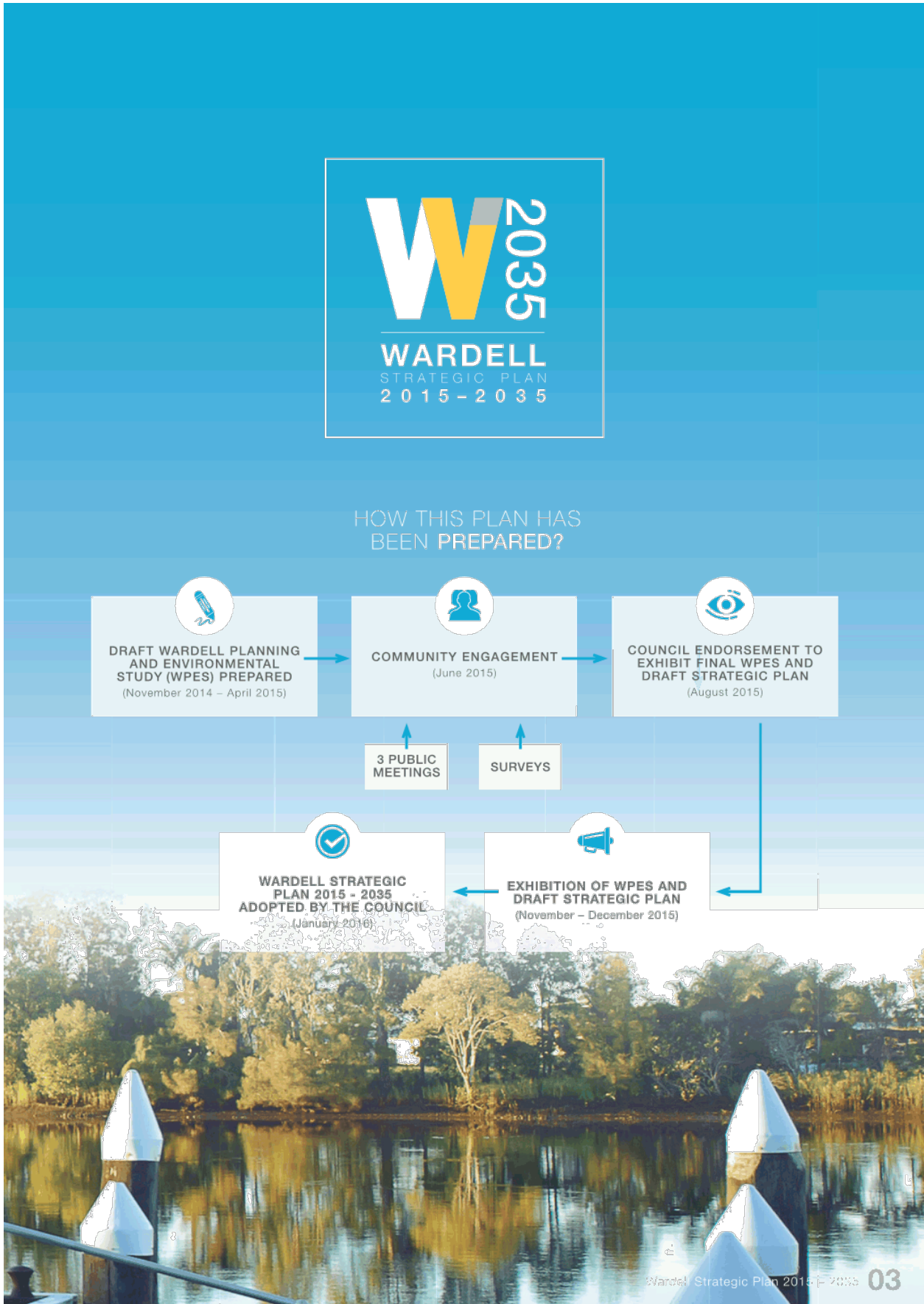
Council acknowledges the extensive community input provided towards the preparation of the Wardell Planning and Environmental Study and the Wardell Strategic Plan.

Adopted by Council on 28 January 2016.

THE PURPOSE OF THIS PLAN

- To guide Council's strategic planning and decision making relating to Wardell Village and surrounds within the period 2015 to 2035;
- To assign actions and responsibilities;
- To provide a means by which the Council and community can monitor implementation progress; and
- To provide a mechanism through which the plan may be reviewed.





ABOUT THE PLANNING & ENVIRONMENTAL STUDY

In 2003 Council adopted the Wardell Strategic and Land Use Plan. By 2014 this plan required review as a consequence of the route for the Pacific Highway upgrade project being approved and the coming into force of a new Local Environmental Plan for Ballina Shire in February 2013.

The Council also adopted a commitment to analyse options for the delivery of affordable housing in Wardell as part of its 2014/15 - 2017/18 Delivery Program and Operational Plan.

At its Ordinary Meeting on 27 November 2014 the Council endorsed the scope of the Wardell Planning and Environmental Study (WPES). The WPES was subsequently prepared and had amongst its major objectives the development, via a process of community engagement, of a vision for the future of Wardell Village and the formulation of policy recommendations to guide development and decision making in the period 2015 to 2035.

The Wardell Strategic Plan contains 29 recommendations under 5 themes which have been derived from the elements contained within the vision for the future of Wardell Village. The recommendations of this strategic plan will guide the future development of Wardell Village to 2035.



04

COMMUNITY VISION

FOR THE DEVELOPMENT OF WARDELL VILLAGE TO 2035

Utilising comments made by local residents at public meetings, and resident's survey responses, the following community vision for Wardell Village has been compiled.

- 01 CREATION OF A VIBRANT AND BEAUTIFUL RIVERSIDE VILLAGE WHILST RETAINING SMALL VILLAGE ATMOSPHERE
- 02 ENCOURAGING TOURISM CENTRED ON THE RIVER AND BASED ON ARTS AND CRAFTS THEMES
- 03 WORKING TOWARDS BETTER CONNECTING OUR VILLAGE TO MAKE IT MORE ACCESSIBLE
- 04 ENHANCING OUR VILLAGE THROUGH VILLAGE ENTRY AND STREET LANDSCAPING, BUILDING MAINTENANCE, AND NEW BUILDINGS WITH SPECIAL CHARACTER
- 05 ENSURING THAT FUTURE DEVELOPMENT IS STAGED, PROGRESSIVE AND AFFORDABLE

It is the above five elements which form the locality objectives within this strategic plan.

KEY THEMES & DRIVERS



HOUSING

- High raw land development costs
- Risks and costs associated with rezoning process
- Bushfire and flooding risks add to building costs
- Significant Crown land holdings within village
- Relatively low vacant land market prices
- Median house prices below shire averages
- Adequate medium density zoned land but low demand



ENVIRONMENT

- High biodiversity value of Crown land within village
- High biodiversity value of land within broader Wardell locality
- Opportunities to create biobanking sites to offset impact of developing strategic urban growth areas



HIGHWAY

- General community support for relocation of highway
- High business confidence that highway relocation will have minimal economic impact
- Amenity improvements anticipated
- Rezoning opportunities may arise once highway relocated to stimulate growth



TOURISM

- Significant tourism potential centred on pub and wharf precinct
- Opportunities for events & festivals, river tours, main street farmers markets, historic walking trail, arts and craft themed retail outlets, boutique food and restaurant uses
- Opportunities for indigenous tourism and education centred on the Ngunya Jargoan Indigenous Protection Area



INFRASTRUCTURE

- Water and sewerage infrastructure adequate to support growth within village
- Boardwalk, walkways and footpaths to improve accessibility / connectivity within village a priority
- Landscaping and village entry thresholds a priority post highway relocation
- Potential for a cycle route linking Wardell and Ballina
- Funding mechanism needs consideration



COMMUNITY

- Village community fragmented due to river, highway and Crown land in centre of village
- Creation of a vibrant village centre has community building benefits
- Additional housing and business opportunities positive for community building and school enrolments

9.3 Planning Proposal - Attached Dual Occupancy, Wardell.DOC



06



ACTIONS

- 2 Biodiversity Offset Areas
- 3 Indigenous Cultural and Training Facility
- 4 River Hotel Focal Point
- 5 Heath Land Tourism and Education
- 6 Day River Tours
- 7 Festival Activities
- 8 Historic Walking Trail
- 9 Farmers Market and Farm and Craft Trail
- 10 Arts and Crafts, Antiques and Boutique Food Business Outlets
- 12 Board Walk
- 13 Footpath and Shared Path (Cycling)
- 14 Cycle Route
- 15 Village Entry Statements
- 16 Street Planting
- 17 Road Verge Planting
- 19 Public Art
- 20 Beach Improvement Works
- 21 Crown Land Investigations
- 22 Potential Business Land Rezoning
- 23 Potential Dual Occupancy R2 Zone
- 24 Initiate Planning Proposals
- 25 Potential B6 Enterprise Zone
- 29 Master Plan Wardell Cemetery

Action details are shown in the action tables on page 8–10.

LOCALITY OBJECTIVES

01 CREATION OF A VIBRANT AND BEAUTIFUL RIVERSIDE VILLAGE WHILST RETAINING SMALL VILLAGE ATMOSPHERE		
No.	Strategic Actions	Rationale For The Action / Benefits
1	Investigate whether the current approach to the allocation of resources for capital works within Wardell Village is delivering results acceptable to Council and the residents of Wardell Village. HIGH BSC	Funding arrangements for capital works were repeatedly criticised during the public consultation phase of the WPES. A transparent process, which re-examines current funding arrangements, should precede the allocation of financial resources for Wardell Village works.
2	Investigate the establishment of ecological restoration and biodiversity offset areas within and adjoining Wardell Village. HIGH BSC	Rezoning of SUGA areas may require the establishment of bio-diversity offset areas. Crown land within and adjoining Wardell Village may be particularly suitable for this purpose.
3	Investigate the establishment of an Indigenous Cultural and Training Facility. MEDIUM BSC JALI	The suggested facility may assist with maintaining cultural diversity with Wardell Village and if successfully established become the source of significant visitation to Wardell.

02 ENCOURAGING TOURISM CENTRED ON THE RIVER AND BASED ON ARTS AND CRAFTS THEMES		
No.	Strategic Actions	Rationale For The Action / Benefits
4	Recognise the potential for the River Hotel and adjacent area to form a focal point for activity in Wardell. MEDIUM HM BSC	The hotel is considered to be the catalyst through which destination tourism could be stimulated. Economic benefits will likely flow onto the broader village if the hotel was trading to its potential.
5	Investigate opportunities for heath land tourism and education in the Ngunya Jargoon Indigenous Protection Area. MEDIUM BSC JALI	The Ngunya Jargoon area is already used for educational and cultural purposes. Investigating how this could be packaged to provide broader cultural and potential employment benefits to the community may be beneficial.
6	Encourage day river tours – prepare commentary script of local history for use by river tourism operators. MEDIUM PRTO BSC	The Richmond River has a rich history. Preparing a historical script may assist tourism operators in promoting the regions cultural heritage.
7	Investigate opportunities for the holding of festival activities in Wardell. LOW WDPA	Festival activity would be part of a broader package of measures to encourage tourism. This action should occur after various other tourism related strategies have been put into action.
8	Establishment of a historic walking trail within Wardell Village incorporating appropriate signage. MEDIUM BSC	This was initial proposed as part of the 2007 Wardell Village Concept Streetscape Masterplan Report. This action represents a relatively low cost idea to provide a tourist attraction which complements other proposed attractions and facilities within the village.
9	Investigate the establishment of a monthly farmers market and farm and craft trail centred on Wardell Village. MEDIUM WDPA	This action is also part of a package of actions which are aimed at developing Wardell Village into a destination tourism venue.
10	Establishment of arts and crafts, antiques and boutique food business outlets in vicinity of hotel. MEDIUM L2C	Subject to the drawing power of the hotel being improved it may then provide opportunities for other businesses to establish themselves near the hotel.
11	Investigate establishment of a tourism guide course at local TAFEs. LOW BSC TAFE	This action relates to the perceived need for trained guides once other actions have been implemented such as Action No. 5 related to the Ngunya Jargoon Indigenous Protection Area.

LOCALITY OBJECTIVES CONT.

03 WORKING TOWARDS BETTER CONNECTING OUR VILLAGE TO MAKE IT MORE ACCESSIBLE		
No.	Strategic Actions	Rationale For The Action / Benefits
12	Investigate funding opportunities for a board walk running parallel to Bridge Drive from the Wardell Wharf to the underside of the Pacific Highway Bridge and then reconnecting with Bridge Drive. HIGH BSC WDPA	This action is designed to establish a watching brief for funding opportunities to assist with the construction of the boardwalk.
13	Investigate opportunities for footpath works and shared paths (cycling) within Wardell Village, and subject to the allocation of funds, incorporate agreed works within Council's Delivery Program. HIGH BSC WDPA	Additional opportunities to better connect the Wardell Village community will arise and may assist in meeting some of the other actions proposed in this plan e.g. historic walking trail.
14	Investigate the development of a designated cycle route from Ballina to South Ballina, Wardell, Pimlico and back to Ballina. LOW BSC BUG	A popular bike route is already established along River Drive South Ballina. Some bike riders continue on into Wardell and then return to Ballina via Pimlico Road. The majority appear to return via River Drive. Subject to the relocation of the Pacific Highway as proposed a circuit route could be designated involving a mid-way stop in Wardell Village.

04 ENHANCING OUR VILLAGE THROUGH VILLAGE ENTRY AND STREET LANDSCAPING, BUILDING MAINTENANCE, AND NEW BUILDINGS WITH SPECIAL CHARACTER		
No.	Strategic Actions	Rationale For The Action / Benefits
15	Provide suitable village entry statements on the approaches to Wardell along the Pacific Highway (having regard for associated entry/ signage works undertaken as part of the upgraded Pacific Highway). MEDIUM BSC	It is suggested that village entry statements be considered after the completion of Highway bypass works. At the time these works could be combined with Actions No. 16 and 17 below as part of a general beautification upgrade strategy.
16	Undertake avenue street planting in Carlisle and Cedar Streets west of the Pacific Highway, and Fitzroy and Sinclair Streets east of the Pacific Highway. MEDIUM BSC	See Comments for Action No. 15 Tree planting will assist with creating a village identity and beautifying main thoroughfares.
17	Road verge planting in Sinclair, Carlisle and Cedar Streets. MEDIUM BSC	See Comments for Action No. 15 Tree planting will assist with creating a village identity and beautifying main thoroughfares.
18	Develop a Housing Design Guide for home builders and renovators within the old section of Wardell Village centred on Richmond Street. LOW BSC	A design ideas guide for the renovation of houses with historic interest could be of benefit not only in Wardell Village but other areas within the shire which contain examples of similar style homes. Given the rate of development this action has been assigned a low priority.
19	Installation of public art within the central median of Sinclair Street south of Richmond Street and other areas adjoining the waterfront. LOW BSC	Public art can enhance community identity and village amenities. Progress after proposed boardwalk north of wharf has been constructed.
20	Undertake beach improvement works to beach east of the Wharf so as to improve accessibility from Bridge Drive. LOW BSC HM	Provides additional recreational and tourism opportunities. Progress after or in conjunction with hotel upgrade if and when proposed.

LOCALITY OBJECTIVES CONT.

05 ENSURING THAT FUTURE DEVELOPMENT IS STAGED, PROGRESSIVE AND AFFORDABLE		
No.	Strategic Actions	Rationale For The Action / Benefits
21	Discuss with Crown Lands their plans for state government owned land located within Wardell Village. HIGH BSC	Future plans for Crown land may significantly impact on the village and need to be resolved as a priority.
22	Investigate opportunities to increase the amount of zoned business land within Wardell Village (extension of the B1 Neighbourhood Business zone in Richmond Street Wardell Village between Sinclair and Swamp Street, and along Bridge Drive from Sinclair Street to the Pacific Highway bridge). HIGH BSC	Additional business zoned land may enhance economic and service opportunities and may support other strategies contained within this Strategic Plan.
23	Consider the desirability, and an appropriate mechanism, for permitting attached dual occupancy development within the R2 zoned, non flood prone areas of Wardell Village. HIGH BSC	Provides opportunities for small scale development within existing village.
24	Initiate a planning proposal for the rezoning of SUGA designated properties located within and adjacent to the boundaries of Wardell Village (does not include SUGA area 1 with frontage to Pimlico Road). HIGH BSC	Consolidates village area and creates a pool of land for subdivision. Based on a shared cost arrangement between landholders.
25	Investigate the appropriateness of a B6 Enterprise zone for residential zoned properties, with frontage to the Pacific Highway or within 50 metres of the Highway, on the northern side of the Richmond River. LOW BSC	Could enhance economic and service opportunities. Any rezoning of this land, if feasible and supported, should coincide with work on the Pacific Highway bypass commencing.
26	Proactively communicate information about required civil works and developer contribution and charge amounts associated with the subdivision of Wardell Village SUGA areas once rezoned. MEDIUM BSC	Guidance in respect to required civil works and quantum of applicable s84 and s94 contributions is required to improve understanding of costs after land rezoning and prior to DA submission.
27	Maintain the waiver on s94 contributions for secondary dwellings with Wardell Village for an additional 2 year period beyond April 2016. MEDIUM BSC	Provides encouragement for diversity in housing choice through provision of 1 and 2 bedroom housing stock.
28	Consider a planning proposal for the rezoning of SUGA Area 1 with frontage to Pimlico Road (where the landowner seeks to advance the rezoning.) LOW BSC	The zone type requires determination. A large residential lot configuration (0.5ha minimum) may be more appropriate here given water and sewer capacity concerns.
29	Prepare a master plan for Wardell Cemetery which details proposed cemetery improvements. MEDIUM BSC	Provides for a long term framework for the future operation of the Wardell Cemetery.

HIGH HIGH PRIORITY **MEDIUM** MEDIUM PRIORITY **LOW** LOW PRIORITY

RESPONSIBILITY

- BSC** BALLINA SHIRE COUNCIL
- JALI** JALI LOCAL ABORIGINAL LAND COUNCIL
- HM** HOTEL MANAGEMENT
- PRTO** PRIVATE RIVER TOUR OPERATORS
- WDPA** WARDELL DISTRICT PROGRESS ASSOCIATION
- LBC** LOCAL BUSINESS COMMUNITY
- TAFE** TAFE

REVIEWING PROGRESS

Proposed actions contained within this plan will be reviewed on a regular basis to take account of changing circumstances and assumptions. The plan review process consists of the following elements:

- Reporting on status of strategic actions to the Council on a bi-annual basis; and
- Review of the Wardell Strategic Plan 2015 to 2035 at 5 year intervals.

HOW DOES THIS FIT IN WITH COUNCIL'S CORPORATE DOCUMENTS?





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Planning Proposal 18/003

**» Attached Dual
Occupancy
Wardell**

December 2018 (V1 – Council) 18/68890





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1. Introduction

1.1 Summary of Planning Proposal

This planning proposal seeks to amend the Ballina Local Environmental Plan (LEP) 2012 to permit attached dual occupancy development within the non-flood prone areas of Wardell Village located in the R2 Low Density Residential zone.

The planning proposal has been prepared in response to the outcomes of the Wardell Planning and Environmental Study and the adopted Strategic Action No. 23 within the Wardell Strategic Plan 2015-2035.

1.2 Background

The Council adopted the Wardell Strategic Plan 2015-2035 at its Ordinary Meeting held on 28 January 2016 [Minute No. 280116/10]. This strategic plan is informed by the outcomes of the Wardell Planning and Environmental Study. The Wardell Strategic Plan is used to guide Council's strategic planning and decision making relating to Wardell Village and surrounds within the period of 2015 to 2035. The plan details a number of strategies to guide the future development of Wardell Village to 2035.

The Wardell Planning and Environmental Study supports the concept of permitting attached dual occupancy development in the R2 zoned areas in the non-flood prone area of Wardell village. It will provide opportunities for small scale development within the existing village and makes more efficient use of existing infrastructure such as water and sewerage services and road networks.

Strategic Action No. 23 of the Wardell Strategic Plan provides for Council to *'consider the desirability, and an appropriate mechanism, for permitting attached dual occupancy development within the R2 zoned, non-flood prone areas of Wardell Village.'*

The Flood Planning Standard adopted to define the lands suitability for attached dual occupancy development is land not subject to the 1:100 year ARI Flood for 2100 climate change conditions.

9.3 Planning Proposal - Attached Dual Occupancy, Wardell.DOC

Planning Proposal 18/003 – Attached Dual Occupancy, Wardell

1.3 Land to Which the Planning Proposal Applies

This planning proposal relates to land parcels located within Wardell Village that are zoned R2 Low Density Residential under the Ballina LEP 2012 that are not subject to the 2100 1:100 year ARI flood level for climate change conditions.

1.4 Council Resolutions

To be completed following the submission of the planning proposal to Council.

1.5 Gateway Determination

To be completed following the Gateway determination.

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2. Objectives & Intended Outcomes

The objective and intended outcome of this planning proposal is to amend the Ballina LEP 2012 to enable attached dual occupancy development to be carried out on certain lots within Wardell Village.

3. Explanation of Provisions

3.1 The Proposal

The proposed outcome will be achieved by amending the Ballina LEP 2012 to permit, with consent, attached dual occupancy development at Wardell on land:

- That is non-flood prone land; and
- Located within the R2 Low Density Residential zone.

The manner in which the LEP amendment will be drafted so as to permit, with development consent, attached dual occupancy development within that part of the R2 zone not affected by the 2100 1:100 year ARI flood level will be a matter for the NSW Parliamentary Counsel to consider following the exhibition of the planning proposal. There are a number of options available to secure the desired outcome which includes a local clause, an additional permitted use or a planning overlay specifically for dual occupancy lots.

3.2 Mapping Overview

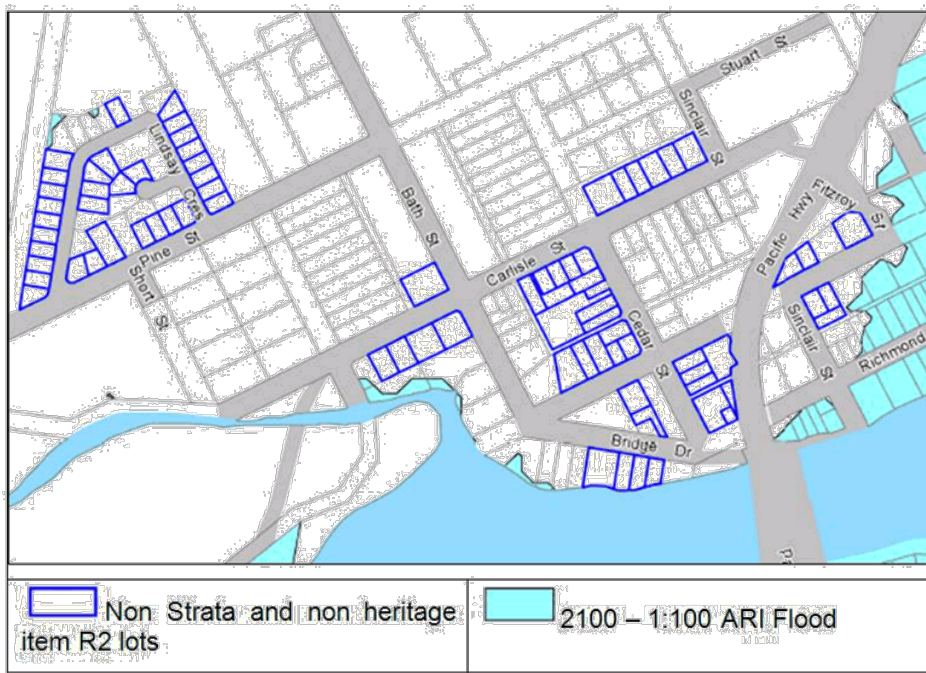
At this stage there is no mapping proposed to support the proposed LEP amendment.

This planning proposal will directly impact approximately 78 lots which are zoned R2 Low Density Residential and are not affected by the 1:100 year ARI flood level for 2100 climate change conditions. These lots are outlined in blue on the map contained within Diagram One below.

Lots that have already been developed for dual occupancy or multi-unit housing purposes under previous planning legislation (Ballina LEP 1987 zone 2(b) Village), as well as lots containing heritage items have not been shown on the map. Such lots are, however, also proposed to be incorporated within the proposed LEP amendment if zoned R2 and not impacted by the flooding constraint.

Planning Proposal 18/003 – Attached Dual Occupancy, Wardell

Diagram One – Location of Non-Strata / Non-Heritage Lots Impacted by Planning Proposal



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4. Justification

4.1 Section A – Need for the Planning Proposal

Q1 Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal has been prepared in response to the outcomes of the Wardell Planning and Environment Study 2015 (WPES) and the Wardell Strategic Plan 2035. Strategic Action No. 23 within the plan provides that Council 'Consider the desirability, and an appropriate mechanism, for permitting attached dual occupancy development within the R2 zoned, non-flood prone areas of Wardell Village'.

Q2 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 appropriate mechanism for achieving the intended development outcomes for the subject land.

4.2 Section B – Relationship to Strategic Planning Framework

Q3 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal is consistent with the North Coast Regional Plan 2036 (NCRP), which provides the regional framework for the consideration of policy development and the overall vision of the future.

The NCRP encourages housing diversity through an action which stipulates that 40 per cent of new housing is to be delivered in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres by 2036. The proposal is consistent with the following directions of the NCRP:

- *Direction 20: Maintain the region's distinctive built character*
- *Direction 22: Deliver greater housing supply*
- *Direction 23: Increase housing diversity and choice*

Q4 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The planning proposal is consistent with the following key local plans:

Ballina Shire Council Community Strategic Plan 2017 – 2027

The planning proposal is consistent with the elements and specified outcomes contained within Council's Community Strategic Plan 2017-2027 as indicated in the table below:

Planning Proposal 18/003 – Attached Dual Occupancy, Wardell

Element and Reference	Outcomes	Benefits
PE3 Prosperous Economy	Improve liveability in the shire	
PE3.1	Support residential development that delivers services close to home	Lower cost of living
PE3.2	Facilitate and provide affordable infrastructure	More affordable housing
PE3.3	Improve connectivity within the shire	Reduced transport costs
HE3 Healthy Environment	Our built environment blends with the natural environment	
HE3.1	Develop and implement plans that balance the built environment with the natural environment	More people are satisfied with our management of development

Ballina Shire Growth Management Strategy 2012 (BSGMS)

The planning proposal is consistent with the following growth management principles for future urban development within the shire as outlined in the BSGMS:

- Support the desired identity, character and amenity of the shire and its communities;
- Facilitate greater housing choice through an adequate mixture of dwelling types;
- Support the regional settlement hierarchy of cities and towns surrounded by villages and smaller rural hamlets;
- Minimise the exposure of new and existing residential areas to environmental hazards;
- Integrate urban development with key infrastructure and services;
- Provide for a functional urban environment that is compatible with environmental characteristics and community expectations; and
- Provide for affordable housing stock.

Ballina Local Environmental Plan 2012 (BLEP 2012)

The BLEP 2012 provides for the following residential zones:

- R2 Low Density Residential Zone – for low density residential development forms including dwellings and secondary dwellings (and other compatible uses); and
- R3 Medium Density Residential Zone – for a broad range of residential development forms including dual occupancies, residential flat buildings, multi dwelling housing and the like (and other compatible uses).

This planning proposal relates to part of the R2 Low Density Residential zone under the provisions of the BLEP 2012 located within Wardell Village not impacted by the 2100 1:100 year ARI flood level.

Dual occupancy development is currently only permissible in the R3 Medium Density Residential zone.

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Rather than alter the zoning of the identified properties, the planning proposal seeks to increase housing choice by permitting dual occupancy development on R2 zoned lots not affected by the flooding constraint.

Q5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is generally consistent with applicable State Environmental Planning Policies (SEPPs).

Q6 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

A Section 9.1 Direction checklist for the planning proposal is contained in Appendix Three.

4.3 Section C – Environmental, Social and Economic Impact

Q7 Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject land is currently zoned for low density residential development (single detached dwellings and secondary dwellings) and is located within an established residential area. The planning proposal will enable development for attached dual occupancy development to occur with development consent. The planning proposal is unlikely to have any greater environmental impact than is anticipated from the development of the land under the current zoning arrangement.

Q8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No significant adverse environmental impacts are likely to arise as a result of the planning proposal.

Q9 Has the planning proposal adequately addressed any social and economic effects?

The social and economic impacts of the planning proposal are considered to be generally positive and were addressed in the Wardell Planning and Environmental Study.

4.4 Section D – State and Commonwealth Interests

Q10 Is there adequate public infrastructure for the planning proposal?

The planning proposal is not considered to create a demand for additional public infrastructure. Existing infrastructure such as water and sewerage are considered to be adequate to cater for future development generated by this planning proposal.

Q11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation will be undertaken with relevant agencies as required by the Gateway determination during the public exhibition stage of the LEP amendment.

5. Mapping

No mapping is proposed to support the planning proposal at this stage. Council will be guided by Parliamentary Counsel following public exhibition as to the manner in which the proposed LEP amendment will be drafted. This may include mapping required as a consequence of this process.

6. Community Consultation

This proposal will be exhibited in accordance with the Gateway determination and the terms of the *Environmental Planning and Assessment Act 1979*. It is anticipated that a minimum public notification period of 28 days will be applied to this planning proposal.

7. Timeline

The proposed timeline for completion of the planning proposal is as follows:

Plan Making Step	Estimated Completion (Before)
Gateway Determination	February 2019
Government Agency Consultation	February 2019
Public Exhibition Period	March 2019
Public Hearing	N/A
Submissions Assessment	April 2019
RPA Assessment of Planning Proposal and Exhibition Outcomes	May 2019
Submission of Endorsed LEP to DP&E for Finalisation	June 2019
RPA Decision to Make the LEP Amendment (if delegated)	June 2019
Forwarding of LEP Amendment to DP&I for Notification (if delegated)	June 2019

Council is seeking to exercise plan finalisation functions under delegation.

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8. Appendices

Appendix One – Maps

No mapping has been prepared at this stage (pre Gateway).

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Appendix Two – Council Reports

(To be completed following Council meeting).

Appendix Three – Section 9.1 Direction Checklist

Section 9.1 Direction Checklist Planning Proposal – Attached Dual Occupancy, Wardell	
Direction No.	Compliance of Planning Proposal
1. Employment and Resources	
1.1 Business and Industrial Zones	Does not apply to planning proposal.
1.2 Rural Zones	Does not apply to planning proposal.
1.3 Mining, Petroleum Production and Extractive Industries	Does not apply to planning proposal.
1.4 Oyster Aquaculture	Does not apply to planning proposal.
1.5 Rural lands	Consistent. The planning proposal does not affect land within an existing rural or environmental protection zone.
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent. The planning proposal does not involve the development of land identified as being of environmental significance. Some lots impacted by this planning proposal are identified within areas identified as Koala habitat areas under the adopted Ballina Shire Koala Management Strategy 2016.
2.2 Coastal Protection	Consistent. The subject lots are located within the coastal zone. The proposal is considered to be consistent with the objects of the <i>Coastal Management Act 2016</i> , NSW Coastal Management Manual, NSW coastal Design Guidelines and the SEPP (Coastal Management) 2018. The planning proposal is considered to have minor significance.
2.3 Heritage Conservation	Consistent. Ballina LEP 2012 already contains provisions which are consistent. Within Wardell the following sites of local heritage significance (Ballina LEP 2012) are located within the R2 zone and impacted by this planning proposal: <ul style="list-style-type: none"> • I86 – Wardell Post Office • I87 – Police Station • I90 – Wardell and District War Memorial Hall (including Honour Roll) • I91 – Catholic Precinct: Church, Convent/ Mercy Centre, Presbytery, St Patrick's School • I94 – Former National Bank
2.4 Recreation Vehicle Areas	Consistent. The planning proposal does not involve the development of land for the purpose of a recreation vehicle area.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Does not apply to planning proposal.
3. Housing, Infrastructure and Urban Development	

9.3 Planning Proposal - Attached Dual Occupancy, Wardell.DOC

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Section 9.1 Direction Checklist	
Planning Proposal – Attached Dual Occupancy, Wardell	
Direction No.	Compliance of Planning Proposal
3.1 Residential Zones	Consistent. The planning proposal that proposes to permit attached dual occupancy development in Wardell on non-flood prone land is considered to be consistent with this direction. The proposal will increase housing choice and make more efficient use of existing infrastructure and services whilst minimising the impacts on the environment and resource lands.
3.2 Caravan Parks and Manufactured Home Estates	Consistent. The planning proposal will not result in any reduction in the existing availability of land for caravan parks of manufactured home estates.
3.3 Home Occupation	Consistent. The proposal will not affect any existing permissibility or exemptions for home occupations.
3.4 Integrating Land Use and Transport	Consistent. The planning proposal which proposes to permit attached dual occupancies within the R2 zone is considered to be of minor significance.
3.5 Development near Licensed Aerodromes	Does not apply to planning proposal. The land is not located within the Obstacle Limitation Surface (OLS) and the Australian Noise Exposure Forecast (ANEF) for the Ballina Byron Gateway Airport.
3.6 Shooting Ranges	Does not apply to this planning proposal.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Justifiably inconsistent. The subject land is identified as being affected by acid sulfate soils (Class 4) on the Ballina LEP 2012 Acid Sulfate Soil Map. Clause 7.1 of Ballina LEP 2012 contains provisions which require the consideration of Acid Sulfate Soil impact at the DA stage.
4.2 Mine subsidence and Unstable Land	Does not apply to this planning proposal. The subject lands are not identified as being unstable land.
4.3 Flood Prone Land	Consistent. The planning proposal does not apply to flood prone land.
4.4 Planning for Bushfire Protection	Inconsistent. The majority of lots impacted by this planning proposal are located upon bushfire prone land. Consultation will be undertaken with the NSW Rural Fire Service post Gateway determination.
5. Regional Planning	
5.1 Implementation of Regional Strategies (Revoked 17 October 2017)	Revoked.
5.2 Sydney Drinking Water Catchments	Does not apply to planning proposal.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Does not apply to planning proposal. The subject lots have not been mapped as State Significant Farmland, Regionally Significant Farmland or Significant non-contiguous Farmland.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Does not apply to this planning proposal.

Planning Proposal 18/003 – Attached Dual Occupancy, Wardell

Section 9.1 Direction Checklist	
Planning Proposal – Attached Dual Occupancy, Wardell	
Direction No.	Compliance of Planning Proposal
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Revoked 18 June 2010)	Revoked.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)	Revoked.
5.7 Central Coast (Revoked 10 July 2008)	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	Does not apply to planning proposal.
5.9 North West Rail Link Corridor Strategy	Does not apply to planning proposal.
5.10 Implementation of Regional Plans	Consistent. The planning proposal is considered to be consistent with the North Coast Regional Plan 2036 as the subject land is located within a designated Urban Growth Area. The planning proposal is considered to achieve the overall intent of the regional strategy and supports the achievement of its vision, land use strategy, policies, outcomes and actions.
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent. The planning proposal does not introduce any new concurrence or consultation provisions or any additional designated development types.
6.2 Reserving Land for Public Purposes	Consistent. The planning proposal does not create, alter or reduce existing zonings or reservations of land reserved for public purposes.
6.3 Site Specific Provisions	Consistent. The planning proposal is consistent with this Direction as it seeks to allow a land use that is compatible with the residential development of the site.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	Does not apply to planning proposal.
7.2 Implementation of greater Macarthur Land Release Investigation	Does not apply to planning proposal.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Does not apply to planning proposal.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Does not apply to planning proposal.
7.5 Implementation of Greater Parramatta Priority growth Area Interim Land Use and Infrastructure Implementation Plan	Does not apply to planning proposal.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Does not apply to planning proposal.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Does not apply to planning proposal.
7.8 <i>There is no information relating to 7.8</i>	<i>There is no information relating to 7.8</i>
7.9 Implementation of Bayside West Precincts 2036 Plan	Does not apply to planning proposal.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Does not apply to planning proposal.