



Planning Proposal 20/002

» **No. 6-20 Fitzroy Street,
Wardell**

September 2020 (V1 Initiation/Gateway) 20/51085

ballina
shire council



40 cherry street • po box 450 • ballina nsw 2478
t 1300 864 444 • e council@ballina.nsw.gov.au

ballina.nsw.gov.au

DISCLAIMER © NSW Spatial Services 2020. Although all care is taken in the preparation of plans within this document and its attachments, Ballina Shire Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within each plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.

Contents

1. Introduction	2
1.1 Summary of Planning Proposal.....	2
1.2 Land to Which the Planning Proposal Applies.....	2
1.3 Council Resolutions	3
1.4 Gateway Determination	3
2. Objectives & Intended Outcomes	4
3. Explanation of Provisions	4
3.1 The Proposal	4
4. Justification	6
4.1 Section A – Need for the planning proposal	6
4.2 Section B – Relationship to strategic planning framework	6
4.3 Section C – Environmental, social and economic impact	9
4.4 Section D – State and Commonwealth interests	11
5. Mapping	13
6. Community Consultation	13
7. Timeline	13
8. Appendices	14
Appendix 1 – Maps	15
Appendix 2 – Section 9.1 Direction Checklist	17
Appendix 3 – Reports and Resolutions	21
Appendix 4 – Gateway Determination	22
Appendix 5 – Proponent’s Planning Proposal Submission	23

1. Introduction

1.1 Summary of Planning Proposal

This planning proposal applies to Lots 2-5, Section 10, DP 759050, No. 6-20 Fitzroy Street, Wardell (the subject land). The subject land has a total combined area of 7385.5 square metres.

The subject land is shown by red outline in Figure 1 below and the Locality Map contained within Appendix 1.



Figure 1: The subject land, outlined in red

This planning proposal seeks to amend the Ballina Local Environmental Plan 2012 (BLEP 2012) by rezoning the land to R3 – Medium Density Residential zone, apply a minimum lot size requirement of 800m² and to remove the Strategic Urban Growth Area (SUGA) designation that applies to the land.

The LEP amendment request has been prepared by Ardill Payne and Partners and is contained within Appendix 5.

1.2 Land to Which the Planning Proposal Applies

This planning proposal relates to four lots that are described in real property terms as Lots 2, 3, 4 and 5, Section 10, DP 759050 and are located at No. 6-20 Fitzroy Street, Wardell as indicated in Figure 1 above. Details of individual lot areas are provided in Table 1 below.

Table 1: Site area of Lots 2-5 Section 10 DP 759050

Lot	Area m ²
Lot 2	1871.7
Lot 3	1846.4
Lot 4	1846.4
Lot 5	1821.0
Total site area	7385.5m²

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

1.3 Council Resolutions

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

1.4 Gateway Determination

To be completed following the Gateway determination.

2. Objectives & Intended Outcomes

The objectives of this planning proposal are to amend the Ballina LEP 2012 so as to:

- Apply a medium density residential zone to Lots 2-5 Section 10 DP 759050 and apply an 800m² minimum lot size requirement; and
- Remove the Strategic Urban Growth Area designation from Lots 2-5 Section 10 DP 759050, and remove associated buffer areas.

The intended outcomes of this planning proposal will be:

- To enable land proposed to be zoned for residential purposes to be considered for subdivision.

3. Explanation of Provisions

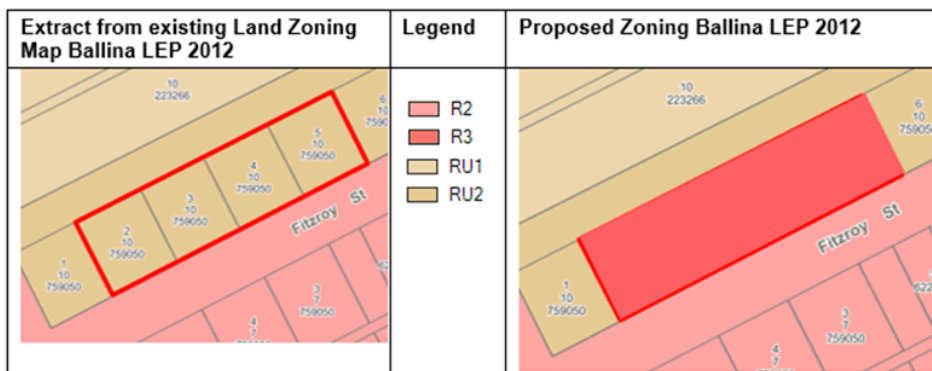
3.1 The Proposal

The proposed outcome will be achieved by:

- Amending the Ballina LEP 2012 Land Zoning Map by deleting the RU2 Rural Landscape zone that applies to the subject land and replacing it with an R3 Medium Density Residential zone;
- Amending the Ballina LEP 2012 Lot Size Map by deleting the 40 hectare lot size that applies to the subject land and replacing it with an 800m² lot size; and
- Amending the Ballina LEP 2012 Strategic Urban Growth Area (SUGA) Map so as to delete the SUGA designation from the subject land, and to delete associated buffers.

The thumbnail maps contained in Figures 2 to 4 indicate the mapping outcomes proposed by this planning proposal.

Figure 2: Existing and proposed zoning



Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Figure 3: Existing and proposed minimum lot size

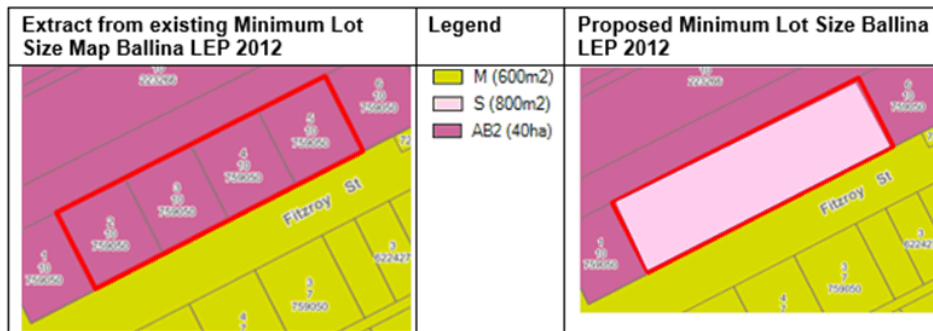
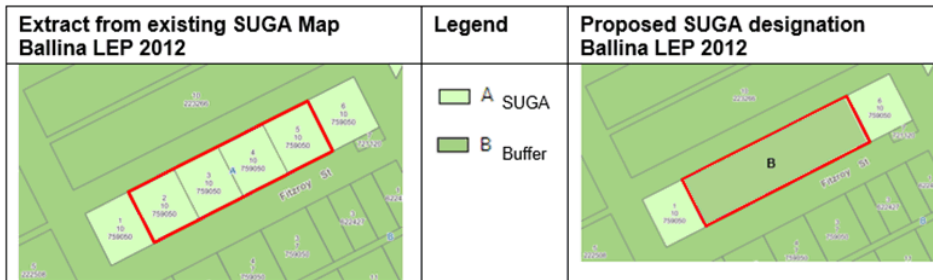


Figure 4: Existing and proposed Strategic Urban Growth Area (SUGA) and Land Adjoining Strategic Urban Growth Area (Buffer) designation



Q4 Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Ballina Shire Council Community Strategic Plan 2017-2027 (CSP)

The planning proposal is considered to be generally consistent with the elements and specified outcomes of Council’s CSP as indicated in the table below:

Element and Reference	Outcomes	Benefits
PE3 Prosperous Economy	Improve liveability in the shire	
PE3.2	Facilitate and provide affordable infrastructure	More housing opportunities created
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 Local Strategic Planning Statement 2020-2040 (LSPS)

The purpose of the LSPS is to provide a land use planning vision for Ballina Shire in the 20-year period to 2040. The LSPS provides a level of consistency between key directions and actions within the North Coast Regional Plan 2036 and Ballina Shire’s strategic planning priorities and actions. The planning priorities and actions contained within the LSPS build on the strategic planning actions already contained within the CSP and the 2019-2023 Delivery Program and Operational Plan.


The planning proposal is considered to be generally consistent with the themes and planning priorities contained within the LSPS.

Ballina Shire Growth Management Strategy 2012 (BSGMS)

The Ballina Shire Growth Management Strategy 2012 (BSGMS) provides the strategic planning context for urban development in Ballina Shire. The BSGMS incorporates the following strategic action of relevance to this planning proposal:

- Implement the Wardell Strategic Plan via the investigation of rezoning opportunities.

Strategic Action No 24 contained within the Wardell Strategic Plan 2015 – 2035 is of relevance and is reproduced below:

	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.
---	--	---

The rezoning of the land from RU2 to R3 as proposed is consistent with Council’s Ballina Shire Growth Management Strategy.

Ballina LEP 2012

Lots 2 to 5 are designated as a Strategic Urban Growth Area as shown on the SUGA Map.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

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) as detailed in the table below:

SEPP Title	Compliance of Planning Proposal
SEPP No 55 – Remediation of Land	<p>Clause 6 of this SEPP was repealed on 17 April 2020 and the provisions relating to rezoning proposals were transferred to Ministerial Direction 2.6 Remediation of Contaminated Land.</p> <p>Refer to s.9.1 Direction checklist contained within Appendix 2 of this planning proposal.</p>
SEPP (Primary Production and Rural Development) 2019	<p>The subject land is mapped as regionally significant agricultural land. The objects of Part 2 of this SEPP are as follows:</p> <p><i>(a) to identify State significant agricultural land and to provide for the carrying out of development on that land,</i> <i>(b) to provide for the protection of agricultural land—</i> <i>(i) that is of State or regional agricultural significance, and</i> <i>(ii) that may be subject to demand for uses that are not compatible with agriculture, and</i> <i>(iii) if the protection will result in a public benefit.</i></p> <p>Land is State significant land if it is listed in Schedule 1 of this SEPP. At the time of preparing this planning proposal, Schedule 1 was blank.</p> <p>The subject land is zoned RU2 – Rural Landscape under the BLEP 2012. The proposed rezoning of the lots to a residential zone will not compromise or prejudice the use of the subject and adjoining land for agricultural purposes, due primarily to the nature and character, existing uses and small size of the subject lots (and of the adjoining lots).</p> <p>The application of a residential zone will not result in increased land use conflicts as there is no adjoining productive agricultural land and the adjoining land has limited potential for agricultural use.</p> <p>The planning proposal is considered to be consistent with the provisions of this SEPP.</p>
SEPP (Coastal Management) 2018	<p>The subject land is not mapped as containing “Coastal Wetlands” or “Littoral Rainforests” or being “Proximity Area” to such vegetation. The land is partially mapped as “Coastal Use Area” and entirely mapped as “Coastal Environment Area”.</p> <p>The subject land is physically and spatially separated from any foreshore area or watercourses and is unlikely to impact on any coastal land or foreshore area. Future subdivision and residential development of the land will not adversely impact on any part of the coastal foreshore or any public land.</p> <p>The planning proposal is considered to be consistent with the provisions of, and is not contrary to, the intent of this SEPP.</p>

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

No. A number of inconsistencies, considered to be of minor significance and justifiable in the circumstances, have been identified. A section 9.1 Direction checklist for this planning proposal is provided at Appendix 2.

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?

Based on information currently available the planning proposal is not considered to give rise to any direct adverse impacts on critical habitat or threatened species, population or ecological communities, or their habitats. The subject land is vacant and devoid of any significant vegetation.

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

Bushfire Impacts

The subject land is designated as bushfire prone land. The proponent has submitted a Draft Strategic Bush Fire Study prepared in accordance with the provisions of *Planning for Bushfire Protection 2019* (PBP) which concludes the following:

- the proposed rezoning is appropriate in the bush fire hazard context;
- bush fire mitigation and management measures for the future development can be adequately addressed with the proposal having an ability to comply with PBP 2019; and
- the indicative allotment layout with proposed minimum lot sizes are considered appropriate to accommodate the Asset Protection Zones (APZs) within future subdivision, with exception of Concept Lot 1 which will require adjustment to accommodate the APZ.

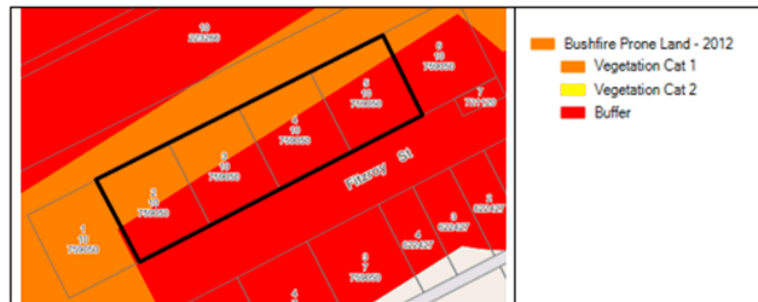


Figure 6: Bushfire Prone Land Map Extract

Consultation with the NSW Rural Fire Service will occur post-Gateway determination.

Flooding

The subject land is identified in the Ballina LEP 2012 as being subject to the 1 in 100 year flood event, being within a medium flood hazard area (Figure 7).

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Chapter 2b – Floodplain Management of the BSDCP 2012 has been adopted to reflect the findings of the Ballina Floodplain Risk Management Study and Plan (2012) and preceding studies, including the Wardell and Cabbage Tree Island Floodplain Risk Management Study (2007).

This chapter of the DCP permits the construction of elevated dwellings and non-filling of sites except for drainage purposes within the Wardell Village, including at the subject site. This means of flood control ensures any future dwellings are more compatible with existing development within the village and reduces the cumulative impact of raising ground levels within an identified flood prone area.

Further impacts regarding flood hazard and mitigation measures would be required to be considered as part of the development assessment process associated with the future development of the site.



Figure 7: Flood Planning Area Map Extract

Acid Sulfate Soils

The subject land is mapped as containing part Class 2 and part Class 3 Acid Sulfate Soils (ASS) as shown in Figure 8.

The Wardell Planning & Environmental Study identified that ASS may be an impediment to the rezoning of the land for residential purposes. The Ballina LEP 2012 contains provisions that require ASS to be addressed in relation to future development applications for the subject land.



Figure 8: Acid Sulfate Soils Map Extract

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Land Contamination

Council's Environmental Health Officer has reviewed the Preliminary Site Investigation Report submitted by the proponent and provides the following comments:

The Contaminated Land Assessment prepared by CSI dated 25 March 2020 has been prepared generally in accordance with the requirements of the NSW EPA – Guidelines for Consultants Reporting on Contaminated Sites.

The consultant undertook a stage 1 investigation in line with the requirements of the Managing Land Contamination Planning Guidelines (DUAP and EPA, 1998). This involved establishing the site history and collecting soil samples.

The results of the soil analysis were compared with Column 1 of the Table 'Soil Investigation Levels for Urban Redevelopment Sites in NSW' (NSW DEC, 2006 and NEPM 2013). Column 1 represents health-based investigation levels (HIL A) for "Residential with garden/accessible soil (home grown produce less than 10% fruit and vegetable intake (no poultry) also includes childcare centres, pre-schools and primary schools".

Six surface soil samples were collected in a targeted sampling pattern for analysis. One samples was collected within each existing lot plus one duplicate sample. The site history did not identify any potential contaminating land uses, neither did the site inspection (long grass impeded the visual inspection) and the consultant was conservative by analysing the samples for heavy metals, organochlorine (OC) and organophosphate (OP) pesticides and hydrocarbons.

The results demonstrated that none of the targeted pollutants exceeded the Human Based Investigation Levels (HBIL) in the collected soil samples. Therefore based on these finding the site is considered suitable for the proposed planning proposal to proceed in changing the zone from RU2 Rural Landscape to R3 medium density residential.

This assessment may also be adequate to address any future subdivision or residential development on the subject land however depending on the details of any future subdivision or development application further assessment of land contamination may be required.

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

The planning proposal is considered to provide benefits to the community via an increase in residential zoned within Wardell village. As such, social and economic outcomes resulting from the proposed rezoning are considered to be positive.

4.4 Section D – State and Commonwealth interests

Q10 Is there adequate public infrastructure for the planning proposal?

Infrastructure available to service the site and future residential development comprises the following:

- Electricity
- Water
- Sewer
- Telephone
- Sealed roadway

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

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

The following maps will be prepared following the public exhibition of the planning proposal (Appendix 1):

- Map 1 – Proposed Land Zoning Map Ballina LEP 2012;
- Map 2 – Proposed Lot Size Map Ballina LEP 2012; and
- Map 3 – Proposed Strategic Urban Growth Area Map Ballina LEP 2012.

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	October 2020
Government Agency Consultation	January 2021
Public Exhibition Period	February 2021
Public Hearing	N/A
Submissions Assessment	March 2021
RPA Assessment of Planning Proposal and Exhibition Outcomes	March 2021
Submission of Endorsed LEP to DPIE for Finalisation	N/A
RPA Decision to Make the LEP Amendment (if delegated)	April 2021 #
Forwarding of LEP Amendment to DPIE for Notification (if delegated)	April 2021

Council is seeking to exercise the functions of the local plan-making authority for finalisation of this LEP amendment.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

8. Appendices

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Appendix 1 – Maps

Locality Map



8.2 LEP Amendment Request - No.6-20 Fitzroy Street, Wardell

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

The following additional maps will be prepared following public exhibition:

Map 1 – Land Zoning Map Ballina LEP 2012

Map 2 –Lot Size Map Ballina LEP 2012

Map 3 – Strategic Urban Growth Area Map Ballina LEP 2012

Appendix 2 – Section 9.1 Direction Checklist

Section 9.1 Direction Checklist Planning Proposal – No. 6-20 Fitzroy Street, 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	Justifiably inconsistent. This planning proposal has been prepared as a consequence of the North Coast Regional Plan 2036 designating the site as an Investigation Area – Urban Land located within a designated Urban Growth Area. The proposal is also consistent with the relevant Wardell strategic actions contained in the Ballina Shire Growth Management Strategy and the Wardell Strategic Plan 2015 – 2035.
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	Justifiably inconsistent. This planning proposal has been prepared as a consequence of the North Coast Regional Plan 2036 designating the site as an Investigation Area – Urban Land located within a designated Urban Growth Area. The proposal is also consistent with the relevant Wardell strategic actions contained in the Ballina Shire Growth Management Strategy and the Wardell Strategic Plan 2015 – 2035.
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent. The planning proposal does not involve the development of land identified as being within an environmentally sensitive area.
2.2 Coastal Protection	Consistent. The planning proposal facilitates the rezoning of land designated as an Investigation Area – Urban Land in the North Coast Regional Plan 2036. The planning proposal is also supported by the Wardell Planning and Environmental Study (2015) which assessed this site as having a fair suitability for urban development. The subject land is mapped as being within a coastal environment area as defined by the <i>State Environmental Planning Policy (Coastal Management) 2018</i> . It is considered that this planning proposal is consistent with: (a) the objects of the <i>Coastal Management Act 2016</i> and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; and (c) the NSW Coastal Design Guidelines 2003.
2.3 Heritage Conservation	Consistent. The site is not listed as containing an item of environmental heritage within Ballina LEP 2012.
2.4 Recreation Vehicle Areas	Consistent. The planning proposal does not involve the development of land for the purpose of a recreation vehicle area.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Section 9.1 Direction Checklist	
Planning Proposal – No. 6-20 Fitzroy Street, Wardell	
Direction No.	Compliance of Planning Proposal
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Does not apply to planning proposal.
2.6 Remediation of Contaminated Land	<p>Consistent.</p> <p>The planning proposal is accompanied by a Preliminary Site Investigation Report prepared in accordance with the contaminated land planning guidelines which concludes the following:</p> <p><i>“ A desktop review of available information and a site visit did not identify evidence of previous development or activities on the site that would suggest any potentially contaminating activities had taken place on the site. Analytical results from surface soils indicated all of the compounds tested returned concentrations that were below the adopted criteria for residential use.</i></p> <p><i>Based on the sample data collected (5 primary surface soil samples) and the absence of contamination at the site, no further investigation is deemed warranted. ... Therefore the site is considered to be free of contamination and suitable for its intended use.”</i></p>
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>Justifiably Inconsistent.</p> <p>The proposal is considered to be of minor significance.</p> <p>This proposal involves the rezoning of land from RU2 Rural Landscape zone to R3 Medium Density Residential with a proposed 800m² minimum lot size. The lot size has been nominated to better maximise the lot yield and for its consistency with the lot size applicable to nearby residential land.</p> <p>BLEP 2012 includes an existing provision (Clause 7.7) that requires that adequate servicing be in place, or suitable arrangements to have been made for such servicing, before development proceeds.</p>
3.2 Caravan Parks and Manufactured Home Estates	Does not apply to planning proposal.
3.3 Home Occupation	<p>Consistent.</p> <p>Home occupations are permitted without development consent within the proposed R3 zone.</p>
3.4 Integrating Land Use and Transport	<p>Justifiably inconsistent</p> <p>The proposed rezoning is considered to be of minor significance. The planning proposal facilitates the rezoning of land designated as an Investigation Area – Urban Land in the North Coast Regional Plan 2036. The proposal will facilitate development which is able to make use of existing roads and transport services.</p>
3.5 Development near Licensed Aerodromes	Does not apply to planning proposal.
3.6 Shooting Ranges	Does not apply to planning proposal.
3.7 Reduction in non-hosted short term rental accommodation period	Does not apply to planning proposal.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	<p>Justifiably Inconsistent.</p> <p>The subject land is mapped as containing part Class 2 and part Class 3 acid sulfate soils. The site is subject to Clause 7.1 of the Ballina LEP 2012 which contains provisions addressing this matter in relation to future development applications.</p>
4.2 Mine subsidence and Unstable Land	Does not apply to planning proposal.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Section 9.1 Direction Checklist	
Planning Proposal – No. 6-20 Fitzroy Street, Wardell	
Direction No.	Compliance of Planning Proposal
4.3 Flood Prone Land	<p>Justifiably inconsistent.</p> <p>The subject land is identified as being subject to the 1 in 100 year flood event, being within a medium flood hazard area.</p> <p>Chapter 2b – Floodplain Management of the BSDCP 2012 has been adopted to reflect the findings of the <i>Ballina Floodplain Risk Management Study and Plan (2012)</i> and preceding studies, including the <i>Wardell and Cabbage Tree Island Floodplain Risk Management Study (2007)</i>.</p> <p>This chapter of the DCP permits the construction of elevated dwellings and non-filling of sites except for drainage purposes within the Wardell Village, including at the subject site. This means of flood control ensures any future dwellings are more compatible with existing development within the village and reduces the cumulative impact of raising ground levels within an identified flood prone area.</p> <p>Given the proposed planning proposal will allow for future residential development upon the subject site that is subject to flooding, the provisions of this Chapter of the DCP are relevant. These provisions have been formulated as a result of numerous flood studies that have been undertaken for the entire Shire including the Wardell Village. The DCP permits dwellings upon flood prone sites, and as per the WPES which identified the subject lots for strategic urban growth, the site is considered to be consistent with the relevant floodplain management plan/controls and is not contrary to this direction.</p> <p>Clause 7.3 of the Ballina LEP 2012 includes provisions addressing this matter in relation to future development applications.</p>
4.4 Planning for Bushfire Protection	<p>Justifiably Inconsistent.</p> <p>The subject land is mapped as bush fire prone land being partly affected by Category 1 vegetation and the 100 metre wide buffer.</p> <p>A Draft Strategic Bush Fire Study has been prepared in accordance with the provisions of <i>Planning for Bushfire Protection 2019 (PBP 2019)</i> to support the proposed rezoning and future possible subdivision of the land.</p> <p>The Study has determined that the proposed rezoning is appropriate in the bush fire hazard context. Bush fire mitigation and management measures for the future development can be adequately addressed, with the proposal having the ability to comply with PBP2019. The indicative allotment layout with proposed minimum lot sizes are considered appropriate to accommodate the APZs within future subdivisions.</p> <p>The NSW RFS will be consulted post Gateway determination.</p>
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	<p>Consistent.</p> <p>While the subject land is mapped as being regionally significant farmland, the land is mapped as an Investigation Area – Urban Land in the North Coast Regional Plan 2036.</p>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Does not apply to planning proposal.
5.5 Development in the vicinity of Eillalong, Paxton and Millfield (Revoked 18 June 2010)	Revoked.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)	Revoked.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Section 9.1 Direction Checklist	
Planning Proposal – No. 6-20 Fitzroy Street, Wardell	
Direction No.	Compliance of Planning Proposal
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 subject land is mapped as an Investigation Area – Urban Land in the North Coast Regional Plan 2036.
5.11 Development of Aboriginal Land Council Land	Does not apply to planning proposal.
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 does not relate to a specific development proposal to be carried out nor does it contain or refer to drawings that show details of the development proposal.
7. Metropolitan Planning	
7.1 to 7.10	Does not apply to planning proposal.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Appendix 3 – Reports and Resolutions

A copy of Council reports and resolutions will be included here.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Appendix 4 – Gateway Determination

A copy of the Gateway determination will be included here.

Planning Proposal 20/002 – No. 6-20 Fitzroy Street, Wardell

Appendix 5 – Proponent’s Planning Proposal Submission

(Provided under separate cover)