

Attachment 2:**Consistency of Planning Proposal with S9.1 Ministerial Directions**

S9.1 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2.0 Environment and Heritage		
2.1 Environment Protection Zones	Yes	<p>The Planning Proposal does not propose the removal of or introduction of any Environmental Protection zones.</p> <p>There are no site features that warrant consideration of the application of these zones.</p>
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	Yes	<p>There are no known matters of Aboriginal heritage significance required to be considered for the site. Notwithstanding this, an Aboriginal archaeological study would be prepared if required should the Proposal obtain Gateway Approval.</p> <p>There are no heritage items located on the site.</p>
2.4 Recreation Vehicle Areas	N/A	
3.0 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	<p>The proposed R3 Medium Density Housing zone would permit residential development on the land commensurate with the zoning and development of immediately adjacent land.</p> <p>The site is considered to be consistent with the Direction as the rezoning would:</p> <ul style="list-style-type: none">• Encourage and facilitate a variety of housing to satisfy future needs.• Would make efficient use of existing public transport infrastructure and utility services.• The provision of infill residential development on what is a well serviced and located site.

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3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	Yes	The zone proposed in the Planning Proposal will permit home occupations to be carried out in dwellings without the need for development consent.
3.4 Integrating Land Use and Transport this Ministerial Direction	Yes	<p>The Planning Proposal is considered to be consistent with this Direction through:</p> <ul style="list-style-type: none"> • The Proposal will provide housing in a location that will be well serviced by public transport; • The Proposal is adjacent to a local centre; • The provision of housing in a location that is adjacent to an existing centre that contains retail, commercial and community facilities; • The site enjoys pedestrian and cycleway connections through the site; • The proposal has a walkable connection to the B-Line bus network ; • The Proposal will facilitate further pedestrian and cycleway connections through the site; • Providing an opportunity for residential development that improves opportunities for travel by means other than by car; and • Supports the efficient and viable operation of public transport services.
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	NA	
3.7 – Reduction in new-hosted short term rental accommodation period.	N/A	
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	Yes	The area is subject to potential acid sulfate soils. These potential issues could be addressed post Gateway Determination.
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	The Planning Proposal will be consistent with this Ministerial Direction. The site is subject to flooding, however the Proposal demonstrates strategies to mitigate these impacts.

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4.4 Planning for Bushfire Protection	Yes	<p>The site is identified as being bushfire prone on the Council's Bushfire Prone Lands Map.</p> <p>The Proposal is supported by a bushfire hazard assessment.</p> <p>In this respect, the site is considered suitable for the proposed zonings with respect to the provisions of Planning For Bush Fire Protection.</p>
5.0 Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
5.10 Implementation of regional plans	Yes	The North District Plan has been addressed within the Planning Proposal request.
5.11 Development of Aboriginal Land Council Land.	N/A	
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The Planning Proposal is consistent with this Ministerial Direction.
7.0 Metropolitan Plan Making		
7.1 Implementation of the Metropolitan Strategy	Yes	The Planning Proposal is consistent with the relevant actions from the Greater Sydney Region Plan – A Metropolis of Three Cities and the North District Plan,