

# Draft Planning Proposal to Amend Great Lakes Local Environmental Plan 2014

**Permit medium density residential development on land adjoining the Hawks Nest Golf Course.**

Prepared by:

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## Table of Contents

<b>INTRODUCTION</b>	<b>4</b>
<b>PART 1 - OBJECTIVES OR INTENDED OUTCOMES</b>	<b>5</b>
<b>PART 2 - EXPLANATION OF PROVISIONS</b>	<b>7</b>
<b>PART 3 - JUSTIFICATION</b>	<b>14</b>
Section A – Need for the Planning Proposal .....	14
Section B – Relationship to Strategic Planning Framework .....	16
Section C – Environmental, Social and Economic Impact .....	26
Section D – State and Commonwealth Interests .....	32
<b>PART 4 - MAPPING</b>	<b>34</b>
<b>PART 5 - COMMUNITY CONSULTATION</b>	<b>38</b>
<b>PART 6 - PROJECT TIMELINE</b>	<b>39</b>
<b>PART 7 - CONCLUSION</b>	<b>41</b>
Appendix A – Consistency with Hunter Regional Plan .....	42
Appendix B – Consistency with State Environmental Planning Policies .....	50
Appendix C – Consistency with S9.1 Ministerial Directions .....	54
Appendix D – Urban Design Analysis .....	61
Appendix E – Biodiversity Development Assessment .....	62
Appendix F – Servicing Strategy .....	63
Appendix G – Traffic Impact Assessment .....	64
Appendix H – Economic Impact Assessment .....	65
Appendix I – View Analysis .....	66
Appendix J – Stormwater Quality Assessment .....	67
Appendix K – Bushfire Hazard Assessment .....	68
Appendix L – Preliminary Cultural Heritage Assessment .....	69
Appendix M – Preliminary Site Investigation for Contamination .....	70
Appendix N – Acid Sulfate Soils Assessment .....	71
Appendix O – Coastal Risk Assessment .....	72

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## Introduction

The Planning Proposal has been prepared in accordance with Division 3.4 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning Industry and Environment (Department) Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

The Planning Proposal seeks to amend Great Lakes Local Environmental Plan (LEP) 2014 with respect to the subject land to:

1. Amend the zoning from RE1 Public Recreation to R3 Medium Density Residential.
2. Impose a maximum permissible FSR on the subject land of 1:1.
3. Amend the maximum permissible Height of Building on the subject land from 8.5m to 12m.
4. Impose a minimum dwelling density on the subject land of 30 Dwellings/Ha.
5. Impose a minimum lot size on the subject land of 1,000m<sup>2</sup>.
6. Include the subject land as an Urban Release Area.

This Planning Proposal outlines the intended effect of, and justification for, the proposed amendments to Great Lakes LEP 2014.

The proposed amendments were the subject of a report to Council on 27 February 2019. The report, annexures and resolution relevant to this Planning Proposal are available on MidCoast Council's website [www.midcoast.nsw.gov.au](http://www.midcoast.nsw.gov.au)

The proclamation of 12 May 2016 ratified the merger of the Local Government Areas of Gloucester Shire, Greater Taree and Great Lakes Council into MidCoast Council. However, pending the preparation and introduction of a consolidated MidCoast LEP, the Great Lakes LEP 2014 still stands as a separate environmental planning instrument.

Council requests that the Department issue delegations to Council to make these amendments.

## Part 1 - Objectives or Intended Outcomes

*(s.3.33(2)(a) A statement of the objectives or intended outcomes of the proposed instrument)*

This Planning Proposal outlines proposed amendments to Great Lakes Local Environmental Plan, 2014 (GLLEP) as it relates to the subject land to change the zone from RE1 Public Recreation to R3 Medium Density Residential and adjust various development standards accordingly.

These amendments are proposed in response to a commercial opportunity identified by the Hawks Nest Golf Club (Club) and the Core Property Developments and Leric Group (Core/Leric) who have sought and received Councils support to the preparation of this Planning Proposal. This opportunity will see the subject land being developed to facilitate a comprehensive development program.

The potential for the site's development with the suggested LEP amendments will have a positive economic impact for the Club and the community by maintaining and increasing the local tourism offering. The proposal will also increase the local permanent population of Hawks Nest and support new and existing commercial activity.

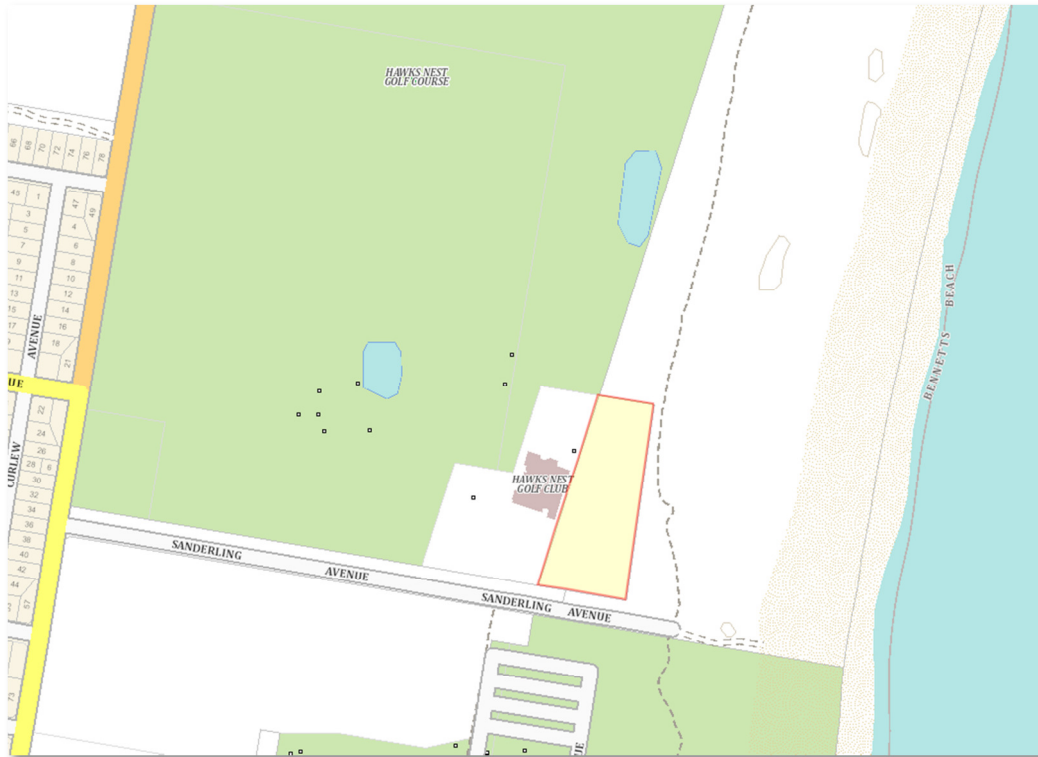
The site subject to this Planning Proposal consists of a single allotment known as Lot 1 DP 1234229 as shown in Figure 1.

The subject site is essentially rectangular in shape; has dimensions of approximately 201/203m by 57/62m and is 1.487Ha in area. It is located immediately to the east of 1.8Ha of land owned by the Golf Course (Lot 1 DP 868540) that is currently zoned R3 Medium Density Residential.

The site is essentially flat and disturbed. Ecological advice indicates that the remnant vegetation of the site is regrowth.



**Figure 1a: Subject site – Aerial View**



**Figure 1b: Subject site – Lot View**

The objectives of the Planning Proposal are to:

- utilise suitably located land for well-designed residential development which will support and enhance the Club;
- grow the community of Hawks Nest in a manageable and logical manner, providing additional permanent residents to support existing local business, infrastructure and services; and
- support the tourism offering within Hawks Nest through the provision of new residential accommodation.

The intention is to amend Great Lakes Local Environmental Plan 2014 so that:

- the land use zone applying to the subject land is changed from RE1 Public Recreation to R3 Medium Density Residential, matching the land adjoining that is currently used by the Hawks Nest Golf Course for their Club facilities and car parking; and
- future development is compatible with the character of the area by adopting the same development standards that apply to R3 Medium Density Residential land in the broader Hawks Nest locality, and is of a suitable minimum dwelling density yield to ensure that desired housing diversity is achieved and the site potential for the locality will be captured.

## Part 2 - Explanation of Provisions

(s.3.33(2)(b) An explanation of the provisions that are to be included in the proposed instrument)

Table 1 provides a summary explanation of the proposed changes to the relevant provisions that apply to the subject land.

**Table 1: Summary of Proposed Changes to the Planning Controls**

	Current	Proposed
<b>Zoning</b>	RE1 Public Recreation (RE1)	R3 Medium Density Residential (R3)
<b>Floor Space Ratio</b>	Not Applicable	1:1 ("N")
<b>Height of Buildings</b>	8.5m ("I")	12m ("M")
<b>Minimum Dwelling Density</b>	Not Applicable	30 Dwellings/Ha
<b>Minimum Lot Size</b>	Not Applicable	1,000m <sup>2</sup> ("U")
<b>Urban Release Area</b>	Not Applicable	Included as Urban Release Area

The proposed zoning reflects the zoning of the land immediately adjoining the site to the west, owned by the Hawks Nest Golf Course and used for the purposes of car parking and the Golf Course Club House.

All other Development Standards proposed to apply to the site are to manage the scale of development, and reflects the consistent approach to planning controls for land within the R3 Medium Density zone across the broader Hawks Nest locality.

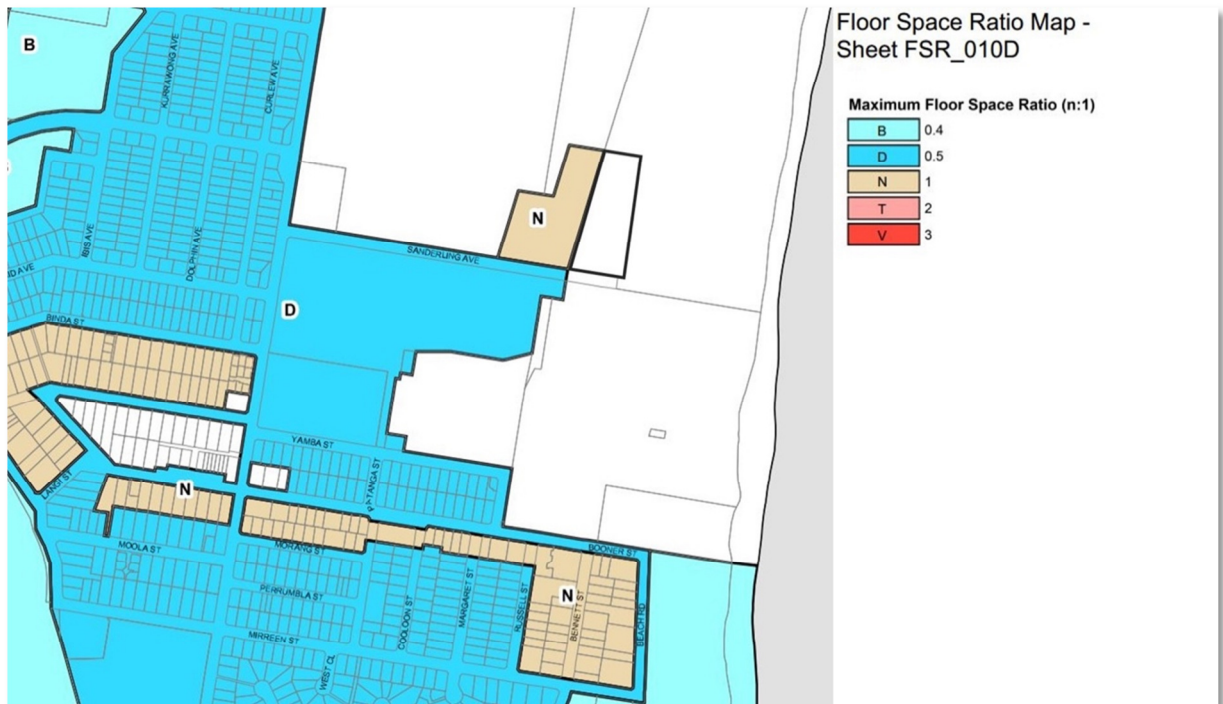
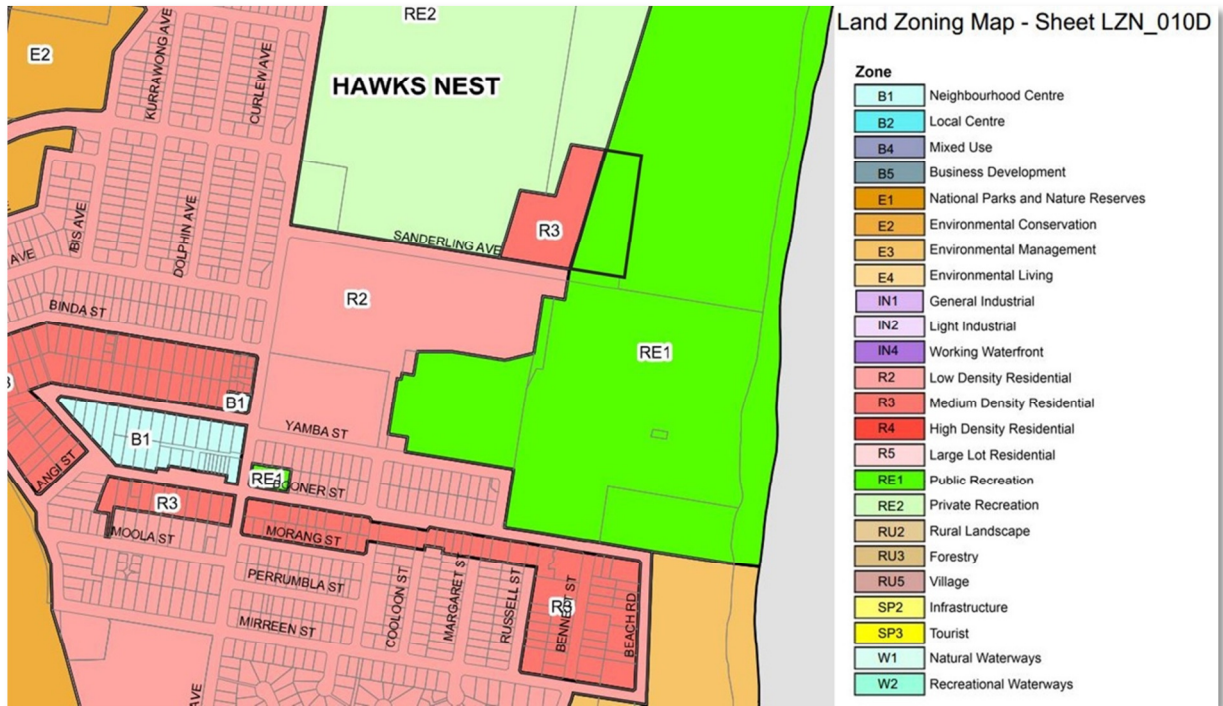
The potential built form is shown in the Urban Design Analysis in **Appendix D**. This illustrates comprehensive development approach for both the subject site and adjoining Golf Course land, It also includes a mix of residential product including villas and four level residential development supported by significant community facilities and a total yield of 292 dwellings. This proposed design is purely indicative, to show the type of development envisaged.

Inclusion of a minimum dwelling density provision requirement will ensure that a suitable density occurs and that this assists with meeting the overarching desire for greater diversity of dwelling types. Council utilises the same minimum figure (30 Dwellings/Ha) over all new areas of greenfield medium density land to ensure that this land is not developed as low-density housing.

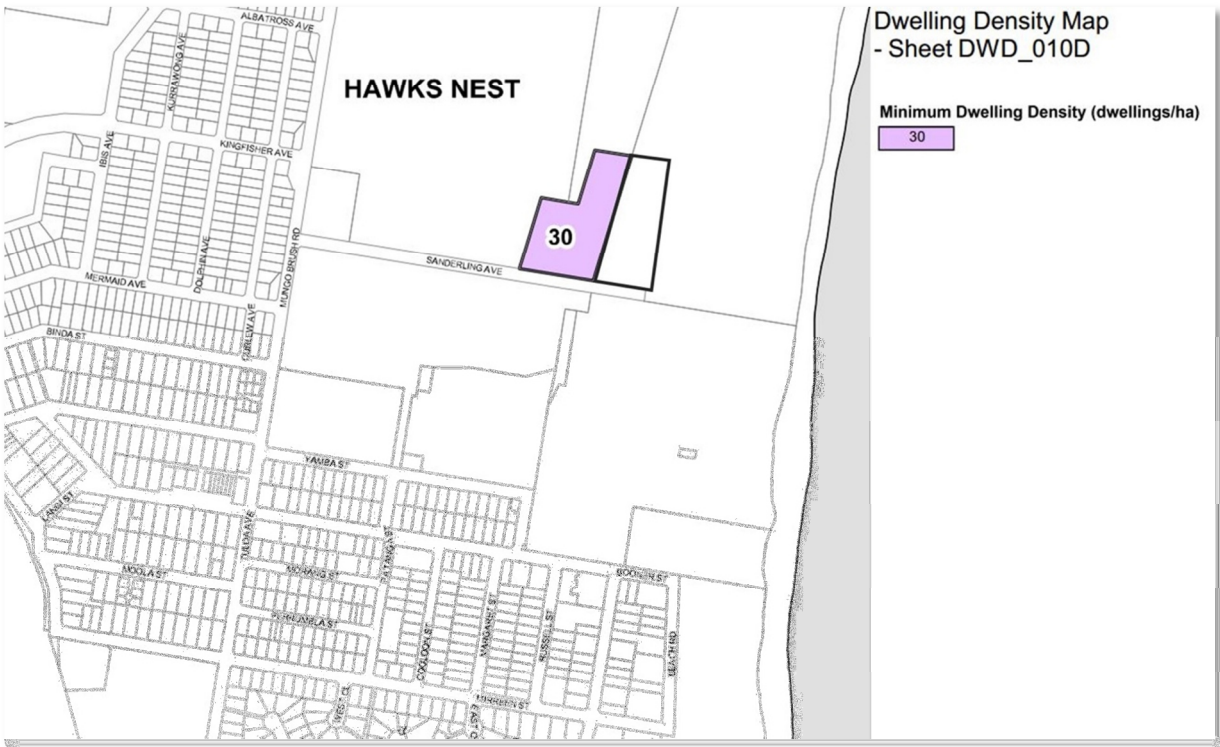
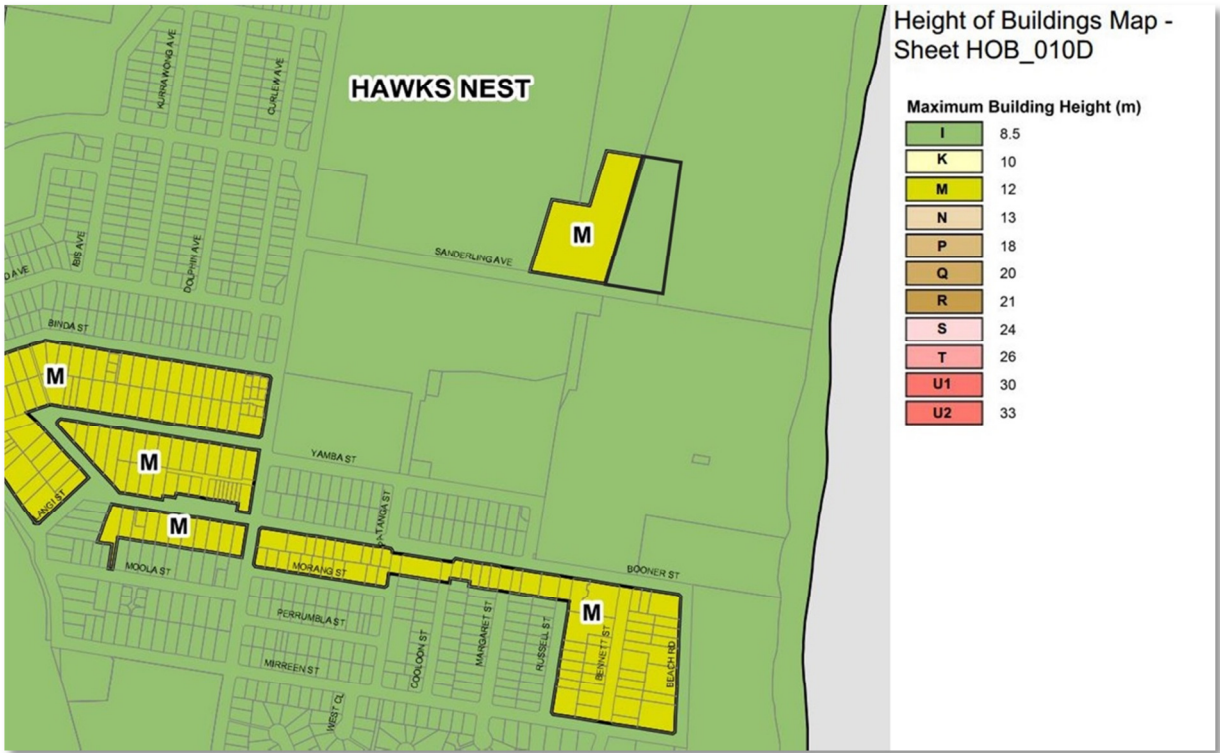
**Figure 2** below illustrates the relevant existing LEP maps.

By way of comparison, **Figure 3** below illustrates the suite of proposed LEP Maps.

**Figure 2: Suite of relevant existing LEP maps (Source: Council LEP maps)**







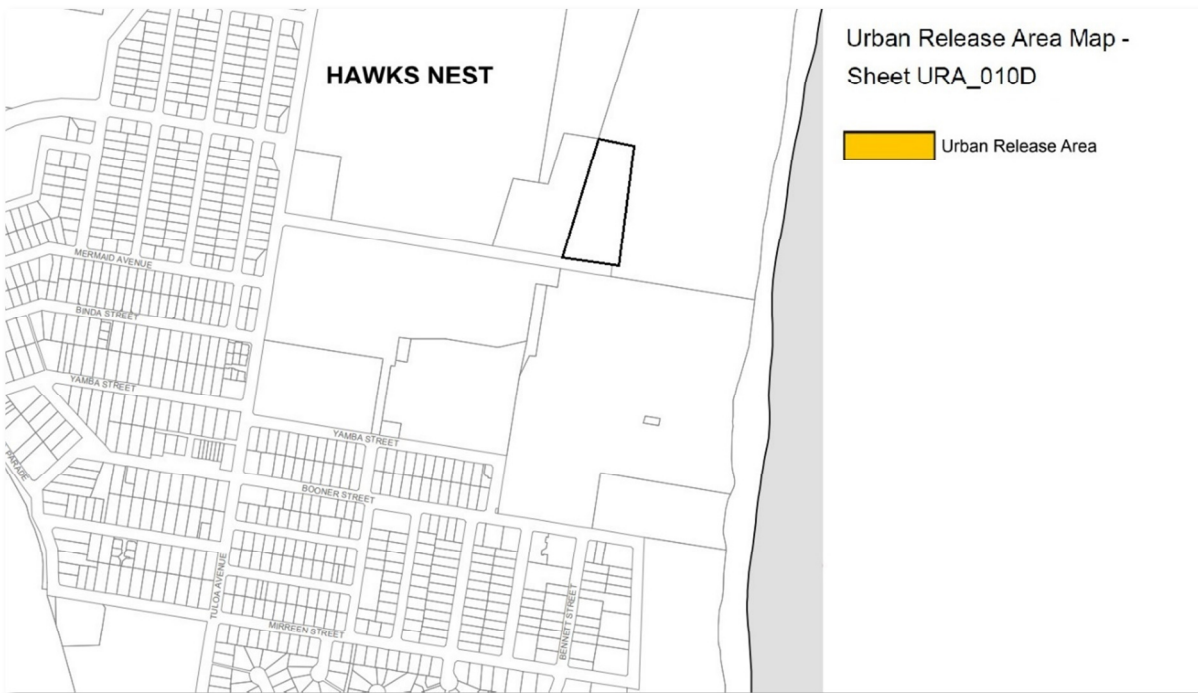
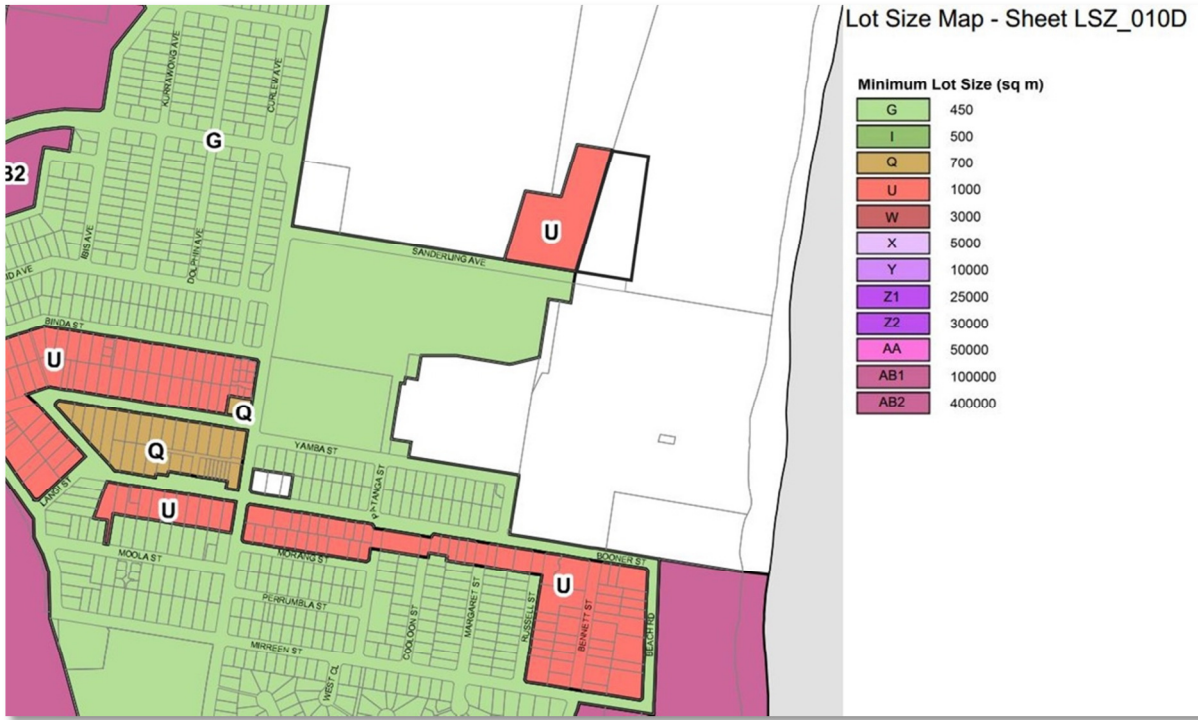
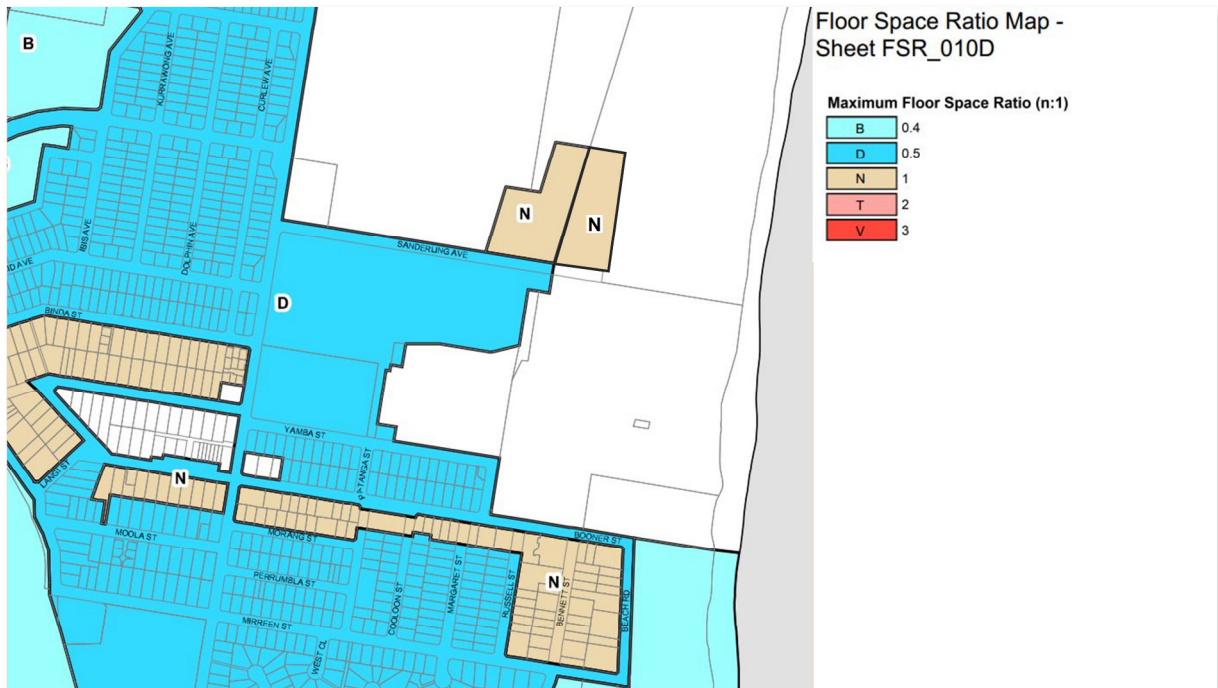
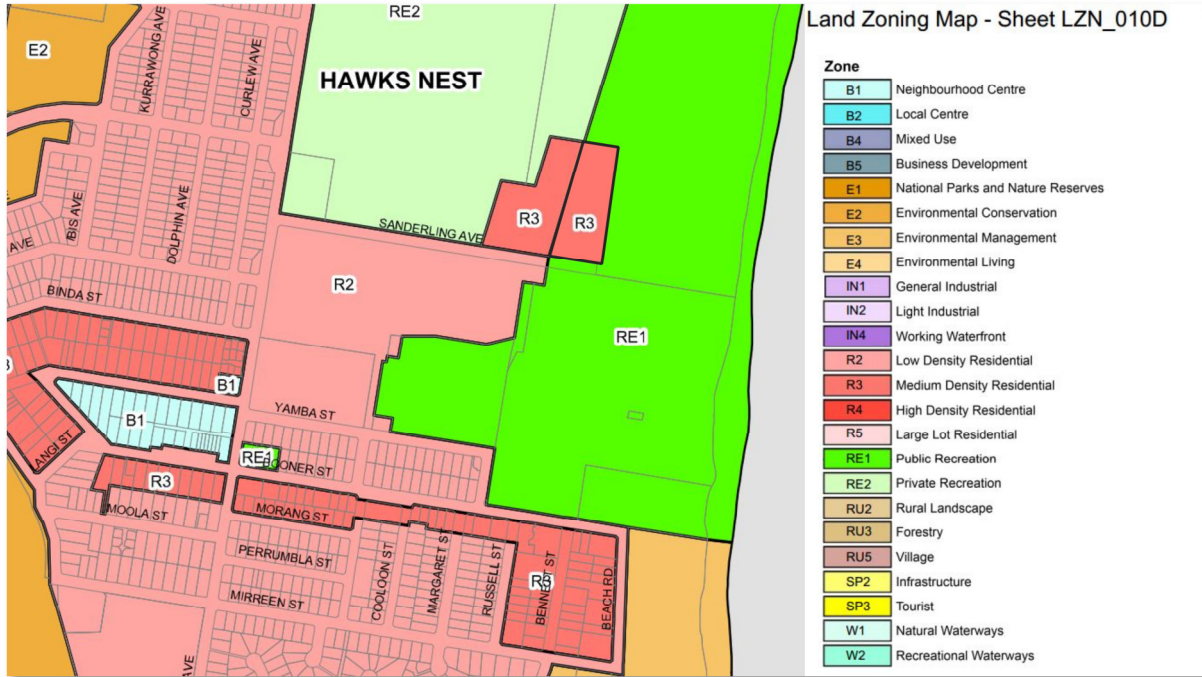
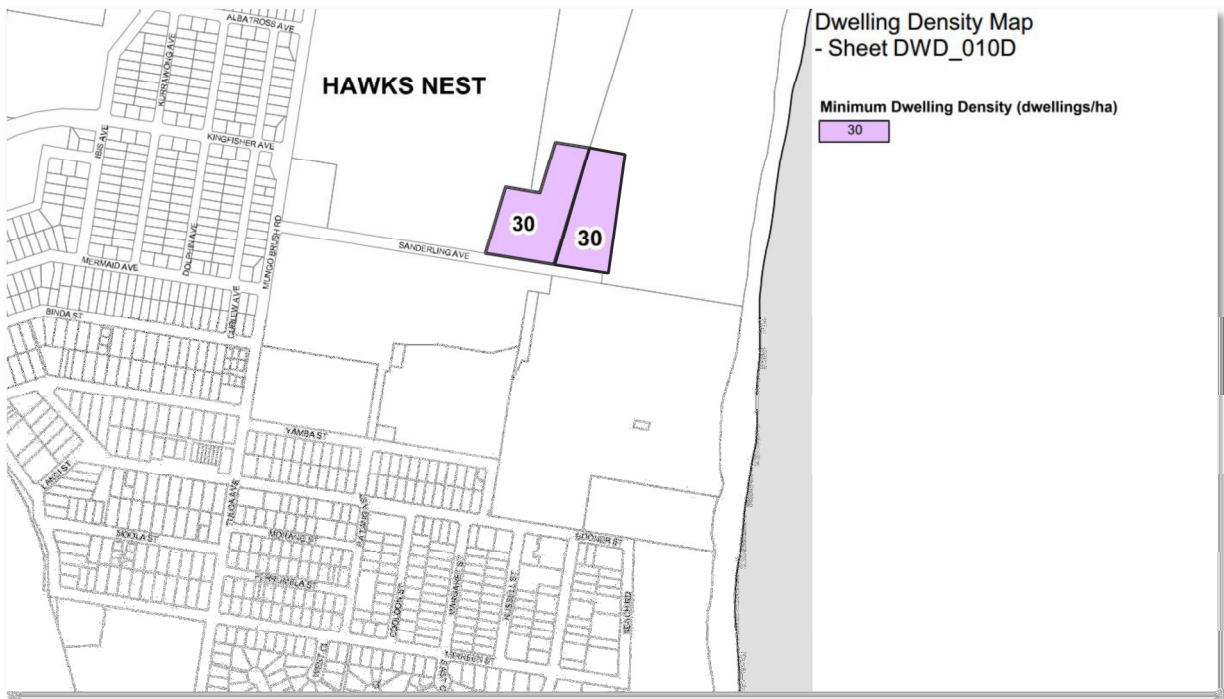
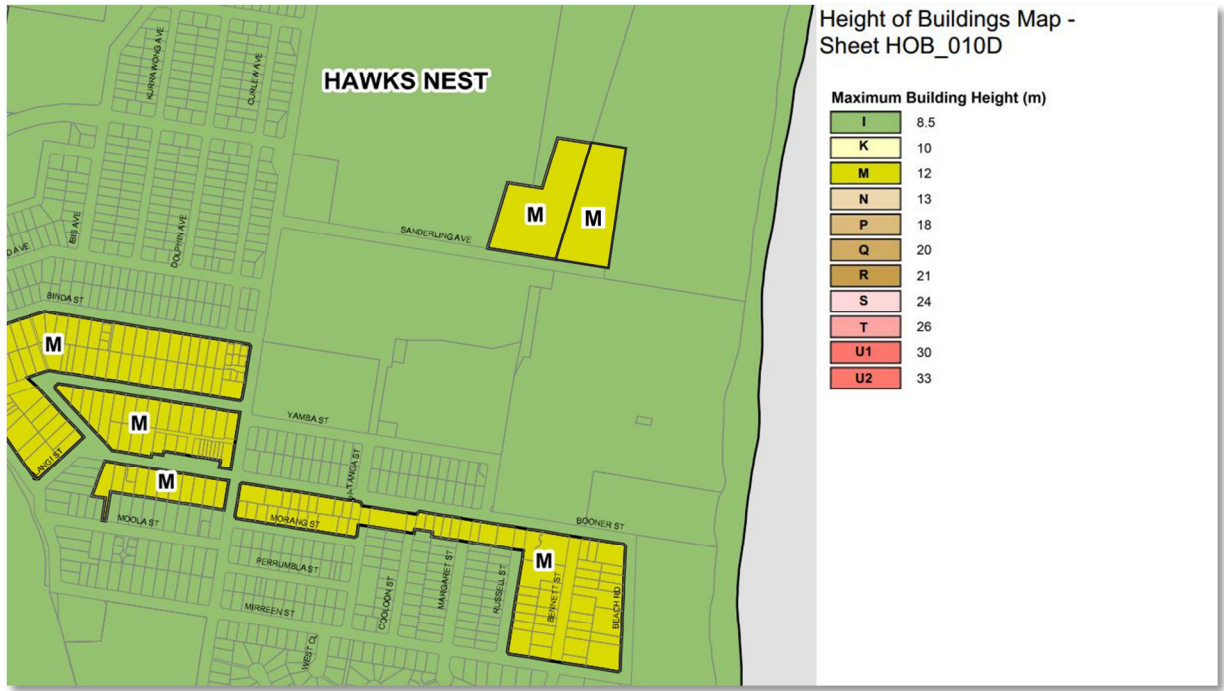
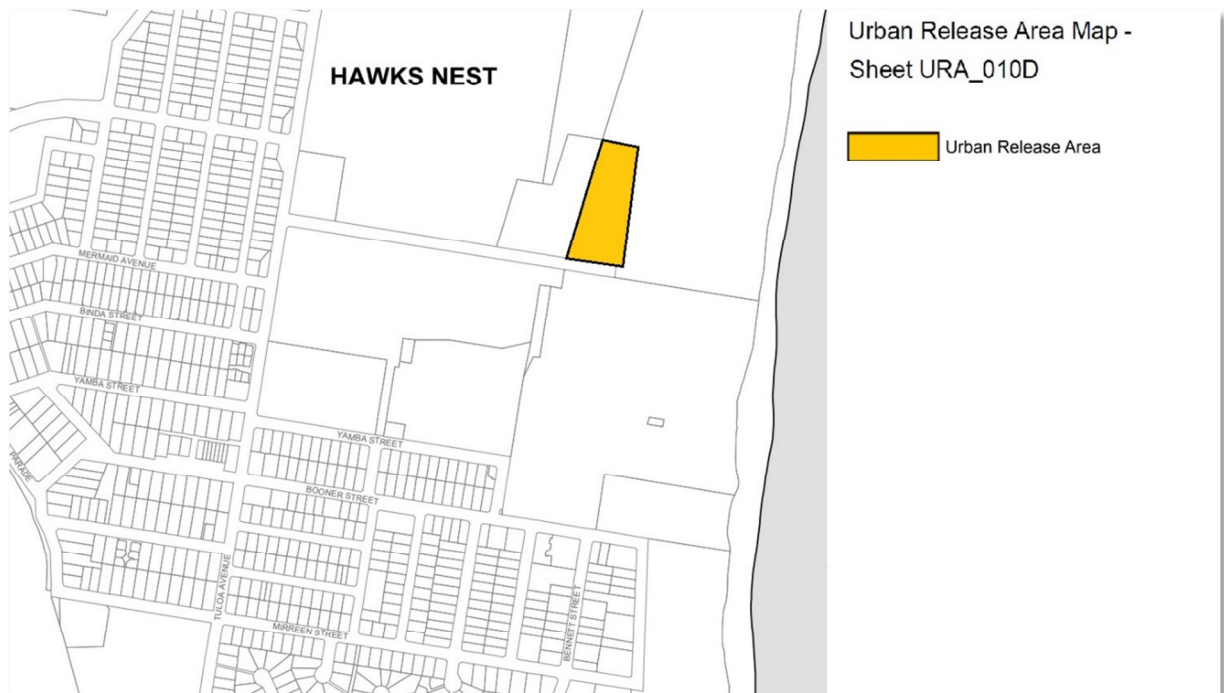
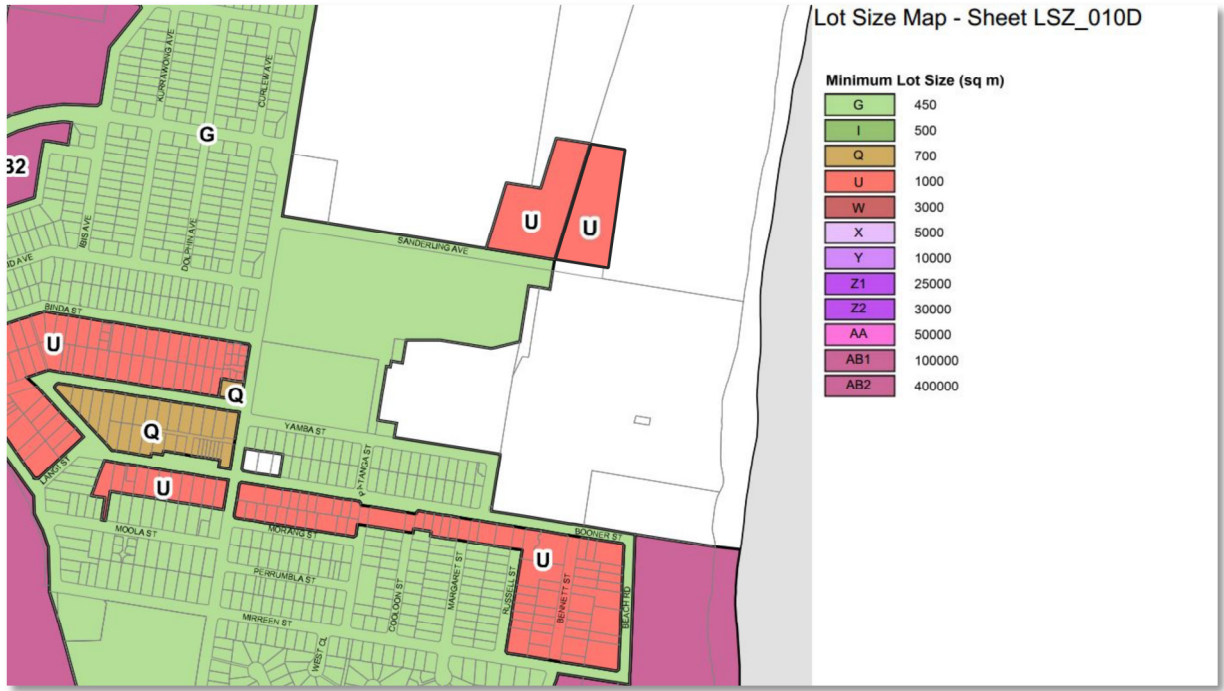


Figure 3: Suite of proposed LEP maps







## Part 3 - Justification

*(s.3.33(2)(c) Justification for the objectives or intended outcomes and the process for their implementation)*

### Section A – Need for the Planning Proposal

#### 3.A.1 Is the Planning Proposal a result of any strategic study or report?

No, the Planning Proposal is a result of an opportunity identified by the Club and Core/Leric.

The Hawks Nest Golf Club initiated an EOI process to source a suitably qualified partner to develop its existing R3 Medium Density Residential land.

The EOI was subsequently awarded to a developer with the required expertise who included in their proposal a new clubhouse in concert with a residential development concept that would complement the Club.

In order to give the project critical mass, Core/Leric entered into a contract to purchase the adjoining land being lot 1 DP 1234229 from the Karuah Local Aboriginal Land Council who had recently acquired the land as a consequence of a partially successful land claim. It is this land that is subject to this Planning Proposal.

Whilst the Planning Proposal is not the result of a strategic study or report, the unique circumstances and opportunities established by the combination of the above events has created an opportunity for increased housing diversity and density within the locality without directly impacting on neighbouring residential areas.

The locality is within 500m of commercial areas and associated services, and recent consultation activities undertaken by Council during the exhibition of the draft Housing Strategy project highlights the need for well-located development of this kind. Similarly, the Hawks Nest Town Centre Review project, undertaken by Place Partners and City Plan in 2014 / 2015, highlighted that there was a need for more permanent residents in the locality to improve local business success.

As such, the proposal is seen as being broadly consistent with both previous as well as current, albeit unpublished, studies.

### **3.A.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Amendments to *GLLEP 2014* are proposed as the best means of achieving the outcomes for the site, as the proposed development cannot be achieved within the current zone.

Accordingly, this Planning Proposal is considered the most appropriate way to achieve the stated objectives.

It should be noted that the continued use of an RE1 Public Recreation zone for this land is no longer appropriate. The land is no longer in public ownership (previously Crown land), having been subject to a successful Aboriginal land claim and then sold to the Planning Proposal applicant. As there is no intention of Council or the State government to purchase the land for a public recreation purpose, a more suitable zone needs to be determined for this land.

## Section B – Relationship to Strategic Planning Framework

### 3.B.1 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 Planning Proposal is considered to be consistent with the objectives and actions contained within the Hunter Regional Plan 2036. A summary of the Planning Proposal's consistency is provided in **Appendix A** of this Planning Proposal.



### **3.B.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

#### **Community Strategic Plan 2018-2030**

Council's Community Strategic Plan 2018-2030 (MidCoast 2030: Shared Vision, Shared Responsibility) is the community's plan for the future. It represents the long-term aspirations for the area and encompasses an overarching vision developed by the community and objectives and strategies to achieve community goals.

MidCoast 2030 identifies five (5) Key Values. The Planning Proposal is relevant to and consistent with the following Values and Strategies:

#### Value 1: Our unique, diverse and culturally rich communities

This Value relevantly states that:

*We are a diverse community that works together to care for all our members; and*

*We will embrace the uniqueness and creativity of our communities.*

The strategies to achieve this goal include:

*Provide equitable access to services, programs, spaces and facilities.*

*Support a diverse housing mix that provides choice and meets the needs of our community.*

One of the measures of achievement of this Value is that:

*The community is satisfied with council's recreational facilities.*

The Planning Proposal is consistent and supports this Value as it will improve the currently limited mix of housing in Hawks Nest.

In addition, off-site improvements to recreational infrastructure is also proposed via a Planning Agreement, albeit this is not material to Council's decision to support the rezoning of the land.

The Planning Agreement (see exhibition folder) has been prepared and will deliver the following community benefits in conjunction with the rezoning:

- the support, recovery and long-term management of the Hawks Nest / Tea Gardens koala population through surveying the status of the broader local population
- the establishment of the 'John Davis Memorial Walk' along Sanderling Avenue.
- improvements to the Tea Gardens Hawks Nest Surf Life Saving Club building and/or surf lifesaving equipment; and
- improvements to the 'Michael Rowe Walk' that forms the Hawks Nest section of the "Tops to Myall Heritage Walking Trail" (\$20,000).

The Planning Proposal is consistent with this Value.

## Value 2: A connected community

This Value relevantly states that:

*We feel connected to each other.*

*We protect the health and safety of our communities.*

The strategies to achieve this goal include:

*Encourage public spaces, facilities and events that strengthen social connections.*

*Increase the capacity of community, businesses and organisations to understand and meet public health standards.*

*Encourage physical health and fitness through provision of appropriate recreational facilities.*

One of the measures of achievement of this Value is that:

*There is an increase in the number of new developments connected by footpaths and cycleways.*

The Planning Proposal will facilitate improvements to land adjoining the Hawks Nest Golf Club, which is a hub of community activity and connections.

Further, and as previously highlighted, a Planning Agreement has been prepared which includes contributions towards the "John Davis Memorial Walk" and "Michael Rowe Walk", both providing increased connectivity between the subject land and the town centre, as well as along the foreshore. These connections are intended to facilitate Council's broader network of pathways and cycleways around the area.

As such, the Planning Proposal will assist in providing infrastructure that is one of the Key Performance Indicators for achievement of this Value.

The Planning Proposal is consistent with this Value.

## Value 3: Our environment

This Value relevantly states that:

*We protect maintain and restore our natural environment.*

*We balance the needs of our natural and built environments.*

The strategies to achieve this goal include:

*Protect, maintain and restore water quality within our estuaries, wetlands and waterways.*

*Ensure growth and new development complements our existing natural assets, cultural assets and heritage sites.*

*Optimise land use to meet our environmental, social, economic and development needs.*

*Promote greater utilisation of sustainable design in new developments.*

The Planning Proposal promotes sustainable growth in a location suitable for residential development in an area which is adjacent to existing residential land and located in close proximity to existing infrastructure and community facilities.

It is supported by a Biodiversity Development Assessment Report (BDAR) which identifies that no serious and irreversible impacts (SAILs) are likely to occur as a result of the proposal and appropriate avoidance and minimisation measures are proposed to be implemented. Ecosystem credits (or equivalent) have been calculated and in combination with above avoidance and minimisation measures would be expected to meet required standards.

Section 2.1 of the BDAR, alongside Appendix E and Appendix F of that document, identifies a range of measures which will need to be satisfied in conjunction with the development of the land. The measures proposed include:

- credit retirement as calculated by the BAM
- offset plantings of corridors and habitat, including koala habitat
- preparation and implementation of a Vegetation and Fauna Management Plan for natural areas surrounding the site and within the golf course
- habitat supplementation for the Little Bentwing-Bat and New Holland Mouse (including nesting boxes)
- habitat augmentation and enhancement with logs and mulch
- replacement plantings of trees at a 3:1 ratio
- minimisation of development impacts and containment of APZ to the subject site
- sympathetic management of the golf course
- residential cat exclusion
- weed controls and management

The proposed built form will be designed to high levels of environmental design and energy efficiency, and comply with all BASIX requirements.

A Stormwater Quality Assessment (**Appendix J**) has been prepared which demonstrates that water quality will be protected, with further studies to be undertaken to confirm ground water conditions and to meet Council's policy standards. A Stormwater and Groundwater Management Plan will also be required for any development on the site as part of the development application stage. The plan will be required to consider the impact of stormwater and groundwater (combined and separately) on the site and neighbouring sites. There are to be no adverse impacts and this plan will be required to demonstrate that the chosen finished floor level for habitable rooms has a minimum freeboard of 0.5m above stormwater, groundwater and a combination of both for the 1% AEP event.

These further studies will provide confidence to the form of development potential (e.g. suitability for basement parking areas) and establish clear information for public consultation at the next stage of the process. These studies are not expected to impact on the suitability of the site for future medium density development.

The Planning Proposal is consistent with this Value.

#### Value 4: Our thriving and growing economy

This Value relevantly states that:

*Our region is a popular place to visit, live, work and invest.*

*Our villages and business precincts are vibrant commercial, cultural and social hubs.*

The strategies to achieve this goal include:

*Develop and promote our region as an attractive visitor destination offering products and experiences that meet the needs of our visitors and residents.*

One of the measures of achievement of this Value is:

*The net number of new businesses has increased.*

*Annual visitor numbers have increased.*

The Planning Proposal will encourage businesses to Hawks Nest through the increase in population. Further, the economic success of the Golf Course will increase opportunities for tourism activities in this area also providing jobs. It will also support the recent expansion of commercially zoned land in Hawks Nest.

The anticipated economic benefits are included in the appended Economic Impact Assessment at **Appendix H**.

Further, the Planning Proposal will support the Hawks Nest Golf Club and will provide a further mix of tourist accommodation. This will contribute toward visitor numbers.

The Planning Proposal is consistent with this Value.

#### Value 5: Strong leadership & shared vision

This Value relevantly states that:

*We make opportunities available for the community to inform decisions that shape our future.*

The strategies to achieve this goal include:

*Provide clear, accessible, timely and relevant information to support and inform the community.*

One of the measures of achievement of this Value is:

*The community is satisfied with the level of engagement by council.*

The Planning Proposal will be subject to detailed and extensive community consultation.

As such, the Planning Proposal is consistent and supports this Value.

#### **Draft MidCoast Housing Strategy**

The draft MidCoast Housing Strategy (draft Strategy) has been prepared to guide Council in creating consistency between residential zones across the three former local government areas. The draft Strategy, highlights the need for diverse housing types to be created across the LGA, including in the Hawks Nest locality.

The draft Strategy has identified a mix of land with the R3 - Medium Density and the R1 - General Residential zoned land within Hawks Nest. Large areas of previously zoned residential land to the south of the subject site (owned by the Karuah Local Aboriginal Land Council) have been identified within the R2 - Low Density zone, owing largely to the extent of

native vegetation and potential to act as a koala corridor and likelihood of only modest, if any, development potential.

The subject site, as identified by this Planning Proposal, would add to the R3 - Medium Density land and the subject land is identified in the draft Strategy as currently being under consideration. This would again be consistent with the neighboring Golf Course land which is identified as remaining within the R3 - Medium Density zone and as such, this future direction would accommodate the intent of this Planning Proposal.

In more general terms, the draft Strategy highlights the importance of the known environmental values / koala corridors that traverse through much of the Hawks Nest area. As such, much of the existing zoned urban land is considered to have a relatively low threshold for future development / intensification. The subject site, having now been assessed at a more detailed level, is considered to be suitable to support a more intensive form of development and is consistent with the desire to provide additional opportunities to support medium density development in the area.

Submissions received by Council with respect to the draft Strategy highlighted that some residents sought that areas within the core town area should be retained as low density style development, generally relating to the need to protect the movement of koalas and outside of the subject site location. Concern was however also raised by some with respect to the potential designation of the Medium Density zone on the subject site, with some submissions suggesting a 12m height limit and the use of the R1 - General Residential zone as being more appropriate and as available under the draft Housing Strategy. However, the R1 zone is not available under the current LEP and the allocation of zones will be further considered as part of finalising the Housing Strategy and subsequent consolidated MidCoast LEP.

It is nonetheless noted that the style of development envisaged by the Planning Proposal is consistent with the R1 - General Residential Zone as presented within the draft Strategy and the height limit sought under the current Planning Proposal is 12m. This highlights consistency between the Planning Proposal and the exhibited draft Strategy even taking into account the submission comments received.

### **Great Lakes Council – Active Ageing Strategy 2015-2018**

The former Great Lakes Council resident population has the highest proportion of people over the age of 50 years in New South Wales. As such, Council has taken pro-active steps to ensure the needs of this section of the population are recognised and anticipated. To do this, seven focus group sessions were held and a survey was circulated to discover the key issues concerning older residents.

Based on the feedback from the focus groups and survey, there are three key areas that should be a priority for action: transport issues, access to medical services, and appropriate provision of community information. While transport and medical service issues are not the direct responsibility of Council, residents expressed a wish for Council to play an advocacy and coordination role in these issues.

In regard to the Transport Priority, and of relevance to this Planning Proposal, is the provision of cycleways and footpaths that provide direct connectivity to the Hawks Nest commercial areas, reducing reliance on private vehicles and public transportation. A Planning Agreement has been prepared which includes these provisions.

At the development application stage, future residential development will also be subject to the GLLEP 2014 which includes requirements for certain accessible design standards to be

met - particularly with respect to meeting standards within the Livable Design Guidelines or applicable Australian Standards.

On this basis, the Planning Proposal is considered consistent with the relevant sections of the Active Ageing Strategy 2015-2018.

### **Tea Gardens / Hawks Nest Housing Strategy 2006**

The Tea Gardens / Hawks Nest Housing Strategy (2006 Housing Strategy) was developed by the former Great Lakes Council in 2006 to guide the growth in residential development. The 2006 Housing Strategy identifies the relatively limited supply of residential land / development potential within the Hawks Nest area. It highlights two large undeveloped residential zoned land parcels at Mirreen Street and Tuloa Avenue, however also notes that *"Both the parcels of land are affected by habitat constraints which will reduce yields, if development occurs at all"*. This assessment has remained true, with these parcels remaining undeveloped and the current draft Strategy also highlighting that these sites are highly constrained.

The 2006 Housing Strategy also identifies land at North Hawks Nest as having an assumed potential capacity of 750 dwellings and 200 tourist units. Development of the North Hawks Nest area has not progressed and the area is not likely to be developed at the current time or foreseeable future.

Whilst the 2006 Housing Strategy has more accurately identified the ongoing development of the broader Tea Gardens / Hawks Nest area, predominantly with low density detached housing stock, the area of the current Planning Proposal and opportunities within the Hawks Nest area have been comparatively limited.

The Planning Proposal provides a new opportunity to establish variety and diversity in housing stock given the otherwise limited potential of land in Hawks Nest. Given the likelihood of development within North Hawks Nest being limited, it is important that the subject land be pursued to provide for future housing needs of the area. In this respect, the Planning Proposal is consistent with the 2006 Housing Strategy.

### **Tea Gardens Hawks Nest Conservation & Development Strategy - 2003**

This Strategy was adopted approximately 15 years ago to create a conservation and development framework that identifies and conserves important habitats and linkages and to identify land that is suitable for future urban living.

It primarily addresses and relates to broad scale precincts described as: Myall River Downs, North Shearwater and Myall Quays.

Whilst the Strategy does not provide specific guidance on the site (which did not exist at the time this plan was prepared - only having been established following a partially successful land claim), it does set out five suitability issues that determine if land is suitable for urban development. These are:

- *The degree of isolation from existing centres that provide community and social services and facilities.*
- *The desire to minimise fragmented development and inefficient servicing that would occur if many small development precincts were scattered throughout the study area.*
- *The practicality of providing access to unconstrained land.*

- *Consideration of other values that are held to be economically or aesthetically important, such as land with high agricultural potential, or land with high scenic value.*
- *Proximity to offensive uses or activities, such as sewerage treatment plants, landfills, quarries and mines. Buffers or setbacks to these activities must be provided so there is no conflict with adjoining development.*

The Planning Proposal is consistent with these matters as it:

- is within the foot print of the Hawks Nest township, and adjacent to residentially zoned land;
- is able to be serviced using existing trunk infrastructure;
- is relatively unconstrained land;
- is acceptable from an ecological and visual impact perspective;
- assists the adjoining land use, being the Hawks Nest Golf Club by attracting more visitors; and
- will have a significant positive economic and social impact.

In conclusion the Planning Proposal is consistent with the Tea Gardens Hawks Nest Conservation and Development Strategy.

**3.B.3 Is the Planning Proposal consistent with applicable state environmental planning policies?**

The Planning Proposal is consistent with applicable State Environmental Planning Policies. A summary of the Planning Proposal's consistency with applicable State Environmental Planning Policies is provided in **Appendix B** of this Planning Proposal.



### 3.B.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is consistent with applicable s.9.1 Ministerial Directions. The Department have indicated that inconsistencies with Section 9.1 Direction 6.2 Reserving Land for Public Purposes and 6.3 Site Specific Provision are justified given the land is no longer in public ownership, is no longer required for the purpose of public recreation and that there is adequate public recreation within the vicinity of the site.

An Acid Sulfate Soils Assessment (**Appendix N**) and Bushfire Hazard Assessment (**Appendix K**) have been undertaken to ensure consistency with 9.1 Directions 4.1 Acid Sulfate Soils and 4.4 Planning for Bushfire Protection. Consultation has also been undertaken with the NSW Rural Fire Service.

A summary of the Planning Proposal's consistency with relevant s.9.1 Ministerial Directions is provided in **Appendix C** of this Planning Proposal.

## Section C – Environmental, Social and Economic Impact

### 3.C.1 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?

#### Ecological Impacts

A Biodiversity Development Assessment Report has been carried out and is attached as **Appendix E**. This assessment utilises methods detailed within the Biodiversity Assessment Method (BAM) Order 2017 to identify biodiversity values inherent within the site, including known and potentially occurring threatened species and ecological communities. It also quantifies impacts of the proposal upon these values.

This report confirms the site has disturbed areas associated with the golf course in the west and a soil storage area in the east, possibly developed by the former Great Lakes Council. Further examination of historical records indicates that an area including the eastern portion of the site was extensively sand-mined until the 1980's, and as such, the remnant vegetation present therein is considered regrowth vegetation. Council has no record of a Development Application for this purpose – it is likely that this was either approved as part of a Crown Lands lease or was continuation of an activity that pre-dated Council. Fieldwork confirmed that the age of remnant vegetation on the ground within this area seemed consistent with this historical disturbance.

Regional Vegetation Mapping shows the site as containing a mix of Coastal Forest and Shrubland communities, none of which are listed as Endangered Ecological Communities (EEC) within the TSC Act and/or EPBC Act.

In conclusion the Report states:

*The study site, which totals 1.55ha, contains two (2) plant community types which correspond with Coast Tea Tree/Old Man Banksia coastal shrubland (0.25ha [disturbed/weedy]) commensurate with PCT 1644, and Smooth-barked Apple /Blackbutt /Old Man Banksia coastal sands woodland (0.99ha) [highly disturbed] commensurate with PCT 1646. The remaining 0.31ha of the site is disturbed, being previously cleared and associated with car park infrastructure for the beach and golf club.*

*Fauna species recorded were typical of those expected in this locality and in this type of remnant habitat with existing connection to larger patches of habitat offsite. Threatened species recorded within the site included New Holland Mouse (*Pseudomys novaehollandiae*) (EPBC listed), Grey-headed Flying-fox (*Pteropus poliocephalus*), Little Bentwing-bat (*Miniopterus australis*), and White-bellied Sea-Eagle (*Haliaeetus leucogaster*) which was recorded flying over the study area adjacent to the subject site.*

*To offset residual impacts of the proposal upon identified biodiversity values, the proposal would require a total of 47 x PCT 1646 Ecosystem Credits (or equivalent). No Species Credits are required to be offset by the proposal.*

*No serious and irreversible impacts (SAILs) are likely to occur as a result of the proposal.*

*Avoid and Minimise is proposed via the implementation of a Vegetation and Wildlife Management Plan (VWMP) over lands immediately surrounding the site and existing golf course, including the planting of koala feed trees and enhancement of habitat and corridor values for locally important species.*

*Assessment of the proposal under other relevant environmental policy instruments including SEPP 44 and EPBC Act are included herewith.*

Internal review by Council's Senior Ecologist suggests that the BDAR and its recommendations were satisfactory to present the proposal to the Department for a Gateway Determination. Post Gateway Determination, consultation was undertaken with the Biodiversity Conservation Division of the Department who identified that a detailed review of the BDAR will be required when it is submitted to council at the development application stage.

On this basis, the Planning Proposal is considered acceptable from an ecological impact perspective for the purpose of rezoning the land.

### 3.C.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

#### Land Use Compatibility

The Planning Proposal will result in the Site having the same zoning as the adjoining land to the west and therefore is compatible with the land use context. Further it supports the growth of the Hawks Nest Golf Club which is a key community recreation facility for Hawks Nest and Tea Gardens.

The Urban Design Analysis in **Appendix D** outlines the likely building forms expected on the site and includes an analysis of building forms, separation distances and relationships with adjoining land.

An analysis of view lines from the beach to the east and caravan park to the south (see **Appendix I**) demonstrates that the site can comfortably accommodate buildings to a height of 12m, consistent with the existing height limit to the immediate west and the standard height control for medium density housing used in Great Lakes LEP 2014.

Given the comprehensive concept proposal incorporating the adjoining land and golf course area, and the separation to other residential areas of Hawks Nest, the proposed form of development is considered to be compatible with the area.

#### Local Road Capacity and Traffic Impact

An assessment of the local road capacity and traffic impact is provided as **Appendix G**.

This report assesses the development concept against the requirements of the RMS Guide to Traffic Generating Developments and Austroads Guide to Traffic Management, and concludes that the proposed rezoning of the site to accommodate the future development would have a minimal and acceptable impact upon the road network.

As such, it states that there is no impediment to approval on traffic and access grounds.

Further, it states that access to the Site can be provided to satisfy the sight distance requirements as required under AS2890.

Further discussions will need to be held with respect to the potential need for road and intersection improvements associated with the development of the land. More informed decisions regarding this can occur at the development application stage when a development concept is proposed.

Consideration has also been given to the impact/capacity of the Myall Way/Pacific Highway intersection as the only State/Commonwealth roads interest in the locality.

It concludes there will be no adverse impact on that intersection resulting from the Planning Proposal.

#### Bushfire

A Bushfire Hazard Assessment has been carried out and is attached as **Appendix K**.

It confirms that examination of Rural Fire Service on-line mapping (2017) shows that the Site is within a designated bushfire prone area; and that this designation will trigger the

need for a Bushfire Threat Assessment (BTA) to accompany any application for development within the Site.

The existing vegetation has been subsequently classified with a Fire Danger Index (FDI) of 80 as per Appendix 2 of Planning for Bushfire Protection 2006. Although vegetation within the site will be cleared by the Proposal, surrounding vegetation needs to be considered.

On this basis, it recommends 20m APZ to the north and south and 15m to the east of the Site. The proposal Concept Plan (refer Urban Design Analysis at **Appendix D**) caters for these requirements and can be further refined as the proposal proceeds to detailed development application stages.

Referral of the Planning Proposal post Gateway Determination was provided to the NSW Rural Fire Service (RFS). Advice received identified that "...the Planning Proposal is supported providing only residential activities (owner - occupied) are proposed. A revised Urban Design and Bush Fire report will be required to support tourism related land uses." The current identified use is for residential purposes, with any future use to be further considered at the development application stage (including any associated or additional bushfire assessment requirements).

Broader urban release areas within the Hawks Nest area, and specifically along Sanderling Avenue, is expected to be relatively low. Council's draft Housing Strategy identifies substantial vegetated land areas that are currently zoned as residential land in the locality. However, these have significant environmental attributes that mean that future development is likely to be highly constrained. No other urban release land is identified or expected in the foreseeable future.

## **Cultural Heritage**

A Preliminary Cultural Assessment has been carried out and is attached as **Appendix L**.

It recommends that:

*Given the archaeological finds across the wider landscape and the cultural knowledge of the area, further intensive archaeological work is not required post gateway to determine the actual likelihood of significant evidence of Aboriginal occupation.*

*In all probability it is unlikely that any archaeological evidence exists within the study area and development is unlikely to impact potential archaeological evidence.*

- 1. It is therefore recommended that following a positive gateway determination that no further archaeological assessment is required.*

No further assessment is therefore considered to be necessary at the current stage. It is considered that conditions of development consent will provide the necessary safeguards to ensure the protection of cultural heritage.

## **Acid Sulfate Soils**

An Acid Sulfate Soil (ASS) Assessment has been undertaken for the subject site and is attached at **Appendix N**. It concludes that after undertaking a review of published

information, limited subsurface investigation, ASS screening tests and detailed ASS laboratory testing within the subject site:

*The results of ASS assessment at the site indicate the general absence of ASS at the locations and depths tested.*

*Based on the above investigation, disturbance (i.e. excavation or dewatering) of the soils encountered at the site does not require a site-specific acid sulfate soil management plan (ASSMP).*

In addition, the Stormwater Quality Assessment (**Appendix J**) shows the site to be loose sands, typical of an aeolian sand dune system and consistent with much of the Hawks Nest area. This information will ultimately inform the model provisions for ASS that are included in GLLEP 2014, which outlines that consent is required for certain earthworks or water table-lowering activities.

## **Contamination**

A Preliminary Site Investigation for Contamination has been undertaken and the accompanying report is provided in **Appendix M**. The conclusions drawn from the assessment indicate that a review of site history and physical site inspection suggest limited use over the period of assessment. Similarly, there has been an absence of any structures at the site over the historical period assessed.

It was however recognised that a number of potential sources of contamination were identified due to former and current site activities. These include fill placement (minor and localised at the surface in the western, southern and eastern portions of the site), car park areas and potential for ancillary activities associated with previous sand mining activities.

Nonetheless, the potential for gross contamination at the site is assessed as being low. Future targeted subsurface investigation has also been undertaken to establish the likely presence of Acid Sulfate Soils. The results indicate the general absence of Acid Sulfate Soils at the locations and depths tested.

Based on these results, the site is considered to be suitable for development, subject to above detailed investigations and subsequent remediation if required in future planning stages.

### 3.C.3 Has the Planning Proposal adequately addressed any social and economic effects?

Whilst the Planning Proposal itself will facilitate development of residential accommodation on the subject site, it will also enable a broader approach to the consolidation of development in and around the Hawks Nest Golf Club to proceed.

The economic impacts of the entire development, which are enabled by the Planning Proposal, are significant and will deliver positive impacts for the local and regional community.

An Economic Assessment is included in **Appendix H**, which estimates the development cost of the project as \$116M. The assessment highlights the construction impacts on both direct and indirect job creation, suggesting around 230 direct jobs being generated across the life of the project, and around 1,000 when included flow-on benefits. The assessment suggests the total economic output of the project to be valued at more than \$330M, including \$800,000 in local retail expenditure.

The report also considers the economic impacts of the residents that would be accommodated in the development in the future, including the ongoing employment of up to 44 people generated by their presence within the town.

In conclusion, the assessment predicts that the project will have a positive economic impact on the locality.

The Planning Proposal will also have a positive social impact on the community in that it will facilitate development that will promote facilitates at the Hawks Nest Golf Club.

Further, it is proposed that the development will include many private recreational facilities for its residents, which means they will not be a burden on Hawks Nests existing facilitates. In any event, Council will be able to levy Developer Contributions to enhance existing facilities and fund new facilities proportional to the impact of the incoming residents.

The Proponent has also offered via a Planning Agreement, funding toward:

- The establishment of the “John Davis Memorial Walk” along Sanderling Avenue, the walk will include landscaping, walkways, seating and interpretative signage
- Capital contribution towards improvements to the Hawks Nest Surf Club building and/or surf lifesaving equipment
- Capital contribution to the “Michael Rowe Walk” that forms the Hawks Nest section of the “Tops to Myall Heritage Walking Trail”, and
- the support, recovery and long-term management of the Hawks Nest / Tea Gardens koala population by surveying the status of the broader local population

On this basis, the project will have a net social benefit to the Hawks Nest community.

## Section D – State and Commonwealth Interests

### 3.D.1 Is there adequate public infrastructure for the Planning Proposal?

A high-level Servicing Strategy in relation to the Planning Proposal has been prepared and is attached as **Appendix F**. This involved consultation with:

- MidCoast Water (now Council) for Sewer & Water Reticulation
- Essential Energy for Electrical Reticulation
- Telstra & NBN Co for Communications.

The Servicing Strategy concludes that all required services currently available within the area are able to be either upsized or augmented to accommodate the additional development loadings.

Within the Traffic Report, consideration has also been given to the impact/capacity of the Myall Way/Pacific Highway intersection as the only State/Commonwealth roads interest in the locality. It concludes there will be no adverse impact resulting from the Planning Proposal.

There are no public infrastructure implications with the Planning Proposal.



### **3.D.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

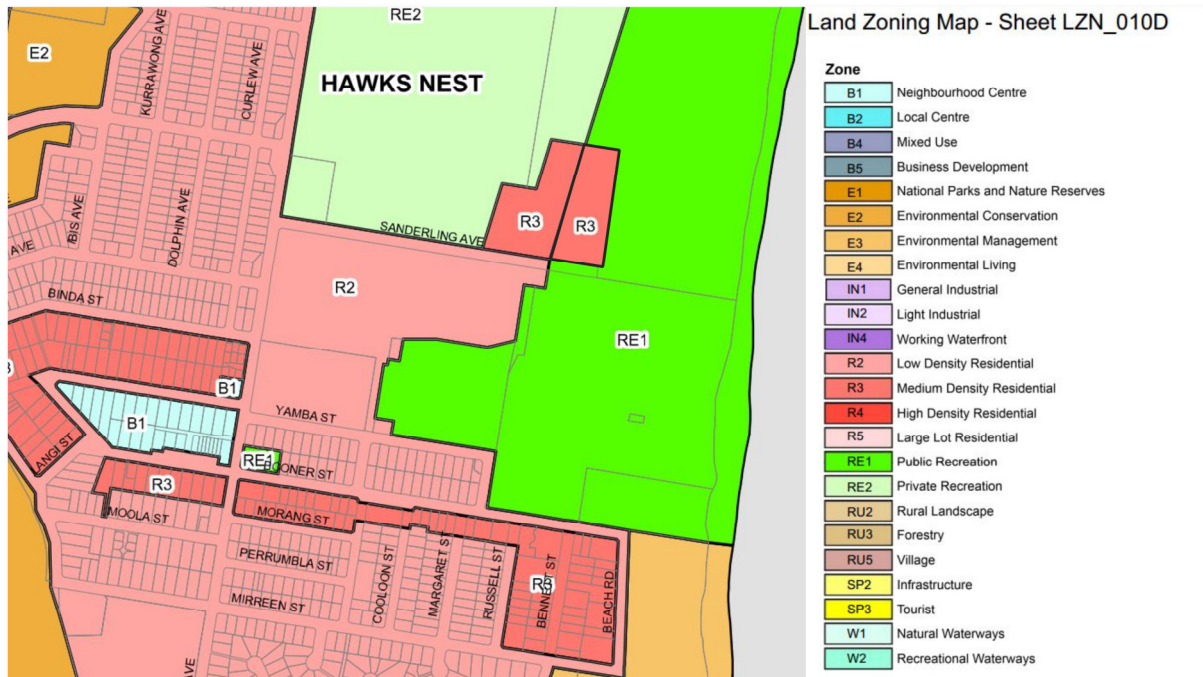
Consultation has been undertaken with the NSW RFS in accordance with the Gateway Determination dated 30 September 2019. The RFS state that the Planning Proposal is supported providing only residential activities (owner - occupied) are proposed - as is the case in the current envisaged development form. In accordance with RFS requirements, a revised bushfire assessment report will be required to support a future development application, including for any alternative proposed uses (such as serviced apartments).

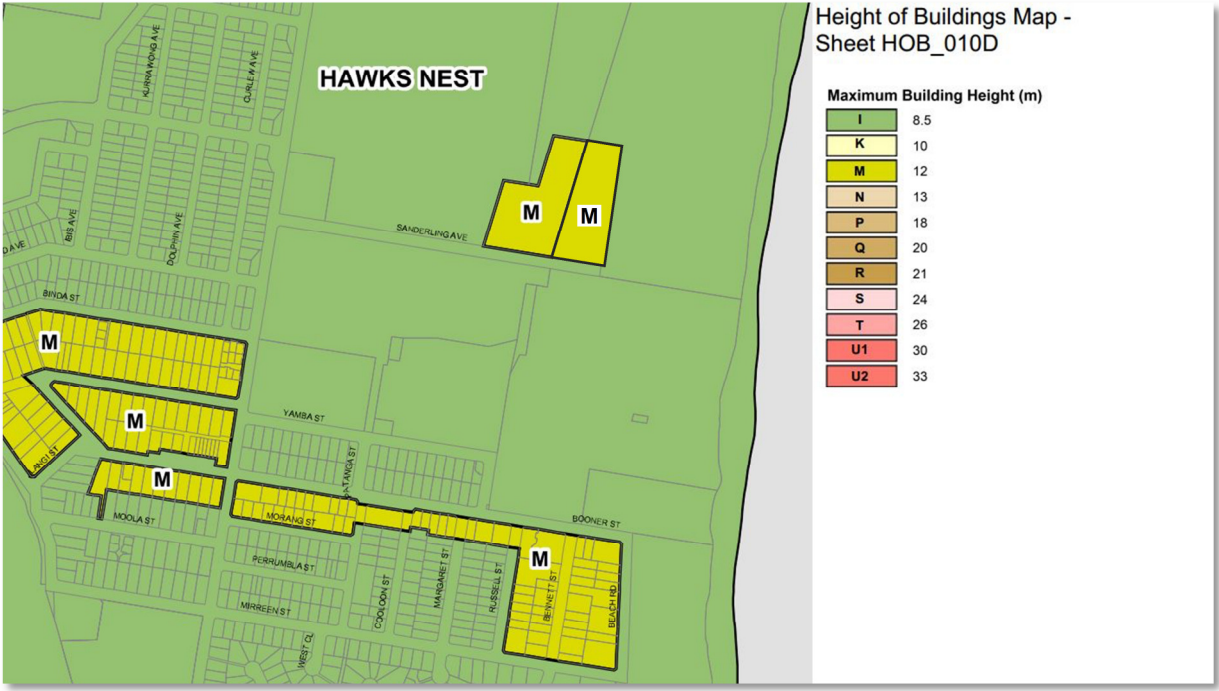
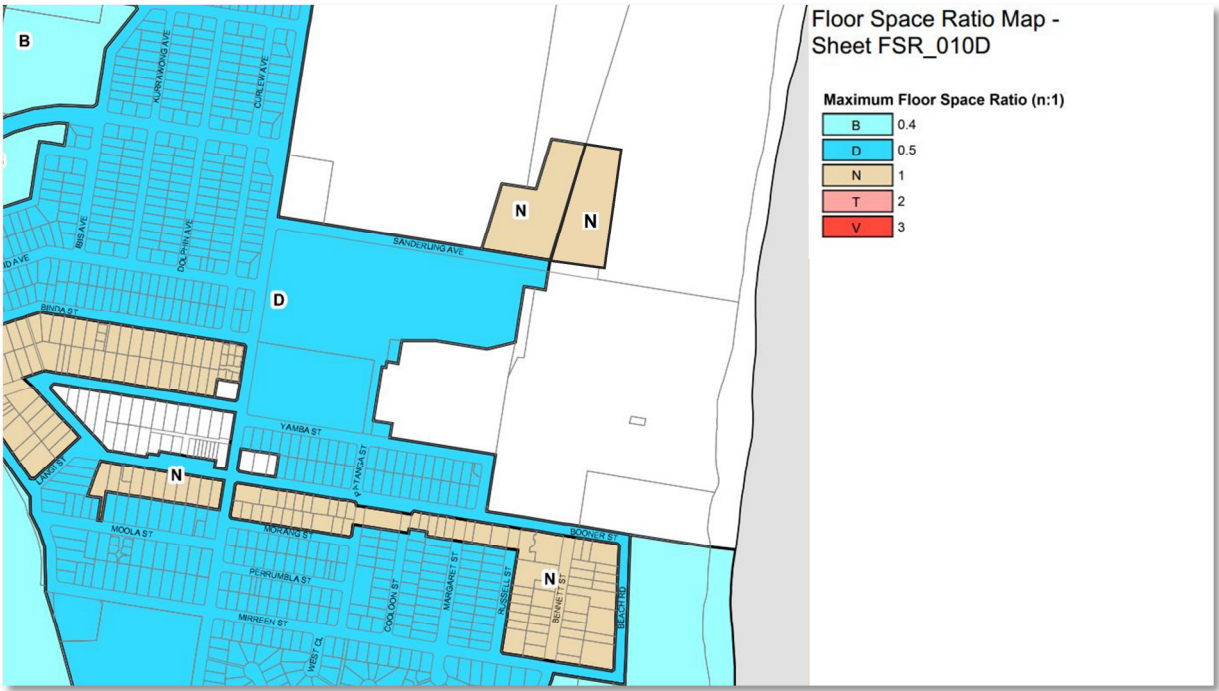
Consultation was also undertaken with the Department's Biodiversity Conservation Division (BCD) with respect to the adequacy of the BDAR report prepared as part of the Planning Proposal. Advice of BCD identified that they are "satisfied that the change in zone does not reduce the environmental protection standards applying to the land, and that the rezoning is therefore not inconsistent with Ministerial Direction 9.1(2) of the *Environmental Planning and Assessment Act 1979*".

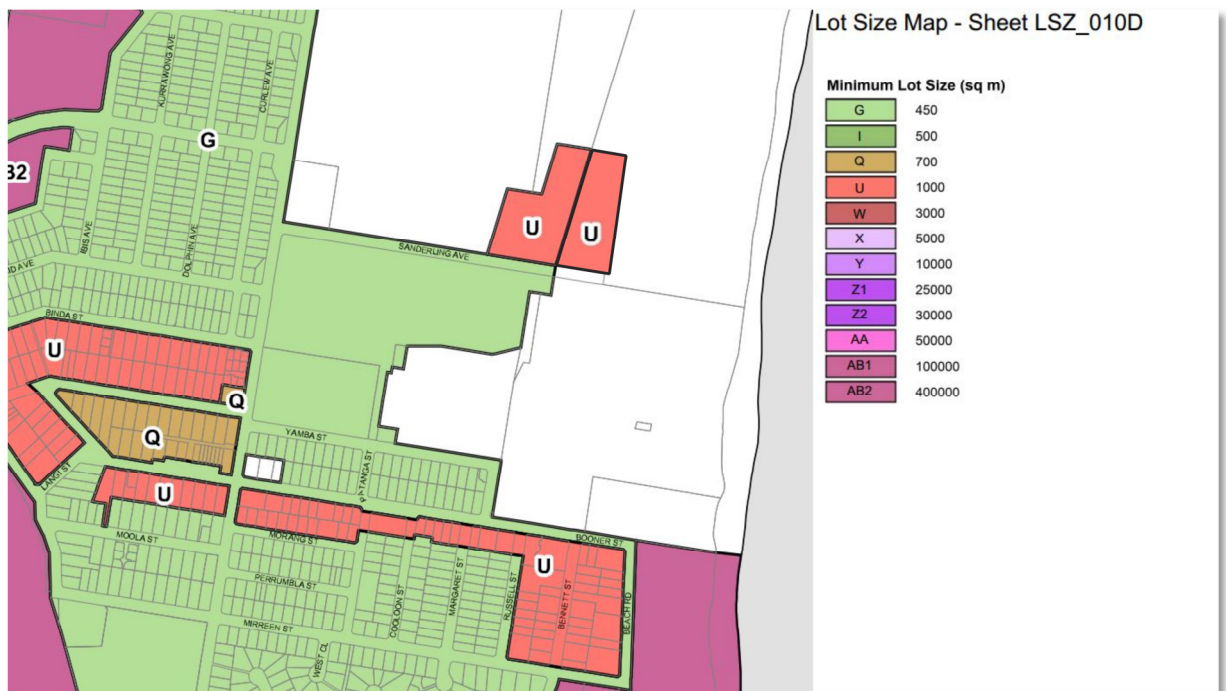
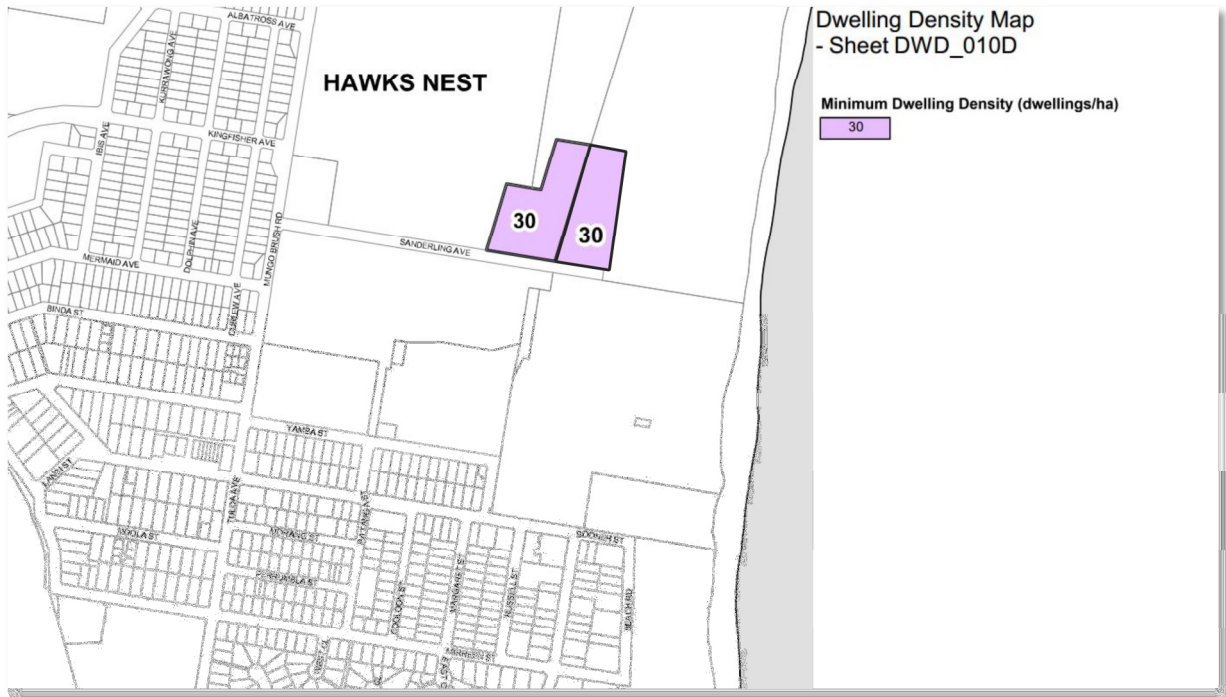
## Part 4 - Mapping

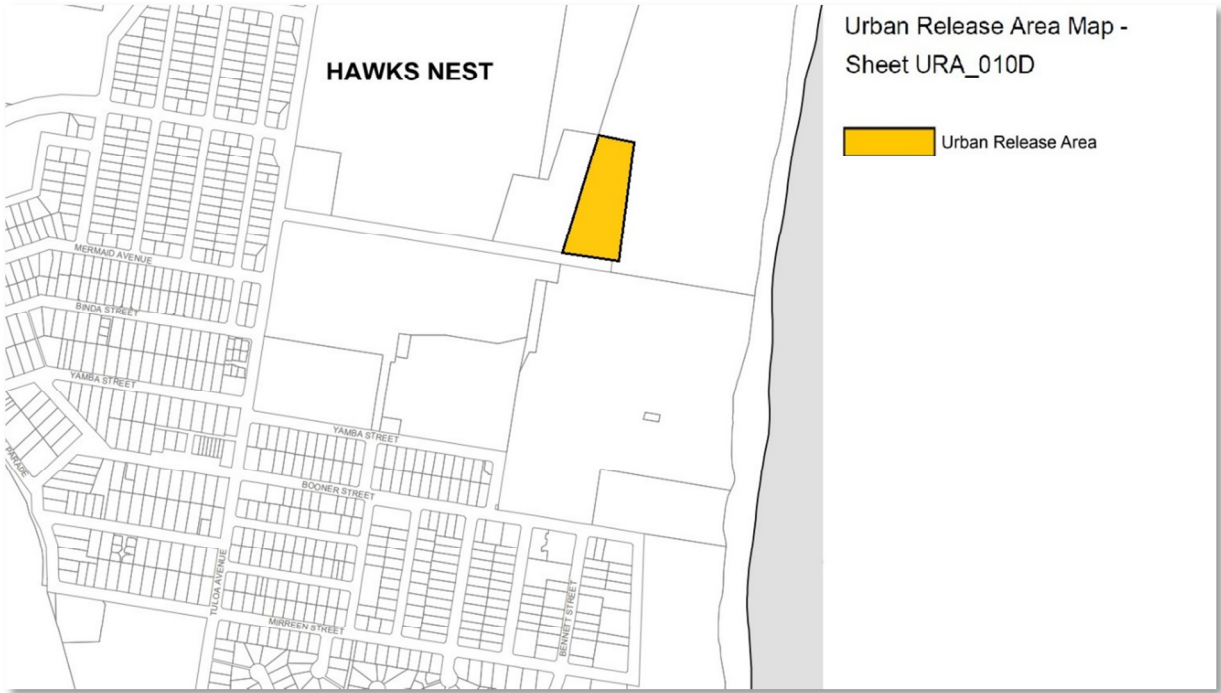
(s.55(2)(d) Maps to be adopted by the proposed instrument)

The proposed amendment to allow medium density residential development on land adjoining the Hawks Nest Golf Course will require amendments to existing map tiles LZN010D, FSR010D, HOB010D, DWD010D and LSZ010D, as shown below. A new map tile will also be required for mapping of the subject land as an Urban Release Area. It is assumed that this would become URA\_010D as also included below.









## Part 5 - Community consultation

In accordance with Section 3.34(2)(c) of the *Environmental Planning and Assessment Act* 1979, and the Gateway Determination dated 30 September 2019, this Planning Proposal will be made available for public comment from:

**Monday 19 November 2020 until Friday 22 January 2021.**

In accordance with Council's adopted consultation protocols the following will also be undertaken:

- Notices in the local newspaper
- Direct mail notification to potentially affected land owners
- Exhibition material and all relevant documents will be available at Council's Forster, Taree and Tea Gardens District Offices.
- Exhibition material and all relevant documents will be available on Council's website.
- Community Information Session (by appointment due to COVID restrictions)

## Part 6 - Project timeline

In accordance with the Department guidelines, the following timeline is provided, which includes the tasks deemed necessary for the making of this local environmental plan.

Task	Responsibility	Timeframe	Date (approximate)
Council resolution to support the Planning Proposal (PP)	Council	-	February 2019
Lodgement of PP for Gateway Determination	Council	-	March 2019
Pre Gateway studies requested and completed: (Preliminary Acid Sulfate Soils Assessment).	Council	-	June – August 2019
Gateway Determination Issued	Minister for Planning	-	September 2019
Post Gateway studies prepared and peer reviewed: (Additional Acid Sulfate Soils Assessment and Coastal Planning and Hazard Assessment and mapping)	Council	-	November - April 2019
Draft Planning Agreement (PA) prepared, reviewed and legally drafted	Council	-	April – June 2020
PA adopted by Council for exhibition	Council	-	August 2020
Public authority consultation: Biodiversity Conservation Division (BCD) and Rural Fire Service (RFS).	Public Authorities	-	August - October 2020
PP revised for exhibition and preparation of consultation materials	Council	-	September 2020
Public exhibition of PP and PA	Council	Minimum 28 days	November 2020 – January 2021
Council submission report, PP and PA (amended as necessary as a result of submissions)	Council	-	February – March 2021

<b>Task</b>	<b>Responsibility</b>	<b>Timeframe</b>	<b>Date (approximate)</b>
Lodge PP with DPIE (amended as necessary as a result of submissions)	Council	-	April 2021
Legal drafting request	Council/PCO	-	May – June 2021
Making of Local Environmental Plan	Council	6 – 8 weeks	June - July 2021



## Part 7 - Conclusion

The primary aims of the Planning Proposal are to amend Great Lakes Local Environmental Plan (LEP) 2014 with respect to the subject land to:

1. Alter the zoning from RE1 Public Recreation to R3 Medium Density Residential.
2. Impose a maximum permissible FSR on the subject land of 1:1.
3. Amend the maximum permissible Height of Building on the subject land from 8.5m to 12m.
4. Impose a minimum dwelling density on the subject land of 30 Dwellings/Ha.
5. Impose a minimum lot size on the subject land of 1,000m<sup>2</sup>.
6. Include the subject land as an Urban Release Area.

The Proposal is considered to have strategic merit as it will:

- utilise suitably located land for a form of residential development that provides greater housing diversity within the Hawk Nest locality.
- grow the community of Hawks Nest in a manageable and logical manner, providing additional permanent residential opportunities to support existing local business, infrastructure and services.
- facilitate a broader project that will support the Hawks Nest Golf Club;
- support the tourism offering within Hawks Nest through the provision of new residential accommodation and additional activity / use of the Golf Club
- result in no significant amenity impacts for the township of Hawks Nest given the separation of the site for existing residential areas.
- utilise existing infrastructure that has the necessary capacity to service the proposal.
- have an acceptable environmental and visual impact; and
- be consistent with the objectives of all significant planning policies.

## Appendix A – Consistency with Hunter Regional Plan

Only those Directions that are relevant to the proposal are required to be documented within the table.

### Goal 1 – the leading regional economy in Australia

Action	Planning Proposal Response
<b>Direction 6 – Grow the economy of MidCoast and Port Stephens</b>	
Action 6.1 Enhance tourism infrastructure and connectivity, recognising the importance of: <ul style="list-style-type: none"> <li>regional and inter-regional connections via the Pacific Highway and the Newcastle and Taree airports and cruise ship gateways; and</li> <li>local routes such as The Lakes Way and Nelson Bay Road.</li> </ul>	The Planning Proposal effectively leverages the inter-regional connections provided by the Pacific Highway to attract investment and residents from Newcastle, Sydney and beyond.
Action 6.2 Enhance links to regional services in Greater Newcastle.	N/A
Action 6.3 Enable economic diversity and new tourism opportunities that focus on reducing the impacts of the seasonal nature of tourism and its effect on local economies.	The Planning Proposal will provide for development activity and housing supply, which will support the growth of Hawks Nest and provide economic growth in the region, making the settlement less reliant on seasonal tourism.
Action 6.4 Promote growth of industries that can leverage accessibility provided by the Pacific Highway.	The Planning Proposal enables economic diversity by providing support for the Club, which will assist in reducing the seasonal nature of tourism; due to Golf tourism all year around.
Action 6.5 Plan for and provide infrastructure and facilities that support the ageing population.	The Planning Proposal assists in providing dwellings that are suitable for older residents with changing, smaller, accommodation needs.
<b>Direction 9 – Grow tourism in the region</b>	
Action 9.1 Enable investment in infrastructure to expand the tourism industry, including connections to tourism gateways and attractions.	N/A
Action 9.2 Encourage tourism development in natural areas that support conservation outcomes.	The proposal will provide new accommodation and facilities that will boost the tourism offering for Hawks Nest in an environmentally responsible manner.
Action 9.5 Develop capacity for growth in food-based tourism in the region.	N/A

### Goal 2 – A biodiversity-rich natural environment

Action	Planning Proposal Response
<b>Direction 14 – Protect and connect natural areas</b>	
Action 14.1 Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.	A Biodiversity Development Assessment Report (BDAR) has been prepared over the subject site, which concludes that the site is able to be developed with suitable avoidance, minimisation and offset arrangements.
Action 14.2 Identify and strengthen biodiversity corridors as places for priority biodiversity offsets.	As above, the BDAR identifies opportunities for improvements on surrounding lands to strengthen biodiversity corridors - proposed to be delivered through a Planning Agreement.
Action 14.3 Improve the quality of, and access to, information relating to high environmental values.	As above, the BDAR identifies the opportunity for a VWMP which would address quality, access and information relating to the environmental values of the area.
Action 14.4 Protect biodiversity by maintaining and, where possible, enhancing existing protection of high environmental value areas; implementing appropriate measures to conserve validated high environmental value areas; developing local strategies to avoid and minimise the impacts of development on areas of high environmental value and biodiversity corridors; and identifying offsets or other mitigation measures for unavoidable impacts.	These protection and improvement measures are addressed by the BDAR developed for the project.
Action 14.5 Secure the long-term protection of regionally significant biodiversity corridors.	N/A
<b>Direction 15: Sustain water quality and security</b>	
Action 15.1 Protect water catchments to sustain high quality and dependable water supplies across the region.	N/A
Action 15.2 Effectively manage surface and groundwater use in agricultural areas to support ecosystem function, food production, and to cater for the increasing demand of urban communities and industry.	N/A
Action 15.3 Plan for the security of the region's town water supply.	N/A
Action 15.4 Implement catchment-based plans for the ongoing sustainable management and health of estuaries.	N/A
Action 15.5 Apply the neutral or beneficial water quality objectives to land use planning in surface and groundwater drinking water catchment areas to minimise the effects of	N/A

Action	Planning Proposal Response
development on waterways, including watercourses, wetlands, groundwater dependent ecosystems, riparian lands, estuaries, lakes, beaches and marine waters.	
Action 15.6 Reduce the risk of introduction or spread of aquatic pests and diseases from new development that may affect fisheries and aquaculture industry practices.	N/A
Action 15.7 Incorporate water-sensitive design into development that is likely to have an adverse impact on coastal water catchments, water quality and flows.	An initial Stormwater Management Report has been prepared for the project, highlighting the expected geotechnical and ground water conditions. An Acid Sulfate Soil Assessment has also been undertaken which confirms that there is a general absence of these soils in the locations and depths tested.
<b>Direction 16: Increase resilience to hazards and climate change</b>	
Action 16.1 Manage the risks of climate change and improve the region's resilience to flooding, sea level rise, bushfire, mine subsidence and land contamination.	<p>An initial Stormwater Management Report has been prepared for the project, highlighting the expected geotechnical and ground water conditions. A Preliminary Site Investigation for Contamination has also been prepared concluding that the probability of gross contamination is low.</p> <p>Additional studies, including a coastal risk hazard assessment and Acid Sulfate Soils investigations have also been undertaken for the proposal. These have identified that the subject site is generally suitable for development of medium density housing.</p> <p>A Stormwater and Groundwater Management Plan will be required for any development on the site at the development application stage. The plan will be required to consider the impact of stormwater and groundwater (combined and separately) on the site and neighbouring sites. There are to be no adverse impacts and the plan will be required to demonstrate that the chosen finished floor level for habitable rooms has a minimum freeboard of 0.5m above stormwater, groundwater and a combination of both for the 1% AEP event.</p>
Action 16.2 Review and consistently update floodplain risk and coastal zone management plans, particularly where urban growth is being investigated.	A Coastal Risk Assessment has been undertaken to ensure that the Coastal Zone Management Plan mapping is consistent with current knowledge on coastal risks. The Assessment confirms that the Great Lakes Coastal Study (2013) does not require updating due to the variance in sea level rise guidance provided in the 4th (2007) and 5th (2013) IPCC reports.
Action 16.3 Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new	N/A

Action	Planning Proposal Response
urban development.	
Action 16.4 Review and update the Newcastle Mines Grouting Fund and investigate its relevance to other areas.	N/A

### Goal 3 – Thriving communities

Action	Planning Proposal Response
<b>Direction 17: Create healthy built environments through good design</b>	
Action 17.1 Develop best-practice guidelines for planning, designing and developing healthy built environments.	N/A
Action 17.2 Enhance access to fresh food by promoting initiatives that increase urban food production and access to produce from local farmers.	N/A
Action 17.3 Enhance the quality of neighbourhoods by integrating recreational walking and cycling networks into the design of new communities to encourage physical activity.	<p>The development concepts for the Site provide housing on the land, which is integrated with the Hawks Nest Golf Course and takes advantage of its natural setting. It will provide recreational facilities onsite and will facilitate strong pedestrian and bicycle connectivity promoting healthy design.</p> <p>Off-site recreational improvements to pedestrian / cycle linkages are also proposed to be undertaken via a Planning Agreement.</p>
<b>Direction 18: Enhance access to recreational facilities and connect open space</b>	
Action 18.1 Facilitate more recreational walking and cycling paths including planning for the Richmond Vale Rail Trail and expanded inter-regional and intra-regional walking and cycling links, including the NSW Coastal Cycleway.	N/A
Action 18.2 Deliver connected biodiversity-rich corridors and open space areas for community enjoyment.	N/A
Action 18.3 Enhance public access to natural areas, including coastal and lake foreshores.	<p>Off-site recreational improvements to pedestrian / cycle linkages are proposed to be undertaken via a Planning Agreement. This includes capital contributions towards the "Michael Rowe Walk" which extends from the Tea Gardens Hawks Nest Surf Life Saving Club to the south, through the foreshore vegetation past the subject site and continuing north.</p>

Action	Planning Proposal Response
Action 18.4 Assist councils to develop open space and recreation strategies that identify a range of accessible open space and recreation opportunities; integrate open space, active transport and recreation networks, and improve public foreshore access.	The Planning Proposal will support the Hawks Nest Golf Club, which is accessible albeit private open space and a significant recreational opportunity in the community. Off-site recreational improvements to pedestrian / cycle linkages are also proposed to be undertaken via a Planning Agreement.
Action 18.5 Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.	N/A
<b>Direction 19 – Identify and protect the region’s heritage</b>	
Action 19.1 Consult with the local Aboriginal communities to identify and protect heritage values to minimise the impact of urban growth and development, and to recognise their contribution to the character and landscape of the region.	The Land Council supports the Planning Proposal and subdivided and sold the land to the Proponent.
Action 19.2 Assist the preparation of appropriate heritage studies to inform the development of strategic plans, including regional Aboriginal cultural heritage studies.	A Preliminary Cultural Heritage Assessment is contained in Appendix L.
<b>Direction 20: Revitalise existing communities</b>	
Action 20.1 Accelerate urban revitalisation by directing social infrastructure where there is growth.	The Planning Proposal will provide additional housing options within the Hawks Nest community, which will facilitate more permanent residents which will in turn support the existing local businesses and community organisations. This will help support the commercial businesses during the low season and via voluntary contributions, and assist in establishing social infrastructure to be utilised by the broader community.
Action 20.2 Undertake planning and place-making for main streets and centres.	N/A
Action 20.3 Enhance the amenity and attractiveness of existing places.	The proposed development will be of a high-quality design and enhance the amenity and attractiveness of the area.

## Goal 4 – Greater housing choice and jobs

Action	Planning Proposal Response
<b>Direction 21: Create a compact settlement</b>	

Action	Planning Proposal Response
Action 21.1 Promote development that respects the landscape attributes and the character of the metropolitan area, towns and villages.	The proposed concept respects and fits comfortably within the landscape, being consistent with the planning controls on the adjoining Golf Club land. Supporting material provides a review of visual impact of the proposed built form, which would be further detailed and reviewed at the development application stage.
Action 21.2 Focus development to create compact settlements in locations with established services and infrastructure, including: the Maitland Corridor growth area; Newcastle–Lake Macquarie Western Corridor growth area; the emerging growth area around Cooranbong, Morisset and Wyee, and in existing towns and villages, and sites identified in an endorsed regional or local strategy.	N/A
Action 21.4 Create a well-planned, functional and compact settlement pattern that responds to settlement planning principles and does not encroach on sensitive land uses, including land subject to hazards, on drinking water catchments or on areas with high environmental values.	The Planning Proposal will result in land within the spatial bounds of Hawks Nest village being developed. Included in this land is existing residentially zoned land (owned by the Hawks Nest Golf Club). It will also provide further housing diversity and maximise the use of existing infrastructure, which will provide for a compact settlement.
Action 21.5 Promote small-scale renewal in existing urban areas, in consultation with the community and industry to ensure that this occurs in the right locations.	N/A
Action 21.6 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield housing locations.	The Planning Proposal will provide greater housing choice within the locality, which predominantly comprises low-scale dwelling houses and attached dwellings (townhouses / multi-unit development).
Action 21.7 Promote new housing opportunities in urban areas to maximise the use of existing infrastructure.	The Planning Proposal provides new housing opportunities within the existing township foot print and utilises existing infrastructure.
<b>Direction 22: Promote housing diversity</b>	
Action 22.1 Respond to the demand for housing and services for weekend visitors, students, seasonal workers, the ageing community and resource industry personnel.	The proposed development concept provides units that service a wide demographic; including permanent residents, holidaymakers and seniors. This promotes greater housing diversity in the area and housing suitable for ageing in place for seniors which is a key demographic in the local area.
Action 22.2 Encourage housing diversity including studio and one and two-bedroom dwellings, to match forecast changes in household sizes.	The proposed development concept provides a range of two and three bedroom dwellings.

Action	Planning Proposal Response
Action 22.3 Develop local housing strategies to respond to housing needs, including social and affordable housing, and support initiatives to increase the supply of affordable housing.	N/A
Action 22.4 Develop Settlement Planning Principles and a local planning toolkit to assist councils in implementing the Plan.	N/A
<p>Action 22.5 Include guidance in local land use strategies for expanding rural villages and rural-residential development so that future rural residential development will:</p> <ul style="list-style-type: none"> <li>• not impact on strategic or important agricultural land, energy, mineral or extractive resource viability or biodiversity values;</li> <li>• not impact on drinking water catchments;</li> <li>• not result in greater natural hazard risk;</li> <li>• occur on land that is unlikely to be needed for urban development;</li> <li>• contribute to the conservation of important biodiversity values or the establishment of important corridor linkages; and</li> <li>• facilitate expansion of existing and new tourism development activities in agricultural or resource lands and related industries across the region.</li> </ul>	N/A
<b>Direction 26 – Deliver infrastructure to support growth and communities</b>	
Action 26.1 Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure and the efficiency of new infrastructure.	The project is located within the broader Hawks Nest locality and will utilise a range of existing infrastructure which preliminary reviews show to have capacity, with augmentation or upgrade where necessary.
Action 26.2 Enable the delivery of health facilities, education, emergency services, energy production and supply, water and waste water, waste disposal areas, cemeteries and crematoria, in partnership with the infrastructure providers.	N/A
Action 26.3 Protect existing and planned major infrastructure corridors and sites, including inter-regional transport routes like the M1 Pacific Motorway and the railway, port and airport, to support their intended function.	N/A
Action 26.4 Coordinate the delivery of infrastructure to support the timely and efficient release of land for development, including working with councils and service	N/A



Action	Planning Proposal Response
providers on inter-regional infrastructure and service delivery issues between growing areas.	
Action 26.5 Ensure growth is serviced by enabling and supporting infrastructure.	A Servicing Strategy has been prepared (see Appendix F) which highlights that the site is expected to be serviceable with all relevant infrastructure and services, pending augmentation and upgrades that may be reasonably expected moving forward to detailed design.
Action 26.6 Review and finalise the Hunter Special Infrastructure Contributions Plan.	N/A
<b>Direction 27: Strengthen the economic self-determination of Aboriginal communities</b>	
Action 27.1 Work with the Purfleet–Taree, Forster, Karuah, Worimi, Mindaribba, Awabakal, Bahtabah, Biraban and Wanaruah Local Aboriginal Land Councils to identify priority sites that can create a pipeline of potential Initiatives.	The Karuah Local Aboriginal Land Council sold the Site to the Proponent following a partially successful land claim over a broader area of foreshore land. The sale of this land, by providing a cash injection to the Land Council, helps to facilitate the economic self-determination of the local Aboriginal community.
Action 27.2 Identify landholdings and map the level of constraint at a strategic scale for each site to develop options for the potential commercial use of the land.	N/A

## Appendix B – Consistency with State Environmental Planning Policies

State Environmental Planning Policy (SEPP)	Issue 1
<b>SEPP No 19— Bushland in Urban Areas</b>	N/A. This SEPP does not apply to the Mid-Coast local government area.
<b>SEPP No 21—Caravan Parks</b>	N/A. Development consent is not being sought for a caravan park. In addition, caravan parks are permitted with consent within the current zone (RE1 Public Recreation) and the proposed zone (R3 Medium Density Residential).
<b>SEPP No 33— Hazardous and Offensive Development</b>	N/A. The proposal does not involve an offensive or hazardous industry or facility and the provisions of the SEPP are not relevant to this proposal.
<b>SEPP No 36— Manufactured Home Estates</b>	N/A. The proponent has identified a desire to develop the site for the purposes of residential flat buildings, as such the proposal does not involve a manufactured home estate and the provisions of the SEPP are not relevant to this proposal.
<b>SEPP No 47—Moore Park Showground</b>	N/A. The site is not located in the applicable area.
<b>SEPP No 50—Canal Estate Development</b>	N/A. The proposal does not involve a canal estate development consistent with the provisions of the Policy to prohibit canal estate development.
<b>SEPP No 55— Remediation of Land</b>	<p>A Preliminary Site Investigation for Contamination has been undertaken and the accompanying report is provided in Appendix M. The conclusions suggest limited use and an absence of structures at the site over the period of assessment. A number of potential sources of contamination were however identified due to former and current site activities. These include fill placement (minor and localised at the surface in the western, southern and eastern portions of the site), car park areas and potential for ancillary activities associated with previous sand mining activities.</p> <p>The potential for gross contamination at the site is however assessed as being low. Based on these results, and including the recommendation for future targeted subsurface investigations and remediation if required, the report concludes that the site could be suitable for development.</p>
<b>SEPP No 64— Advertising and Signage</b>	N/A. Signage may be associated with the final development and the provisions of the SEPP will be considered in detail if and when a development application involving signage is lodged.
<b>SEPP No 65—Design Quality of Residential Apartment Development</b>	The planning proposal does not relate to a specific development proposal and is not a development application. It is however noted that SEPP 65 and the Apartment Design Guide (ADG) are required to be considered during the assessment of any future development on the site that includes three or more storeys and four or more dwellings.

State Environmental Planning Policy (SEPP)	Issue 1
	The Design Criteria with the ADG can be readily achieved at any future development application stage and the separation distances and solar access principles have been considered in the conceptual design reflected in the Urban Design Analysis at Appendix D.
<b>SEPP No 70— Affordable Housing (Revised Schemes)</b>	N/A. The site is not located in the applicable area.
<b>SEPP (aboriginal Land) 2019</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Activation Precincts) 2020</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Affordable Rental Housing) 2009</b>	N/A. The proposal is not for affordable housing or being proposed by an affordable housing provider.
<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	N/A. No development is currently proposed and any subsequent development application will be required to comply with BASIX requirements.
<b>SEPP (Coastal Management) 2018</b>	The subject site is located in the coastal use area. While these controls are not applicable to PPs, the relevant matters applying to development consent (Clause 14) have been considered and the proposal is deemed consistent with the aims of the SEPP. The proposal does not change public foreshore access and does not impact negatively on the foreshore or the environmental values of the coast.
<b>SEPP (Concurrences and consents) 2018</b>	N/A. The proposal does not require the Planning Secretary to act as a concurrence authority at the current time.
<b>SEPP (Educational Establishments and Child Care Facilities) 2017</b>	N/A. The proposal does not involve the development of an educational establishment or early education and care facility therefore the provisions of this SEPP are not relevant to the proposal.
<b>SEPP (Exempt and Complying Development Codes) 2008</b>	N/A. The proposal does not seek development consent or to amend exempt and complying development requirements.
<b>SEPP (Gosford City Centre) 2018</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Housing for Seniors or People with a Disability) 2004</b>	N/A. The proposal does not seek development consent or envisage housing specifically for seniors or people with a disability.
<b>SEPP (Infrastructure) 2007</b>	N/A. The application of the SEPP (Infrastructure) 2007 will not be affected by this planning proposal.
<b>SEPP (Koala Habitat Protection) 2019</b>	The provisions of this SEPP apply to the land.

State Environmental Planning Policy (SEPP)	Issue 1
	The Biodiversity Development Assessment Report prepared in support of the proposal (and in accordance with the then SEPP 44 - Koala Habitat Protection) reveals an absence of Schedule 2 feed trees and given the absence of any signs of Koalas or their presence, it is apparent that the site does not constitute Core Koala Habitat, and no further provisions of the policy apply to the site.
<b>SEPP (Kosciuszko National Park—Alpine Resorts) 2007</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Kurnell Peninsula) 1989</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</b>	N/A. The planning proposal does not provide for mining and related developments and would not impact on the ability to undertake such activities. The provisions of this SEPP are not relevant to the proposal.
<b>SEPP (Penrith Lakes Scheme) 1989</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Primary Production and Rural Development) 2019</b>	N/A. The site is currently zoned RE1 Public Recreation and is not within the applicable environmental protection or rural zones identified under the SEPP. The provisions of this SEPP are not relevant to the proposal.
<b>SEPP (State and Regional Development) 2011</b>	N/A. The current planning proposal does not relate to a specific development and is not a development application. A future development application may be considered Regionally Significant and the SEPP will be considered at that time.
<b>SEPP (State Significant Precincts) 2005</b>	N/A. The site is not a State Significant Precinct therefore the provisions of this SEPP are not relevant to the proposal.
<b>SEPP (Sydney Drinking Water Catchment) 2011</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Sydney Region Growth Centres) 2006</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Three Ports) 2013</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Urban Renewal) 2010</b>	N/A. The site is not located in the applicable area.
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	N/A. A Biodiversity Development Assessment Report has been prepared for the site and any future clearing will be considered under the <i>Biodiversity Conservation Act 2016</i> and currently relates to the purchasing of offset credits within that system.
<b>SEPP (Western Sydney Employment)</b>	N/A. The site is not located in the applicable area.

State Environmental Planning Policy (SEPP)	Issue 1
Area) 2009	
SEPP (Western Sydney Parklands) 2009	N/A. The site is not located in the applicable area.

## Appendix C – Consistency with S9.1 Ministerial Directions

S9.1 Ministerial Direction	Issue 1
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	N/A. The Planning Proposal does not affect land within an existing or proposed business or industrial zone.
1.2 Rural Zones	N/A. The Planning Proposal will not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	N/A. The planning proposal does not affect the permissibility of mining or extractive industries on land.
1.4 Oyster Aquaculture	N/A. The site is outside the identified Priority Oyster Aquaculture Areas.
1.5 Rural Lands	N/A. The Planning Proposal will not affect land within an existing or proposed rural or environment protection zone or change the existing minimum lot size thereof.
<b>2. Environment and Heritage</b>	
2.1 Environmental Protection Zones  Aims to conserve and protect environmentally sensitive areas.	N/A. A Biodiversity Development Assessment Report has been prepared for the subject site which identifies that the vegetation on the site is not considered to be environmentally sensitive areas, but has a history of disturbance and is not consistent with the character of established vegetation. The Biodiversity Development Assessment Report is provided at Appendix E.
2.2 Coastal Management  Aims to protect and manage coastal areas of NSW.	The Planning Proposal is consistent with the directions as follows: <ul style="list-style-type: none"> <li>• 2.2(4)(a) - provisions to give effect to the NSW Coastal Policy are included in the GLLEP, and the proposal is consistent with the Objects of the Coastal Management Act 2016.</li> <li>• 2.2(4)(b) - Council's adopted Coastal Zone Management Plan considers the NSW Coastal Management Manual and associated Toolkit, but the subject site is outside of the applicable area.</li> <li>• 2.2(4)(c) - the Coastal Design Guidelines 2003 which have been captured within previous strategic planning for the Hawks Nest area, such as the Housing Strategy 2006 and was used as the basis for the development of Council's DCP (Character Statements - Chapter 3) for the locality. The proposal is consistent with these and will be further considered and applied as part of the detailed design process.</li> </ul>

S9.1 Ministerial Direction	Issue 1
	<ul style="list-style-type: none"> <li>• 2.2(4)(d) - The site is not included in any Coastal Management Program or Coastal Zone Management Plan coastline</li> <li>• 2.2 (5) - The site is outside the modelled 2100 erosion and inundation areas according to Councils Coastal Zone Management Plan (CZMP) and is therefore consistent with this requirement.</li> <li>• 2.2 (6) - The Planning Proposal will not amend any of the maps mentioned.</li> </ul> <p>In addition, the site is outside the proposed Coastal Risk Planning Map subject to Planning Proposal PP_2014_GLAKE_001_00.</p> <p>The validity of this approach has been confirmed by a Coastal Risk Assessment (provided at Appendix O) that concludes that the current proposal is consistent with this Ministerial Direction.</p>
<p>2.3 Heritage Conservation</p> <p>Aims to conserve items and places of heritage significance and indigenous heritage significance.</p>	<p>The Planning Proposal is consistent with this direction. A Preliminary Cultural Heritage Assessment has been prepared and included within the Planning Proposal (see Appendix L and Section 3.C.2). The Assessment concludes that it is unlikely that any archaeological evidence exists within the study area and that development is unlikely to impact potential archaeological evidence.</p> <p>There are no listed heritage items on the subject site or within the general vicinity of the proposal.</p>
<p>2.4 Recreation Vehicle Areas</p>	<p>The planning proposal does not allow sensitive land to be utilised for a recreational vehicle area and is consistent with the provisions of the direction.</p>
<p>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</p>	<p>N/A. The site is not located in the applicable area</p>
<p>2.6 Remediation of Contaminated Land</p>	<p>A Report on Preliminary Site Investigation for Contamination (refer Appendix M) has been undertaken for the subject site. The report concludes that the potential for gross contamination at the site is considered to be low. Targeted subsurface investigation for soil is recommended to assess the potential contamination sources identified in the report, as part of future planning activities.</p> <p>The proposed development is consistent with the Direction.</p>

S9.1 Ministerial Direction	Issue 1
<b>3. Housing, Infrastructure and Urban Development</b>	
<p>3.1 Residential Zones</p> <p>Aims to encourage a range of housing that makes efficient use of existing infrastructure and service that does not impact on the environment or resource lands.</p>	<p>The proposed development is consistent with the Direction as:</p> <p>(4) (a) It broadens the offering of housing type in the Hawks Nest locality</p> <p>(b) The site is located in an area that is already serviced and has capacity (refer Servicing Strategy at Appendix F).</p> <p>(c) The Planning Proposal will enable medium density development which is located within walking distance of the town centre thereby reducing the consumption of land for urban development on the urban fringe.</p> <p>(d) The initial concept has considered design requirements and will be further assessed at the development application stage where standard provisions of the GLLEP will apply.</p> <p>(5) (a) The site is located in an area that is already serviced and has capacity. The GLLEP provisions will also apply to meet this direction.</p> <p>(b) The Planning Proposal will increase the permissible residential density of the land.</p>
<p>3.2 Caravan Parks and Manufactured Home Estates</p>	<p>The Planning Proposal is consistent with this Direction in that whilst it does not currently envisage the development of a caravan park, this use would remain permissible under the R3 Medium Density zone.</p>
<p>3.3 Home Occupations</p>	<p>The Planning Proposal is consistent with this Direction in that it will permit home occupations to be carried out without the need for development consent in the R3 Medium Density zone.</p>
<p>3.4 Integrating Land Use &amp; Transport</p> <p>Aims to improve access by walking, public transport and other means that reduce private car travel dependencies.</p>	<p>The proposal is consistent with this direction by providing housing that is within flat and accessible walking distance of the commercial areas and community facilities. A Traffic Impact Assessment is also provided in Appendix G highlighting the existing low levels of traffic in the area.</p> <p>The proposal is considered to be consistent with aims and objectives of <i>Improving Transport Choice</i> and <i>The Right Place for Business and Services</i> policies given the flat access and proximity of the site to the Hawks Nest commercial areas.</p> <p>A Planning Agreement will provide infrastructure to further enhance pedestrian links.</p>
<p>3.5 Development Near Regulated Airports and Defence Airfields</p>	<p>N/A. This direction is not applicable as the proposal does not affect land in the vicinity of a licensed aerodrome.</p>



S9.1 Ministerial Direction	Issue 1
3.6 Shooting Ranges	N/A. The Planning Proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
3.7 Reduction in non-hosted short term rental accommodation period	N/A. The Planning Proposal is not located in an area relevant to the Direction (being Byron Shire Council area)
<b>4. Hazard and Risk</b>	
<p>4.1 Acid Sulfate Soils</p> <p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>This Direction applies as the site has been mapped as containing class 4 acid sulfate soils. The model provisions for acid sulfate soils are included in GLLEP 2014, which outlines that consent is required for certain earthworks or water table-lowering activities.</p> <p>Section (6) states that a Planning Authority must not prepare a Planning Proposal that proposes an intensification of land uses unless an acid sulfate soils study assessing the appropriateness of the change of land use has been prepared.</p> <p>An Acid Sulfate Soil Report has been undertaken for the proposal (refer Appendix N). The Report concludes that the assessment indicates the general absence of Acid Sulfate Soils at the locations and depths tested.</p> <p>The proposal is consistent with the directions.</p>
4.2 Mine Subsidence and Unstable Land	N/A. The land: (a) is not within a Mine Subsidence District or (b) (despite a previous history of sand mining) has not been identified as unstable land.
4.3 Flood Prone Land	N/A. The land is outside the Flood Planning area identified in Council's LEP. Nevertheless, A Stormwater and Groundwater Management Plan will be required for any development on the site at the development application stage. The Plan will be required to consider the impact of stormwater and groundwater (combined and separately) on the site and neighbouring sites. There are to be no adverse impacts and the Plan will be required to demonstrate that the chosen finished floor level for habitable rooms has a minimum freeboard of 0.5m above stormwater, groundwater and a combination of both for the 1% AEP event.
<p>4.4 Planning for Bushfire Protection</p> <p>The aim of this Direction is to encourage the sound management of bushfire prone areas, and to protect life, property and the environment from bushfire hazards.</p>	<p>The subject land is mapped as bushfire prone land. As required by the direction and the Gateway Determination, consultation had occurred with the RFS . RFS advice states that the Planning Proposal is supported providing only residential activities (owner - occupied) are proposed - which is the case for the current envisaged development. Consistent with RFS advice, a revised bush fire</p>

<b>S9.1 Ministerial Direction</b>	<b>Issue 1</b>
	<p>assessment report will be required to support the development at the development application stages - including any alternative development types, such as tourism related land uses.</p> <p>The Planning Proposal has regard to Planning for Bushfire Protection 2019 and this is further considered in a Bushfire Hazard Assessment at Appendix K. This identifies applicable Asset Protection Zones which are wholly contained within the subject site.</p> <p>Council's draft Housing Strategy also identifies that there is expected to be limited urban development in the Hawks Nest area, and along Sanderling Avenue, in the foreseeable future. The draft Housing Strategy identifies three relatively large areas that are currently zoned as residential land, though all three have significant environmental limitations and are recognised as having limited development potential.</p>
<b>5. Regional Planning</b>	
5.1 Revoked	
5.2 Sydney Drinking Water Catchments	N/A. The site is outside the applicable area.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A. The site is outside the applicable area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A. The Council is within the applicable area however the direction is not applicable as the site is not in proximity to the Pacific Highway.
5.5 Revoked	
5.6 Revoked	
5.7 Revoked	
5.8 Revoked	
5.9 North West Rail Link Corridor Strategy	N/A. The site is outside the applicable area.
5.10 Implementation of Regional Plans	The proposal is consistent with the intent of the Hunter Regional Plan as set out in Appendix A.
5.11 Development of Aboriginal Land Council land	N/A. The site is outside the applicable area.
<b>6. Local Plan Making</b>	
6.1 Approval and Referral requirements	The Planning Proposal seeks to modify zone, height, FSR, lot size and dwelling density maps, but does not introduce any provisions that increase concurrence or referral requirements on the site.

S9.1 Ministerial Direction	Issue 1
	The proposal does not seek to introduce any referral or concurrence provisions and is consistent with the provisions of the direction.
<p>6.2 Reserving Land for Public Purposes</p> <p>This direction aims to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition</p>	<p>The proposal is consistent with provisions of this direction as:</p> <p>(4) There is no identified public purpose for the site which is now privately owned following a partially successful land claim.</p> <p>Whilst the site is within the RE1 public recreation zone at the present time, there is no current identified or future public recreation purpose identified for the site – this zone was used to identify Crown land in this location, rather than it being required for recreation purposes. The nearby public foreshore walk is outside the site boundary and is unaffected by the proposal.</p> <p>(5), (6), (7) No minister or public authority have requested to reserve the land for any public purpose.</p> <p>The Department have indicated that inconsistencies with this direction are justified given the land is no longer in public ownership, is no longer required for the purpose of public recreation and that there is adequate public recreation within the vicinity of the site.</p>
<p>6.3 Site Specific Provisions</p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p>The Proposal is consistent with Direction 6.3(4) as the development envisaged for the site will be enabled by the matching of the zone and development controls of the adjoining site (R3 Medium Density Residential zone).</p> <p>(5) While concept drawings have been created for the development of the site, they do not form part of this Proposal and the rezoning is not specific to those drawings.</p>
<b>7. Metropolitan Planning</b>	
7.1 Implementation of A Plan for Growing Sydney	N/A. The site is outside the applicable area.
7.2 Implementation of Greater Macarthur land Release Investigation	N/A. The site is outside the applicable area.
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A. The site is outside the applicable area.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A. The site is outside the applicable area.
7.5 Implementation of Greater Parramatta	N/A. The site is outside the applicable area.

<b>S9.1 Ministerial Direction</b>	<b>Issue 1</b>
Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A. The site is outside the applicable area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A. The site is outside the applicable area.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A. The site is outside the applicable area.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A. The site is outside the applicable area.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A. The site is outside the applicable area.

# Appendix D – Urban Design Analysis

# Appendix E – Biodiversity Development Assessment

# Appendix F – Servicing Strategy

# Appendix G – Traffic Impact Assessment



# Appendix H – Economic Impact Assessment

# Appendix I – View Analysis

# Appendix J – Stormwater Quality Assessment

# Appendix K – Bushfire Hazard Assessment

# Appendix L – Preliminary Cultural Heritage Assessment

# Appendix M – Preliminary Site Investigation for Contamination

# Appendix N – Acid Sulfate Soils Assessment

# Appendix O – Coastal Risk Assessment