

Appendix I Consistency with Section 117 Directions

Ministerial Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	N/A
1.2 Rural Zones	Consistent. The planning proposal is substantially consistent with the Lismore Urban Strategy and the Far North Coast Regional Strategy.
1.3 Mining Petroleum Production and Extractive Industries	Consistent. The extractive resources located within the planning proposal area have been exploited and it is unlikely that commercial material remains. No state or regional resources are identified.
1.4 Oyster Aquaculture	N/A
1.5 Rural Lands	Consistent. The land that is subject to this planning proposal is substantially consistent with the Lismore Urban Strategy and the Far North Coast Regional Strategy.
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent. The planning proposal is not removing any environment protection zones and will likely result in habitat areas and wildlife corridors being included in environment protection zones.
2.2 Coastal Protection	N/A
2.3 Heritage Conservation	Consistent. The planning proposal will protect any Aboriginal heritage objects or places if they are found to occur. A known heritage rock wall will be protected.
2.4 Recreation Vehicle Areas	N/A
3. Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. A range of housing types and densities will be permitted in the planning proposal area. Servicing is a key consideration of the planning proposal.
3.2 Caravan Parks and Manufactured Home Estates	Consistent. There is a low probability that the residential component of the subject land will be used for a caravan park or manufactured home estate.
3.3 Home Occupations	Consistent. Home occupations will be permitted in residential areas.
3.4 Integrating Land Use and Transport	Consistent. The site has sufficient capacity to provide access to transport for residents and is well placed to access schools, sports grounds, shops and employment lands.
3.5 Development Near Licensed Aerodromes	Consistent. The subject land is not in close proximity to Lismore airport and will not create aircraft hazard issues. It is not affected by ANEF contours of 20 or greater.

Ministerial Directions	Comment
4. Hazard and Risk	
4.1 Acid Sulphate Soils	N/A
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	Consistent. No residential development will be located on flood affected land. Flood affected land is limited to one small area and this will likely be used for ancillary infrastructure such as roads and stormwater detention and quality improvement.
4.4 Planning for Bushfire Protection	Consistent. Parts of the subject land will be affected by bushfire hazards and asset protection zones will be addressed in the planning proposal.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Generally consistent. The subject land includes all of the land nominated in the FNCRS as a growth area. It has been expanded to include additional lands and it is recommended that the FNCRS be amended in the current round of revision to be identical to this planning proposal.
5.2 Sydney Drinking Water Catchments	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Generally consistent. The subject land is not identified as State significant farm land. A large part of the site is Regionally significant farm land, but all of this (except approximately 45 ha) is identified in the FNCRS as a future urban growth area.
5.4 Commercial and Retail development along the Pacific Highway, North Coast	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A
6. Local Plan Making	
6.1 Approval and referral requirements	Consistent.
6.2 Reserving Land for Public Purposes	Consistent. Land reservations are not proposed at this stage.
6.3 Site Specific Provisions	Consistent. The proposal is only nominating land uses that will provide for the most appropriate use of the land and will zones that are available in the prevailing LEP.
7. Metropolitan Planning	
Implementation of the Metropolitan Strategy	N/A