

Appendix T – Local Planning Directions Table

4-8 Bells Boulevard, Kingscliff

Table 1 Local Planning Directions Assessment and response

Direction	Applicable	Commentary on Consistency
<i>Focus area 1: Planning Systems</i>		
1.1 Implementation of Regional Plans	Yes	Consistent This proposal and rezoning is consistent with the North Coast Regional Plan, see details in Section 6 .
1.2 Development of Aboriginal Land Council land	No	Not applicable Chapter 3 – Aboriginal Land within the SEPP (Planning Systems) 2021 does not currently apply to the site.
1.3 Approval and Referral Requirements	Yes	Consistent This direction applies to all Planning Proposals (PPs) in relation to provisions that require the concurrence, consultation, or referral of DAs to a Minister or public authority. The intended provisions of this rezoning amendment do not contain requirements for concurrence, consultation, or referral of a Minister or public authority, and do not identify development as designated development
1.4 Site Specific Provisions	Yes	Consistent This direction applies where PPs seek allow a particular development to be carried out and is intended to discourage unnecessarily restrictive site-specific controls.
1.4A Exclusion of Development Standards from Variation	No	Not applicable This direction does not apply as the PP does not propose to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
<i>Focus area 1: Planning Systems – Place-based</i>		
1.5 Parramatta Road Corridor Urban Transport Strategy	No	Not applicable
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the subject site.
1.7 Implementation of Greater Parramatta Priority Growth	No	Not applicable This direction does not apply to the subject site.

Direction	Applicable	Commentary on Consistency
Area Land Use and Infrastructure Implementation Plan		
1.8 Implementation of Wilton Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the subject site.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	Not applicable This direction does not apply to the subject site.
1.10 Implementation of Western Sydney Aerotropolis Plan	No	Not applicable This direction does not apply to the subject site.
1.11 Implementation of Bayside West Precincts 2036 Plan	No	Not applicable This direction does not apply to the subject site.
1.12 Implementation of Planning Principles for the Cookes Cove Precinct	No	Not applicable This direction does not apply to the subject site.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	No	Not applicable This direction does not apply to the subject site.
1.14 Implementation of Greater Macarthur 2040	No	Not applicable This direction does not apply to the subject site.
1.15 Implementation of Pyrmont Peninsula Place Strategy	No	Not applicable This direction does not apply to the subject site.
1.16 North West Rail Link Corridor Strategy	No	Not applicable This direction does not apply to the subject site.
1.17 Implementation of Bays West Place Strategy	No	Not applicable This direction does not apply to the subject site.
1.18 Implementation of the Macquarie Park Innovation Precinct	No	Not applicable This direction does not apply to the subject site.
1.19 Implementation of the Westmead Place Strategy	No	Not applicable This direction does not apply to the subject site.
1.20 Implementation of the Camellia-Rosehill Place Strategy	No	Not applicable This direction does not apply to the subject site.

Direction	Applicable	Commentary on Consistency
1.21 Implementation of South West Growth Area Structure Plan	No	Not applicable This direction does not apply to the subject site.
1.22 Implementation of the Cherrybrook Station Place Strategy	No	Not applicable This direction does not apply to the subject site.
<i>Focus area 2: Design and place</i>		
No directions at the time of writing.		
<i>Focus area 3: Biodiversity and Conservation</i>		
3.1 Conservation zones	No	Not applicable
3.2 Heritage Conservation	No	Not applicable
3.3 Sydney Drinking Water Catchments	No	Not applicable The site is not located within an LGA identified under this direction.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	Not applicable Not applicable as a C2 or C3 zone is not being proposed as part of this rezoning
3.5 Recreation Vehicle Areas	No	Not applicable The rezoning does not intend to enable land to be developed for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	No	Not applicable This direction applies when preparing a planning proposal that relates to land that, under the <i>SEPP (Biodiversity and Conservation) 2021</i> , is identified as avoided land or a strategic conservation area. The subject site is not avoided land nor is it located within a strategic conservation area.
3.7 Public Bushland	No	Not applicable The objective of this direction is to protect bushland in urban areas. This area is not identified bushland therefore it does not apply.
3.8 Willandra Lakes Region	No	Not applicable This direction does not apply to the subject site.
3.9 Sydney Harbour Foreshores and Waterways Area	No	Not applicable This direction does not apply to the subject site.
3.10 Water Catchment Protection	No	Not applicable This direction does not apply to land within the Sydney Drinking Water Catchment.

Direction	Applicable	Commentary on Consistency
<i>Focus area 4: Resilience and Hazards</i>		
4.1 Flooding	No	Not applicable This direction applies where a planning proposal creates, removes or alters a zone or a provision that affects flood prone land. As the site is not mapped as being flood prone, the direction does not apply.
4.2 Coastal Management	Yes	Consistent The SEPP (Coastal Management) 2018 does apply to the site. It is mapped as being a 'Coastal Use Area' and a 'Coastal Environmental Area'. Importantly for this direction it is not mapped as being within a 'coastal vulnerability area', 'coastal wetland' or 'littoral rainforest'. It is also not mapped as being a current or future coastal hazard. Therefore increasing the intensity of the development on site will comply with this Direction.
4.3 Planning for Bushfire Protection	No	Not applicable. This direction applies where a planning proposal will affect land mapped bushfire prone land. The site is not mapped as being bushfire prone
4.4 Remediation of Contaminated Land	Yes	Consistent See Section 9.2.7 of the EIS in response to SEAR 13 – Contamination and Remediation for the full assessment
4.5 Acid Sulfate Soils	Yes	Consistent Acid Sulfate Soils have been assessed under Section 9.2.6 of the EIS and will have no impact on site.
4.6 Mine Subsidence and Unstable Land	No	Not applicable The site is not within a Mine Subsidence District.
<i>Focus area 5: Transport and Infrastructure</i>		
5.1 Integrating Land Use and Transport	Yes	Consistent This direction applies to a PP that will create, remove or alter a zone or provision relating to urban land. It applies as the MU1 – Mixed Use zone is proposed. The PP must be consistent with the aims, objectives, and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001) The proposal is considered able to be consistent with the aims, objectives and relevant principles of both policies.

Direction	Applicable	Commentary on Consistency
		The location of the development will support infrastructure and services within the Salt Village in Kingscliff and therefore is consistent with the objectives of the Guidelines. The proposal is also located within walking distance to many services and amenities within the Salt Village precinct. This proximity supports a reduction of reliance on cars in a township environment, recognising that a moderate demand for car travel will be associated with the PP. This outcome will enable the potential for multi-modal trips and accessibility for varying demographics, that support an equitable and sustainable approach.
5.2 Reserving Land for Public Purposes	No	Not applicable The PP does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	No	Not applicable There are no regulated airports or defence airfields within 10km of the site that would trigger this direction.
5.4 Shooting Ranges	No	Not applicable There are currently no known shooting ranges adjoining the site that would trigger this direction.
<i>Focus area 6: Housing</i>		
6.1 Residential Zones	No	Not applicable This direction applies to a PP that will affect land within an existing or proposed residential zone. As the site is zoned SP3 – Tourist and is proposed to become MU1- Mixed Use then this does not apply.
6.2 Caravan Parks and Manufactured Home Estates	No	Not applicable The site is not home to an existing caravan park, therefore it does not need to retain the existing zoning. The rezoning is not intended to change any zoning permissibility for caravan parks.
<i>Focus area 7: Industry and Employment</i>		
7.1 Employment Zones	Yes	Consistent This direction applies given the proposed zoning of MU1 – Mixed Use. The rezoning proposes additional areas for employment zones which is consistent with the Kingscliff Locality Plan. No reduction to any current employment zones is proposed with this rezoning.
7.2 Reduction in non-hosted short-term rental accommodation period	No	Not applicable This direction does not apply to the Tweed LGA.

Direction	Applicable	Commentary on Consistency
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	No	Not applicable This direction does not apply as the site is not located along the Pacific Highway.
<i>Focus area 8: Resources and Energy</i>		
8.1 Mining, Petroleum Production and Extractive Industries	No	Not applicable There is currently no known extractive resources identified within the subject site that would trigger this direction.
<i>Focus area 9: Primary Production</i>		
9.1 Rural Zones	No	Not applicable
9.2 Rural Lands	No	Not applicable
9.3 Oyster Aquaculture	No	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable The site is not mapped as being farmland of state and regional significance