

Attachment 2: Planning Proposal PP2020-3.1 - Section 9.1 Directions Compliance Table

Section 9.1 Directions & Objectives	Consistency
Planning Systems	
<p>1.1 Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p>	<p>The site is identified as part of the larger HEP precinct within the Port Macquarie-Hastings UGMS 2017 - 2036.</p> <p>The accompanying site specific specialist studies have not confirmed that the site is suitable for its future mixed use development.</p> <p>The proposal is inconsistent with this Direction.</p>
<p>1.3 Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>The land is not adjacent to any existing mixed use development and adequate infrastructure servicing is not currently available. However, the subject site is located within the greater HEP masterplan area.</p> <p>Concurrence of the Minister for future mixed use zone will be required.</p> <p>The proposal is inconsistent with this direction.</p>
<p>1.4 Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p>The land will be rezoned to a zone that does not currently apply to the adjacent land. However, the subject site is located within the greater HEP masterplan area which will enable mixed use development to support the existing educational and health uses within the area and the proposed development standards are consistent with the adjacent industrial zoned lands.</p> <p>The proposal is consistent with this Direction.</p>
Biodiversity and Conservation	
<p>3.1 Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p>	<p>The biodiversity information provided with the application is insufficient.</p> <p>The proposal is inconsistent with this Direction.</p>
<p>3.2 Heritage Conservation The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>The site is not heritage listed nor is it within a heritage conservation zone. The site is not located near any heritage items and therefore is not expected to have any adverse impacts on heritage conservation.</p> <p>The proposal is consistent with this Direction.</p>
Resilience and Hazards	
<p>4.1 Flooding The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>The subject site is not identified as being flood prone land and as such is not subject to compliance with the flood planning area provisions of the LEP.</p> <p>The proposal is <u>consistent</u> with this direction.</p>
<p>4.2 Coastal Management The objective of this direction is to protect and manage coastal areas of NSW.</p>	<p>The site is not identified as being in the Coastal Management Area.</p>
<p>4.3 Planning for Bushfire Protection The objectives of this direction are to: a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and b) encourage sound management of bush fire prone areas.</p>	<p>The subject site has been identified as containing 'Category 2' and 'Vegetation Buffer' under the NSW Rural Fire Services bushfire prone land maps.</p> <p>Council will be required to consult with the Commissioner of the NSW Rural Fire Service, if supported at Gateway.</p>

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	<p>Bushfire Assessment Report has been prepared by Midcoast Building and Environment and provides a several recommendations to protect the future development from a bushfire attack event and concludes that the bushfire risk is manageable for Special Fire Protection Purpose developments in considerations of NSW Rural Fire Services, Planning for Bushfire Protection, 2019.</p> <p>The proposal is consistent with this Direction.</p>
<p>4.4 Remediation of Contaminated Land The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>A Stage 1 Site Contamination Assessment, prepared by Epic Environmental, in accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Land accompanies this proposal. This assessment concludes that ... <i>it is considered that the site is suitable for the proposed medical centre and education land use, and the current site conditions are not considered to present a risk to human health or the environment.</i></p> <p>The report recommendations can be achieved at a future Development Application stage.</p> <p>The proposal is consistent with this Direction.</p>
Transport and Infrastructure	
<p>5.1 Integrated Land Use and Transport The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: a) improving access to housing, jobs and services by walking, cycling and public transport, and b) increasing the choice of available transport and reducing dependence on cars, and c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and d) supporting the efficient and viable operation of public transport services, and e) providing for the efficient movement of freight.</p>	<p>The Planning Proposal will increase the opportunities to provide new development to support the use of public transport and improve access to jobs, education and health services by walking, cycling and public transport. The Planning Proposal is consistent with the objectives of the Ministerial Direction as it will:</p> <ul style="list-style-type: none"> • improve access between housing, jobs and services by walking, cycling and public transport by way of existing services, accessed at Port Macquarie Base Hospital by providing a new bus stop in the immediate vicinity of the proposed development. • increase employment and population on site in a precinct that will rely on sustainable transport options (cycling and walking via the pedestrian spine), and thereby reducing dependence on cars. • reduce travel demand including the number of trips generated by development and the distances travelled, especially by car, due to the increase of employment, education and accommodation on site; and • enhance the efficient and viable operation of the existing public transport services and road network by increasing rider patronage. <p>The proposal is consistent with this Direction.</p>
Housing	
<p>6.1 Residential Zones The objectives of this direction are to: a) encourage a variety and choice of housing types to provide for existing and future housing needs, b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c) minimise the impact of residential development on the environment and resource lands.</p>	<p>The Proposal seeks a rezoning from R1 and R2 Zones to a B4 Mixed-Use zone consistent with the HEP Master Plan. The Proposal will facilitate the future development of health, education, accommodation and retail uses. The proposed uses are consistent with the HEP Master Plan, Council's Urban Growth Management Strategy and the NSW Governments North Coast Regional Plan. The Planning Proposal will not undermine or prevent the future use of surrounding land for appropriate and suitable uses</p>

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	<p>permissible within the B4 zone, including residential. As such, while the subject proposal will impact upon current residentially zoned land, the proposal is in accordance with the relevant Regional Strategy, prepared by the Department of Planning which gives consideration to the objective of this direction.</p> <p>The proposal is inconsistent with this Direction.</p>
Industry and Employment	
<p>7.1 Business and Industrial Zones The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified centres.</p>	<p>The proposal will create new business land within the Port Macquarie Health and Education Precinct and is consistent with the North Coast Regional Plan and the Port Macquarie - Hastings Urban Growth Management Strategy.</p> <p>Economic advice has been prepared which gives consideration to this direction and its objectives (refer to Appendix D of the attached Planning Proposal Report). In summary, the Planning Proposal will not obstruct the achievement of the objectives as:</p> <ul style="list-style-type: none"> • The Planning Proposal will provide a boost to local demand for services within the health sector as Australian Bureau of Statistics data proves that it has been the fastest growing sector within the region, accounting for 19% of all employment across the LGA. • Maintaining the current zoning is not viable in facilitating and further protecting employment land as it would not achieve the objectives of the current zoning, despite its permissibility for some health and education uses. • The Planning Proposal will assist in improving the viability of the HEP. Currently the site is not making any meaningful contribution to the health and education sector and currently serves as a physical barrier between two major existing facilities in which the HEP Masterplan seeks to connect. • Development of the site consistent with the indicative reference design may improve the amenity and vitality of the area, with the potential for this to benefit adjacent existing health and education properties which may also capitalise and benefit from this investment. <p>The proposal is consistent with this Direction.</p>
<p>7.2 Reduction in Non-Hosted Short-term Rental Accommodation Period The objectives of this direction are to:</p> <p>(a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and (b) ensure the impacts of short-term rental accommodation and views of the community are considered.</p>	<p>The application proposes to include short-stay accommodation for students and health workers.</p> <p>The proposal is consistent with this Direction.</p>