

Attachment '6'

Planning Meeting Report 12 December 2019

Byron Shire Employment Lands Strategy

State Policy Consistency Check

NSW State Policy Consistency Check includes:

- Table 1 Appraisal of Important Farmland Variation Criteria (North Coast Regional Plan & Section 117 Direction 5.3)
- Table 2.1 Section 117 Directions Policy - Localities for New Industrial Land
- Table 2.2 Section 117 Directions Policy - Extension of Business Zones
- Table 3 North Coast Regional Plan 2036
- Table 4: Settlement Planning Guidelines - Mid and North Coast Regional Strategies

In reading the following tables:

- Section references and further details are contained in the Byron Shire Business and Industrial Lands Strategy and Background Report.
- A 'tick' ✓ indicates consistency with the policy.

Document history

Doc No.	Date amended	Details (e.g. Resolution No.)
E2019/38001		State consistency check reported to 20 June 2019 Council Planning meeting – Attachment '3'
E2019/77852	October 2019	Res 19-281 – Business and Industrial Lands Strategy – reported to December 2019 Council Planning meeting for adoption – Attachment '6'

Table 1: Appraisal of Important Farmland Variation Criteria

Criteria	Possible Investigation Areas (Industrial Areas)
Agricultural capability	<p><u>Site 2 – Manns Road Mullumbimby Expansion</u></p> <p>The land is mapped as important farmland and is currently used for agricultural production.</p> <p>Expansion of the industrial estate will take the land out of production, which would have a minor impact on the agricultural industry on a local or regional basis. However, the site adjoins the existing Mullumbimby Industrial Estate and includes (in part) an existing approved industrial use. The site has the capacity to be connected to existing infrastructure and transport network.</p> <p><u>Site 3 – Gulgan East</u></p> <p>The northern portion of the site is currently used as a wrecker's yard and service station. Part of this land is mapped as important farmland; however, it does not currently support agricultural production and is severed from productive farmland by the Pacific Motorway and Gulgan Road interchange to the west.</p> <p>The southern portion of the site encompasses the Tyagarah Airfield. The land is not mapped as important farmland. The land is severed from productive farmland by the Pacific Motorway to the west, and opportunities for expansion of the site towards important farmland to the south are limited by the presence of HEV vegetation and riparian areas.</p> <p><u>Site 4 – Gulgan West</u></p> <p>The northern portion of land is partly mapped as important farmland and is not used for agricultural production. The southern portion of land is wholly mapped as important farmland and is not used for agricultural production.</p> <p>The capacity to expand into important farmland is limited by the railway line, HEV and rural lifestyle living precincts.</p>

Criteria	Possible Investigation Areas (Industrial Areas)
	<p><u>Site 5 – Gulgan North</u></p> <p>The site is partly mapped as regionally significant farmland and is not used for agricultural production. The area mapped as important farmland is non contiguous and capacity to expand into important farmland is limited by Gulgan Rd to the east, and by steep slopes in proximity to The Saddle Rd.</p> <p><u>Site 7 – Bangalow Industrial Area Extension</u></p> <p>The land is mapped as regionally significant farmland and is currently used for agricultural production.</p> <p>Expansion of the industrial estate will take the land out of production, which would have a minor impact on the agricultural industry on a local or regional basis. However, the site adjoins the existing Bangalow Industrial Estate and has the capacity to be connected to the existing infrastructure and transport network.</p>
Land use conflict and possible measures to mitigate the effects / minimise future land use conflict	<p>A land use conflict risk assessment (LUCRA) has not been undertaken. It is anticipated that the key potential conflict areas are where industrial development is proposed in proximity to adjoining agricultural uses and visual amenity.</p> <p>Potential conflict areas would be considered as part of any proposed rezoning or development application. The use of buffer zones and/or visual screening (landscaped or otherwise) could be applied to mitigate potential conflicts.</p> <p>It is noted that Site 2 (Manns Road Mullumbimby Expansion) is in proximity to residential zoned land in Mullumbimby, and Site 4 (Gulgan West) is in proximity to land zoned R5 Large Lot Residential. Potential conflicts would be considered as part of any proposed rezoning or development application.</p>
Infrastructure	<p>Further investigations are required to determine if the delivery of infrastructure to the investigation areas is physically and economically feasible, and to determine if infrastructure could be delivered at no cost to Council and the State</p>

Criteria	Possible Investigation Areas (Industrial Areas)
	<p>Government.</p> <p>Strategy Direction 5 considers infrastructure provision for business and industrial uses. The Strategy addresses infrastructure requirements in Actions 19 to 24.</p>
Environmental and farmland protection	
<ul style="list-style-type: none"> • Aboriginal or high heritage significance 	<p>Advice received from the OEH on 6 March 2018 included Aboriginal Heritage Information Management Systems (AHIMS) search results which indicated that there were registered Aboriginal sites in the Billinudgel and Gulgan localities. Previous investigations have also identified Aboriginal sites in the Gulgan North locality. The Local Aboriginal Land Councils and Arakwal traditional owners were also notified when the draft strategy was placed on exhibition.</p> <p>A cultural heritage assessment report would be required as part of any proposed zoning. Further consultation would be undertaken with the OEH and traditional owners to provide advice and to discuss and consider both the tangible and intangible Aboriginal Cultural Heritage of the sites.</p>
<ul style="list-style-type: none"> • of high environmental value 	<p>Gulgan East (Site 3), Gulgan West (Site 4) and Gulgan North (Site 5) contain areas of high environmental value (HEV) vegetation that could be suitably managed as part of any future development.</p> <p>Areas that are likely to be rezoned to an environmental zone (draft E-Zone mapping) have been excluded from the investigation areas.</p>
Avoiding risks that would need to be accommodated as part of any future development	
<ul style="list-style-type: none"> • flood prone 	<p>Mullumbimby (Site 2), Gulgan East (Site 3), Gulgan West (Site 4) and Bangalow (Site 7) are either flood prone or partly flood prone in major events.</p> <p>Flood impacts would need to be considered as part of any proposed rezoning or development application. Any proposal</p>

Criteria	Possible Investigation Areas (Industrial Areas)
	would need to satisfy the requirements of the Floodplain Management Manual.
<ul style="list-style-type: none"> • bushfire-prone 	<p>Lands in Gulgan East (Site 3), Gulgan West (Site 4) and Gulgan North (Site 5) are mapped as bushfire prone.</p> <p>Measures to manage bushfire risk would need to be considered as part of any proposed rezoning or development application.</p>
<ul style="list-style-type: none"> • highly erodible 	Not applicable.
<ul style="list-style-type: none"> • having a severe slope 	<p>Gulgan North (Site 5) includes some areas where slopes are 20% or greater. The slope profile of some parts of the site are not conducive to industrial development due to challenges in providing for building pads, pedestrian and cycle movement, and level grading for the movement of industrial vehicles. However, the site does feature flat areas and areas of low gradient slope that may be suitable for business park or industrial development.</p>
<ul style="list-style-type: none"> • having acid sulfate soils (ASS) 	<p>Sites 2 – 5 (Mullumbimby, Gulgan East, Gulgan West, and Gulgan North) are mapped as ASS Class 3. This is where such material is likely to be encountered more than 1 metre below the natural ground surface, or where the water table is likely to be lowered by more than 1 metre below the natural ground surface.</p> <p>ASS impacts would need to be considered as part of any proposed rezoning or development application.</p>

Table 2.1: Section 117 Directions Policy - Localities for New Industrial Land

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
1	Employment and Resources							
1.1	Business and Industrial Zones	✓	✓	✓	✓	✓	✓	✓
1.1 (1)(a)	Encourage employment growth in suitable locations	✓	✓	✓	✓	✓	✓	✓
1.1 (1)(b)	Protect employment land in business and industrial zones	✓	✓	Able to buffer from sensitive uses	Able to buffer from sensitive uses	Able to buffer from sensitive uses	✓	✓
1.1 (1)(c)	Support the viability of identified centres	✓	✓	Opportunity for industrial agglomeration	Opportunity for industrial agglomeration	✓	✓	✓
1.2	Rural Zones	✓	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	The site is partly zoned RU2 Rural landscape and has a history of being used for chicken processing however it	See assessment in Table 1

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
							<p>does not currently support agricultural production. The site is adjacent to the Byron Bay Arts and Industry Estate and adjoins existing industrial zoned land to the east of the site.</p> <p>The site is not mapped as important farmland and does not adjoin important farmland.</p> <p>There is no capacity for expansion of any future industrial zoning towards important farmland as the site is contained by existing industrial zoned land, Ewingsdale Rd, and coastal wetland (Coastal management SEPP).</p>	
1.3	Mining, Petroleum Production and Extractive	✓	✓	✓	✓	✓	✓	✓

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
	Industries							
1.5	Rural Lands	✓	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See comment in 1.2 above. Further detailed assessment to be undertaken at the planning proposal stage.	See assessment in Table 1
2	Environment and Heritage							
2.1	Environment Protection Zones	See comment in 2.5 below	✓	See comment in 2.5 below	See comment in 2.5 below	See comment in 2.5 below	See comment in 2.5 below	✓
2.2	Coastal Management	Land mapped as Coastal Environment Area. Detailed assessment to occur at planning proposal stage	Land mapped as Coastal Environment Area. Detailed assessment to occur at planning proposal stage	Land mapped as Coastal Environment Area & Coastal Use Area. Detailed assessment to occur at planning proposal stage	✓	✓	Land partly mapped as Coastal Environment Area and Coastal Wetlands Buffer (100m). Detailed assessment to occur at planning proposal stage	✓

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
2.3	Heritage Conservation	<p>Advice received from the OEH on 6 March 2018 included Aboriginal Heritage Information Management Systems (AHIMS) search results which indicated that there were registered Aboriginal sites in the Billinudgel locality.</p> <p>A cultural heritage assessment report would be required as part of any proposed rezoning. Further consultation would be undertaken with the OEH and traditional owners to provide advice and to discuss and consider both the tangible and intangible Aboriginal Cultural Heritage of the sites.</p>	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	<p>A confidential cultural heritage report has been prepared as part of a current planning proposal for the site.</p> <p>Public exhibition, consultation with traditional owners and further assessment by Council would need to occur as part of the current planning proposal.</p> <p>Matters of heritage conservation would also need to be considered as part of any future planning proposal or development application.</p>	See assessment in Table 1

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
2.5	Application E Zones	Not applicable until E Zones are determined for the Shire in accordance with the <i>Northern Council's E Zone Review Final Recommendations Report</i> for effected areas.						
3	Housing, Infrastructure and Urban Development							
3.4	Integrating Land Use and Transport	✓	✓	✓	✓	✓	✓	✓
4	Hazard and Risk							
4.1	Acid Sulfate Soils	<p>The site is mapped as ASS Class 3. This is where such material is likely to be encountered more than 1 metre below the natural ground surface, or where the water table is likely to be lowered by more than 1 metre below the natural ground surface.</p> <p>ASS impacts would need to be considered as part of any proposed rezoning or development</p>	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	<p>Part of the site is mapped as ASS Class 2. ASS impact is likely where works occur below the natural ground surface, or where the water table is likely to be lowered.</p> <p>An ASS assessment has been lodged as part of a current planning proposal for the site.</p> <p>Consideration of ASS impacts would need to be considered as part of the current planning proposal, or any future planning proposal or development application.</p>	See assessment in Table 1

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
		application.						
4.2	Mine Subsidence and Unstable Land	✓	✓	✓	✓	✓	✓	✓
4.3	Flood Prone Land (using LEP 2014 100yr flood controls)	<p>The site is flood prone in major events. The strategy notes that flood mitigation works should be undertaken to support businesses in Billinudgel (Action N7).</p> <p>Flood impacts would need to be considered as part of any proposed rezoning or development application. Any proposal would need to satisfy the requirements of the Floodplain Management Manual.</p>	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	<p>The site is flood prone in major events.</p> <p>A flood impact assessment has been lodged as part of a current planning proposal for the site.</p> <p>Consideration of flood impacts would need to be considered as part of the current planning proposal, or any future planning proposal or development application.</p>	See assessment in Table 1
4.4	Planning for	The site is mapped as	✓	See assessment	See assessment	See assessment	Part of the site is	✓

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
	Bushfire Protection	bushfire prone. Measures to manage bushfire risk would need to be considered as part of any proposed rezoning or development application.		in Table 1	in Table 1	in Table 1	bushfire prone or located in a bushfire buffer. A bushfire threat assessment has been lodged as part of a current planning proposal for the site. Measures to manage bushfire threats would need to be considered as part of the current planning proposal, or any future planning proposal or development application.	
5	Regional Planning							
5.3	Farmland of State and Regional Significance (RS) on the NSW Far North Coast	✓	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	See assessment in Table 1	✓	See assessment in Table 1
5.10	Implementation of Regional	See Table 3 below.						

Relevant S117 Direction		ELS Strategy Section 6.1 - Localities for New Industrial Land						
		<u>Site 1</u> Billinudgel Consolidation	<u>Site 2</u> Manns Road Expansion	<u>Site 3</u> Gulgan East	<u>Site 4</u> Gulgan West	<u>Site 5</u> Gulgan North	<u>Site 6</u> Byron Bay West	<u>Site 7</u> Bangalow Expansion
	Plans							

Table 2.2: Section 117 Directions Policy - Extension of Business Zones

Relevant S117 Direction		ELS Strategy Section 6.2 - Extension of Business Zones	
		Byron Trade Area **Captured under Byron Town Centre Masterplan**	Mullumbimby Trade Area **Tincogan St sites only**
1	Employment and Resources	✓	✓
1.1	Business and Industrial Zones	✓	✓
1.1 (1)(a)	Encourage employment growth in suitable locations	✓	✓
1.1 (1)(b)	Protect employment land in business and industrial zones	✓	✓

Relevant S117 Direction		ELS Strategy Section 6.2 - Extension of Business Zones	
		Byron Trade Area **Captured under Byron Town Centre Masterplan**	Mullumbimby Trade Area **Tincogan St sites only**
1.1 (1)(c)	Support the viability of identified centres	✓	✓
1.3	Mining, Petroleum Production and Extractive Industries	✓	✓
2	Environment and Heritage		
2.1	Environment Protection Zones	See comment in 2.5 below	See comment in 2.5 below
2.2	Coastal Management	Land mapped as Coastal Environment Area. Detailed assessment to occur at planning proposal stage.	Land mapped as Coastal Environment Area. Detailed assessment to occur at planning proposal stage.
2.3	Heritage Conservation	✓	✓
2.5	Application E Zones	Comment: Not applicable until E Zones are determined for the Shire in accordance with the <i>Northern Council's E Zone Review Final Recommendations Report</i> for effected areas.	

Relevant S117 Direction		ELS Strategy Section 6.2 - Extension of Business Zones	
		Byron Trade Area **Captured under Byron Town Centre Masterplan**	Mullumbimby Trade Area **Tincogan St sites only**
3	Housing, Infrastructure and Urban Development		
3.1	Residential Zones	✓	Residential zoned land identified for potential B2 zone (Action M3). Detailed assessment to occur at planning proposal stage.
3.4	Integrating Land Use and Transport	✓	✓
4	Hazard and Risk		
4.1	Acid Sulfate Soils	<p>The Sun Rise Caravan Park site north of Lawson street is identified as an expansion site and is partly mapped as ASS Class 5. This is where such material is likely to be encountered within 500 metres (on land < 5m AHD) of adjacent Class 1, 2, 3 or 4, where the water table is likely to be lowered below 1 metre AHD on the adjacent Class 1, 2, 3 or 4 land.</p> <p>The Crown Land parcel adjoining Gilmore Crescent is mapped as ASS Class 3. This is where such material is likely to be encountered more than 1 metre below the natural ground surface, or where the water table is likely to be lowered by more than 1</p>	<p>The Mullumbimby Tincogan Street sites are mapped as ASS Class 4. This is where such material is likely to be encountered more than 2 metres below the natural ground surface, or where the water table is likely to be lowered more than 2 metres below the natural ground surface.</p> <p>Acid sulfate soils study to be prepared with any planning proposal for identified sites.</p>

Relevant S117 Direction		ELS Strategy Section 6.2 - Extension of Business Zones	
		Byron Trade Area **Captured under Byron Town Centre Masterplan**	Mullumbimby Trade Area **Tincogan St sites only**
		metre below the natural ground surface. Acid sulfate soils study to be prepared with any planning proposal for identified sites.	
4.2	Mine Subsidence and Unstable Land	✓	✓
4.3	Flood Prone Land (using LEP 2014 100yr flood controls)	The Crown Land parcel adjoining Gilmore Crescent is partly flood prone in major events. Detailed assessment to occur at planning proposal stage.	Expansion areas identified in Mullumbimby are flood prone in major events. Detailed assessment to occur at planning proposal stage.
4.4	Planning for Bushfire Protection	The Crown Land parcel adjoining Gilmore Crescent is mapped as bushfire prone. Measures to manage bushfire risk would need to be considered as part of any planning proposal or development application.	✓
5	Regional Planning		
5.3	Farmland of State and Regional Significance (RS) on the NSW Far	✓	✓

Relevant S117 Direction		ELS Strategy Section 6.2 - Extension of Business Zones	
		Byron Trade Area **Captured under Byron Town Centre Masterplan**	Mullumbimby Trade Area **Tincogan St sites only**
	North Coast		
5.10	Implementation of Regional Plans	See Table 3 below.	

Table 3: North Coast Regional Plan 2036 (NCRP)

Regional Plan Reference		Consistency (Where Applicable)	Comment
Goal	Direction		
1	1		Variations to urban growth boundaries would be required for any future development of investigation sites identified for new industrial land. Justification for variations to the urban growth boundaries would need to be provided with any planning proposal to rezone the land.
	2	✓	
	3	✓	✓
2	5		NCRP Action 5.1 supports collaboration on regional and intra-regional employment land

Regional Plan Reference		Consistency (Where Applicable)	Comment
Goal	Direction		
			delivery and industry development. Action 23 of the Strategy supports the Northern Rivers Regional Economic Development Strategy.
	6		NCRP Actions 6.1 and 6.2 support the identification of industry anchor locations. In support of this action, the Business and Industrial Land Design Principles (Direction 4) identified in the strategy incorporate criteria to assess appropriate locations for future business, industrial and employment anchor activities.
	9		In assessing site suitability, the strategy has regard to the efficient use of major arterial and motorway infrastructure as per Employment Land Principle 2.
	10		✓
	11		See assessment in Table 1 for new industrial investigation areas
3	16 & 18		Consultation has taken place with the Local Aboriginal Land Councils and Arakwal traditional owners during public exhibition of the draft strategy. Detailed Aboriginal and cultural heritage assessments to occur at planning proposal stage.
	21		<p>Further investigations are required to determine if the delivery of infrastructure to the investigation areas and expansion sites is physically and economically feasible, and to determine if infrastructure could be delivered at no cost to Council and the State Government.</p> <p>The final strategy will incorporate an overarching framework for service and infrastructure delivery for potential sites identified.</p>

Table 4: Settlement Planning Guidelines: Mid and North Coast Regional Strategies

Planning Principles		Consistency	Comment
Location			
1	Future urban settlement should be located predominantly within the agreed growth areas.	Y	Business extension sites are located within the urban growth boundaries, however new industrial investigation areas require a variation to the urban growth boundaries. Justification for variations to the urban growth boundaries would need to be provided with any planning proposal to rezone the land.
2	Future settlement, where permitted by the regional strategies and outside the agreed growth areas, must be located to minimize environmental impacts and be sustainable. Such settlement must satisfy the sustainability criteria contained in Appendix 1 of the Regional Strategies.	Y	Regional strategy superseded by the NCRP – areas proposed for new urban growth areas are constituent with the criteria under the NCRP.
Land suitability (environment, natural resources, hazard)			
3	Future development should be located on land that is suitable for the development and capable of supporting the proposed uses.	Y	Details contained in Strategy Directions 1, 2 and 3.

Planning Principles		Consistency	Comment
4	Planning for future development on land already zoned for settlement but not yet developed should identify the constraints and opportunities of the land. Development should achieve a carefully planned community, respecting environmental, resource and hazard issues.	Y	Details contained in Strategy Directions 1 and 2.
5	Future development should avoid areas of environmental significance, significant natural and/or economic resource, potential hazard, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change.	Y	Details contained in Strategy Directions 1, 2 and 3.
6	Future development of adjoining land with the above values should incorporate buffers as necessary to help protect those values and to avoid future land use conflict.	N/A	Consideration of buffers to mitigate land use conflicts will form part of any planning proposal.
7	Future development should be strategically planned by providing a timely release of adequate and	N/A	

Planning Principles		Consistency	Comment
	appropriately located land to address the specific dwelling targets and housing mix identified in the regional strategies. Future rural residential development should be planned for as part of council's total dwelling targets.		
8	Future development, particularly in the major centres, should be planned to affect a shift in the new dwelling mix to achieve 60% single dwellings and 40% multi-unit housing across the region to meet the future demographic needs of smaller households and an ageing population.	N/A	
Settlement form and hierarchy			
9	<p>Future development should:</p> <p>a) strengthen the hierarchy of settlement identified in the regional strategies, support and maintain strong multi-functional business centres, minimize urban sprawl, and maximize infrastructure and service</p>	Y	<ul style="list-style-type: none"> • The strategy builds on existing urban service catchments in the Shire. • The Employment Lands Background Report provides an analysis of commercial and industrial growth, demand and capacity in the Shire. This analysis informs the employment land supply required to meet future employment needs.

Planning Principles		Consistency	Comment
	<p>efficiencies</p> <p>b) be planned to create communities within the hierarchy of settlement. Consideration should be given to the ultimate geographical extent and population target for each community that is to be formed or built upon, and the staging/timing by which it is proposed to reach that position</p> <p>c) provide for a mix of houses, jobs and open space</p> <p>d) be appropriately located in relation to its scale, nature or type of development; the ability to provide the necessary infrastructure and services; the need for access and to ensure effective traffic management</p> <p>e) in the case of residential development, provide for a variety of dwelling types and a choice in location, form and affordability and</p>		<ul style="list-style-type: none"> • Strategy Directions 1 and 3 consider site suitability for new industrial areas and business expansion areas. • Further investigations are required to determine if the delivery of infrastructure to the investigation areas and expansion sites is physically and economically feasible, and to determine if infrastructure could be delivered at no cost to Council and the State Government.

Planning Principles		Consistency	Comment
	f) enable mixed uses and home-based employment in residential or village zonings where appropriate.		
10	Should be planned so any new opportunities strengthen the settlement hierarchy identified in the regional strategies. It should be located close to existing centres and away from areas that may in the future have values for urban expansion.	Y	
Future rural residential development - not applicable, outside the scope of this strategy			
Urban design and heritage – not applicable, outside the scope of this strategy			
Infrastructure provision			
19	Future development should only be permitted where it can be provided with adequate, cost effective physical and social infrastructure to match the expected population for each settlement. In rural areas this may	N	Strategy Direction 5 considers infrastructure provision for business and industrial uses. The Strategy addresses infrastructure requirements in Actions 19 to 24.

Planning Principles		Consistency	Comment
	require the development being able to provide stand alone services.		
20	Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere.	N	
21	Future development should be designed and located to minimize the need to travel; to maximize opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.	N	
22	Future development should be designed and located to have well connected and accessible urban areas increasing the opportunity for public transport, cycling and walking for residents and visitors.	N	
23	Future development should be designed and located to avoid placing	N	

Planning Principles		Consistency	Comment
	further local traffic demand on the Pacific Highway.		
24	Future development should not contribute to ribbon/strip development nor impact on the safety and efficiency of major or arterial roads.	N	
25	Future development should provide sufficient buffering distances and/or technological solutions between proposed development and existing or proposed major infrastructure, including rail corridors and airports.	N	
26	Future development should be designed and located to maximize total water cycle management and minimize impacts on the environment.	N	
Employment lands			
27	Industrial land should be made available in a variety of locations to encourage new opportunities as they arise in all major regional centres,	Y	Details contained in Strategy Direction 3 consider site suitability for new industrial areas.

Planning Principles		Consistency	Comment
	major towns and towns. However, location and availability should recognise the linkages between employment land and: settlement areas; markets, transport and access; environmental constraints; and cost effective provision of necessary services and infrastructure		
28	In the case of the six local government areas in the Far North Coast region, consideration should also be given to the demands and impacts of South East Queensland on the regional economy's employment needs, market opportunities and transport requirements.	Y	The Strategy includes consideration of local, regional and global economic and employment trends in Section 1 – 'Our people, workforce, economy and the drivers of change'.
29	Commercial land, should be located so that it can be conveniently serviced, is accessible to, and is consistent in scale with the settlement it serves or is planned to serve. If commercial land expansion is not adjacent to, or adjoining, an existing centre then any new development	Y	The strategy identifies expansion areas for commercial land in proximity to or adjoining existing commercial and business centres.

Planning Principles		Consistency	Comment
	should not undermine the existing centre(s) and should be at a scale and location only to serve the target neighbourhood.		
Tourism opportunities - not applicable outside the scope of this strategy			