










APPENDIX D NSW Planning Assessment Framework

Table 1: Mullumbimby

Relevant 9.1 Direction		Mullumbimby		
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Mullumbimby - Numbering as per Appendix B 		
		Area 1	Area 5	Area 6
				
1.1	Implementation of Regional plans	✓	✓	✓
1.3	Approval and Referral Requirements	✓	✓	✓
1.4	Site Specific Provisions	✓	✓	✓
1.4A	Exclusion of Development Standards from Variation	✓	✓	✓
3.1	Conservation Zones	✓	✓	✓
3.2	Heritage Conservation	✓	Heritage item to be retained	✓
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓	✓	✓
3.5	Recreation Vehicle Areas	✓	✓	✓
4.1	Flooding	Partially affected. (See hazard comments below)	Partially affected. (See hazard comments below)	✓
4.2	Coastal Management	✓	✓	✓

Relevant 9.1 Direction		Mullumbimby <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Mullumbimby - Numbering as per Appendix B 		
		Area 1 	Area 5 	Area 6 
4.3	Planning for Bushfire Protection	Affected by vegetation categories 1, 2 and 3.	Affected by buffer and vegetation category 3	Affected by buffer and vegetation categories 1, 2 and 3
4.4	Remediation of Contaminated Land	✓	✓	✓
4.5	Acid Sulfate Soil	✓	ASS 4 (See hazard comments below)	ASS 4 and 5 (See hazard comments below)
Hazard Comments		<p>Areas 1, 5, 6 – Bushfire Planning – Future development applications and planning proposals will need to demonstrate compliance with Planning for Bushfire Protection 2019.</p> <p>Areas 5 & 6 - Acid sulphate soils: Future development applications will need to address areas containing the acid sulphate soil class where applicable.</p> <p>Areas 1, 5, 6 – Refer to Appendix B for site specific flood comments and mapping of intermediate and high hazard flood areas where applicable. Future planning proposals will require flood studies for all sites. Future development applications will be required to address flood planning requirements for detailed design stage.</p> <p>Areas 1, 5, 6 – Coastal Management – future planning proposals will need to address the Coastal design guidelines 2023. No site contains mapped coastal wetland or littoral rainforest.</p>		

Relevant 9.1 Direction		Mullumbimby			
		<ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Mullumbimby Numbering as per Appendix B 			
		Area 1	Area 5	Area 6	
					
4.6	Mine Subsidence and Unstable Land	✓	✓	✓	✓
5.1	Integrated Land Use and Transport	Areas 1, 5, 6: Future development applications will need to consider the subdivision and street layouts, pedestrian movement options			
5.2	Reserving Land for Public Purposes	Future planning proposals and development applications will need to consider the reservation of land for public purposes.			
5.3	Development near Regulated Airports and Defence Airfields.	✓	✓	✓	
5.4	Shooting Ranges	✓	✓	✓	
6.1	Residential Zones	✓	✓	✓	
6.2	Caravan Parks and Manufactured Home Estates	✓	✓	✓	
7.1	Employment Zones	✓	✓	✓	
7.2	Reduction in non-hosted short-term rental accommodation period	✓	✓	✓	





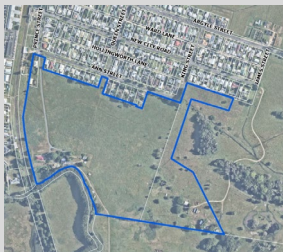
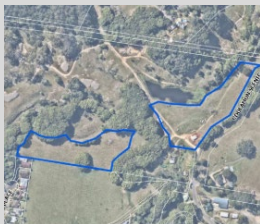
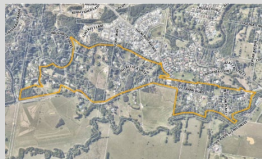

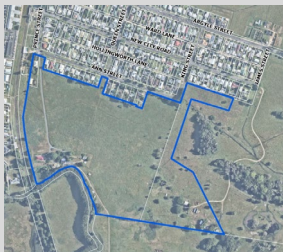
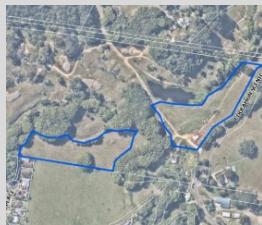
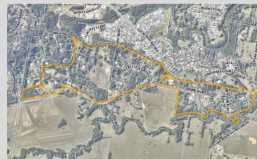

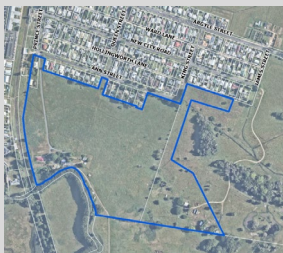
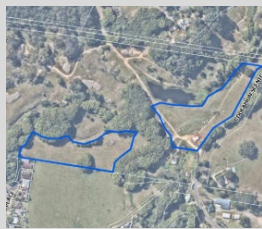
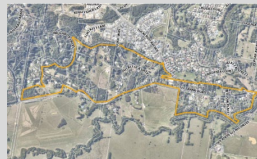
Relevant 9.1 Direction		Mullumbimby		
		<ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Mullumbimby Numbering as per Appendix B 		
		Area 1	Area 5	Area 6
				
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓	✓	✓
8.1	Mining, Petroleum Production and Extractive Industries	✓	✓	✓
9.1	Rural Zones	Refer to Appendix D.3	Refer to Appendix D.3	Refer to Appendix D.3
9.2	Rural Lands	Refer to Appendix D.3	Refer to Appendix D.3	Refer to Appendix D.3
9.3	Oyster Aquaculture	✓	✓	✓
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Regionally significant farmland that is adjacent to existing urban growth boundary and represents a 'rounding off' of the urban growth boundary. Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria.		

Table 1a: Mullumbimby Continued

Relevant 9.1 Direction		Mullumbimby			
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Mullumbimby - Numbering as per Appendix B 			
		Area 7 	Area 8 	Area 9 	Mullumbimby Potential urban conversion area 
1.1	Implementation of Regional plans	✓	✓	✓	✓
1.3	Approval and Referral Requirements	✓	✓	✓	✓
1.4	Site Specific Provisions	✓	✓	✓	✓
1.4A	Exclusion of Development Standards from Variation	✓	✓	✓	✓
3.1	Conservation Zones	✓	✓	✓	✓
3.2	Heritage Conservation	✓	✓	✓	✓
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓	✓	✓	✓
3.5	Recreation Vehicle Areas	✓	✓	✓	✓
4.1	Flooding	Partially affected. (See hazard comments below)	Flood affected. (See hazard comments below)	Partially affected. (See hazard comments below)	Partially affected. (See hazard comments below)
4.2	Coastal Management	✓	✓	✓	✓

Relevant 9.1 Direction		Mullumbimby <ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Mullumbimby Numbering as per Appendix B 			
		Area 7 	Area 8 	Area 9 	Mullumbimby Potential urban conversion area 
4.3	Planning for Bushfire Protection	Affected by vegetation categories 1 and 3.	Affected by buffer and vegetation categories 1,2 and 3.	Affected by vegetation category 1, 2 and 3	Affected by buffer and vegetation categories 1, 2 and 3.
4.4	Remediation of Contaminated Land	✓	✓	✓	✓
4.5	Acid Sulfate Soil	Partially affected by ASS 1 (See hazard comments below)	ASS 3 & 4 (see hazard comments below)	✓	ASS 4 and 5 (See hazard comments below)
Hazard Comments		<p>Areas 7, 8, 9 & Mullumbimby potential urban conversion area – Bushfire Prone land: Future development applications will need to address areas containing and bushfire prone vegetation.</p> <p>Areas 7, 8 & Mullumbimby potential urban conversion area – Acid sulfate soils: Future development applications will need to address areas containing the acid sulphate soil classes where applicable.</p> <p>Areas 7, 8, 9 & Mullumbimby potential urban conversion area – Flood prone land: Refer to Appendix B for site specific flood comments and mapping of intermediate and high hazard flood areas where applicable. Future planning proposals will require flood studies for all sites. Future development applications will be required to address flood planning requirements for detailed design stage.</p>			
4.6	Mine Subsidence and Unstable Land	✓	✓	✓	✓

Relevant 9.1 Direction		Mullumbimby			
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Mullumbimby - Numbering as per Appendix B 			
		Area 7	Area 8	Area 9	Mullumbimby Potential urban conversion area
					
5.1	Integrated Land Use and Transport	Future development applications will be required to consider the subdivision and street layouts, pedestrian movement options.			
5.2	Reserving Land for Public Purposes	Future planning proposals and development applications will need to consider the reservation of land for public purposes.			
5.3	Development near Regulated Airports and Defence Airfields.	✓	✓	✓	✓
5.4	Shooting Ranges	✓	✓	✓	✓
6.1	Residential Zones				
6.2	Caravan Parks and Manufactured Home Estates	✓	✓	✓	✓
7.1	Employment Zones	✓	✓	✓	✓
7.2	Reduction in non-hosted short-term rental accommodation period	✓	✓	✓	✓


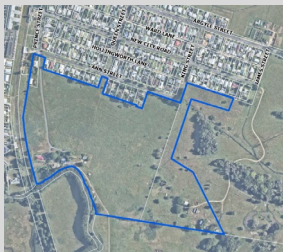
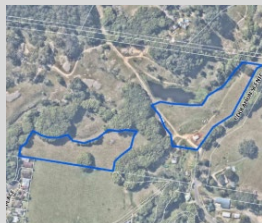
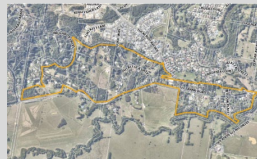












Relevant 9.1 Direction		Mullumbimby			
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Mullumbimby - Numbering as per Appendix B 			
		Area 7 	Area 8 	Area 9 	Mullumbimby Potential urban conversion area 
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓	✓	✓	✓
8.1	Mining, Petroleum Production and Extractive Industries	✓	✓	✓	✓
9.1	Rural Zones	Refer to Appendix D.3	Refer to Appendix D.3	Refer to Appendix D.3	Refer to Appendix D.3
9.2	Rural Lands	Refer to Appendix D.3	Refer to Appendix D.3	Refer to Appendix D.3	Refer to Appendix D.3
9.3	Oyster Aquaculture	✓	✓	✓	✓
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Regionally significant farmland that is adjacent to existing urban growth boundary and represents a 'rounding off' of the urban growth boundary. Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria			




Table 2: Bangalow




Relevant 9.1 Direction		Bangalow		
		<ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Bangalow Numbering as per Appendix B 		
		Area 12	Area 13	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
				
1.1	Implementation of Regional plans	✓	✓	✓
1.3	Approval and Referral Requirements	✓	✓	✓
1.4	Site Specific Provisions	✓	✓	✓
1.4A	Exclusion of Development Standards from Variation	✓	✓	✓
3.1	Conservation Zones	✓	✓	✓
3.2	Heritage Conservation	✓	✓	✓
3.4	Application of C2 and C3 Zones and Environmental	✓	✓	✓

Relevant 9.1 Direction		Bangalow <ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Bangalow Numbering as per Appendix B 		
		Area 12 	Area 13 	Site B2 (Draft Northern Rivers Resilient Lands Strategy) 
	Overlays in Far North Coast LEPs			
3.5	Recreation Vehicle Areas	✓	✓	✓
4.1	Flooding	✓	Partially affected (see hazard comments below)	Partially affected (see hazard comments below)
4.2	Coastal Management	✓	✓	✓
4.3	Planning for Bushfire Protection	<p>Affected by Buffer, vegetation category 3.</p> <p>Future development applications will need to address areas containing bushfire prone vegetation.</p>	<p>Affected by buffer, vegetation category 3.</p> <p>Future development applications will need to address areas containing bushfire prone vegetation.</p>	<p>Affected by buffer, vegetation category 2 & 3.</p> <p>Future development applications will need to address areas containing bushfire prone vegetation.</p>

Relevant 9.1 Direction		Bangalow		
		<ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Bangalow Numbering as per Appendix B 		
		Area 12	Area 13	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
				
4.4	Remediation of Contaminated Land	✓	✓	Future development applications will need to consider potential contamination from historic sources and what if any remediation measures would be required.
4.5	Acid Sulfate Soil	✓	✓	✓
Hazard Comments		Areas 12, 13 & Site B2 – Flood prone land: Refer to Appendix B for site specific flood comments and mapping of intermediate and high hazard flood areas where applicable. Future planning proposals will require flood studies for all sites. Future development applications will be required to address flood planning requirements for detailed design stage.		
4.6	Mine Subsidence and Unstable Land	✓	✓	✓

Relevant 9.1 Direction		Bangalow <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Bangalow - Numbering as per Appendix B 		
		Area 12 	Area 13 	Site B2 (Draft Northern Rivers Resilient Lands Strategy) 
5.1	Integrated Land Use and Transport	Future development applications will be required to consider the subdivision and street layouts, pedestrian movement options.		
5.2	Reserving Land for Public Purposes	Future planning proposals and development applications will need to consider the reservation of land for public purposes.		
5.3	Development near Regulated Airports and Defence Airfields.	✓	✓	✓
5.4	Shooting Ranges	✓	✓	✓
6.1	Residential Zones	✓	✓	✓
6.2	Caravan Parks and Manufactured Home Estates	✓	✓	✓

Relevant 9.1 Direction		Bangalow		
		<ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Bangalow Numbering as per Appendix B 		
		Area 12	Area 13	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
				
7.1	Employment Zones	✓	✓	✓
7.2	Reduction in non-hosted short-term rental accommodation period	✓	✓	✓
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓	✓	✓
8.1	Mining, Petroleum Production and Extractive Industries	✓	✓	✓
9.1	Rural Zones	The northern area of the site contains fragmented land is disconnected from farmland to the east and west by the	Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria	Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria

Relevant 9.1 Direction		Bangalow <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Bangalow - Numbering as per Appendix B 		
		Area 12 	Area 13 	Site B2 (Draft Northern Rivers Resilient Lands Strategy) 
		Hinterland Way motorway and by adjacent residential development. It has not been used for rural purposes. Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria		
9.2	Rural Lands	The land is only suited to urban purposes. Part of the land is in the adopted Byron Shire Residential Strategy as well as being identified as a site in Council's Affordable Housing Strategy. Refer to Appendix	Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria	Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria








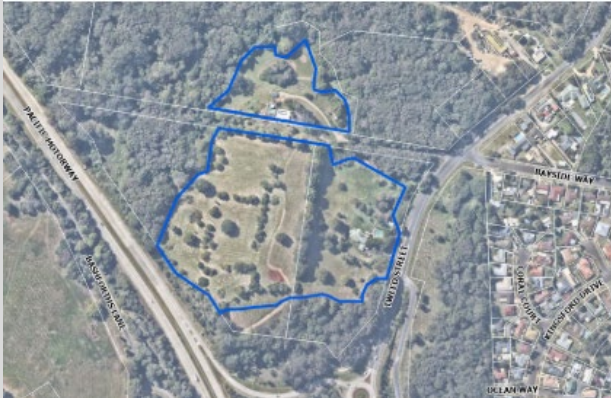



Relevant 9.1 Direction		Bangalow <ul style="list-style-type: none"> Localities for new release land outside the existing urban growth boundary – Bangalow Numbering as per Appendix B 		
		Area 12 	Area 13 	Site B2 (Draft Northern Rivers Resilient Lands Strategy) 
		D.3 for assessment against the regionally significant farmland variation criteria		
9.3	Oyster Aquaculture	✓	✓	✓
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Partially mapped as regional farmland and partially within the Urban growth boundary for Bangalow. Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria.	Partially mapped as regional farmland and partially within the Urban growth boundary for Bangalow. Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria.	Partially mapped as regional farmland and partially within the Urban growth boundary for Bangalow. Refer to Appendix D.3 for assessment against the regionally significant farmland variation criteria.



Table 3: Brunswick Heads

Relevant 9.1 Direction		Brunswick Heads	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Brunswick Heads - Numbering as per Appendix B 	
		Area 15	Area 16
			
1.1	Implementation of Regional plans	✓	✓
1.3	Approval and Referral Requirements	✓	✓
1.4	Site Specific Provisions	✓	✓
1.4A	Exclusion of Development Standards from Variation	✓	✓
3.1	Conservation Zones	✓	✓
3.2	Heritage Conservation	✓	✓
3.4	Application of C2 and C3 Zones and Environmental	✓	✓

Relevant 9.1 Direction		Brunswick Heads <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Brunswick Heads - Numbering as per Appendix B 	
		Area 15 	Area 16 
	Overlays in Far North Coast LEPs		
3.5	Recreation Vehicle Areas	✓	✓
4.1	Flooding	Partially affected. (See hazard comment below)	Partially affected. (See hazard comment below)
4.2	Coastal Management	✓	✓
4.3	Planning for Bushfire Protection	Affected by buffer and vegetation category 1, 2 and 3. (See hazard comment below)	Affected by buffer and vegetation category 1. (See hazard comment below)
4.4	Remediation of Contaminated Land	✓	✓
4.5	Acid Sulfate Soil	ASS 3 (See hazard comment below)	ASS 3 (See hazard comment below) (See hazard comment below)
Hazard Comments		Areas 15, 16 – Acid Sulfate Soils: Future development applications will need to address areas containing the acid sulphate soil class where applicable.	

Relevant 9.1 Direction		Brunswick Heads <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Brunswick Heads - Numbering as per Appendix B 	
		Area 15 	Area 16 
		<p>Areas 15, 16 – Flood prone land: Refer to Appendix B for site specific flood comments and mapping of intermediate and high hazard flood areas where applicable. Future planning proposals will require flood studies for all sites. Future development applications will be required to address flood planning requirements for detailed design stage.</p> <p>Areas 15, 16, future development applications and planning proposals will need to demonstrate compliance with planning for bushfire protection 2019.</p>	
4.6	Mine Subsidence and Unstable Land	✓	✓
5.1	Integrated Land Use and Transport	<p>Future development applications will be required to consider the subdivision and street layouts, pedestrian movement options.</p> <p>Site 17 contains an existing manufactured home estate and is connected to existing transport options.</p>	

Relevant 9.1 Direction		Brunswick Heads	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Brunswick Heads - Numbering as per Appendix B 	
		Area 15 	Area 16 
5.2	Reserving Land for Public Purposes	Future planning proposals and development applications will need to consider the reservation of land for public purposes.	
5.3	Development near Regulated Airports and Defence Airfields.	✓	✓
5.4	Shooting Ranges	✓	✓
6.1	Residential Zones	✓	✓
6.2	Caravan Parks and Manufactured Home Estates	✓	Contains an existing manufactured home estate. Future development will need to consider the retention or redevelopment of this site.
7.1	Employment Zones	✓	✓

Relevant 9.1 Direction		Brunswick Heads	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Brunswick Heads - Numbering as per Appendix B 	
		Area 15	Area 16
			
7.2	Reduction in non-hosted short-term rental accommodation period	✓	✓
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓	✓
8.1	Mining, Petroleum Production and Extractive Industries	✓	✓
9.1	Rural Zones	Refer to Appendix D.3	Rural zoned located within an area identified for Committed Urban Use or Rural-Residential Zone. Not identified as significant farmland. Refer to Appendix D.3
9.2	Rural Lands	Refer to Appendix D.3	Refer to Appendix D.3

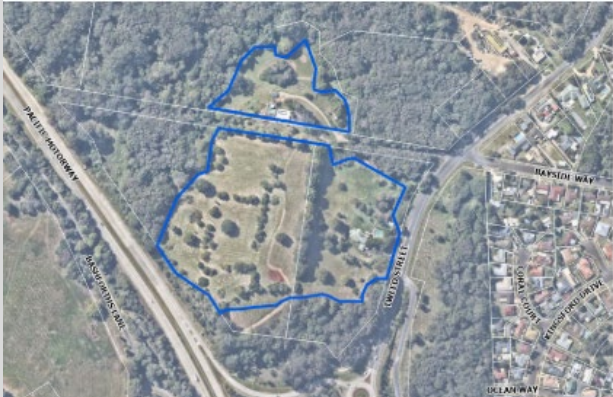

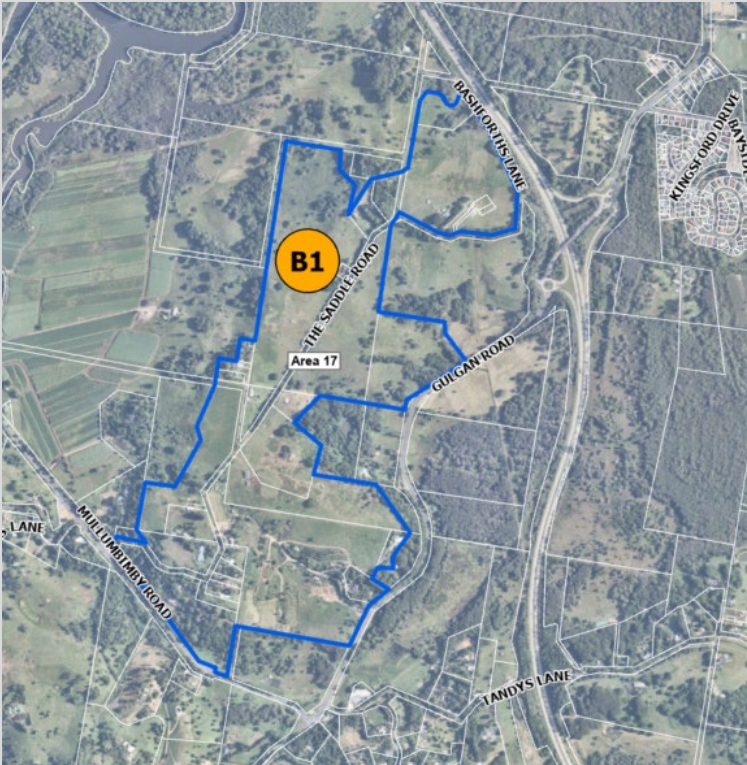
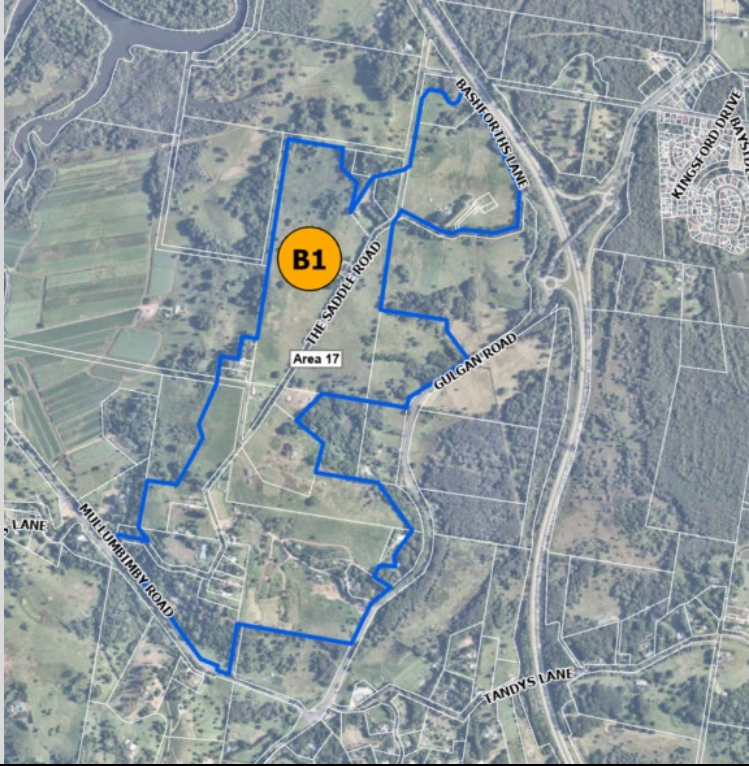
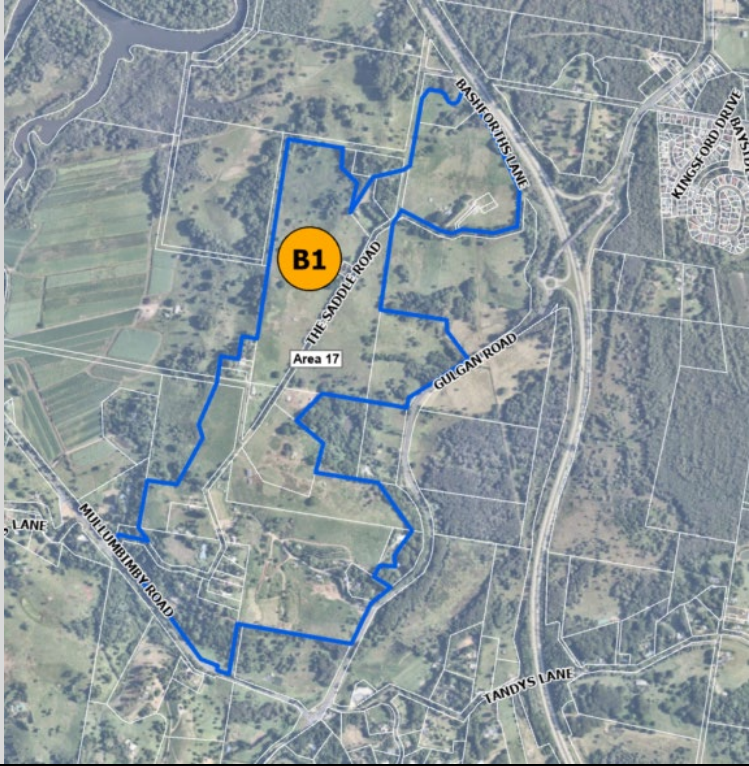
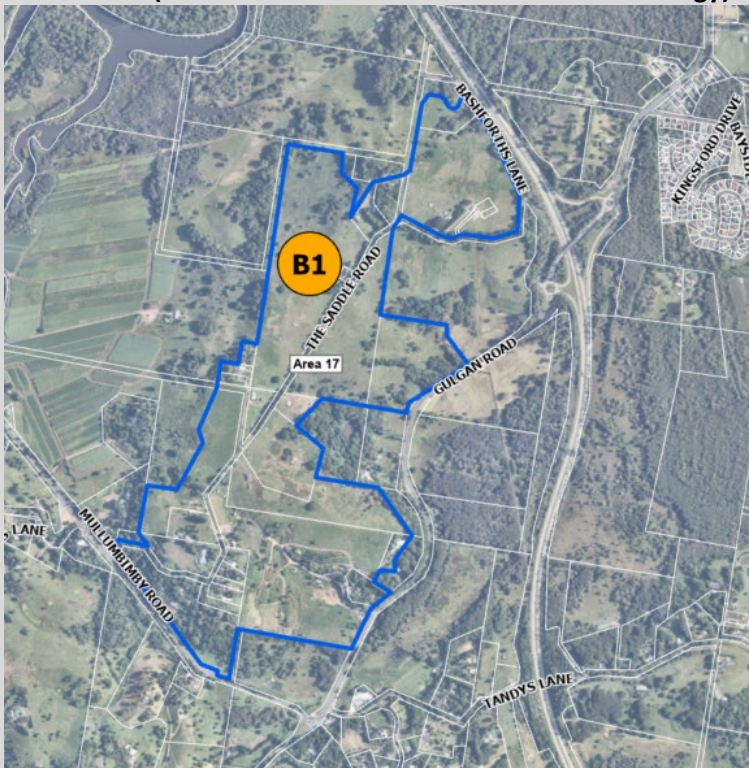
Relevant 9.1 Direction		Brunswick Heads <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Brunswick Heads - Numbering as per Appendix B 	
		Area 15 	Area 16 
9.3	Oyster Aquaculture	✓	✓
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	✓	✓

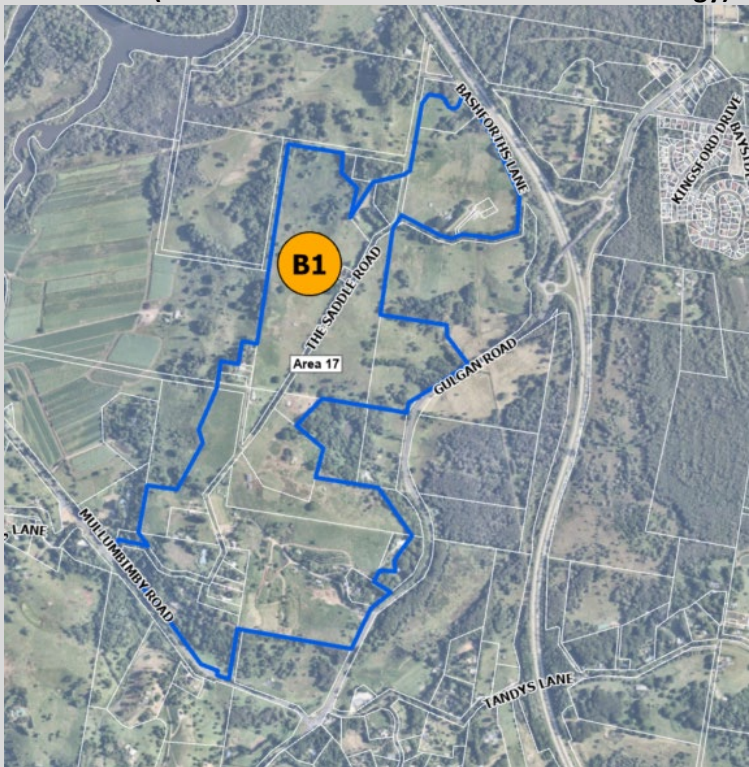
Table 4: The Saddle Road Precinct

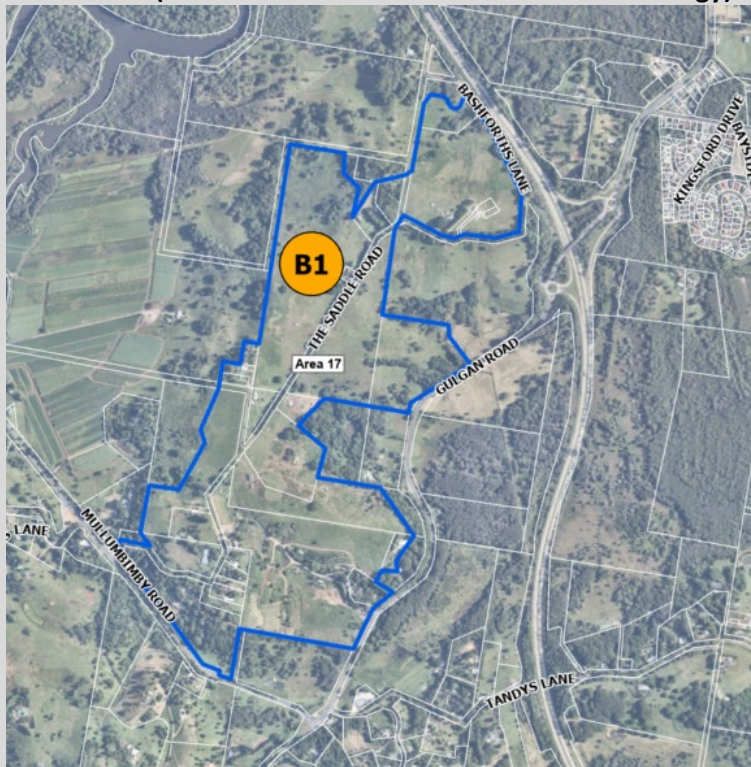
Relevant 9.1 Direction		<div>The Saddle Rd Precinct<ul style="list-style-type: none">- Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct- Numbering as per Appendix B</div> <div>Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)</div> <div></div>
1.1	Implementation of Regional plans	✓
1.3	Approval and Referral Requirements	✓

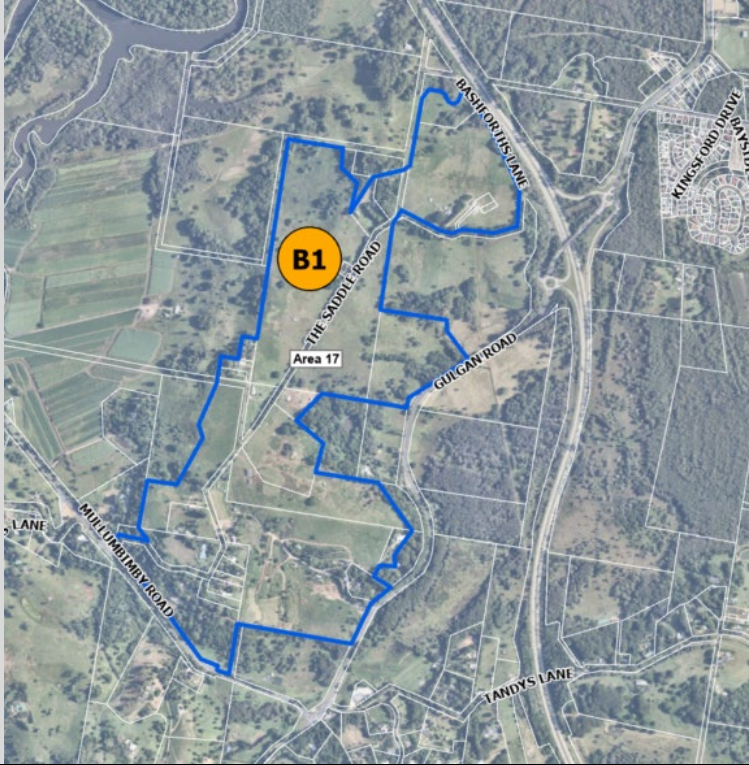
Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
1.4	Site Specific Provisions	✓
1.4A	Exclusion of Development Standards from Variation	✓
3.1	Conservation Zones	✓
3.2	Heritage Conservation	✓

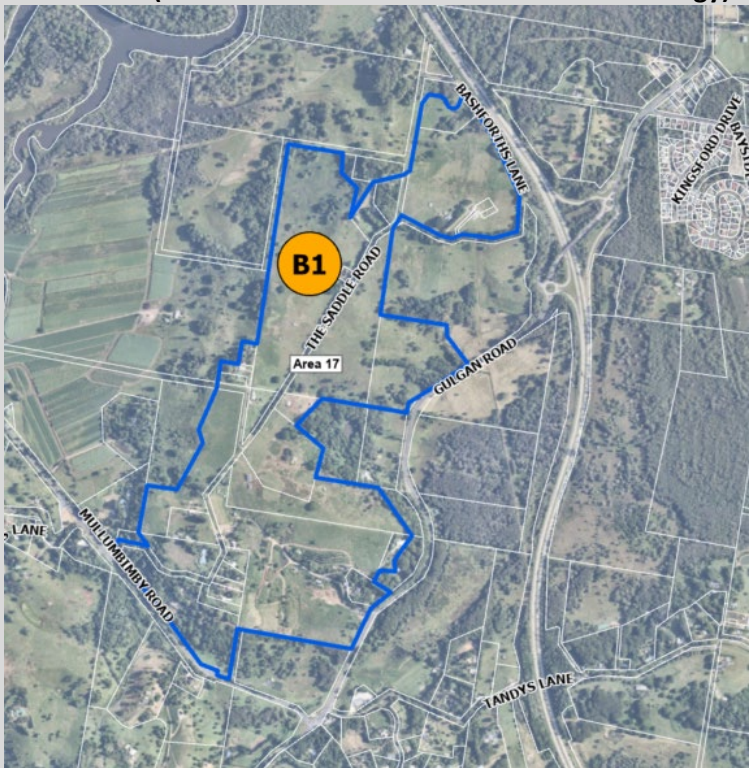
Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓
3.5	Recreation Vehicle Areas	✓
4.1	Flooding	✓

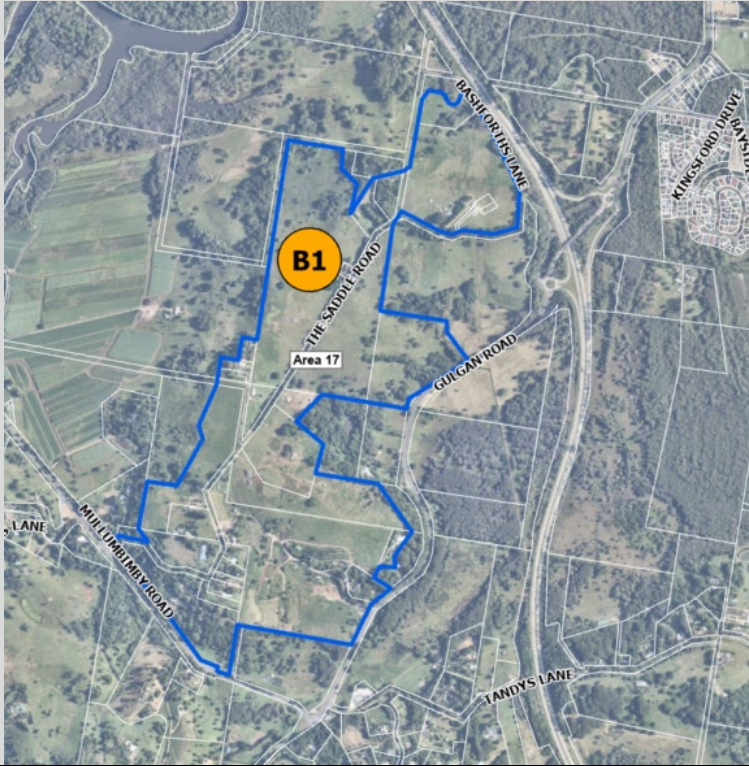
Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
4.2	Coastal Management	✓
4.3	Planning for Bushfire Protection	Affected by buffer and vegetation category 1, 2 and 3. Future development applications will need to be consider bush fire risk as part of any rezoning proposal.
4.4	Remediation of Contaminated Land	Future development applications will need to consider potential contamination from historic sources and what if any remediation measures would be required.

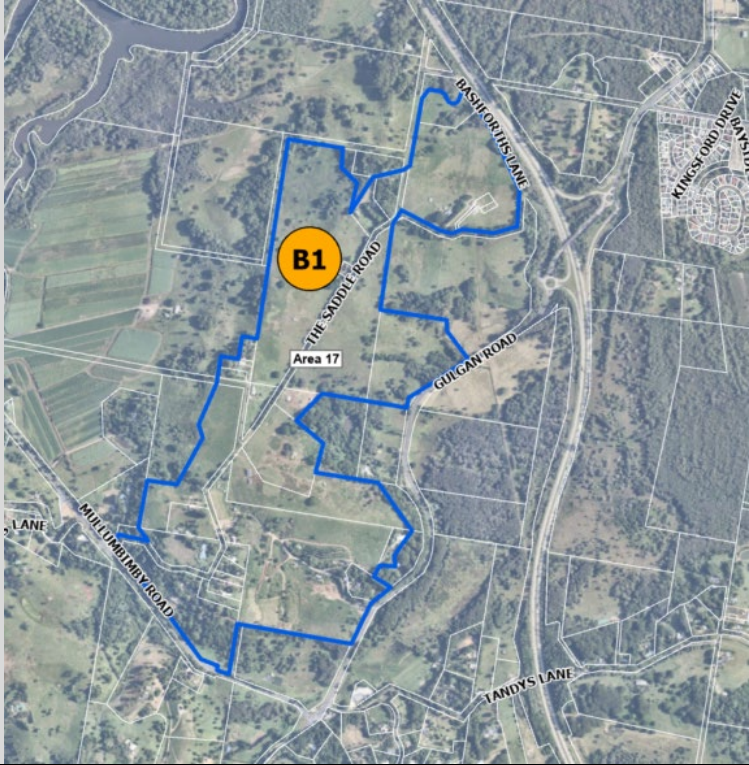
Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
4.5	Acid Sulfate Soil	ASS 3: Future development applications will need to consider areas containing the acid sulphate soil class where applicable.
4.6	Mine Subsidence and Unstable Land	✓

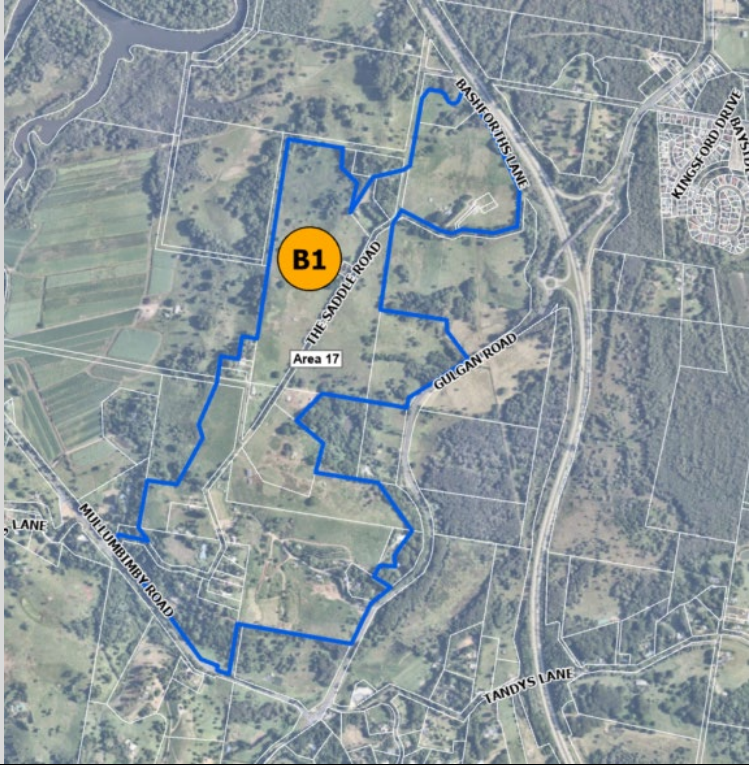
Relevant 9.1 Direction		<p>The Saddle Rd Precinct</p> <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		<p>Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)</p> 
5.1	Integrated Land Use and Transport	<p>This site will require a detail structure plan that incorporates consideration of access to / through the site and for vehicle and pedestrian movements. this road design also will need to consider upgrades to the road network including the intersection at Mullumbimby Road / Gulgarn Road, and Mullumbimby Road / The Saddle Road.</p>

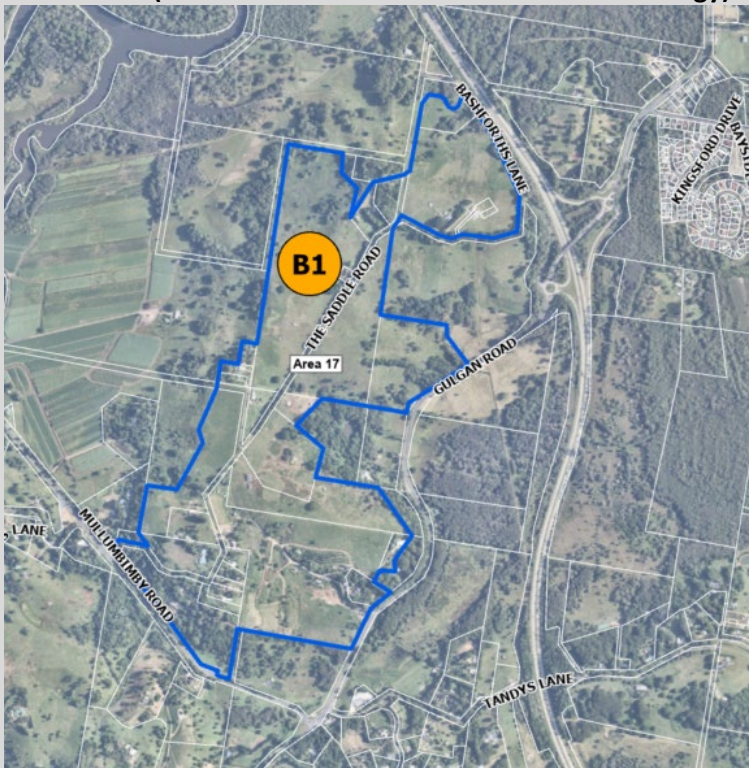
<p>Relevant 9.1 Direction</p>	<p>The Saddle Rd Precinct</p> <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B <p>Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)</p> 
	<p>Future development applications will need to consider subdivision and road design internally to the site, and connectivity to the existing urban centres.</p> <p>The site is capable of connecting to existing public transport routes and the M1 Highway. The site is within proximity to the proposed Gulgah North employment area identified within the Byron Business and Industrial Lands Strategy.</p>

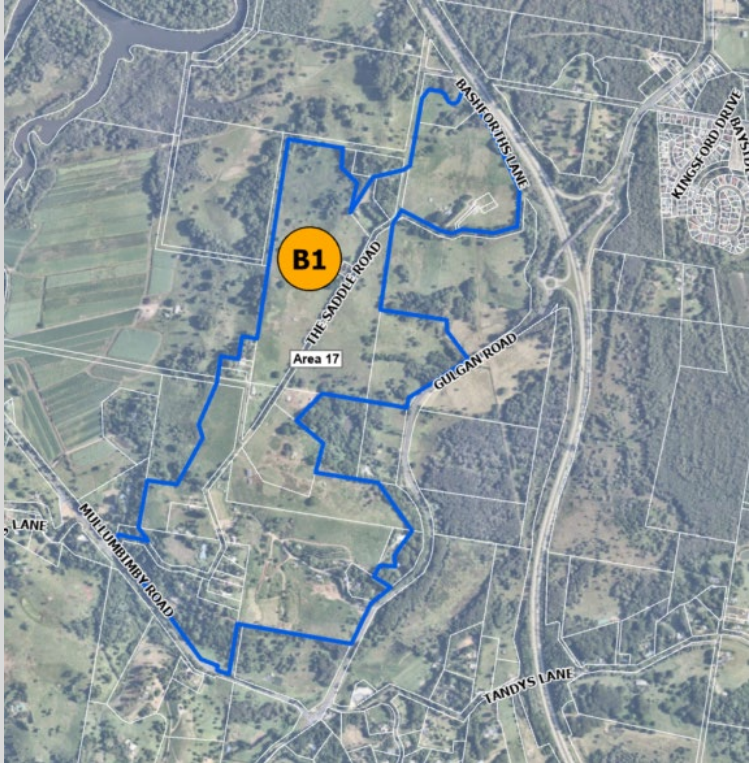
Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
5.2	Reserving Land for Public Purposes	Future structure plan and development applications will need to consider areas to reserve for public purposes.
5.3	Development near Regulated Airports and Defence Airfields.	✓
5.4	Shooting Ranges	✓

Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
6.1	Residential Zones	✓
6.2	Caravan Parks and Manufactured Home Estates	✓
7.1	Employment Zones	✓

Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
7.2	Reduction in non-hosted short-term rental accommodation period	✓
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓

Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
8.1	Mining, Petroleum Production and Extractive Industries	✓
9.1	Rural Zones	Refer to Appendix D.3
9.2	Rural Lands	Refer to Appendix D.3
9.3	Oyster Aquaculture	✓

Relevant 9.1 Direction		The Saddle Rd Precinct <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B
		Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy) 
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	<p>Mapped as Regionally Significant farmland. The land currently being grazed by cattle. Its use for residential development will take most of the land out of production, which is likely to have a minor impact on the beef cattle industry at a local or regional level.</p> <p>Drainage areas, the Pacific Highway and watercourses form a natural edge that would prevent further outward creep into other regionally significant farmland.</p>

<p>Relevant 9.1 Direction</p>		<p>The Saddle Rd Precinct</p> <ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct - Numbering as per Appendix B <p>Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)</p> 
		<p>See also comment within Appendix D.3 for appraisal of Important Farmland Variation Criteria Future development applications and rezonings will need to consider</p> <ul style="list-style-type: none"> - a Land use conflict risk assessment. - Aboriginal cultural sites - Bushfire prone lands - High environmental value vegetation

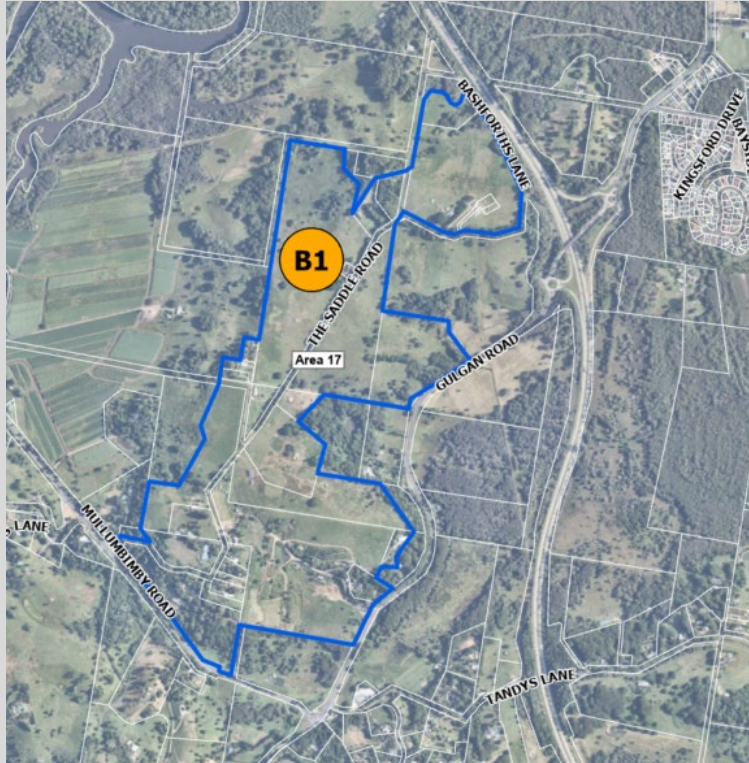



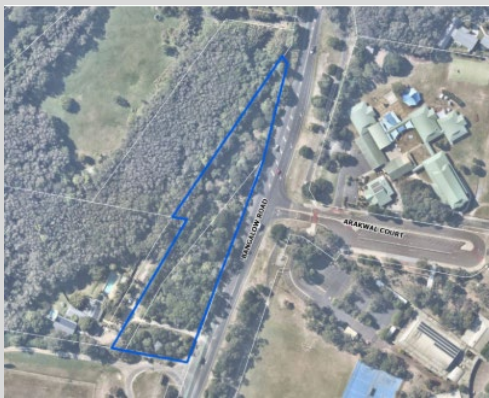

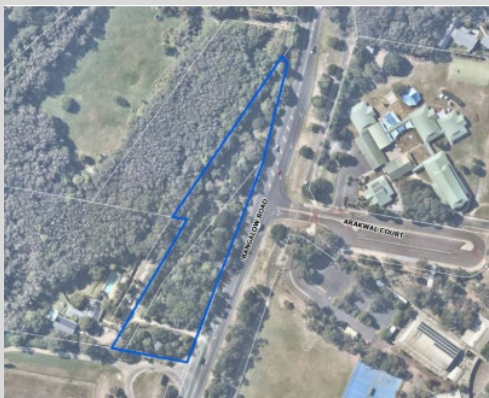

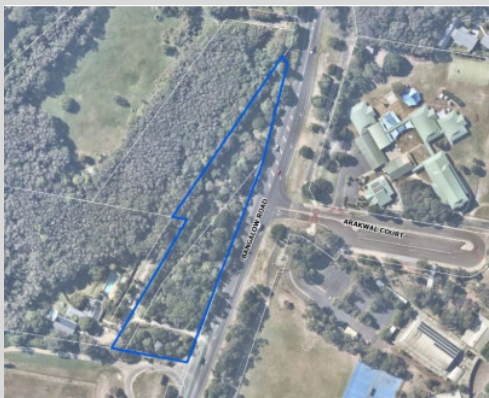
Relevant 9.1 Direction	<div>The Saddle Rd Precinct</div> <div><div><div></div><div>Localities for new release land outside the existing urban growth boundary – The Saddle Rd Precinct</div></div><div><div></div><div>Numbering as per Appendix B</div></div></div>
	<div>Investigation Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)</div> <div></div>
	<div>A structure plan is required that will consider the siting of infrastructure through the site.</div>

Table 5: Byron Bay

Relevant 9.1 Direction		Byron Bay	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Byron Bay - Numbering as per Appendix B 	
		Area 18	Area 19
			
1.1	Implementation of Regional plans	✓	✓
1.3	Approval and Referral Requirements	✓	✓
1.4	Site Specific Provisions	✓	✓
1.4A	Exclusion of Development Standards from Variation	✓	✓
3.1	Conservation Zones	✓	✓
3.2	Heritage Conservation	✓	✓
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓	✓

Relevant 9.1 Direction		Byron Bay	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Byron Bay - Numbering as per Appendix B 	
		Area 18	Area 19
			
3.5	Recreation Vehicle Areas	✓	✓
4.1	Flooding	Flood affected (See hazard comments below)	✓
4.2	Coastal Management	✓	✓
4.3	Planning for Bushfire Protection	Contains Vegetation Category 1 and 3	Contains buffer vegetation category 1
4.4	Remediation of Contaminated Land	✓	✓
4.5	Acid Sulfate Soil	ASS 3	ASS 2 & 3
Hazard Comments		<p>Areas 18, 19 – Bushfire Prone Land: future planning proposals and development applications will need to consider planning for bushfire protection.</p> <p>Areas 18, 19 – Flood Prone Land: – Flood prone land: Refer to Appendix B for site specific flood comments and mapping of intermediate and high hazard flood areas where applicable. Future planning proposals will require flood studies for all sites. Future development applications will be required to address flood planning requirements for detailed design stage.</p>	

Relevant 9.1 Direction		Byron Bay	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Byron Bay - Numbering as per Appendix B 	
		Area 18 	Area 19 
		Areas 18, 19 – Acid Sulfate Soils: Future development applications will need to consider areas containing the acid sulphate soil class where applicable.	
4.6	Mine Subsidence and Unstable Land	✓	✓
5.1	Integrated Land Use and Transport	The site is within adjacent to existing pedestrian and vehicle transport routes and within proximity to the existing urban centre.	The site is within proximity to existing public transport routes and Bangalow Road provides vehicle and pedestrian access to the existing urban centre.
5.2	Reserving Land for Public Purposes	✓	✓
5.3	Development near Regulated Airports and Defence Airfields.	✓	✓
5.4	Shooting Ranges	✓	✓

Relevant 9.1 Direction		Byron Bay	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Byron Bay - Numbering as per Appendix B 	
		Area 18 	Area 19 
6.1	Residential Zones	✓	✓
6.2	Caravan Parks and Manufactured Home Estates	✓	✓
7.1	Employment Zones	✓	✓
7.2	Reduction in non-hosted short-term rental accommodation period	✓	✓
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓	✓
8.1	Mining, Petroleum Production and Extractive Industries	✓	✓
9.1	Rural Zones	Refer to Appendix D.3	Refer to Appendix D.3
9.2	Rural Lands	Refer to Appendix D.3	✓
9.3	Oyster Aquaculture	✓	✓


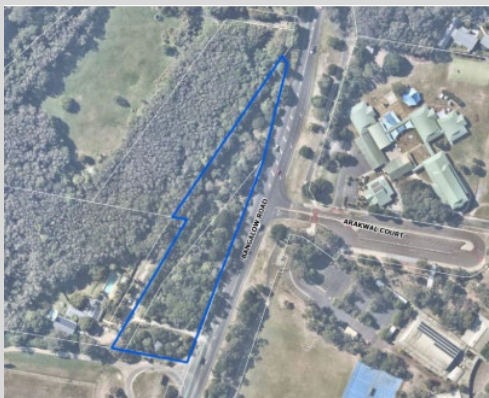



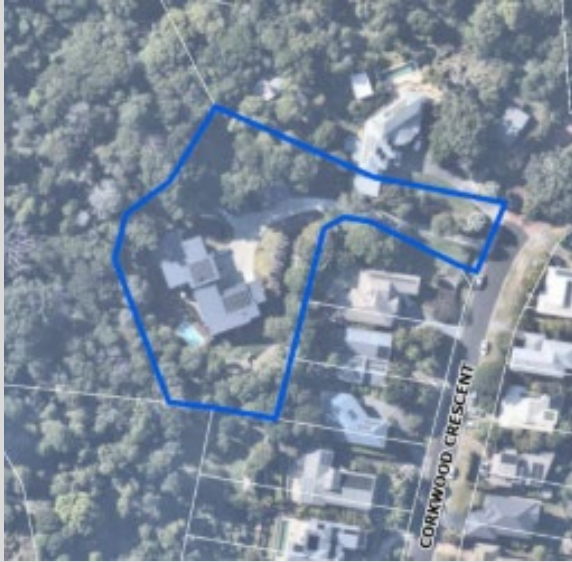

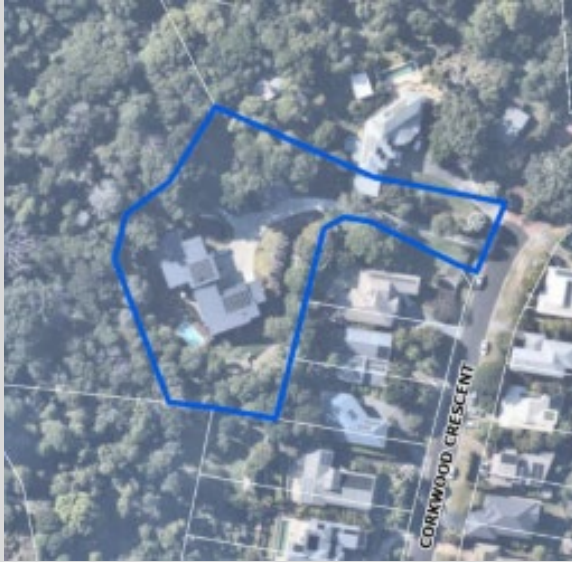

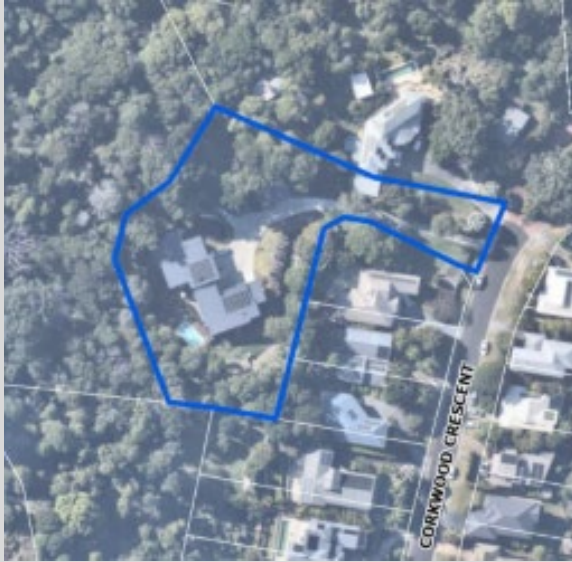
Relevant 9.1 Direction		Byron Bay	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Byron Bay - Numbering as per Appendix B 	
		Area 18	Area 19
			
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Refer to Appendix D.3	


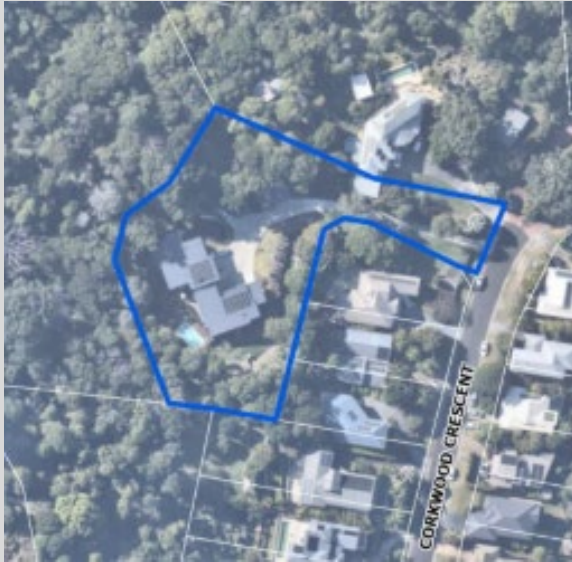
Table 6: Suffolk Park


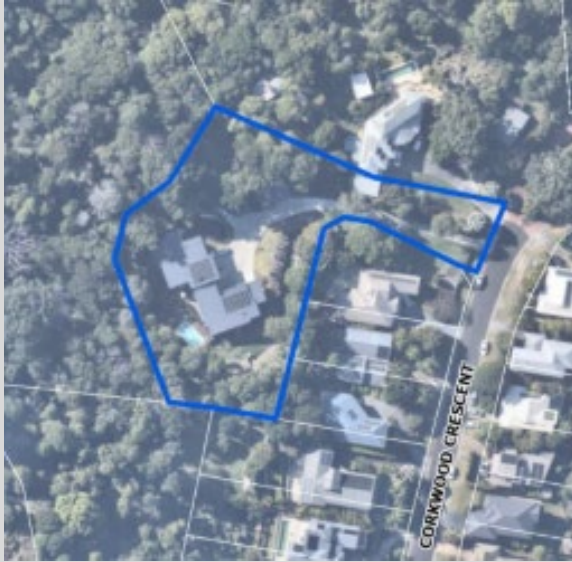
Relevant 9.1 Direction		Suffolk Park	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Suffolk Park - Numbering as per Appendix B 	
		Area 20	Area 21
			
1.1	Implementation of Regional plans	✓	✓
1.3	Approval and Referral Requirements	✓	✓
1.4	Site Specific Provisions	✓	✓
1.4A	Exclusion of Development Standards from Variation	✓	✓
3.1	Conservation Zones	✓	✓

Relevant 9.1 Direction		Suffolk Park	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Suffolk Park - Numbering as per Appendix B 	
		Area 20	Area 21
			
3.2	Heritage Conservation	✓	✓
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓	✓
3.5	Recreation Vehicle Areas	✓	✓
4.1	Flooding	✓	✓
4.2	Coastal Management	✓	✓
4.3	Planning for Bushfire Protection	✓	✓

Relevant 9.1 Direction		Suffolk Park	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Suffolk Park - Numbering as per Appendix B 	
		Area 20 	Area 21 
4.4	Remediation of Contaminated Land	✓	✓
4.5	Acid Sulfate Soil	✓	✓
Hazard Comments			
4.6	Mine Subsidence and Unstable Land	✓	✓
5.1	Integrated Land Use and Transport	✓	✓
5.2	Reserving Land for Public Purposes	✓	✓

Relevant 9.1 Direction		Suffolk Park	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Suffolk Park - Numbering as per Appendix B 	
		Area 20 	Area 21 
5.3	Development near Regulated Airports and Defence Airfields.	✓	✓
5.4	Shooting Ranges	✓	✓
6.1	Residential Zones	✓	Infill site with existing urban growth area.
6.2	Caravan Parks and Manufactured Home Estates	✓	✓
7.1	Employment Zones	✓	✓
7.2	Reduction in non-hosted short-term rental accommodation period	✓	✓

Relevant 9.1 Direction		Suffolk Park	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Suffolk Park - Numbering as per Appendix B 	
		Area 20 	Area 21 
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✓	✓
8.1	Mining, Petroleum Production and Extractive Industries	✓	✓
9.1	Rural Zones	Refer to Appendix D.3	✓
9.2	Rural Lands	Refer to Appendix D.3	✓
9.3	Oyster Aquaculture	✓	✓

Relevant 9.1 Direction		Suffolk Park	
		<ul style="list-style-type: none"> - Localities for new release land outside the existing urban growth boundary – Suffolk Park - Numbering as per Appendix B 	
		Area 20	Area 21
			
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	✓	✓

Appendix D.2 NSW State Environmental Planning Policy (SEPP) Assessment New Urban Areas Outside the NCRP 2041 Urban Growth Area

Table 1: Mullumbimby

	Site (Site numbering as per Appendix B)		
State Environmental Planning Policy	Area 1	Area 5	Area 6
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>
Housing 2021	Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.	Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.	Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.

	Site (Site numbering as per Appendix B)		
State Environmental Planning Policy	Area 1	Area 5	Area 6
	Future development applications within the investigation area would be subject to the provisions of this SEPP.	Future development applications within the investigation area would be subject to the provisions of this SEPP.	Future development applications within the investigation area would be subject to the provisions of this SEPP.
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.
Primary Production 2021	Chapter 2 Primary production and rural development Future planning proposals to consider; <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment Chapter 3 Does not apply to Byron.	Chapter 2 Primary production and rural development Future planning proposals to consider; <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment Chapter 3 Does not apply to Byron.	Chapter 2 Primary production and rural development Future planning proposals to consider; <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment Chapter 3 Does not apply to Byron.

	Site (Site numbering as per Appendix B)		
State Environmental Planning Policy	Area 1	Area 5	Area 6
Resilience and Hazards 2021	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries.</p>	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. Area 5 does not include lands identified as a coastal environment or coastal use area, however as this site is to be considered in conjunction with Area 7. A future planning proposal must consider the following;</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider</p>	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within the coastal environmental and coastal use areas. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries.</p>

	Site (Site numbering as per Appendix B)		
State Environmental Planning Policy	Area 1	Area 5	Area 6
	Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.	a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries. Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.	Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.
Resources and Energy 2021	The site is identified as a future residential growth area. Mining, petroleum production and extractive industries will be inconsistent with the intended future use of the site. Additional areas would be excluded from	The site is identified as a future residential growth area. Mining, petroleum production and extractive industries will be inconsistent with the intended future use of the site.	The site is identified as a future residential growth area. Mining, petroleum production and extractive industries will be inconsistent with the intended future use of the site.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Future Planning proposals will need to include a structure / development servicing plan for the site to ensure that infrastructure and transport links will	Future Planning proposals will need to include a structure / development servicing plan for the site to ensure that infrastructure and transport links will	Future Planning proposals will need to include a structure / development servicing plan for the site to ensure that infrastructure

	Site (Site numbering as per Appendix B)		
State Environmental Planning Policy	Area 1	Area 5	Area 6
	address relevant requirements of this SEPP.	address relevant requirements of this SEPP.	and transport links will address relevant requirements of this SEPP.

Table 1a: Mullumbimby continued

State Environmental Planning Policy	Site		
	Area 7	Area 8	Area 9
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>
Industry and Employment 2021	<p>Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.</p>	<p>Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.</p>	<p>Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.</p>

State Environmental Planning Policy	Site		
	Area 7	Area 8	Area 9
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.
Primary Production 2021	Chapter 2 Primary production and rural development Future planning proposals to consider; <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment Chapter 3 Does not apply to Byron.	Chapter 2 Primary production and rural development Future planning proposals to consider; <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment Chapter 3 Does not apply to Byron.	Chapter 2 Primary production and rural development Future planning proposals to consider; <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment Chapter 3 Does not apply to Byron.
Resilience and Hazards 2021	Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area and is to be considered in conjunction with Site 5. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and 	Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within the coastal use and coastal environmental areas. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, 	Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within the coastal use and coastal environmental areas. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,

State Environmental Planning Policy	Site		
	Area 7	Area 8	Area 9
	<p>groundwater) and ecological environment,</p> <ul style="list-style-type: none"> - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<ul style="list-style-type: none"> - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<ul style="list-style-type: none"> - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Consistent with the SEPP aims	Consistent with the SEPP aims	Consistent with the SEPP aims

	Site
State Environmental Planning Policy	Potential Urban Conversion Area – Left Bank Rd
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future non-development application related works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.
Primary Production 2021	<p>Chapter 2 Primary production and rural development Future planning proposals to consider:</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment

	Site
State Environmental Planning Policy	Potential Urban Conversion Area – Left Bank Rd
	Chapter 3 Does not apply to Byron.
Resilience and Hazards 2021	Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within the coastal use and coastal environmental areas. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries. Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit development under this SEPP.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.

	Site
State Environmental Planning Policy	Potential Urban Conversion Area – Left Bank Rd
Transport and Infrastructure 2021	Consistent with the SEPP aims

Table 2: Bangalow

State Environmental Planning Policy	Site		
	Area 13	Area 14	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection An ecological assessment of the site has been undertaken as part of a current planning proposal to rezone this site.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future 'non-development application' works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>

	Site		
State Environmental Planning Policy	Area 13	Area 14	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.
Primary Production 2021	<p>Part of this site is located within the existing Urban growth boundary for Bangalow, and a continuation of the existing urban growth area. The site is isolated from other important farmland and is not capable of supporting sustainable agricultural production .</p> <p>Chapter 2 Primary production and rural development Future planning proposals to consider; - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment</p> <p>Chapter 3 Does not apply to Byron.</p>	<p>Part of this site is located within the existing Urban growth boundary for Bangalow, for the land to the west of Ballina Road will provide a logical rounding off of the urban growth boundary for the existing small lots that are less than 1ha in size.</p> <p>Chapter 2 Primary production and rural development Future planning proposals to consider; - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment</p> <p>Chapter 3 Does not apply to Byron.</p>	<p>The site adjoins the existing urban growth area on Ballina Rd.</p> <p>This site was identified within the Resilient lands strategy dated June 2023 by the Northern Rivers Reconstruction Corporation as suitable for new housing.</p> <p>Chapter 2 Primary production and rural development Future planning proposals to consider; - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment</p> <p>Chapter 3 Does not apply to Byron.</p>

	Site		
State Environmental Planning Policy	Area 13	Area 14	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
Resilience and Hazards 2021	<p>Chapter 2 Coastal Management This site is not located within the coastal zone and this chapter does not apply to this site.</p> <p>Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<p>Chapter 2 Coastal Management This site is not located within the coastal zone and this chapter does not apply to this site.</p> <p>Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<p>Chapter 2 Coastal Management This site is not located within the coastal zone and this chapter does not apply to this site.</p> <p>Chapter 4 Remediation of Land Future development will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Consistent with the SEPP aims	Consistent with the SEPP aims	Consistent with the SEPP aims

Table 3: Brunswick Heads

	Site	
State Environmental Planning Policy	Area 15	Area 16
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future ‘non-development application’ works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapter do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future ‘non-development application’ works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapter do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the other relevant provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the other relevant provisions of this SEPP.</p>
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.

	Site	
State Environmental Planning Policy	Area 15	Area 16
Primary Production 2021	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>
Resilience and Hazards 2021	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 3 Hazardous and Offensive Development</p>	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental, coastal use area and contains mapped Coastal wetlands and within the 100m buffer of the coastal wetland. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage - The clearing of native vegetation - the harm of marine vegetation

	Site	
State Environmental Planning Policy	Area 15	Area 16
	<p>Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries.</p> <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<ul style="list-style-type: none"> - the carrying out of any of the following necessary to enable future development; <ul style="list-style-type: none"> (i) earthworks (including the depositing of material on land), (ii) constructing a levee, (iii) draining the land, (iv) environmental protection works. <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries .</p> <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Consistent with the SEPP aims	Consistent with the SEPP aims

Table 4: The Saddle Road Precinct

	Site	
State Environmental Planning Policy	Area 17	Site B1 (Draft Northern Rivers Resilient Lands Strategy)
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future non-development application related works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future non-development application related works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection Future planning proposals will need to undertake an ecological assessment.</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.

	Site	
State Environmental Planning Policy	Area 17	Site B1 (Draft Northern Rivers Resilient Lands Strategy)
Primary Production 2021	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>
Resilience and Hazards 2021	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>

	Site	
State Environmental Planning Policy	Area 17	Site B1 (Draft Northern Rivers Resilient Lands Strategy)
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Consistent with the SEPP aims	Consistent with the SEPP aims

Table 5: Byron Bay

	Site	
State Environmental Planning Policy	Area 18	Area 19
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future ‘non-development application’ works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection The site does not contain mapped koala habitat as a part of the Byron Comprehensive Koala Plan of Management.</p> <p>Land considered appropriate for an environmental zone to be excluded from the investigation area. As part of any rezoning proposal environmental investigations will be required due to proximity to koala habitat. Opportunities may exist as part landscaping to supplement existing habitat.</p> <p>Future development applications and planning proposals will need to consider the BCKPoM.</p> <p>Chapters 6 – 13 These chapter do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future ‘non-development application’ works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection The site does not contain mapped koala habitat as a part of the Byron Comprehensive Koala Plan of Management.</p> <p>Land considered appropriate for an environmental zone to be excluded from the investigation area. As part of any rezoning proposal environmental investigations will be required due to proximity to koala habitat. Opportunities may exist as part landscaping to supplement existing habitat.</p> <p>Future development applications and planning proposals will need to consider the BCKPoM.</p> <p>Chapters 6 – 13 These chapter do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>

	Site	
State Environmental Planning Policy	Area 18	Area 19
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.
Primary Production 2021	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>
Resilience and Hazards 2021	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, 	<p>Chapter 2 Coastal Management This chapter applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats

	Site	
State Environmental Planning Policy	Area 18	Area 19
	<ul style="list-style-type: none"> - the water quality of the marine estate - marine vegetation, native vegetation and fauna and their habitats - Aboriginal cultural heritage <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries .</p> <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<ul style="list-style-type: none"> - Aboriginal cultural heritage <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries .</p> <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Consistent with the SEPP aims	Consistent with the SEPP aims

Table 6: Suffolk Park

	Site	
State Environmental Planning Policy	Area 20	Area 21
Biodiversity and Conservation 2021	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future ‘non-development application’ works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection</p> <p>Chapters 6 – 13 These chapters do not apply to Byron Shire</p>	<p>Chapter 2 Vegetation in non-rural areas Consistency with this chapter is a matter for future ‘non-development application’ works for tree removal.</p> <p>Chapter 3 / 4 Koala Habitat Protection</p> <p>Chapters 6 – 13 These chapter do not apply to Byron Shire</p>
Housing 2021	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>	<p>Future development within this site will be subject to an affordable housing contributions scheme to address the need to provide for affordable housing opportunities within the shire.</p> <p>Future development within the investigation area would be subject to the provisions of this SEPP.</p>
Industry and Employment 2021	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.	Future development applications will need to address the requirements of chapter 3 in relation to advertising and signage.
Planning Systems 2021	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.	Future development applications that are defined as state significant, regionally significant development, or state significant infrastructure will need to address the requirements of this SEPP.

	Site	
State Environmental Planning Policy	Area 20	Area 21
Primary Production 2021	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>	<p>Chapter 2 Primary production and rural development Future planning proposals to consider;</p> <ul style="list-style-type: none"> - Urban growth boundary variation criteria - Important farmland variation criteria. - A Land use conflict risk assessment <p>Chapter 3 Does not apply to Byron.</p>
Resilience and Hazards 2021	<p>Chapter 2 Coastal Management This chapter does not apply to this site.</p> <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries .</p> <p>Chapter 4 Remediation of Land Future planning proposals and development applications will need to include a preliminary site investigation or more detailed investigations where necessary to consider potential contamination of the land.</p>	<p>Chapter 2 Coastal Management This chapter does not apply to this site.</p> <p>Chapter 3 Hazardous and Offensive Development Future development application and planning proposals will need to consider a preliminary hazard assessment for potential potentially hazardous industries or potentially offensive industries .</p> <p>Chapter 4 Remediation of Land The site is currently used for residential purposes. Future planning proposals and development applications will need to include a preliminary site investigation to consider potential contamination of the land.</p>
Resources and Energy 2021	Conversion to Urban / residential lands will prohibit mining development under this SEPP.	Conversion to Urban / residential lands will prohibit development under this SEPP.

	Site	
State Environmental Planning Policy	Area 20	Area 21
Sustainable Buildings 2022	Future development applications will need to address the requirements of this SEPP.	Future development applications will need to address the requirements of this SEPP.
Transport and Infrastructure 2021	Consistent with the SEPP aims	Consistent with the SEPP aims

Appendix D.3 Urban Growth Area Variation Principles Assessment

New Urban Areas Outside the NCRP 2041 Urban Growth Area

Table 1: Urban Growth Area Variation Assessment (various sites)

Urban Growth Area Variation Assessment for: <ul style="list-style-type: none"> - Investigation Areas 1, 5, 6, 7, 8, 9, 12, 13, 15, 16, 18, 19, 20, 21 - Site B2 (Draft Northern Rivers resilient Lands Strategy) - Western portion of “Potential Urban Conversion Area” – Left Bank Rd 		
Urban Growth Area Variation Principles		Comment
Policy	The variation needs to be consistent with the objectives and outcomes in the North Coast Regional Plan 2041 and should consider the intent of any applicable Section 9.1 Direction, State Environmental Planning Policy and local growth management strategy.	<p>The sites are consistent with the objectives and outcomes in the North Coast Regional Plan, an assessment of the applicable 9.1 directions and State Environmental Planning Policies has been undertaken for the sites.</p> <p>The variations are minor and provides an appropriate possible zoning based on detailed site investigation.</p>
Infrastructure	The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government. The variation should only be permitted if adequate and cost effective infrastructure can be provided to match the expected population.	<p>All identified areas adjoin existing urban areas.</p> <p>Future planning proposals will need to coordinate with Council’s infrastructure delivery program to ensure logical release of land. And require a further detailed Investigation of network capacity, upgrades & sequencing for new release and infill areas.</p>

Urban Growth Area Variation Assessment for: <ul style="list-style-type: none"> - Investigation Areas 1, 5, 6, 7, 8, 9, 12, 13, 15, 16, 18, 19, 20, 21 - Site B2 (Draft Northern Rivers resilient Lands Strategy) - Western portion of “Potential Urban Conversion Area” – Left Bank Rd 		
Urban Growth Area Variation Principles		Comment
Environmental and heritage	The variation should avoid, minimise and appropriately manage and protect any areas of high environmental value and water quality sensitivity, riparian land or of Aboriginal and non-Aboriginal heritage.	<p>Areas of high environmental values have been avoided within the investigation areas.</p> <p>The Heritage item within site 5 is to be retained.</p> <p>Future planning proposals will need to consider Aboriginal Cultural Heritage, water quality sensitive and riparian land.</p>
Avoiding Risk	<p>Risks associated with physically constrained land are identified and avoided, including:</p> <ul style="list-style-type: none"> • flood prone • bushfire-prone • highly erodible • severe slope, and • acid sulfate soils. 	<p>Mapped investigation areas generally seek to avoid areas of risk. However, where areas subject to flood, bushfire, erosion, slope or acid sulfate soil are identified within the investigation area, future planning proposals will need to undertake detailed studies and prepare management strategies as required.</p> <p>Further detail pertaining to site constraints is provided in Appendix B.</p> <p>Existing provisions within the EP&A Act and LEP allow for appropriate management of bushfire prone land and acid sulfate soils.</p>
Coastal Strip	Only minor and contiguous variations to urban growth areas will be considered within the coastal strip due to its environmental sensitivity and the range of land uses competing for this limited area.	The locations within Mullumbimby that includes sites 1, 5, 6, 7, 8, 9 and the western portion of the Potential Urban Conversion Area – Left Bank Road; and Bangalow areas 13, 14 and B2 are not located within the coastal strip. and are consistent with this principle.

Urban Growth Area Variation Assessment for: <ul style="list-style-type: none"> - Investigation Areas 1, 5, 6, 7, 8, 9, 12, 13, 15, 16, 18, 19, 20, 21 - Site B2 (Draft Northern Rivers resilient Lands Strategy) - Western portion of “Potential Urban Conversion Area” – Left Bank Rd 		
Urban Growth Area Variation Principles		Comment
		Sites 15, 17, 18, 19, 20, 21 & 22 are located within the coastal strip and include land adjacent to the urban growth area and are minor extensions for lands that are contiguous with the urban growth area.
Land Use Conflict	The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewerage treatment plants, waste facilities and productive resource lands.	<p>Future planning proposals within all sites will need to undertake a land use risk conflict assessment.</p> <p>Areas within known setback buffer areas to incompatible land uses have been excluded from the investigation areas.</p> <p>A buffer* to grazing land could be applied as part of any future development on these sites. (*Living and Working in Rural Areas).</p>
Important Farmland	<p>The planning area is contiguous with existing zoned urban land and the need and justification is supported by a sound evidence base addressing agricultural capability and sustainability and is either for:</p> <ul style="list-style-type: none"> • a minor adjustment to ‘round off an urban boundary’, or • if demonstrated through a Department approved local strategy that no other suitable alternate land is available, and if for housing, that substantial movement has been made toward achieving required infill targets within existing urban growth area boundaries. 	All Investigation areas are contiguous with existing urban zoned land and are a minor rounding off of an urban boundary.

Table 2: Urban Growth Area Variation Assessment (The Saddle Rd Precinct)

Urban Growth Area Variation Assessment for The Saddle Rd Precinct:		
<ul style="list-style-type: none"> - Investigation Area 17 - Resilient Lands Strategy Site B1 		
Urban Growth Area Variation Principles		Comment
Policy	The variation needs to be consistent with the objectives and outcomes in the North Coast Regional Plan 2041 and should consider the intent of any applicable Section 9.1 Direction, State Environmental Planning Policy and local growth management strategy.	<p>The Saddle Road precinct Area 17 and Site B1 (Draft Northern Rivers Resilient Lands Strategy) are located adjacent to future employment lands and are consistent with the applicable 9.1 directions and State Environmental Planning Policies.</p> <p>The variations provides an appropriate suite of possible land zonings based on detailed site investigation.</p>
Infrastructure	The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government. The variation should only be permitted if adequate and cost effective infrastructure can be provided to match the expected population.	<p>The site is identified within the draft Resilient Lands Strategy. The sites are less than 5km to urban centres and has good access to existing vehicle transport links.</p> <p>Future planning proposals will require a structure plan and development servicing plan to be developed for the saddle road precinct.</p>
Environmental and heritage	The variation should avoid, minimise and appropriately manage and protect any areas of high environmental value and water quality sensitivity, riparian land or of Aboriginal and non-Aboriginal heritage.	<p>The two sites do not contain any non-indigenous heritage. Future planning proposals will need to undertake a, Aboriginal Cultural Heritage assessment.</p> <p>Future planning proposals will be required to undertake a site assessment to ensure that areas of high environmental areas including riparian land are protected.</p>

Avoiding Risk	<p>Risks associated with physically constrained land are identified and avoided, including:</p> <ul style="list-style-type: none"> • flood prone • bushfire-prone • highly erodible • severe slope, and • acid sulfate soils. 	<p>Mapped investigation areas generally seek to avoid areas of risk. However, where areas subject to flood, bushfire, erosion, slope or acid sulfate soil are identified within the investigation area, future planning proposals will need to undertake detailed studies and prepare management strategies as required.</p> <p>Further detail pertaining to site constraints is provided in Appendix B.</p> <p>Existing provisions within the EP&A Act and LEP allow for appropriate management of bushfire prone land and acid sulfate soils.</p>
Coastal Strip	<p>Only minor and contiguous variations to urban growth areas will be considered within the coastal strip due to its environmental sensitivity and the range of land uses competing for this limited area</p>	<p>Area 17 and Site B1 (Draft Northern Rivers Resilient Lands Strategy) are not located within the coastal strip and are located west of the Pacific Highway.</p>
Land Use Conflict	<p>The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewerage treatment plants, waste facilities and productive resource lands.</p>	<p>Future planning proposals will need to include a land use risk conflict assessment.</p> <p>A buffer* to grazing land could be applied as part of any future development on these sites. (*Living and Working in Rural Areas).</p>
Important Farmland	<p>The planning area is contiguous with existing zoned urban land and the need and justification is supported by a sound evidence base addressing agricultural capability and sustainability and is either for:</p> <ul style="list-style-type: none"> • a minor adjustment to 'round off an urban boundary', or • if demonstrated through a Department approved local strategy that no other suitable alternate land is available, and if for housing, that substantial movement has been made toward achieving required infill targets within existing urban growth area boundaries. 	<p>Area 17 and Site B1 (Draft Northern Rivers Resilient Lands Strategy) are not contiguous with existing urban land. However during early agency consultation with Department of Primary Industries. it was generally agreed that the non-contiguous mapped farm land is of very low quality for agricultural uses, and does not present a significant constraint to future urban development.</p> <p>The sites are also adjacent to land identified within the Business and Industrial Lands Strategy that is to be committed to industrial, business and residential uses.</p>

		<p>This area has also been identified within the Resilient lands strategy which has already undertaken an assessment of urban growth area variation criteria for site B1 and found the site suitable for urban conversion.</p>
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