

APPENDIX F: CONSISTENCY WITH SECTION 117 DIRECTIONS

Section 117 directions apply to planning proposals lodged with the Department of Planning and Infrastructure. This table outlines the application's consistency with the directions.

No.	Title	Consistent?	Comment
1. Employment and resources			
1.1	Business and industrial zones	No. Inconsistency justified.	The subject site is currently zoned IN2 Light Industrial, however, the planning proposal seeks an R4 High Density Residential zoning. The direction requires that planning proposals retain locations and floor space in industrial zones. The planning proposal is therefore not consistent with part (4) of this direction. Part (5) of the direction permits inconsistency where it can be justified by a strategy which considers the objectives of this direction. Part 4.2 in the main body of this planning proposal justifies the inconsistency through the discussion of consistency with the regional and sub-regional strategies and Council's Auburn Employment Lands Study.
1.2	Rural zones	Yes	There are no rural zones in Auburn LGA.
1.3	Mining, petroleum production and extractive industries	Yes	The proposed zoning amendment does not change the permissibility of these uses, nor create land use conflicts with such uses.
1.4	Oyster aquaculture	Yes	The proposal does not seek a change in land use which could result in adverse impacts on any existing or potential oyster aquaculture.
1.5	Rural lands	N/A	This direction does not apply to Auburn LGA.
2. Environment and heritage			
2.1	Environment protection zones	Yes	The subject site and surrounds are not environmentally sensitive lands or located within an Environmental Protection Zone.
2.2	Coastal protection	N/A	The subject site is not located within the Coastal zone
2.3	Heritage conservation	Yes	This direction requires that a planning proposal must contain provisions that facilitate the conservation of environmental, archaeological and aboriginal heritage. The proposal is to amend Auburn LEP 2010 which contains the standard LEP instrument provisions in relation to heritage.
2.4	Recreation vehicle areas	Yes	The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area.
3. Housing, infrastructure and urban development			
3.1	Residential zones	Yes	The subject site is currently zoned IN2 Light Industrial and is proposed to be zoned R4 High Density Residential providing for additional housing in the LGA.
3.2	Caravan parks and manufactured home estates	Yes	The proposal does not provide for caravan parks or manufactured home estates.
3.3	Home occupations	Yes	The proposal seeks an R4 High Density Residential zoning, which under Auburn LEP 2010 does not permit

			dwelling houses. This is also the case for the current IN2 zoning.
3.4	Integrating land use and transport	Yes	The planning proposal is consistent with the aims, objectives, principles of <i>Improving Transport Choice – Guidelines for planning and development</i> . The proposal meets a number of the principles and objectives in the guidelines: By providing for high density residential development within walking distance of rail and bus stops, a park and a village centre, the proposal will: • 'reduce growth in the number and length of private car journey; • make walking, cycling and public transport use more attractive.' • 'provide walkable environments'.
3.5	Development near licensed aerodromes	Yes	The proposal does not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.
3.6	Shooting ranges	Yes	The proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
4. Hazard and risk			
4.1	Acid sulfate soils	Yes	The site is identified as Class 5 acid sulphate soil in <i>Auburn LEP 2010</i> . All lands identified within these classes are required to meet the provisions of <i>Auburn LEP 2010</i> , Clause 6.1 Acid sulfate soils. Class 5 is the lowest (least affected) acid sulphate soil class.
4.2	Mine subsidence and unstable land	N/A	The subject site is not within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, and has not been identified as unstable land.
4.3	Flood prone land	Yes	The site is not within the Flood Planning Area, nor will it affect it.
4.4	Planning for bushfire protection	N/A	The proposal will not affect, nor is in proximity to land mapped as bushfire prone land.
5. Regional planning			
5.1	Implementation of regional strategies	N/A	Does not apply to Auburn City Council
5.2	Sydney drinking water catchments	N/A	Does not apply to Auburn City Council
5.3	Farmland of state and regional significance on the NSW Far North Coast	N/A	Does not apply to Auburn City Council
5.4	Commercial and retail development along the Pacific Highway, North Coast	N/A	Does not apply to Auburn City Council

5.8	Second Sydney Airport: Badgerys Creek	N/A	Does not apply to Auburn City Council
5.9	North West Rail Link Corridor Strategy	N/A	Does not apply to Auburn City Council
6. Local plan making			
6.1	Approval and referral requirements	Yes	The proposal does not seek to make approval and referral requirements or to nominate any development as designated development.
6.2	Reserving land for public purposes	Yes	The proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Yes	The planning proposal seeks to rezone the site to permit land uses permissible in the proposed zone.
7. Metropolitan planning			
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Yes	Consistency with the Metropolitan Plan for Sydney 2036 is discussed under Part 4.2 in the main body of this proposal.