

Attachment 8

Applicable Section 117 Directions

Section 117 Directions	Consistency	Comments
1.1 Business and Industrial Zones	Justifiably inconsistent	This direction is applicable as the planning proposal includes land that is zoned B2 Town Local Centre. The parts of the direction that are particularly relevant are clauses 4(b) and 4(c). The planning proposal is consistent with clause 4(b) of this direction. It will not result in a loss of business zoned land, and therefore retains the areas and locations of existing business zones. This direction in clause 4(c) requires that a planning proposal must not reduce the total potential floor space area for employment uses and related public services in business zones. The planning proposal is intending to alter the existing height controls by reducing maximum building height in part of the B2 zone from 14 metres to 11 metres. The main area of applicability is the Hurlstone Park Village Centre. This centre is characterised by small lots and a fine grain built form. It has not experienced any substantial redevelopment. The other applicable site is St Stephanos Greek Orthodox Church. The land contains already contains a substantial church building, hall, and child care centre. It is considered that the degree of inconsistency is of minor significance.
2.3 Heritage Conservation	Consistent	This direction requires that a planning proposal must contain provisions that facilitate the conservation of items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The planning proposal is consistent with this direction. It seeks to conserve the heritage of Hurlstone Park and is based on a detailed heritage assessment of this suburb.
3.1 Residential Zones	Justifiably inconsistent	This direction is applicable as the planning proposal involves the rezoning of land that is zoned R3 Medium Density Residential and R4 High Density Residential in proposed Heritage Conservation Areas, to R2 Low Density Residential. The change in zoning will reduce the choice of building types and locations available in the housing market and therefore is inconsistent with clause 4(a) of this direction.

		This is ensure that development which would be incompatible with the proposed Heritage Conservation Areas is no longer permissible. The impact is expected to be minor, because the likelihood of new medium and high density housing occurring in the existing R4 and R3 zones in Hurlstone Park is low. This is due to the relatively small existing lot sizes that make forming development sites difficult, and the quality and established nature of the existing dwelling stock. However the planning proposal will conserve buildings of the Federation and Inter War period that are becoming more sought after and rarer in the Council area. Given the amount of residential development envisaged elsewhere within the Sydenham to Bankstown Urban Renewal Corridor the impact of the planning proposal in this regard will be of minor significance. The planning proposal will also not make more efficient use of existing infrastructure and services as specified in clause 4(b) of this direction. Much of the land proposed to be conserved is within 800 metres of a railway station. However, as previously noted, given the amount of residential development envisaged elsewhere within the Sydenham to Bankstown Urban Renewal Corridor the impact of the planning proposal in this regard will be of minor significance. The issue of good design specified in clause 4(d) will be met through existing LEP controls in clause 5.10 and through the DCP controls to be exhibited with this planning proposal.
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