

Attachment C

Consistency with Section 117 Directions

The following relevant s117 Directions have been considered in the preparation of this planning proposal:

No.	S117 Direction	Objective	Consistency	Comments
1	Employment and Resources			
1.2	Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	No – but of minor inconsistency	A PP may be inconsistent where the inconsistency is of minor significance. While the land is not identified in the Strategy documentation the inconsistency is considered to be of minor significance and justified for the following reasons: - the total area of land (abt. 26ha) that is proposed to be rezoned from primary production to residential is minor in the broad context of primary production land in Corowa LGA. - the land adjoins urban land or is located between land used for urban and rural living. - primary production land is protected through appropriate zoning and retention of suitable lot sizes - While not specifically identified in the Strategy documentation it is not inconsistent with the direction of the Strategy.
1.3	Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	No	The land proposed to be rezoned from primary production to residential will prohibit mining where it is incompatible. - Council will consult with minerals during community consultation to determine if significant mineral resources are affected. While not specifically identified in the Strategy documentation it is not inconsistent with the direction of the Strategy. This will be further assessed at s59 stage.

1.5	Rural Lands	The objectives of this direction are to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes.	No	An inconsistency exists with respect to the rezoning of Primary production land for residential purposes. This is considered to be of minor significance as 26 ha is affected that is located near urban land. In the broad context it is of minor significance in impacting on agricultural production. While not specifically identified in the Strategy documentation it is not inconsistent with the direction of the Strategy.
2	Environment and Heritage			
2.1	Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas	No	The PP is inconsistent with this direction in respect to Lot 230 at Howlong. The inconsistency is of minor significance because the land is being used for living and an orchard. The land is located between residential land. While not specifically identified in the Strategy documentation it is not inconsistent with the direction of the Strategy.
2.3	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance	Yes	The PP does not affect the standard provisions for the protection of heritage and archaeological sites.
2.4	Recreation Vehicle Areas	To protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles	Yes	No recreational vehicle areas are proposed in the LGA.
3	Housing, Infrastructure and Urban Development			
3.1	Residential Zones	The objectives of this direction are: to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and	Yes	The proposed rezoning of the subject sites to residential is consistent with the objectives of this direction.

		to minimise the impact of residential development on the environment and resource lands.		
3.2	Caravan Parks and Manufactured Home Estates	The objectives of this direction are to provide for a variety of housing types and to provide opportunities for caravan parks and manufactured home estates.	Yes	The draft LEP allows the development of caravan parks and MHEs within the zone R1. Permissibility of existing parks is maintained through existing use rights.
3.3	Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Yes	The draft LEP is consistent with this direction
3.4	Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: improving access to housing, jobs and services by walking, cycling and public transport, and increasing the choice of available transport and reducing dependence on cars, and reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight	Yes	The PP is consistent with objectives of this Direction in that the subject land is in close proximity to existing urban Development.
4	Hazard and Risk			
4.3	Flood Prone Land	The objectives of this direction are: to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Yes	The PP is consistent with Council's has a Floodplain Risk Management Plan and the standard provisions contained in the Corowa LEP 2012. An extremely small part of the Lot 230 at Howlong is affected by the flood planning area, however future development can be undertaken in accordance with Council's flood controls. None of the subject land at Corowa is affected by the flood planning area.
4.4	Planning for	The objectives of this direction	Yes	Approximately 5% of the

	Bushfire Protection	are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas		southern portion of Lot 230 at Howlong is identified as bushfire prone land.
5	Regional Planning			
5.1	Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies	Yes	No identified regional strategies apply. However the PP is consistent with the draft Murray Regional Strategy.
6	Local Plan Making			
6.1	Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development	Yes	There are no approval or referral requirements proposed in the draft LEP.
6.2	Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition	Yes	The PP does not affect land reserved for public purposes.
6.3	Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	The PP does not proposed site planning controls.