

Section 117 Direction – Mabel/Stafford Street Warren	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Employment and Resources			
1.1 Business and Industrial Zones	Y	Y	R1 General Residential to IN1 General Industrial, supply additional industrial land to existing industrial precinct that has reached full capacity. Additionally, existing industrial land in other areas are not suitably serviced with infrastructure, which makes development cost prohibitive.
1.2 Rural Zones	N		
1.3 Mining, Petroleum Production and Extractive Industries	N		
1.4 Oyster Aqua Culture	N		
1.5 Rural Lands	N		
2. Environment and Heritage			
2.1 Environment Protection Zones	N		
2.2 Coastal Protection	N		
2.3 Heritage Conservation	N		
2.4 Recreation Vehicle Areas	N		
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	Allotments current zoned as R1 are a Greenfield development, with no infrastructure and deemed surplus, with the residential Gunningba estate having numerous vacant allotments available for development. It is also an expansion of existing industrial land precinct.

3.2 Caravan Parks and Manufactured Home estates	N		
3.3 Home Occupations	N		
3.4 Integrating Land Use and Transport	N		Limited existing public transport services
3.5 Development Near Licensed Aerodromes	N		
3.6 Shooting Ranges	N		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	N		
4.2 Mine Subsidence and Unstable Land	N		
4.3 Flood Prone Land	Y		Located inside town levee bank system, deeming the land as non flood prone land.
4.4 Planning for Bushfire Protection	N		
5. Regional Planning			

5.1 Implementation of Regional Strategies	N		
5.2 Sydney Drinking Water catchments	N		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	N		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)	N		
5.7 Central Coast (Revoked 10 July 2008)	N		
5.8 Second Sydney Airport: Badgerys Creek	N		
5.9 North West Rail Link Corridor Strategy	N		
6. Local Plan Making			

6.1 Approval and Referral Requirements	Y		Rezoning will encourage development inline with IN1 zone objectives of the Warren LEP 2012
6.2 Reserving Land for Public Purposes	Y		Land availability and size is large enough to incorporate land for public purposes, existing land in the precinct zoned public use RE1.
6.3 Site Specific Provisions	Y		No development standards proposed in LEP or DCP.
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N		

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy No 1 – Development Standards	N		
State Environmental Planning Policy No 14 – Coastal Wetlands	N		
State Environmental Planning Policy No 15 – Rural Landsharing Communities	N		
State Environmental Planning Policy No 19 – Bushland in Urban Areas	N		

State Environmental Planning Policy No 21- Caravan Parks	N		
State Environmental Planning Policy No 26- Littoral Rainforests	N		
State Environmental Planning Policy No 29- Western Sydney Recreation Areas	N		
State Environmental Planning Policy No 30-Intensive Agriculture	N		
State Environmental Planning Policy No 32- Urban Consolidation (redevelopment of urban land)	N		
State Environmental Planning Policy No 33 – Hazardous Development	Y	Y	SEPP No. 33 to be adhered to during DA assessing process
State Environmental Planning Policy No 36- Manufactured Home Estates	N		Dwellings on IN1 zoned land prohibited
State Environmental Planning Policy No 39- Spit Island Bird Habitat	N		
State Environmental Planning Policy No 44- Koala Habitat Protection	Y	Y	Assess koala habitat as required by SEPP
State Environmental Planning Policy No 47- Moore Park Showground	N		

State Environmental Planning Policy No 50- Canal Estate Development	N		
State Environmental Planning Policy No 52- Farm Dams and other works in Land and Water	N		
State Environmental Planning Policy No 55 – Remediation of Land	N		
State Environmental Planning Policy No 59- Central Western Sydney	N		
State Environmental Planning Policy No 62- Sustainable Aquaculture	N		
State Environmental Planning Policy No 64- Advertising and Signage	Y	Y	SEPP No. 64 to be considered during assessment of development application.
State Environmental Planning Policy No 65- Design Quality of residential Apartment Development	N		
State Environmental Planning Policy No 70- Affordable Housing (Revised	N		
State Environmental Planning Policy No 71- Coastal Protection	N		
State Environmental Planning Policy (Affordable Rental Housing) 2009	N		

State Environmental Planning Policy (Building Sustainability Index: BASIX)	N		
State Environmental Planning Policy (Exempt and Complying	Y	Y	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N		
State Environmental Planning Policy (Infrastructure) 2007	Y	Y	
State Environmental Planning Policy (Kurnell Peninsula) 1989	N		
State Environmental Planning Policy (Major Development)2005	N		
State Environmental Planning Policy (Mining, Petroleum Production and extractive	N		
State Environmental Planning Policy (Miscellaneous Consent Provisions)	Y	Y	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N		
State Environmental Planning Policy (Rural Lands) 2008	N		

State Environmental Planning Policy (SEPP 53 Transitional Provisions)			REPEALED
State Environmental Planning Policy (State and Regional Development)	Y	Y	
State Environmental Planning Policy (Sydney Drinking Water Catchment)	N		
State Environmental Planning Policy (Sydney Region Growth Centres)	N		
State Environmental Planning Policy (Three Ports) 2013	N		
State Environmental Planning Policy (Urban Renewal) 2010	N		
State Environmental Planning Policy (Western Sydney Employment Area)	N		
State Environmental Planning Policy (Western Sydney Parklands) 2009	N		