

Section 117 Direction – Bundemar Road Warren	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Employment and Resources			
1.1 Business and Industrial Zones	N		
1.2 Rural Zones	Y		The rezoning of the subject land from RU1 to R5 will bring the subject allotments into alignment with the surrounding zoning which will result in a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the area, decreasing the likelihood of land use conflicts. Additionally, the rezoning will result in the allotments containing dwelling entitlement. This is more consistent with the current land uses in the area, and it will provide flexibility at the site.
1.3 Mining, Petroleum Production and Extractive Industries	N		
1.4 Oyster Aqua Culture	N		
1.5 Rural Lands	Y		Not result in a land use conflict.
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	Y	Broadening building availability and is more conclusive of current land use.
3.2 Caravan Parks and Manufactured Home estates	N		

3.3 Home Occupations	N		
3.4 Integrating Land Use and Transport	N		
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	Y	Clause 6.2 of the Warren LEP 2012 and Clause 16 of the Warren DCP
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	Y	
6.2 Reserving Land for Public Purposes	N		

6.3 Site Specific Provisions	Y	Y	
7. Metropolitan Planning			
7.11 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	Y	Y	
State Environmental Planning Policy No 14 – Coastal Wetlands	N		
State Environmental Planning Policy No 15 – Rural Landsharing Communities	N		REPEALED
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	
State Environmental Planning Policy No 36- Manufactured Home Estates	N		
State Environmental Planning Policy No 39-Spit Island Bird Habitat	N		
State Environmental Planning Policy No 44- Koala Habitat Protection	Y	Y	
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 Management Plan Areas	N		
State Environmental Planning Policy No 55 – Remediation of Land	Y	Y	
State Environmental Planning Policy No 59- Central Western Sydney	N		
State Environmental Planning Policy No 62- Sustainable Aquaculture	Y	Y	
State Environmental Planning Policy No 64- Advertising and Signage	Y	Y	
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)	Y	Y	
State Environmental Planning Policy (Exempt and Complying	N		
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N		
State Environmental Planning Policy (Infrastructure) 2007	N		
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)	N		
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)	N		REPEALED
State Environmental Planning Policy (State and Regional Development) 2008	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		