**Section 117 Ministerial Directions**

**Compliance overview**

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| --- | --- | --- | --- | --- |
| **Direction** | **Comment / Requirement** | **Consistency** | | |
| Yes | No | N/A |
| **Employment and Resources** | |  |  |  |
| 1.1 Business and Industrial Zones | Proposes the creation of B4 Mixed Use zone in walking distance of established CBD | **X** |  |  |
| 1.2 Rural Zones | Does not involve or amend any rural zones |  |  | **X** |
| 1.3 Mining, Petroleum Production and Extractive Industries | Does not propose or involve mining, petroleum production or extractive industry |  |  | **X** |
| 1.4 Oyster Aquaculture | Does not propose or involve aquaculture |  |  | **X** |
| 1.5 Rural Lands | Does not involve or amend any rural lands |  |  | **X** |
| **Environment and Heritage** | |  | | |
| 2.1 Environment Protection Zones | Does not propose or amend any environmental zones |  |  | **X** |
| 2.2 Coastal Protection | Not a coastal site |  |  | **X** |
| 2.3 Heritage Conservation | Heritage values of ambulance station to be protected | **X** |  |  |
| 2.4 Recreation Vehicle Areas | Does not propose or involve a recreation vehicle area |  |  | **X** |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | Not relevant to LGA |  |  | **X** |
| **Housing, Infrastructure and Urban Development** | |  | | |
| 3.1 Residential Zones | Rezones an R3 site to a mix of compatible zones, the B4 zone retains residential potential | **X** |  |  |
| 3.2 Caravan Parks and Manufactured Home Estates | Does not propose or involve any caravan park or MHE | **X** |  |  |
| 3.3 Home Occupations | Does not prevent future emergence of home occupations within R3 or proposed B4 zones | **X** |  |  |
| 3.4 Integrating Land Use and Transport | Location of proposed B4 zone is centrally located in the established urban footprint and within walking distance of CBD. Considered to comply with the aims, objectives and principles of *Improving Transport Choice – guidelines for planning and development* and *The Right Place for Business and Services – Planning Policy* | **X** |  |  |
| 3.5 Development Near Licensed Aerodromes | Site not in vicinity of airport |  |  | **X** |
| 3.6 Shooting Ranges | Does not involve a shooting range |  |  | **X** |
| **Hazard and Risk** | |  | | |
| 4.1 Acid Sulfate Soils | Site not affected by Acid Sulfate Soils |  |  | **X** |
| 4.2 Mine Subsidence and Unstable Land | Site not affected by mine subsidence or otherwise unstable |  |  | **X** |
| 4.3 Flood Prone Land | Site not flood prone land |  |  | **X** |
| 4.4 Planning for Bushfire Protection | Site not identified as bushfire prone lands |  |  | **X** |
| **Regional Planning** | |  | | |
| 5.1 Implementation of Regional Strategies | LGA not within area covered by South Coast RS or Sydney-Canberra Corridor RS |  |  | **X** |
| 5.2 Sydney Drinking Water Catchments | Not within Sydney Drinking Water Catchment |  |  | **X** |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | Not within the NSW Far North Coast |  |  | **X** |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | Not situated in relation to pacific highway |  |  | **X** |
| 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) | Direction revoked 18 June 2010 |  |  |  |
| 5.6 Sydney to Canberra Corridor | Direction revoked 10 July 2008 |  |  |  |
| 5.7 Central Coast | Direction revoked 10 July 2008 |  |  |  |
| 5.8 Second Sydney Airport: Badgerys Creek | Not within or proximate to Badgerys Creek site |  |  | **X** |
| 5.9 North West Rail Link Corridor Strategy | Not within or proximate to north west rail link corridor |  |  | **X** |
| 5.10 Implementation of Regional Plans | Not inconsistent with the Central West and Orana Regional Plan | **X** |  |  |
| **Local Plan Making** | |  | | |
| 6.1 Approval and Referral requirements | Proposal does not create or include any referral, concurrence or consultation requirements | **X** |  |  |
| 6.2 Reserving Land for Public Purposes | Proposal does not create, alter or reduce zonings/reservations of land for public purposes (note site is already in Council ownership) | **X** |  |  |
| 6.3 Site Specific Provisions | Proposal does not seek or include any site specific provisions | **X** |  |  |
| **Metropolitan Planning** | |  | | |
| 7.1 Implementation of A Plan for Growing Sydney | Orange LGA is not within the metropolitan planning area |  |  | **X** |
| 7.2 Implementation of Greater Macarthur Land Release Investigation |  |  | **X** |
| 7.3 Parramatta Road Corridor Urban Transformation Strategy |  |  | **X** |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan |  |  | **X** |