

Section 117 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Employment and Resources			
1.1 Business and Industrial Zones	N		
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	Y	We submit that we would require some guidance or advice from either Council or the Department of Planning with regard to the extent of Local Environmental Study or the like required to provide detailed justification for the proposed use. We have provided a general level of justification for the change of use however would request that Council provide further guidance as to whether we are considering a change in zoning or other planning strategies to achieve a local planning solution for the desired land use scenario.
3.2 Caravan Parks and Manufactured Home Estates	Y	Y	The proposal is consistent with reference to a possible caravan park or manufactured home estate in the respect to the current zoning. Such a proposal would be subject to any future development application, however at this point we recognize that such development would be permissible on the land pursuant to Cowra LEP 2012.
3.3 Home Occupations	Y	Y	We recognize that under the proposed zoning that Home Occupations would be permissible.
3.4 Integrating Land Use and Transport	N	N	
3.5 Development Near Licensed Aerodromes	N	N	
3.6 Shooting Ranges	N	N	

4. Hazard and Risk			
4.1 Acid Sulfate Soils	N		
4.2 Mine Subsidence and Unstable Land	N		
4.3 Flood Prone Land	N		
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	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	We consider that this direction applies broadly to the subject land and current LEP requirements provisions and consider that the proposal would have direct relevance to any future approval and would dictate that the nature of the concurrence consultation and approval process for the proposed LEP amendment. This direction states the terms and process required for the proposed planning amendment.
6.2 Reserving Land for Public Purposes	N	N	

6.3 Site Specific Provisions	Y	Y	It is recognised that as part of the planning proposal, we again request Council to provide some assistance with regard to the format or context of the proposed LEP Amendment and in this regard would wish to finalize the format of site specific provisions that relate specifically to the proposed use. This context has been discussed in our planning proposal report identifying some options with regard to the form of LEP Amendment required.
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N		