

ATTACHMENT B

ASSESSMENT OF PLANNING PROPOSAL CONSISTENCY WITH SECTION 117 DIRECTION AND STATE ENVIRONMENTAL PLANNING POLICIES

PART A: DIRECTIONS UNDER S117(2)		Not relevant	Consistent
PART 1 – GENERAL DIRECTIONS			
1. Employment and Resources			
1.1 Business and Industrial Zones	✓		
1.2 Rural Zones	✓		
1.3 Mining, Petroleum production and Extractive Industries	✓		
1.4 Oyster Aquaculture	✓		
1.5 Rural Lands	✓		
2. Environment and Heritage			
2.1 Environment Protection Zones	✓		
2.2 Coastal Protection	✓		
2.3 Heritage Conservation			✓
2.4 Recreation Vehicle Areas	✓		
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones			✓
3.2 Caravan Parks and Manufactured Home Estates	✓		
3.3 Home Occupations	✓		
3.4 Integrating Land Use and Transport	✓		
3.5 Development Near Licensed Aerodromes	✓		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	✓		
4.2 Mine Subsidence and Unstable Land	✓		
4.3 Flood Prone Land	✓		
4.4 Planning for Bushfire Protection	✓		
5. Regional Planning			
5.1 Implementation of Regional Strategies	✓		
5.2 Sydney Drinking Water Catchments	✓		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	✓		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	✓		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	✓		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.8 Second Sydney Airport: Badgerys Creek	✓		
6. Local Plan Making			
6.1 Approval and Referral Requirements	✓		
6.2 Reserving Land for Public Purposes	✓		
6.3 Site Specific Provisions	✓		
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	✓		

PART B: STATE ENVIRONMENTAL PLANNING POLICIES		Not relevant	Consistent
SEPP1	Development Standards	✓	
SEPP4	Development Without Consent	✓	
SEPP6	Number of Storeys in a Building	✓	
SEPP19	Bushland in Urban Areas	✓	
SEPP21	Caravan Parks	✓	
SEPP22	Shops and Commercial Premises	✓	
SEPP30	Intensive Agriculture	✓	
SEPP32	Urban Consolidation (Redevelopment of Urban Land)	✓	
SEPP33	Hazardous and Offensive Development	✓	
SEPP44	Koala Habitat Protection	✓	
SEPP53	Metropolitan Residential Development	✓	
SEPP55	Remediation of Land	✓	
SEPP60	Exempt and Complying Development	✓	
SEPP62	Sustainable Aquaculture	✓	
SEPP64	Advertising and Signage	✓	
SEPP65	Design Quality of Residential Flat Development	✓	
SEPP70	Affordable Housing (Revised Schemes)	✓	
SEPP	(Housing for Seniors or People with a Disability) – 2004	✓	
SEPP	Building Sustainability Index : Basix 2004	✓	
SEPP	Major Development	✓	
SEPP	Mining, Petroleum Production and Extractive Industries	✓	
SEPP	Temporary Structures 2007	✓	
SEPP	Infrastructure 2007	✓	
SEPP	Affordable Rental Housing 2009	✓	
SEPP	Exempt and Complying Development Codes 2008	✓	

PART C: REGIONAL ENVIRONMENTAL PLANS		Not relevant	Consistent
SYDNEY REP20	Hawkesbury-Nepean River	✓	
SYDNEY REP	(Sydney Harbour Catchment) 2005	✓	