

Attachment 3:

S117 Directions Compliance Table

Section 117 Ministerial Directions

The following is a list of Directions issued by the Minister for Planning to relevant planning authorities under section 117(2) of the *Environmental Planning and Assessment Act 1979*. These Directions apply to planning proposals lodged with the Department of Planning and Environment including PP2017/0001 (84D Roberts Avenue, Mortdale).

Direction	Applicable	Comment
1. Employment and Resources		
1.1 Business and Industrial Zones <i>Objectives:</i> (a) <i>To encourage employment growth in suitable locations</i> (b) <i>To protect employment land in business and industrial zones,</i> (c) <i>To support the viability of identified strategic centres.</i>	Yes	Refer consideration in main body of report.
1.2 Rural Zones	Not applicable to the Georges River LGA.	--
1.3 Mining, Petroleum Production and Extractive Industries <i>Objective:</i> <i>To ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i>	Not applicable to Planning Proposal.	The Planning Proposal does not have any effect on mining, petroleum production and extractive industries.
1.4 Oyster Aquaculture <i>Objectives:</i> (a) <i>To ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal.</i> (b) <i>To protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently,</i>	Not applicable to the Planning Proposal.	The Planning Proposal does not propose a change in land use which could result in adverse impacts on a Priority Oyster Aquaculture Area or an incompatible use of land.

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<i>on the health of oyster and oyster consumers.</i>		
1.5 Rural Lands	Not applicable to the Georges River LGA.	--
2. Environment and Heritage		
2.1 Environment Protection Zones <i>Objective: To protect and conserve environmentally sensitive areas.</i>	Not applicable to the Planning Proposal.	The site is not located within an environmental protection zone and the proposal does not impact on environmentally sensitive areas.
2.2 Coastal Protection	Not applicable to the Georges River LGA.	--
2.3 Heritage Conservation <i>Objective: To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>	Not applicable to the Planning Proposal.	The site is not adjacent to and does not contain State or local environmental heritage items. The site is also not located within a heritage conservation area under the <i>HLEP 2012</i> .
2.4 Recreation Vehicle Areas <i>Objective: To protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i>	Not applicable to the Planning Proposal.	The Planning Proposal is not within an environmental protection zone or coastal areas identified in the Direction.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to the Georges River LGA.	--
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones <i>Objectives: (a) To encourage a variety and choice of housing types to provide for existing and future housing needs (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services (c) To minimise the impact of residential development on environment and resource lands.</i>	Not applicable to the Planning Proposal.	The site is located within the IN2 Light Industrial Zone and will not impact housing supplies in residential zones.
3.2 Caravan Parks and	Not applicable	The site is located within the IN2

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<p>Manufactured Home Estates</p> <p><i>Objectives:</i></p> <p>(a) <i>To provide for a variety of housing types</i></p> <p>(b) <i>To provide opportunities for caravan parks and manufactured home estates.</i></p>	to the Planning Proposal.	Light Industrial Zone where caravan parks are prohibited.
<p>3.3 Home Occupations</p> <p><i>Objective:</i></p> <p><i>To encourage the carrying out of low-impact small businesses in dwelling houses.</i></p>	Not applicable to the Planning Proposal.	The site is located within the IN2 Light Industrial Zone where home occupations are permitted without consent. The Planning Proposal does not hinder the application of this Direction.
<p>3.4 Integrating Land Use and Transport</p> <p><i>Objective:</i></p> <p><i>To ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <p>(a) <i>Improving access to housing, jobs and services by walking, cycling and public transport</i></p> <p>(b) <i>Increasing the choice of available transport and reducing dependence on cars</i></p> <p>(c) <i>Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car</i></p> <p>(d) <i>Supporting the efficient and viable operation of public transport services</i></p> <p>(e) <i>Providing for the efficient movement of freight.</i></p>	Yes	Refer consideration in main body of report.
<p>3.5 Development Near Licensed Aerodromes</p> <p><i>Objectives:</i></p> <p>(a) <i>to ensure the effective and safe operation of aerodromes, and</i></p> <p>(b) <i>to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</i></p>	Not applicable to the Planning Proposal.	This proposal does not include a change to the existing built form. It is to permit land uses only.

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(c) <i>to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i>		
3.6 Shooting Ranges	Not applicable to the Georges River LGA.	--
4. Hazard and Risk		
4.1 Acid Sulfate Soils <i>Objective: To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</i>	Yes	Refer consideration in main body of report.
4.2 Mine Subsidence and Unstable Land	Not applicable to the Georges River LGA.	--
4.3 Flood Prone Land	Not applicable to the Planning Proposal.	The site is not within an area identified as Flood Prone Land.
4.4 Planning for Bushfire Protection	Not applicable to the Planning Proposal.	The site is not within a Bushfire Prone Area.
5. Regional Planning		
5.1 Revoked	--	--
5.2 Sydney Drinking Water Catchments	Not applicable to the Georges River LGA.	--
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Georges River LGA.	--
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Georges River LGA.	--
5.5 Revoked	--	--
5.6 Revoked	--	--
5.7 Revoked	--	--

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5.8 Second Sydney Airport: Badgerys Creek	Not applicable to the Georges River LGA.	--
5.9 North West Rail Link Corridor Strategy	Not applicable to the Georges River LGA.	--
5.10 Implementation of Regional Plans	Not applicable to the Georges River LGA.	--
6. Local Plan Making		
6.1 Approval and Referral Requirements <i>Objective:</i> <i>To ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i>	Yes	Refer consideration in main body of report.
6.2 Reserving Land for Public Purposes <i>Objective:</i> <i>(a) To facilitate the provision of public services and facilities by reserving land for public purposes, and</i> <i>(b) To facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i>	Yes	Refer consideration in main body of report.
6.3 Site Specific Provisions <i>Objective:</i> <i>To discourage unnecessary restrictive site specific planning controls.</i>	Yes	Refer consideration in main body of report.
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney <i>Objective:</i> <i>To give legal effect to the planning principles, directions and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.</i>	Yes	Refer consideration in main body of report.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable to the Georges River LGA.	--

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7.3 Parramatta Road Corridor Urban Transformation strategy	Not applicable to the Georges River LGA.	--
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Georges River LGA.	--
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Georges River LGA.	--
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Georges River LGA.	--