

Attachment C
Section 117 Directions Compliance

Directions		Consistency with Section 117 Directions
1. Employment and Resources	1.1 Business & Industrial Zones	The planning proposal will not affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).
	1.2 Rural Zones	The planning proposal will not affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).
	1.3 Mining	The planning proposal does not have the effect of prohibiting the mining of coal etc or restricting the potential development of resources of coal, etc.
	1.4 Oyster Aquaculture	The planning proposal does not propose a change in use.
	1.5 Rural Lands	The planning proposal will not affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or that changes the existing minimum lot size on land within a rural or environment protection zone.
2. Environment and Heritage	2.1 Environment Protection Zones	The Botany Bay LEP 2013 already contains provisions that facilitate the protection and conservation of environmentally sensitive areas. The planning proposal does not seek to change/alter those provisions. The planning proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection purposes.

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	2.2 Coastal Protection	The planning proposal does not apply to land in the coastal zone.
	2.3 Heritage Conservation	The Botany Bay LEP 2013 already contains provisions that facilitate the conservation of heritage items etc. The planning proposal does not seek to change/alter those provisions.
	2.4 Recreation Vehicle Areas	The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area.
3. Housing, Infrastructure and Urban Development	3.1 Residential Zones	The planning proposal is consistency with this Direction. The planning proposal does not alter any existing residential zone boundary – it deals with FSR and height bonuses for land over 2000m² which is zoned R3 or R4. The planning proposal: • Does not affect the variety and choice of housing types, • Does not affect the use of existing infrastructure and services, nor the access to infrastructure and services, and • Does minimises the impact of residential development on the surrounding environment.
	3.2 Caravan Parks and Manufactured Home Estates	The planning proposal does not identify suitable zones, locations and provisions for caravan parks.
	3.3 Home Occupations	The Botany Bay LEP 2013 already permits home occupations to be carried out in dwelling houses without the need for development consent. The planning proposal does not

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		seek to change/alter those provisions.
	3.4 Integrating Land Use and Transport	The planning proposal will not create, alter or remove a zone relating to urban land. The existing provisions of the Botany Bay LEP 2013 give effect to and are consistent with the aims, objectives and principles of: • <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and • <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001). The planning proposal will remove two provisions relating to urban land – land zoned R3 and R4 but the removal of these two provisions will not affect the consistency of the Botany Bay LEP 2013 with the aims, objectives and principles of: • <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and • <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
	3.5 Development Near Licensed Aerodromes	The Botany Bay LEP 2013 already contains provisions – <i>Clause 6.8 - Airspace Operations</i> and <i>Clause 6.9 – Development in areas subject to aircraft noise</i>. The planning proposal does not seek to change/alter those provisions.
	3.6 Shooting Ranges	The planning proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or

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		adjoining an existing shooting range.
4. Hazard and Risk	4.1 Acid Sulfate Soils	The Botany Bay LEP 2013 already contains a provision relating to acid sulfate soils – <i>Clause 6.1 – Acid sulfate soils.</i> The planning proposal does not seek to change/alter those provisions.
	4.2 Mine Subsidence and Unstable Land	The planning proposal does not permit development on land that is within a mine subsidence district, or has been identified as unstable in a study, strategy or other assessment undertaken.
	4.3 Flood Prone Land	The planning proposal does not create, remove or alter a zone or a provision that affects flood prone land.
	4.4 Planning for Bushfire Protection	The planning proposal does not affect, or is in proximity to land mapped as bushfire prone land.
5. Regional Planning	5.1 Implementation of Regional Strategies	The Planning proposals is consistent with a regional strategy released by the Minister for Planning. The draft <i>East Subregional Strategy</i> is an intermediate step in translating the Metropolitan Plan at a local level and acts as a broad framework for the long-term development of the area, guiding government investment and linking local and state planning issues. The planning proposal is consistent with the relevant objectives and actions of the Plan as follows: • <i>C1 Ensure adequate supply of land and sites for residential development:</i> Council is not reducing the supply of land and sites for residential development.

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		No rezonings are proposed by the planning proposal. Council has met its housing targets of 6500 dwellings by 2031 without the bonus incentives of 22m height limit and 1.65:1 FSR.
	5.2 Sydney Drinking Water Catchment	The Direction does not apply to the City of Botany Bay.
	5.3 Farmland of State and Regional Significance on the NSW Far North Coast	The Direction does not apply to the City of Botany Bay.
	5.4 Commercial and Retail Development along the Pacific Highway, North Coast	The Direction does not apply to the City of Botany Bay.
	5.8 Second Sydney Airport: Badgerys Creek	The Direction does not apply to the City of Botany Bay.
	5.9 North West Rail Link Corridor Strategy	The Direction does not apply to the City of Botany Bay.
6. Local Plan Making	6.1 Approval and Referral Requirements	The planning proposal does not require the concurrence, consultation or referral of development applications to a Minister or public authority.
	6.2 Reserving Land for Public Purposes	The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
	6.3 Site Specific Provisions	The planning proposal does not allow particular development to be carried out.
7. Metropolitan Planning	7.1 Implementation of the Metropolitan Plan for Sydney 2036	The planning proposals is consistent with the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan").