

Ministerial Section 117 Directions Assessment

Direction	Comment
Employment & Resources	
1.3 Mining, Petroleum Production and Extractive Industries	
Aims 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. Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	The site is located within an urban area and is unlikely to be suitable for mineral extraction.
Environment & Heritage	
2.1 Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	This proposal is within the Coastal Protection Zone. See Direction 2.2 consideration below.
2.2 Coastal Protection	
Aims to implement the principles in the NSW Coastal Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the <i>Coastal Protection Act 1979</i>.	The <i>Coastal Policy and Coastal Design Guidelines</i> are implemented through <i>SEPP 71 – Coastal Protection</i>. Specifically the <i>Coastal Design Guidelines</i> state that, New development and subdivisions should be located and planned in the context of revised settlement strategies and consistent with provisions in SEPP 71. The site is located within the SEPP 71 Coastal Protection Zone. The assessment undertaken as part of this planning proposal indicates that the proposal is consistent with the provisions of SEPP 71. The matters outlined in Clause 8 of the SEPP have been considered and the proposal does not affect access to and along coastal foreshores, nor is the site affected by coastal processes such as erosion.

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2.3 Heritage Conservation	
Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The land has been fully developed for residential use and is unlikely to contain Aboriginal artefacts. The site is located in the vicinity of a Local Heritage item – Our Lady of the Rosary Catholic Church. Development of a similar scale as that proposed immediately surrounds the heritage building and any development on the subject sites is unlikely to affect the value of the heritage item.
2.4 Recreational Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	The proposal does not involve recreational vehicle areas.
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	Significant outcomes from this proposal are to provide a variety and choice of housing types and to make efficient use of existing infrastructure and services.
3.2 Caravan Parks and Manufactured Home Estates	
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal.	The proposal does not impact on the permissibility of caravan parks.
3.3 Home Occupations	
Aims to encourage the carrying out of low impact small business in dwelling houses.	Dwelling houses are not suggested as part of this proposal.

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	Home occupations are dealt with under SEPP Exempt and Complying Development under Wyong LEP 2013). This proposal does not alter the permissibility of home occupations.
3.4 Integrating Land Use & Transport	
Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	The proposal will facilitate the provision of additional housing near a well serviced town centre in an areas identified for urban consolidation under the relevant State and Local Policies and Plans.
Hazard & Risk	
4.1 Acid Sulfate Soils	
Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	The land is identified under Council's Acid Sulfate Soils Map. The proposal will not alter the need for consideration of Acid Sulfate Soils during the DA process as catered for through the current provisions of <i>Wyong LEP 2013</i>.
Regional Planning	
5.1 Implementation of Regional Strategies	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.	Considered under Section B 3 of the Planning Proposal. The proposal is considered to be consistent with the <i>Central Coast Regional Strategy</i> and the Draft <i>Central Coast Regional Plan</i> .
Local Plan Making	
6.1 Approval and Referral Requirements	
Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The proposal does not propose to include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority following the completion of the planning proposal process.
6.2 Reserving Land for Public Purposes	

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Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. Applies when the relevant planning authority prepares a planning proposal.	The proposal does not involve public land.
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	The proposal only involves a change to floor space provisions relating to a permissible land use (residential flat building) which as proposed, are less restrictive than the current provisions.