

Local Planning Directions

Section 117 Directions

Directions	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	Not Applicable.
1.2 Rural Zones	Not Applicable.
1.3 Mining, petroleum Production and Extractive Industries	Not Applicable.
1.4 Oyster Aquaculture	Not Applicable.
1.5 Rural Lands	Not Applicable.
2. Environment and Heritage	
2.1 Environmental Protection Zones	Not Applicable.
2.2 Coastal Protection	<p>Consistent.</p> <p>85 Attunga Ave, Kiama Heights is in the Coastal Use and Coastal Environment Area mapping in the SEPP (Coastal Management) 2018. The proposed reclassification will not contradict the aims of the NSW Coastal Policy. Existing access to Coastal Areas is available through existing Public Reserves and footpaths. The adjoining property to the north is privately owned and therefore direct access to Easts Beach is not available from the property boundary.</p> <p>The property is separated from the ocean foreshore area with no current direct access to coastal areas. The proposal will not contradict the aims of the NSW Coastal Policy.</p>
2.3 Heritage Conservation	<p>Consistent.</p> <p>The subject site is not listed as an item of heritage significance, nor is it located within any Heritage Conservation Areas.</p> <p>In light of this, it must be recognised that the proposed reclassification will not contradict the heritage conservation aims, nor affect the integrity of these local heritage items or places themselves.</p>
2.4 Recreation Vehicle Areas	Not Applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable.
3. Housing	
3.1 Residential Zones	<p>Consistent.</p> <p>The Planning Proposal is consistent with the objectives of this Direction, being to broaden the choice of housing types for the Region; make efficient use of existing infrastructure and services to ensure new housing has appropriate access to infrastructure and services; and minimises the impact of residential development on the environmental and resource lands.</p>

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	As above, all services are already available to this residential land. The subject site is also located in the heart of an already existing residential urban area, and will not result in the consumption of rural land for housing and associated urban development on the urban fringe.
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable.
3.3 Home Occupants	Consistent. The Planning Proposal does not propose to rezone land, however home occupations are permitted in the R2 zoned land that applies to 85 Attunga Ave, Kiama Heights.
3.4 Integrating Land Use and Transport	Not Applicable.
3.5 Development Near Licensed Aerodromes	Not Applicable.
3.6 Shooting Ranges	Not Applicable.
3.7 Reduction in non-hosted short term rental accommodation period	Not Applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not Applicable.
4.2 Mine Subsidence and Unstable Land	Not Applicable.
4.3 Flood Prone Land	Not Applicable.
4.4 Planning for Bushfire Protection	Consistent. The property 18A Hughes Cres, Kiama Downs is mapped as bushfire prone land, however no new development is proposed through the reclassification and this Planning Proposal does propose to rezone the land.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Consistent. The proposed reclassification of land for operational purposes within an existing urban area will not contradict the objectives and actions of ISRP.
5.2 Sydney Drinking Water Catchments	Not Applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not Applicable.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008, see amended Direction 5.1)	Not Applicable.
5.7 Central Coast (Revoked 10 July 2008, see amended Direction 5.1)	Not Applicable.
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable.
5.9 North West Rail Link Corridor Strategy	Not Applicable.
5.10 Implementation of Regional Plans	Consistent.

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5.11 Development of Aboriginal Land Council Land	Not Applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	Not Applicable.
6.2 Reserving Land for Public Purposes	Not Applicable.
6.3 Site Specific Provisions	Not Applicable.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	Not Applicable.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not Applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not Applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not Applicable.
7.9 Implementation of Bayside West Precincts 2036Plan	Not Applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable.