1. **Is the Planning Proposal consistent with applicable Section 117 Directions?**

The following table provides an assessment of the relevant Directions issued by the Minister for Planning under section 117(2) of the *EP&A Act 1979*:

The Planning Proposal is considered to be consistent with all relevant Ministerial Directions under Section 117(2) of the EP&A Act 1979.

| **s117 Direction & Objective(s)** | **Relevance to Planning Proposal** |
| --- | --- |
| 1. **Employment & Resources** |  |
| **Business & Industrial Zones -** to:  (a) encourage employment growth in suitable locations,  (b) protect employment land in business and industrial zones, and  (c) support the viability of identified strategic centres. | The Planning Proposal includes (C2) the amendment to the B5 land use table to permit with consent Educational Establishments in order to be consistent with the Infrastructure SEPP.  Amendment e(1) promotes the more efficient use of this retail establishment. |
| **Rural Zones -** to protect the agricultural production value of rural land.  **Rural Lands -** to:  (a) protect the agricultural production value of rural land,  (b) facilitate the orderly and economic development of rural lands for rural and related purposes. | The intention of items A1 (amend clause 4.2A), A2 (amend clause 4.2B) and A3 (amend clause 7.1) is to ensure that rural and environmental protection zoned land is retained for agricultural production and not further subdivided for residential purposes.  Amendment C1 (to permit with consent in the SP3 Tourist zone - Extensive agriculture, Intensive plant agriculture, Agricultural produce industry and Farm buildings) is consistent with this Direction. |
| **Mining, Petroleum Production & Extractive Industries –** 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. | Not relevant |
| 1. **Environment & Heritage** |  |
| **Environment Protection Zones -** to protect and conserve environmentally sensitive areas. | The intention of items A1 (amend clause 4.2A), A2 (amend clause 4.2B) and A3 (amend clause 7.1) is to ensure that rural and environmental protection zoned land is retained for agricultural production and not further subdivided for residential purposes. |
| **Heritage Conservation -** to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. | The Planning Proposal does not impact any Items of Heritage or Heritage Conservation Areas. |
| 1. **Housing, Infrastructure & Urban Development** |  |
| **Residential Zones –**  (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, and  (c) to minimise the impact of residential development on the environment and resource lands. | Amendment D address new flood mapping which is consistent with this Direction. |
| **Home Occupations -** to encourage the carrying out of low-impact small businesses in dwelling houses. | The Planning Proposal is consistent with this Direction. |
| **Integrating Land Use & Transport -**  to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:  (a) improving access to housing, jobs and services by walking, cycling and public transport, and  (b) increasing the choice of available transport and reducing dependence on cars, and  (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and  (d) supporting the efficient and viable operation of public transport services, and  (e) providing for the efficient movement of freight. | The Planning Proposal is consistent with this Direction. |
| **Development Near Licensed Aerodromes –**  (a) to ensure the effective and safe operation of aerodromes, and  (b) 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  (c) 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. | Not relevant. |
| 1. **Hazard & Risk** |  |
| **Acid Sulphate Soils -** to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. | Not relevant. |
| **Mine Subsidence & Unstable Land**  The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. | Not relevant. |
| **Flood Prone Land –**  (a) to ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and  (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. | Amendment D address new flood mapping which is consistent with this Direction. |
| **Planning for Bushfire Protection**  (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and  (b) to encourage sound management of bush fire prone areas. | The Planning Proposal is consistent with this Direction. |
| 1. **Regional Planning** |  |
| **Implementation of Regional Strategies -** to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. | The Planning Proposal is consistent with the goals of the Sydney Canberra Corridor Regional Strategy and the adopted Wingecarribee Local Planning Strategy. |
| **Sydney Drinking Water Catchment -** to protect water quality in the Sydney drinking water catchment. | The Planning Proposal is consistent with the goals of the Sydney Drinking Water SEPP and this Direction. |
| 1. **Local Plan Making** |  |
| **Approval & Referral Requirements -** to ensure that LEP provisions encourage the efficient and appropriate assessment of development. | The Planning Proposal is consistent with this Direction. |
| **Reserving Land for Public Purposes -**  (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. | Not relevant. |
| **Site Specific Provisions -** The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. | The Planning Proposal is consistent with this Direction. |