



planning consultants

APPENDIX 8

Appendix 8 Assessment of Consistency with Section 117 Directions

Table 1 Compliance with Section 117 Directions	
Section 117 Direction	Response
1. Employment and Resources	
1.1 Business and Industrial Zones	Consistent. See Section 6.4
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 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The Planning Proposal is not proposed to amend the provisions of the LEP in relation to heritage conservation. Heritage items and heritage conservation areas have been addressed in the Statement of Heritage Impact at Appendix 6.
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. The Planning Proposal increases the future housing density on the site that is located within a town centre and adjacent to a strategic bus corridor.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The Planning Proposal does not alter the current B4 - Mixed Use zoning applying to the land and the Direction is not directly related to the Planning Proposal. However, the Planning Proposal is consistent with the principles of the Direction in terms of locating future housing density a town centre and adjacent to a strategic bus corridor.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The Site is mapped as being Class 5 Acid Sulfate Soils under the Hunters Hill LEP 2012, however the Site is not within 500m of Class 1, 2, 3, 4 Acid Sulfate. The Planning Proposal does not propose to change the Acid Sulfate mapping under the LEP.
4.2 Mine Subsidence and Unstable Land	Not applicable

Table 1 Compliance with Section 117 Directions	
Section 117 Direction	Response
4.3 Flood Prone Land	The land is not flood prone
4.4 Planning for Bushfire Protection	The land is not bushfire prone land.
5. Regional Planning	
5.1 Implementation of Regional Strategies	There are no Regional Strategies that apply.
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
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008. See Direction 5.1
5.7 Central Coast	Revoked 10 July 2008. See Direction 5.1
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent. The Planning Proposal does not include referral or concurrence provisions.
6.2 Reserving Land for Public Purposes	Consistent. The Planning Proposal does not alter, create or reduce the reservation of land for public purposes.
6.3 Site Specific Provisions	Consistent. The current zoning permits the development concept illustrated in the Planning Proposal.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	As discussed in Section Error! Reference source not found. of this report, this Planning Proposal is consistent with A Plan for Growing Sydney.