

## Appendix 13:

### Consistency of Planning Proposal with Section 117 Directions

---

Section 117 Direction	Consistency
<b>1. Employment and Resources</b>	
<p>1.1 <u>Business and Industrial Zones</u></p> <p>This direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p>	N/A
<p>1.2 <u>Rural Zones</u></p> <p>This direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</p>	N/A
<p>1.3 <u>Mining, Petroleum Production and Extractive Industries</u></p> <p>This direction applies when a relevant planning authority prepares a Planning Proposal that would have the effect of:</p> <ul style="list-style-type: none"> <li>(a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or</li> <li>(b) restricting the potential development of resources of coal, other minerals, 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.</li> </ul>	N/A
<p>1.4 <u>Oyster Aquaculture</u></p> <p>This direction applies when a relevant planning authority prepares any Planning Proposal that proposes a change in land use which could result in:</p> <ul style="list-style-type: none"> <li>(a) adverse impacts on a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate”; or</li> <li>(b) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate” and other land uses.</li> </ul>	N/A
<p>1.5 <u>Rural Lands</u></p> <p>This direction applies when:</p> <ul style="list-style-type: none"> <li>(a) a relevant planning authority prepares a Planning Proposal that will 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</li> </ul>	N/A

Section 117 Direction	Consistency
(b) a relevant planning authority prepares a Planning Proposal that changes the existing minimum lot size on land within a rural or environment protection zone.	
<b>2. Environment and Heritage</b>	
<p><b>2.1 <u>Environment Protection Zones</u></b>  This direction applies when a relevant planning authority prepares a Planning Proposal.</p>	<p>Yes.  There are no environmentally sensitive areas that need to be protected and/or conserved as part of the PP. The PP does not reduce the environmental protection standards that apply to the land.</p>
<p><b>2.2 <u>Coastal Protection</u></b>  This direction applies when a relevant planning authority prepares a Planning Proposal that applies to land in the coastal zone.</p>	<p>N/A</p>
<p><b>2.3 <u>Heritage Conservation</u></b>  This direction applies when a relevant planning authority prepares a Planning Proposal.</p> <p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>Yes.  The proposed reclassification does not reduce the heritage value of nearby heritage items or land, namely St Marys Railway Station, which is listed on the State Heritage Register.</p> <p>The impact of any future development will be assessed as part of a DA in light of the existing heritage conservation provisions within the PLEP 2010.</p>
<p><b>2.4 <u>Recreation Vehicle Areas</u></b>  This direction applies when a relevant planning authority prepares a Planning Proposal.</p>	<p>Yes.  The PP does not enable land to be developed for the purpose of a recreation vehicle area.</p>
<p><b>2.5 <u>Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</u></b>  This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.</p>	<p>N/A</p>
<b>3. Housing, Infrastructure and Urban Development</b>	
<p><b>3.1 <u>Residential Zones</u></b>  This direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within:</p>	<p>Yes  The land is situated within an existing residential zone and the PP is consistent with this direction. No specific provisions in this regard are required.</p>

Section 117 Direction	Consistency
<p>(a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),</p> <p>(b) any other zone in which significant residential development is permitted or proposed to be permitted.</p>	
<p><b>3.2 <u>Caravan Parks and Manufactured Home Estates</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal.</p>	<p>Yes. The PP does not contain provisions that restrict development for the purpose of a caravan park.</p>
<p><b>3.3 <u>Home Occupations</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal.</p>	<p>Yes. Home occupations will continue to be permitted to be carried out in dwelling houses, without the need for development consent.</p>
<p><b>3.4 <u>Integrating Land Use and Transport</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>N/A</p>
<p><b>3.5 <u>Development Near Licensed Aerodromes</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.</p>	<p>N/A</p>
<p><b>3.6 <u>Shooting Ranges</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>N/A</p>
<p><b>4. Hazard and Rise</b></p>	
<p><b>4.1 <u>Acid Sulfate Soils</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.</p>	<p>N/A</p>
<p><b>4.2 <u>Mine Subsidence and Unstable Land</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that permits development on land that:</p>	<p>N/A</p>

Section 117 Direction	Consistency
<ul style="list-style-type: none"> <li>(a) is within a mine subsidence district, or</li> <li>(b) has been identified as unstable in a study, strategy or other assessment undertaken: <ul style="list-style-type: none"> <li>(i) by or on behalf of the relevant planning authority, or</li> <li>(ii) by or on behalf of a public authority and provided to the relevant planning authority.</li> </ul> </li> </ul>	
<b>4.3 <u>Flood Prone Land</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that creates, removes or alters a zone or a provision that affects flood prone land.	N/A
<b>4.4 <u>Planning for Bushfire Protection</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal that will affect, or is in proximity to land mapped as bushfire prone land.	N/A
<b>5. Regional Planning</b>	
<b>5.1 <u>Implementation of Regional Strategies</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal.	Revoked October 2017
<b>5.2 <u>Sydney Drinking Water Catchments</u></b> This Direction applies when a relevant planning authority prepares a Planning Proposal that applies to land within the Sydney drinking water catchment.	N/A
<b>5.3 <u>Farmland of State and Regional Significance on the NSW Far North Coast</u></b>	N/A
<b>5.4 <u>Commercial and Retail Development along the Pacific Highway, North Coast</u></b>	N/A
<b>5.5 <u>Second Sydney Airport: Badgerys Creek</u></b> Planning Proposals must not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport.	N/A
<b>5.6 <u>North West Rail Link Corridor Strategy</u></b>	N/A
<b>5.7 <u>Implementation of Regional Plans</u></b> This direction applies when a relevant planning authority prepares a Planning Proposal.	Yes. The PP provides opportunity for the site to be developed in accordance with the vision,

Section 117 Direction	Consistency
	strategy, goals and directions contained in the Regional Plan