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| SEPP | SEPP Principles | Planning Proposal | Complies |
| No 7 – Rural Lands | The principles of the Rural Lands SEPP are to recognise, promote and protect the significance of rural land in terms of current and future use for agricultural purposes, whilst ensuring there is a balance of protection of the natural environment and a benefit to the rural community. | The planning proposal provides an opportunity for potential diverse economic activity, social, economic and environmental benefits for the local community. It does not decrease the agricultural production value of the land due to the current non agricultural productivity of the subject land.  The proposed development does, however, restrict the potential of the land to be used for primary production in the future. | Yes |
| No 55 – Remediation of Land | This policy aims to promote the remediation of contaminated land to reduce the risk of harm to human health. | There is no evidence or history of the site being subject to contamination. | Yes |
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| S117 Direction | Direction Objective | Planning Proposal | Complies |
| 1.2 Rural Zones | The objective of this S117 Ministerial Direction is to protect the agricultural production value of rural land. | Clause 4(a) of this direction applies to all planning authorities and directs that a planning proposal does not rezone land from a rural zone to a residential, industrial, village or tourist zone.  The planning proposal does not seek to rezone the land, currently RU1 Primary Production and R5 Large Lot Residential zone, but to allow additional permitted uses that are currently prohibited. In its current state, any loss of agricultural production value is minimal and of minor significance due to its previous and current lack of agricultural productivity. | Yes |
| 1.5 Rural Lands | The objectives of this S117 Ministerial Direction for rural lands are to *protect the agricultural production value of rural land* and *facilitate the orderly and economic development of rural lands for rural and related purposes.* | The subject lots are not used by the current owner for agricultural purposes. Lot 38 DP756936 currently contains a small existing and operational caravan park, while the balance of the land associated with this planning proposal is vacant and unused. Therefore, in its current state, any loss of agricultural production value is minimal and of minor significance due to its previous and current lack of agricultural productivity. | Yes |
| 3.4 Integrating Land Use and Transport | The objective of this direction is to improve access, increase choice of transport available, reduce car dependence, support public transport use and efficient movement of freight. | Existing access to the site is provided by all weather roads from the Sturt Highway.  Works will be required to be undertaken to provide an all weather access and the design and construction of these accesses will require consultation with Roads & Maritime Services. | Yes |
| 6.3 Site Specific Provisions | The objective of this direction is to discourage unnecessary restrictive planning controls. | The planning proposal aims to allow a particular development on the subject site, in the current zone, by amending Schedule 1 of the Wentworth LEP.  While the planning proposal does include draft concept plans to provide certain clarity of the permitted use/development, the planning proposal should not be assessed based on those plans. It is anticipated that at the Development Application stage, the plans may have changed considerably to comply with referral agency requirements. | Yes |