

Draft LEP Checklist – Section 117(2) Directions – Badgee Lagoon Planning Proposal

Direction No:	Subject	Applies?	Relevant?	Consistent?	Comment
1	Employment and Resources				
1.1	Business and Industrial Zones	N			
1.2	Rural Zones	N			
1.3	Mining, Petroleum Production and Extractive Industries	N			
1.4	Oyster Aquaculture	N			
1.5	Rural lands	Y	Y	Y	The rural Planning Principles of SEPP (Rural Lands) and site specific responses are identified in Section 4.3.6 of the Environmental Study (ES). The SEPP does not otherwise apply to the site.
2	Environment and Heritage				
2.1	Environmental Protection Zones	Y	Y	Y	The draft LEP will include provisions that facilitate the protection and conservation of environmentally sensitive areas. Discussion on the natural environment at the Site is provided in Section 5 of the ES.
2.2	Coastal Protection	Y	Y	Y	The draft LEP will consider the NSW Coastal Policy 1997 and Design Guidelines 2003. Policies relating to the NSW coastal zone are considered in Section 3.1 of the ES
2.3	Heritage Conservation	Y	Y	Y	A draft LEP must make provisions to conserve identified indigenous and non-indigenous Heritage. Heritage of the site is considered in Section 6.1 of the ES.
2.4	Recreation Vehicle Areas	N			
3	Housing, Infrastructure and Urban Development				
3.1	Residential Zones	Y	Y	Y	Commentary on the requirements of the proposed residential zones is provided in Section 9 of the ES.
3.2	Caravan Parks and Manufactured Home Estates	N			
3.3	Home Occupations	N			
3.4	Integrating Land Use and Transport	Y	Y	Y	A draft LEP must ensure consistency with Improving Transport choice 2001 and the right Place for business and Services 2001. Consideration of transport access and availability (including review of relevant publications) is provided in Section 6.11 of the ES.
3.5	Development Near Licensed Aerodromes	N			
4	Hazard and Risk				
4.1	Acid Sulfate Soils	Y	Y	Y	A draft LEP must consider the Acid Sulfate Soils Planning guidelines when preparing a draft LEP on land identified as having Acid Sulfate Soil Potential. Section 5.4 of the ES provides information and consideration of acid sulfate soils.
4.2	Mine Subsidence and Unstable Land	N			
4.3	Flood Prone Land	Y	Y	Y	A draft LEP must ensure consistency with the NSW Government's Flood Prone land Policy and the principles of the Floodplain Development Manual 2005. Flood risk and assessment is considered in Section 5.6 of

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					the ES.
4.4	Planning for Bushfire Protection	Y	Y	Y	Council must consult with the NSW Rural Fire Service and have regard to the requirements of Planning for Protection 2006. Section 62 consultations, including with the NSW Rural Fire Service is discussed in Section 8.1.1 of the ES. Bushfire considerations for the Site are considered in Section 5.7.
5	Regional Planning				
5.1	Implementation of Regional Strategies	Y	Y	Y	A draft LEP must be consistent with the Regional Strategy. The South Coast regional Strategy and its associated documents are discussed in Section 3.2 of the ES.
5.2	Sydney Drinking Water Catchments	N			
5.3	Farmland of State & Regional Significance on Far North Coast	N			
5.4	Commercial & Retail Development, Pacific Hwy	N			
5.5	Development in the vicinity of Ellalong, Paxton & Millfield	N			
5.6	Sydney to Canberra Corridor	N			
5.7	Central Coast	N			
5.8	2 nd Sydney Airport: Badgerys Creek	N			
6	Local Plan Making				
6.1	Approval and Referral Requirements	Y	N		
6.2	Reserving Land for Public Purposes	Y	N		
6.3	Site Specific Provisions	Y	Y	Y	It is not proposed to include restrictive site specific planning controls in this case. Effluent disposal and water supply require further study to enable the proposed rezoning to progress and subsequent to this water quality and catchment planning and amelioration of any such impacts will be considered as the planning process continues. After which, a site specific DCP will be prepared to guide future development on the site. To ensure the above is sufficiently controlled and addressed it is proposed to apply URA provisions (Part 6 of SI LEP) to the subject area.