

Draft LEP Checklist – Section 117(2) Directions – Jerberra Estate 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			Subject land is at the head of the Moona Moona Creek catchment.
1.5	Rural lands	Y	Y	Y	
2	Environment and Heritage				
2.1	Environmental Protection Zones	Y	Y	Y	Proposal has been designed to protect environmentally sensitive land.
2.2	Coastal Protection	N			
2.3	Heritage Conservation	Y	Y	Y	Aboriginal archaeological & cultural heritage study was completed by NSW Archaeology. No constraints were identified. DECCW concurred with findings.
2.4	Recreation Vehicle Areas	Y	N		
3	Housing, Infrastructure and Urban Development				
3.1	Residential Zones	N			
3.2	Caravan Parks and Manufactured Home Estates	Y	N		
3.3	Home Occupations	N			
3.4	Integrating Land Use and Transport	N			
3.5	Development Near Licensed Aerodromes	N			
4	Hazard and Risk				
4.1	Acid Sulfate Soils	N			
4.2	Mine Subsidence and Unstable Land	N			
4.3	Flood Prone Land	N			
4.4	Planning for Bushfire Protection	Y	Y	Y	Proposal has been prepared to comply with PBP and will be sent to NSW RFS for comment. Refer to section 4 of Planning Proposal for details.
5	Regional Planning				
5.1	Implementation of Regional Strategies	Y	Y	Y	Refer to sections on the South Coast Regional Strategy and the Jervis Bay Settlement Strategy.
5.2	Sydney Drinking Water Catchments	N			

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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	N	Ensuring there is sufficient certainty in respect of managing bushfire risk whilst delivering environmental outcomes is critical to resolving the zoning of the subject land.

State Environmental Planning Policies applying to the Jerberra Estate Planning Proposal	Relevant	Consistent?	Comment
Rural Lands	Y	Y	The subject land is NOT prime crop and pasture land and is not used for commercial agricultural or rural purposes. The subject land is surrounded by Crown land and rural residential land. The potential for landuse conflict is minimal.
14 – Coastal Wetlands	Y	Y	The subject land is situated at the head of the Moona Moona Creek catchment. SEPP 14 wetlands are located in the lower reaches of the catchment, approximately 2 km from the subject land. Refer to information in section 4 of the Planning Proposal regarding stormwater and catchment planning.
Jervis Bay Regional Environmental Plan 1995 (deemed SEPP)	Y	Y	Lots 98-100 form part of the identified habitat corridor (clause 14) of JBREP. Consideration has been given to this issue in consultation with OEH and the proposal has been designed to have minimal impact on the effectiveness of the corridor. JBREP will be repealed when SLEP 2009 is gazetted.