

Draft LEP Checklist – Section 117(2) Directions – Verons 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			It is not proposed to rezone the subject land to residential and it is not proposed to allow subdivision.
1.3	Mining, Petroleum Production and Extractive Industries	N			
1.4	Oyster Aquaculture	N			
1.5	Rural lands	Y	Y	Y	The Planning Proposal is consistent with SEPP Rural Lands.
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 Australian Museum Business Services. The findings and recommendations have been incorporated into the Planning Proposal.
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	N	Public roads are not through roads. 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 Sussex Inlet 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	To strategically manage bushfire risk and deliver environmental outcomes it would be advantageous to identify potential building areas on each lot as part of the Local Environmental Plan.

State Environmental Planning Policies applying to the Verons Estate Planning Proposal	Relevant	Consistent?	Comment
Rural Lands	Y	Y	The subject land is NOT prime crop and pasture land. Any agricultural activities which have existing use rights will continue to do so. No subdivision is proposed. The Planning Proposal will help to ensure that any development is consistent with the land's capability and environmental constraints and limit the potential for landuse conflict.
14 – Coastal Wetlands	Y	Y	The subject land drains to SEPP 14 wetlands at Badgee Lagoon and Swan Lake. Both SEPP 14 wetlands are located approx 1.5 km from the subject land. The Planning Proposal will not permit any development within the Swan Lake catchment other than is already possible and the proposed environmental zones will help to ensure that any development that is approved will be sympathetic to the land's environmental constraints.