Development Control Plan 2014
Verons Estate
Sussex Inlet

Chapter S1
Supporting Map

Environmental Constraints
- Pterostylis ventricosa - 50m buffer.
- Unsurveyed potential habitat for Pterostylis ventricosa.
- Cryptostylis hunteriana - 50m buffer.
- Watercourse vegetation.

Zoning
- E2      Environmental Conservation.
- E3      Environmental Management.
- E4      Environment Living.

Development Area
- Overall development footprint, including APZ.
- Building line/area.
- No application of treated effluent.
- Side boundary setback to be determined at DA stage.

Roads & Road Reserves
- Road to be upgraded - 8m trafficable width, turning area to be provided adjacent to indented property access.
- Investigate feasibility of constructing 'Perimeter Fire Trail' in accordance with Planning for Bushfire Protection, subject to cost recovery arrangements.
- Vegetation within road reserve to be slashed between June and October.
- Vegetation within 6m of front boundary to be managed consistent with Inner Protection Area (IPA) standards.
- Existing gravel road - no upgrade planned.

Acceptable Solutions for Lots 18 and 19 (Secondary Property Access)
- Alternative options for provision of emergency bushfire access:
  - 6m wide perimeter Fire Trail with locked gates.
  - 50m buffer.
  - Watercourse vegetation.
  - Pterostylis ventricosa - 50m buffer.
  - Cryptostylis hunteriana - 50m buffer.