

Our Ref: Certificate Number 1411/20 | P/N 212339

Your Ref: Cooma Hospital



M PO Box 714 COOMA NSW 2630
E council@snowymonaro.nsw.gov.au
W www.snowymonaro.nsw.gov.au
P 1300 345 345

LJB Urban Planning
26 Shoplands Road
Annangrove NSW 2156

Planning Certificate – Section 10.7

Environmental Planning and Assessment Act 1979

Section 10.7(2) Details

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act 1979 (as amended), the following prescribed matters relate to the land at the date of this certificate.

Certificate Information

Certificate Number	1411/22
Certificate Date	22/08/2022
Your Reference	Cooma Hospital

Property Description

Address	2A Bent Street COOMA NSW 2630
Land Title	Lot: 2 DP: 1161366
Assessment Number	40250862

This certificate provides information on how a property (such as land and buildings) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government.

Snowy Monaro Regional Council does not accept any liability for anything contained in this certificate which has been supplied by third-party sources and does not warrant the accuracy of the contents.

All users of this certificate must acknowledge that Snowy Monaro Regional Council does not owe them any duty of care and they indemnify Snowy Monaro Regional Council from all claims demands suits actions and proceedings for damages and consequential loss howsoever arising from their use of this certificate and its contents where third-party information is relied upon.

Column 1 Section 10.7(2) (Schedule 4 EP&A Regulation 2000)		Identification of the matter referred to in Column 1 and the extent to which it applies to the land
1 Names of relevant planning instruments and DCPs		
(1)	The name of each environmental planning instrument that applies to the carrying out of development on the land.	Cooma-Monaro Local Environmental Plan 2013 See Note 6 for list of State Environmental Planning Policies
(2)	The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	Nil
(3)	The name of each development control plan that applies to the carrying out of development on the land.	Cooma-Monaro Shire Development Control Plan 2014 (Amendment 4)
In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.		
2 Zoning and land use under relevant LEPs		
For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):		
(a)	the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),	SP2 Infrastructure
(b)	the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	See Note 7 – Land Use Table
(c)	the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	See Note 7 – Land Use Table
(d)	the purposes for which the instrument provides that development is prohibited within the zone,	See Note 7 – Land Use Table
(e)	whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	Not Applicable
(f)	whether the land includes or comprises critical habitat,	No
(g)	whether the land is in a conservation area (however described),	Not in Heritage Conservation Area
(h)	whether an item of environmental heritage (however described) is situated on the land.	Yes - Local Item 43 - Cooma District Hospital
2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006		
To the extent that the land is within any zone (however described) under:		
(a)	Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or	N/A
(b)	a Precinct Plan (within the meaning of the 2006 SEPP), or	N/A
(c)	a proposed Precinct Plan that is or has been the subject of community consultation or on public	N/A

exhibition under the Act,	
the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).	
3 Complying Development	
<p>(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	<p>The following Codes are not applicable to this land:</p> <ul style="list-style-type: none"> Housing Alterations Code Inland Code Container Recycling Facilities Code Low Rise Medium Density House Code <p>The following Codes are applicable to the land and complying development may be carried out on the whole of the land under these Codes:</p> <p>Nil</p> <p>The following Codes are applicable to the land but due to the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes)2008 complying development may only be carried out on part of the land under these Codes:</p> <p>NIL</p> <p>The following Codes are applicable to the land but due to the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes)2008 complying development may not be carried out on any part of the land under these Codes:</p> <ul style="list-style-type: none"> General Development Code Subdivisions Code Demolition Code Fire Safety Code
<p>(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.</p>	<p>For the Codes listed above that may only be carried out on part of the land or may not be carried out on any part of the land the reasons why complying development may not be carried out are as follows:</p> <p>The land is wholly affected by specific land exemptions being an Environmental Heritage Item.</p> <p>If complying development is permitted on only part of the land due to the above restrictions, the extent to which these restrictions apply to the land can be found on the NSW Planning Portal website maps at www.planningportal.nsw.gov.au. These map(s) are based on the legislated maps/s for Cooma-Monaro Local Environmental Plan 2013, Snowy Rover Local Environment Plan 2013 and Bombala Local Environment Plan 2012 and represent the best information Council has on the extent to which the above restrictions affect this land.</p>

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	Not Applicable
	See Note 3 at the end of this Certificate for further information.
4 Repealed	
4A Repealed	
4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works	
<p>In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).</p> <p>Note. “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.</p>	N/A
5 Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.	No
6 Road widening and road realignment	
Whether or not the land is affected by any road widening or road realignment under:	
(a) Division 2 of Part 3 of the Roads Act 1993, or	No
(b) any environmental planning instrument, or	No
(c) any resolution of the council.	No
7 Council and other public authority policies on hazard risk restrictions	
Whether or not the land is affected by a policy:	
(a) adopted by the council, or	No (see Note below)
(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,	Council has been advised by the NSW Department of Planning that in accordance with section 4.14 of the Environmental Planning and Assessment Act 1979 Council is required to be satisfied that a development complies with ‘Planning for Bushfire Protection 2019’ where that development is within land identified as bushfire prone.
that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding),	
<p>Note: Council has recently been provided with mapping information from the Department of Industry – Resources and Energy in conjunction with the NSW Governments Heads of Asbestos Coordination Authorities (HACA) in relation to the presence of ‘Naturally Occurring Asbestos’ (NOA) within the Shire. The HACA has also published information on what can be done to avoid contact with NOA. This information can be viewed at http://www.resourcesandenergy.nsw.gov.au/miners-and-explorers/safety-and-health/topics/NOA where there is a link to mapping and other information. The HACA has also published information on what can be done to avoid contact with NOA. Council has adopted an Asbestos Policy which includes provisions applicable to NOA. Council</p>	

was not aware of the presence of NOA in the Shire when this Policy was adopted, and has no knowledge of any confirmed NOA sites. However following receipt of the mapping information Council is currently in the process of developing risk controls, guidance materials and an asbestos management plan in accordance with the adopted Asbestos Policy. The confirmed presence of naturally occurring asbestos on a site may result in restrictions being imposed upon future development of the site in accordance with the provisions of the Asbestos Policy.	
7A Flood related development controls information	
(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	Yes
(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	Yes
(3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.	
8 Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Council has not been advised that any environmental planning instrument or proposed environmental planning instrument applying to the land provides for the acquisition of the land by a public authority as referred to in section 3.15 of the Act
9 Contributions plans	
The name of each contributions plan applying to the land.	Snowy Monaro Section 7.12 Local Infrastructure Contributions Plan 2022
9A Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.	No
Note: Biodiversity certified land includes land certified under Par 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.	
10 Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).	No
Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.	
10A Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	No
11 Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement	Not bushfire prone land. Information relied on to answer the above question has been provided to Council by the NSW Rural Fire Service,

to that effect.	for more information regarding the above information please contact the NSW Rural Fire Service. (www.rfs.nsw.gov.au)
12 Property vegetation plans	
If the land is land to which a property vegetation plan under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	No PVP applicable
13 Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	No
14 Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.	No
15 Site compatibility certificates and conditions for seniors housing	
If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:	
(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:	No
(i) the period for which the certificate is current, and	N/A
(ii) that a copy may be obtained from the head office of the Department, and	N/A
(b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.	N/A
16 Site compatibility certificates for infrastructure, schools or TAFE establishments	
A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate (schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:	No
(a) the period for which the certificate is valid, and	N/A
(b) that a copy may be obtained from the head office of the Department.	N/A
17 Site compatibility certificates and conditions for affordable rental housing	
(1) A statement of whether there is a current site compatibility certificate (affordable rental	No

	housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:	
	(a) the period for which the certificate is current, and	N/A
	(b) that a copy may be obtained from the head office of the Department.	N/A
(2)	A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.	N/A
18	Paper subdivision information	
(1)	The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.	No
(2)	The date of any subdivision order that applies to the land.	No
(3)	Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.	No
19	Site verification certificates	
	A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:	No
	(a) the matter certified by the certificate, and Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land-see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A
	(b) the date on which the certificate ceases to be current (if any), and	N/A
	(c) that a copy may be obtained from the head office of the Department.	N/A
20	Loose-fill asbestos insulation	
	If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Council is not aware of any residential dwelling erected on this land which has been identified in the Loose-Fill Asbestos Insulation Register as containing loose fill asbestos ceiling insulation. Contact NSW Fair Trading if further information is required.
21	Affected building notices and building product rectification orders	
(1)	A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.	No affected building notice.
(2)	A statement of:	
(a)	whether there is any building product rectification order of which the council is aware	No building product rectification order.

<p>that is in force in respect of the land and has not been fully complied with, and</p> <p>(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>No notice of intention to make a building rectification order.</p>
<p>(3) In this clause:</p> <p>affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.</p> <p>building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.</p>	
<p>Note: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:</p> <ul style="list-style-type: none"> (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued, (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued, (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued, (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued, <p>that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.</p>	

Contaminated Land

As of the date of this certificate, Council has no records to indicate that the site is potentially contaminated.

It is recommended that you ensure that the land has not in the past been used for certain purposes which could have involved the use of contaminants. A list of potentially contaminating uses is outlined in Attachment "A" to the end of this planning certificate.

Refer to Cooma Monaro Development Control Plan 2014 / Snowy River Development Control Plan 2013 / Bombala Development Control Plan 2012 – Planning Guidelines prepared by the Environment Protection Authority and the Department of Urban Affairs and Planning (1998). The guidelines are underpinned by State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55), and the Contaminated Lands Management Act 1987.

In addition, Council has not been made aware of the land being subject to the following:

- land declared to be significantly contaminated land;
- land subject to a management order;
- land subject of an approved voluntary management proposal;
- land subject to an ongoing maintenance order; or
- subject of a site audit statement

IMPORTANT NOTES – SECTION 10.7(2) CERTIFICATE

Note 1 Terms of Reference

This Certificate does not make reference to the physical conditions of the property. Consequently no inspections have been made in respect of:

- (a) The presence or otherwise of noxious weeds on the property,
- (b) The condition of any structure/s on the land and associated infrastructure.

No advice is included in this Certificate in respect of outstanding or unauthorised works.

Should applicants require such details, that may be in addition to information provided in a S10.7(2) & (5) Certificate, application should be made, accompanied by the appropriate fee for such inspections.

Note 2 Biosecurity (Weeds)

Weeds are a major environmental threat to the Snowy Monaro Region's agricultural and environmental assets. People considering purchasing land, particularly rural land, in the Council area are urged to contact Council's Biosecurity (Weeds) team for advice regarding landowners' responsibilities for the control of weeds.

Note 3 Complying Development

- Under the Housing Code complying development may not be carried out on land which has an area less than 200 square metres and has a width, measured at the building line fronting a primary road, of at least 6m.
- Under the Rural Housing Code complying development for the erection of a new single-storey or two-storey dwelling house may only be carried out on land that (a) has an area of at least 80 hectares, or (b) is subject to a restriction created under section 88B of the Conveyancing Act 1919 that specifies a building envelope for the lot and was required by the council.
- As per clause 1.18 of the Codes SEPP Complying Development is only possible on land where the development would otherwise be permissible with or without consent under the Council's Local Environmental Plan applicable to the land.
- Complying development may not be carried out on land outside the zonings identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or on a lot which is not entirely within the zoning in the Codes SEPP specified for that particular Complying Development code. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for other permissibility criteria.

Note 4 Important Notice for any maps that relate to this certificate

These maps are not a precise survey document. Accurate locations can only be determined by a survey on the ground.

While every care is taken to ensure the accuracy of this data, neither the Snowy Monaro Regional Council nor the Land and Property Management Authority makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Note 5 Coinciding Legal and Practical Access

Purchasers of rural and non-urban land are advised to ensure that coinciding legal and practical access can be gained to the property from a public road.

Note 6 State Environmental Planning Policies

Below is a list of all State Environmental Planning Policies (including publicised draft policies) that apply to Snowy Monaro Regional Council. Depending on circumstances set down in each policy, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to check the policy for the necessary details.

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Precincts – Regional) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Planning Systems) 2021

See Attachment 1 (excerpt from Planning Circular PS 21-007) – Referring to New Consolidated SEPPs and Repealed SEPPs

Any enquiries regarding these State policies should be directed to the Department of Planning.

Note 7 Land use table under Cooma-Monaro Local Environmental Plan 2013

Zone SP2 Infrastructure

Without Consent

Environmental protection works

With Consent

Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

Prohibited

Any other development not specified in item 2 or 3

Section 10.7(5) Details

Advice on such other relevant matters affecting the land as Council is aware.

Consents Issued – Development Applications/Complying Development Certificates

10.2020.02001408.0012 lot subdivision 03/01/2020

10.2018.02001281.001 Clinical Training Facility 15/11/2018

On Site Sewage Management System (OSSMS)

Not Applicable

Water & Wastewater

Yes - connection to Council's reticulated water supply ## Yes - connected to Council's Sewer system

Biosecurity (Weeds)

Council does not routinely inspect urban properties. Priority weeds on these lands must be controlled in accordance with Council's Local Weed Management Plans. For further information regarding weed control please contact our Biosecurity team on 1300 345 345

Naturally Occurring Asbestos

No

Village Flood Level (Bredbo & Berridale)

No

Draft Development Control Plan/s

No

Contaminated Lands – Clearance Certificate

Not Applicable

Planning Agreements

No

Conservation Agreement

Not Applicable

ATTACHMENT A' – S10.7(2)

Activities which are likely to have contaminated sites because of their past or present use:

- asbestos works;
- chemical and petrochemical works;
- docks and railway land, especially large sidings and depots;
- gasworks, other local carbonisation plants and ancillary by products works;
- industries making or using wood preservatives;
- installations involving the processing or use of radioactive materials;
- landfills and other waste disposal and storage sites, and transfer sites;
- land heavily treated with chemicals for agricultural or other purposes, eg aerial spraying;
- metal mines, smelters, foundries, iron and steel works, metal finishing works;
- mine tailings dumps (including mineral sands tailings);
- munitions production and testing sites;
- oil refineries, petroleum storage and distributions sites;
- paper and printing works;
- pesticide storage areas, areas where vehicles used for the transport and storage of pesticides are washed, and areas where tanks are used to store pesticides;
- plants and heavy engineering installations, eg shipbuilding and shipbreaking;
- power stations and switching yards etc;
- scrap yards;
- stock dipping, eg sheep, cattle etc;
- tanneries

Attachment 1 – New consolidated SEPPs and repealed SEPPs

Planning principle focus area	New consolidated SEPPs	Repealed SEPPs
Primary Production	State Environmental Planning Policy (Primary	State Environmental Planning Policy (Primary Production and Rural Development) 2019; Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)
Resources and Energy	State Environmental Planning Policy (Resources &	State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007; Sydney Regional Environmental Plan No. 9 – Extractive Industries (No 2 – 1995)
Resilience and Hazards	State Environmental Planning Policy (Resilience and	State Environmental Planning Policy (Coastal Management) 2018; State Environmental Planning Policy 33 - Hazardous and Offensive Development; State Environmental Planning Policy 55 - Remediation of Land
Industry and Employment	State Environmental Planning Policy (Industry &	State Environmental Planning Policy (Western Sydney Employment Area) 2009; State Environmental Planning Policy 64 - Advertising and Signage
Transport and Infrastructure	State Environmental Planning Policy (Transport and	State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017, State Environmental Planning Policy (Major Infrastructure Corridors) 2020; State Environmental Planning Policy (Three Ports) 2013
Biodiversity and Conservation	State Environmental Planning Policy (Biodiversity & Conservation) 2021	State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; State Environmental Planning Policy (Koala Habitat Protection) 2020; State Environmental Planning Policy (Koala Habitat Protection) 2021; Murray River Regional Environmental Plan No 2—Riverine Land; State Environmental Planning Policy (Bushland in Urban Areas) 2019; State Environmental Planning Policy 50 - Canal Estate Development; State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011; Sydney Regional Environmental Plan 20 - Hawkesbury-Nepean River No. 2 1997; Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; Greater Metropolitan Regional Environmental Plan No 2— <u>Georges River Catchment: Willandra Lakes Regional Environmental</u>
Planning Systems	State Environmental Planning Policy (Planning	State Environmental Planning Policy (State and Regional Development) 2011; State Environmental Planning Policy (Aboriginal Land) 2019; State Environmental Planning Policy (Concurrences and Consents) 2018
Planning Systems	State Environmental Planning Policy (Precincts – Eastern Harbour	State Environmental Planning Policy (State Significant Precincts) 2005; Darling Harbour Development Plan No 1; Sydney Regional Environmental Plan No 26—City West; Sydney Regional Environmental Plan No 16—Walsh Bay; Sydney Regional Environmental Plan No 33—Cooks Cove; State Environmental Planning Policy No 47 – Moore Park Showground
Planning Systems	State Environmental Planning Policy (Precincts –	State Environmental Planning Policy (State Significant Precincts) 2005; State Environmental Planning Policy (Sydney Region Growth Centre) 2006; Sydney Regional Environmental Plan 24—Homebush Bay Area; State Environmental Planning Policy (Kurnell Peninsula) 1989; State Environmental Planning
Planning Systems	State Environmental Planning Policy (Western Parkland City) 2021	State Environmental Planning Policy (State Significant Precincts) 2005, State Environmental Planning Policy (Sydney Region Growth Centre) 2006; State Environmental Planning Policy (Western Sydney Aerotropolis) 2020; State Environmental Planning Policy (Penrith Lakes Scheme) 1989; Sydney Regional Environmental Plan No 30—St Marys; State Environmental Planning Policy (Western Sydney Parklands) 2009
Planning Systems	State Environmental Planning Policy (Precincts –	State Environmental Planning Policy (State Significant Precincts) 2005; State Environmental Planning Policy (Activation Precincts) 2020; State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007; State Environmental Planning Policy (Gosford City Centre) 2018

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