

Attachment C:

Consistency with applicable State Environmental Planning Policies

Gateway Question Part 3, Section B, Question 5

SEPPs	Consistency
<i>State Environmental Planning Policy No 1 – Development Standards</i>	Does not apply.
<i>State Environmental Planning Policy No 19 – Bushland in Urban Areas</i>	Does not apply.
<i>State Environmental Planning Policy No 21 – Caravan Parks</i>	Does not apply.
<i>State Environmental Planning Policy No 30 – Intensive Agriculture</i>	Does not apply.
<i>State Environmental Planning Policy No 33 – Hazardous and Offensive Development</i>	Does not apply.
<i>State Environmental Planning Policy No 36 – Manufactured Home Estates</i>	Does not apply.
<i>State Environmental Planning Policy No 44 – Koala Habitat Protection</i>	Does not apply.
<i>State Environmental Planning Policy No 47 – Moore Park Showground</i>	Does not apply.

<i>State Environmental Planning Policy No 50 – Canal Estate Development</i>	Does not apply.
<i>State Environmental Planning Policy No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i>	Does not apply.
<i>State Environmental Planning Policy No 55 – Remediation of Land</i>	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
<i>State Environmental Planning Policy No 62 – Sustainable Aquaculture</i>	Does not apply.
<i>State Environmental Planning Policy No 64 – Advertising and Signage</i>	Does not apply.
<i>State Environmental Planning Policy No 65 – Design Quality Of Residential Apartment Development</i>	Does not apply.
<i>State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)</i>	Does not apply.
<i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>	Does not apply.
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.

<p><i>State Environmental Planning Policy (Coastal Management) 2018</i></p>	<p>The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.</p>
<p><i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i></p>	<p>Does not apply.</p>
<p><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i></p>	<p>The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.</p> <p>While it does seek to remove ‘multi dwelling housing’ as a permissible land use, this is considered to be justified in order to avoid unacceptable and unintended planning outcomes.</p> <p>That is, the provisions of the new Medium Density Housing Code and Design Guide would allow two storey terraces on sites close to the Foreshore area which could be expected to result in undesirable bulk and height which could be seen from the waterways. In our view, a more desirable planning outcome would be for increases in densities to be located in locations within proximity to transport, such as in St Leonards, or near shops/services, such as near the Lane Cove Village.</p> <p>Complying development as a mechanism was designed to focus on low impact proposals, however some of the areas around the foreshore have extremely challenging slope and topography. It would be highly inappropriate to permit intense development, which would not be subject to professional scrutiny from architects, planners and engineers, in foreshore areas.</p> <p>At the same time, the Code and Design Guide allow for dual occupancies to be done as complying development. It is important to note that Council supports this because:</p> <ul style="list-style-type: none"> - A large number of existing foreshore properties are already in a battle axe subdivision pattern, - The provisions of the new Code and Design Guide are similar to Council’s existing planning controls,

	<p>and</p> <ul style="list-style-type: none"> - Council's prohibition on subdivision of dual occupancies and minimum lot sizes in its LEP still remain in place and work alongside the new Code and Design Guide. <p>By removing 'multi dwelling housing' as a permissible land use from the R2 Low Density Residential zone and maintaining 'dual occupancies' it will ensure that the rhythm and character of these well-established low density residential areas is retained, particularly in the foreshore areas.</p>
<i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
<i>State Environmental Planning Policy (Integration and Repeals) 2016</i>	Does not apply.
<i>State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007</i>	Does not apply.
<i>State Environmental Planning Policy (Kurnell Peninsula) 1989</i>	Does not apply.
<i>State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007</i>	Does not apply.
<i>State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007</i>	Does not apply.

<i>State Environmental Planning Policy (Penrith Lakes Scheme) 1989</i>	Does not apply.
<i>State Environmental Planning Policy (Rural Lands) 2008</i>	Does not apply.
<i>State Environmental Planning Policy (State and Regional Development) 2011</i>	<p>Consistent.</p> <p>While no land in the Lane Cove Local Government Area is declared as either 'State Significant development' or 'State Significant Infrastructure' certain land (particularly Lane Cove North and St Leonards) is within the vicinity of 'Critical State Significant Infrastructure'.</p> <p>Under Schedule 5 the area is associated with the Sydney Metro City and Southwest project. The development is for construction of stations and associated underground rail infrastructure for the Sydney Metro project.</p> <p>However, "the development does not include surveys, test drilling, test excavations, geotechnical investigations, contamination investigations or other tests, surveys, sampling or works for the purposes of the design or assessment of Sydney Metro City and Southwest".</p> <p>The planning proposal is still consistent with this policy as it does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.</p>
<i>State Environmental Planning Policy (State Significant Precincts) 2005</i>	Does not apply.
<i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i>	Does not apply.
<i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i>	Does not apply.

<i>State Environmental Planning Policy (Three Ports) 2013</i>	Does not apply.
<i>State Environmental Planning Policy (Urban Renewal) 2010</i>	Does not apply.
<i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i>	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
<i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>	Does not apply.
<i>State Environmental Planning Policy (Western Sydney Parklands) 2009</i>	Does not apply.
<i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>	<p>Consistent.</p> <p>This plan is relevant as all of the Lane Cove Local Government Area falls within the Sydney Harbour Catchment Map.</p> <p>However, the planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SREP.</p>