

Figure 4 – Aerial Photo



Table 1 – Consideration of State Environmental Planning Policies

No.	SEPP Title	Applicable to Planning Proposal	Consistency
1	State Environmental Planning Policy – Development Standards	Not applicable	N/A
4	State Environmental Planning Policy – Development without consent & Miscellaneous Exempt & Complying Development	Not applicable	N/A
6	State Environmental Planning Policy – Number of Storeys in a Building	Not applicable	N/A
14	State Environmental Planning Policy – Coastal Wetlands	Not applicable	N/A
15	State Environmental Planning Policy – Rural Landsharing Communities	Not applicable	N/A
19	State Environmental Planning Policy – Bushland in Urban Areas	Not applicable	N/A
21	State Environmental Planning Policy – Caravan Parks	Not applicable	N/A
22	State Environmental Planning Policy – Shops & Commercial Premises	Not applicable	N/A
26	State Environmental Planning Policy – Littoral Rainforests	Not applicable	N/A
29	State Environmental Planning Policy – Western Sydney Recreation Area	Not applicable	N/A
30	State Environmental Planning Policy – Intensive Agriculture	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
32	State Environmental Planning Policy – Urban Consolidation (Redevelopment of Urban Land)	Yes, because the Planning Proposal applies to urban zoned land and land that is no longer required for the purpose it is currently zoned or used.	Consistent as the Planning Proposal seeks to reclassify urban zoned land that is no longer required for the purpose it is currently used (being a passive open space) and seeks to provide for 'related development' (an administration building for a disability group) as defined under this SEPP.
33	State Environmental Planning Policy – Hazardous & Offensive Industry	Not applicable	N/A
36	State Environmental Planning Policy – Manufactured Home Estate	Not applicable	N/A
39	State Environmental Planning Policy – Spit Island Bird Habitat	Not applicable	N/A
41	State Environmental Planning Policy – Casino Entertainment Complex	Not applicable	N/A
44	State Environmental Planning Policy – Koala Habitat Protection	Not applicable	N/A
47	State Environmental Planning Policy – Moore Park Showground	Not applicable	N/A
50	State Environmental Planning Policy – Canal Estate Development	Not applicable	N/A
52	State Environmental Planning Policy – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable	N/A
53	State Environmental Planning Policy – Metropolitan Residential Development	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
55	State Environmental Planning Policy – Remediation of Land	Not applicable	N/A
59	State Environmental Planning Policy – Central Western Sydney Regional Open Space and Residential	Not applicable	N/A
60	State Environmental Planning Policy – Exempt & Complying Development	Not applicable	N/A
62	State Environmental Planning Policy – Sustainable Aquaculture	Not applicable	N/A
64	State Environmental Planning Policy – Advertising & Signage	Not applicable	N/A
65	State Environmental Planning Policy – Design Quality of Residential Flat Development	Not applicable	N/A
70	State Environmental Planning Policy – Affordable Housing (Revised Schemes)	Not applicable	N/A
71	State Environmental Planning Policy – Coastal Protection	Not applicable	N/A
	State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable	N/A
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	Not applicable	N/A
	State Environmental Planning Policy (Housing for Seniors & People with a Disability) 2004	Not applicable	N/A
	State Environmental Planning Policy (Infrastructure) 2007	Not applicable	N/A
	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable	N/A
	State Environmental Planning Policy (Major Development) 2005	Not applicable	N/A
	State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	Not applicable	N/A
	State Environmental Planning Policy (Rural Lands) 2008	Not applicable	N/A
	State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable	N/A
	State Environmental Planning Policy (Temporary Structures) 2007	Not applicable	N/A
	State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
	State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable	N/A
	Regional Environmental Plan (deemed State Environmental Planning Policy) Murray REP No. 2 – Riverine Land	Yes applies to the Albury LGA	The Planning Proposal does not derogate from the aims, objectives, development consent, general and specific planning principles and consultation requirements as provided in the REP.

Table 2 – Consideration of Section 117(2) Ministerial Directions

No.	Direction Title	Applicable to Planning Proposal	Consistency
1. Employment and Resources			
1.1	Business & Industrial Zones	Not applicable	N/A
1.2	Rural Zones	Not applicable	N/A
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable	N/A
1.4	Oyster Aquaculture	Not applicable	N/A
1.5	Rural Lands	Not applicable	N/A
2. Environment and Heritage			
2.1	Environmental Protection Zones	Not applicable	N/A
2.2	Coastal Protection	Not applicable	N/A
2.3	Heritage Conservation	Not applicable	N/A
2.4	Recreation Vehicle Areas	Not applicable	N/A
3. Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Yes, as the planning proposal will affect land within a residential zone (R3 Medium Density Residential)	Consistent as the subject site is located within an established residential area within close proximity to local services such as shops and public transport. The redevelopment of the subject site represents infill development of a currently unused open space and therefore will not increase pressure on the urban fringe. The planning proposal also provides for a range of residential types and densities and also makes more efficient use of existing infrastructure and services.
3.2	Caravan Parks & Manufactured Home Estates	Not applicable	N/A
3.3	Home Occupations	Not applicable	N/A

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No.	Direction Title	Applicable to Planning Proposal	Consistency
3.4	Integrating Land Use and Transport	Yes because the planning proposal affects urban land zoned for residential purposes	Consistent because the planning proposal has regard for the two DUAP documents referenced in this Direction and is already serviced by Kambora Court and public transport services in the area.
3.5	Development Near Licensed Aerodromes	Not applicable	N/A
4. Hazard and Risk			
4.1	Acid Sulphate Soils	Not applicable	N/A
4.2	Mine Subsidence & Unstable Land	Not applicable	N/A
4.3	Flood Prone Land	Not applicable	N/A
4.4	Planning for Bushfire Protection	Not applicable	N/A
5. Regional Planning			
5.1	Implementation of Regional Strategies	Not applicable	N/A
5.2	Sydney Drinking Water Catchment	Not applicable	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	N/A
5.5	Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not applicable	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable	N/A

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No.	Direction Title	Applicable to Planning Proposal	Consistency
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable	N/A
5.8	Second Sydney Airport: Badgerys Creek	Not applicable	N/A
6. Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Consistent as the planning proposal is not proposing to add any provisions which require referral of development applications to the Minister.
6.2	Reserving Land for Public Purposes	Yes	Consistent as the planning proposal is seeking the approval of the Minister for Planning.
6.3	Site Specific Provisions	Not applicable	N/A
7. Metropolitan Planning			
7.1	Implementation of Metropolitan Strategy	Not applicable	N/A