

**DRAFT BLACKTOWN LEP
(FORMER ASHLAR GOLF COURSE) 2012
STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)
AND DEEMED SEPPS ANALYSIS**

SEPPS

SEPP Title	Consistency Y/N/NA	Consistency of Planning Proposal
1. Development Standards	Y	Consistent. The Standard Instrument clause 4.6 will supersede the SEPP.
4. Development Without Consent and Miscellaneous Exempt and Complying Development.	Y	The Planning Proposal will not contain provisions that will contradict or hinder applications of this SEPP.
6. Number of Storeys in a Building	Y	The Planning Proposal will use the Standard Instrument definitions to control building heights.
14. Coastal Wetlands	N/A	Not applicable
15. Rural Landsharing Communities	N/A	Not applicable
19. Bushland in Urban Areas	N/A	The SEPP seeks to protect and preserve areas of urban bushland. Clause 10 of the SEPP sets out matters which must be considered when preparing draft Local Environmental Plans, including consideration of the general provisions and for priority to be given to retaining bushland. The site has been substantially modified due to the existing use and the understorey vegetation has been cleared. Clusters of mature trees remain, supplemented by more recent introduced species, most notably at the site's eastern boundary adjacent to the rail line and in the central portion of the site. The proposed site layout has been designed to retain the significant trees that are in good health, while managing the hydrological issues that need to be addressed. The provisions of SEPP19 would apply to future development applications, providing additional protection to bushland areas retained within the site.

SEPP Title	Consistency Y/N/NA	Consistency of Planning Proposal
21. Caravan Parks	N/A	Not applicable
22. Shops and Commercial Premises	Y	The Planning Proposal will be consistent with, and not contain provisions that will contradict or would hinder the application of this SEPP.
26. Littoral rainforests	N/A	Not applicable
29. Western Sydney Recreation Area	N/A	Not applicable
30. Intensive Agriculture	N/A	Not applicable
32. Urban Consolidation (Redevelopment of Urban Land)	Y	Each council (and the Minister) must consider whether urban land is no longer needed or used for the purposes for which it is currently zoned or used, whether it is suitable for redevelopment for multi-unit housing and related development in accordance with the aims and objectives of this Policy and whether action should be taken to make the land available for such redevelopment. When preparing environmental planning instruments Councils must implement the aims and objectives of this Policy to the fullest extent practicable. The proposal is considered to be consistent with the aims and objectives of SEPP 32. The site is located within a well established residential area and is considered to be appropriate for residential redevelopment. The site includes a series of public open spaces that will provide for increased public recreation opportunities and improved connections to, from and through the site.
33. Hazardous and Offensive Development	N/A	Not applicable
36. Manufactured Home Estates	N/A	Not applicable
39. Spit Island Bird Habitat	N/A	Not applicable
41. Casino Entertainment Complex		Not applicable
44. Koala Habitat Protection	N/A	Not applicable
47. Moore Park Showground	N/A	Not applicable

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50.Canal Estate Development	N/A	Not applicable
52.Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable
55.Remediation of Land	Y	The potential for site contamination arising from the previous site use has been assessed in detail by DLA Environmental. This analysis has concluded that the potential contaminants can be managed so that the site is suitable for the proposed residential use.
59. Central Western Sydney Regional Open Space and Residential	N/A	Not applicable
60. Exempt and Complying Development	N/A	Not applicable
62.Sustainable Aquaculture	N/A	Not applicable
64.Advertising and Signage	N/A	Not applicable
65.Design Quality of Residential Flat Development	Y	SEPP 65 provides a statutory framework to guide the design quality of residential flat developments. The development concept has been designed to facilitate future detailed building design in accordance with SEPP 65 and the accompanying Residential Flat Design Code. Residential apartments are generally located away from the residential interfaces and where apartments are proposed in closer proximity to existing dwellings, the separation distances and other amenity controls will guide the appropriate siting and design of the future buildings.
70. Affordable Housing Revised Schemes	Y	If a requirement for affordable housing is introduced in the Planning Proposal, the relevant provisions will be consistent with this SEPP.
71. Coastal Protection	N/A	Not applicable.
Affordable Rental Housing 2009	Y	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.

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Building Sustainability Index: BASIX 2004	Y	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. The envisaged development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.
Exempt and Complying Development Codes 2008	Y	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
Housing for Seniors or People with a Disability 2004	Y	The Planning Proposal will be consistent with the SEPP.
Infrastructure 2007	N/A	The Infrastructure SEPP aims to facilitate the efficient delivery of infrastructure across the State. The following matters are relevant to the proposal: ▪ The proposed development will require existing utility services to be upgraded and/or augmented to enable the future residential population to be accommodated. These works must be undertaken in accordance with the provisions of the SEPP. ▪ Richmond Road is a classified road so the proposed entry requires agreement from the Roads and Maritime Services under the SEPP. Several meetings have been held between the proponent, the RMS and Blacktown City Council to resolve the most appropriate location for this access to be provided. A number of locations were considered and it was resolved that the most appropriate solution (having regard to traffic safety and availability of land for purchase) is to provide a new signalised intersection opposite Kent Street. Australand has purchased the KFC restaurant site to facilitate the proposed access. ▪ Any future works near or within the rail corridor will need to be undertaken in accordance with the provisions of Railcorp, and considered with future development applications for the site.

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Kosciuszko National Park-Alpine Resorts 2007	N/A	Not applicable
Kurnell Peninsula 1989	N/A	Not applicable
Major Development 2005	N/A	Not applicable
Mining, Petroleum Production and Extractive Industries 2007	N/A	Not applicable
Penrith Lakes Scheme 1989	N/A	Not applicable
Rural Lands 2008	N/A	Not applicable
Transitional Provisions 2011	N/A	Not applicable
State and Regional Development 2011	N/A	The site is not identified as a state or regional significant under the SEPP.
Sydney Drinking Water Catchment 2011	Y	Consistent
Sydney Region Growth Centres 2006	N/A	Not applicable
Temporary Structures 2007	Y	The Planning Proposal will be consistent with the SEPP.
Urban Renewal 2010	N/A	Not applicable
Western Sydney Employment Area 2009	N/A	Not applicable
Western Sydney Parklands 2009	N/A	Not applicable

DEEMED SEPPS

DEEMED SEPP	Consistency Y/N/NA	Consistency of Planning Proposal
5. Chatswood Town Centre	N/A	Not applicable
8. Central Coast Plateau Areas	N/A	Not applicable
9. Extractive Industry (No 2-1995)	N/A	Not applicable
16. Walsh Bay	N/A	Not applicable
19. Rouse Hill Development Area	N/A	Not applicable
20. Hawkesbury-Nepean River (No. 201997)	Y	The Planning Proposal will be consistent with this deemed SEPP.
24. Homebush Bay Area	N/A	Not applicable
25. Orchard Hills	N/A	Not applicable
26. City West	N/A	Not applicable
28. Parramatta	N/A	Not applicable
30 St Marys	N/A	Not applicable
33. Cooks Cove	N/A	Not applicable
Sydney Harbour Catchment 2005	N/A	Not applicable