

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) - COMPLIANCE TABLE

State Environmental Planning Policy	Requirements	Compliance
SEPP No. 1 – Development Standards	Not applicable	Not applicable
SEPP No. 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable	Not applicable
SEPP No. 6 – Number of Storeys in a Building	Not applicable	Not applicable
SEPP No 14 – Coastal Wetlands	Not applicable	Not applicable
SEPP No. 15 – Rural Landsharing Communities	Not applicable	Not applicable
SEPP No. 19 – Bushland in Urban Areas	Not applicable	Not applicable
SEPP No. 21 – Caravan Parks	Not applicable	Not applicable
SEPP No. 22 – Shops and Commercial Premises	Not applicable	Not applicable
SEPP No. 26 – Littoral Rainforests	Not applicable	Not applicable
SEPP No. 29 – Western Sydney Recreation Area	Not applicable	Not applicable
SEPP No. 30 – Intensive Agriculture	Not applicable	Not applicable
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	Not applicable	Not applicable
SEPP No. 33 – Hazardous and Offensive Development	Not applicable	Not applicable
SEPP No. 36 – Manufactured Home Estates	Not applicable	Not applicable
SEPP No. 39 – Spit Island Bird Habitat	Not applicable	Not applicable
SEPP 44 – Koala Habitat Protection	3 Aims, objectives etc (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones. 16 Preparation of local environmental	Woody vegetation on the land includes <i>Eucalyptus tereticornis</i> (Forest red gum), however, the species comprises significantly less than 15% of species in the upper or lower strata of the tree component. Consequently, the land does not contain potential koala habitat in accordance with clause 4 of the SEPP and the land is not core koala habitat pursuant to clause 7 & 8 of the SEPP. There is no requirement under the SEPP

	studies The Director General may require that potential or core koala habitat not proposed for environmental protection zoning is the subject of an environmental study.	for the land to be included in an environmental protection zone. Notwithstanding the classification of the vegetation under the SEPP, a flora and fauna assessment is recommended post gateway determination, prior to the making of the plan.
SEPP No. 47 – Moore Park Showground	Not applicable	Not applicable
SEPP No. 50 – Canal Estate Development	Not applicable	Not applicable
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable	Not applicable
SEPP 55 – Remediation of Land	6 Contamination and remediation to be considered in zoning or rezoning proposal Council is required to consider whether the land is contaminated when rezoning for residential development.	A contaminated land assessment is recommended post gateway determination prior to the making of the plan.
SEPP No. 59 – Central Western Sydney Regional Open Space and Residential	Not applicable	Not applicable
SEPP No. 60 – Exempt and Complying Development	Not applicable	Not applicable
SEPP No. 62 – Sustainable Aquaculture	Not applicable	Not applicable
SEPP No. 64 – Advertising and Signage	Not applicable	Not applicable
SEPP No. 65 – Design Quality of Residential Flat Development	Not applicable	Not applicable
SEPP No 70 – Affordable Housing (Revised Schemes)	Not applicable	Not applicable
SEPP No. 71 – Coastal Protection	Not applicable	Not applicable
SEPP (Affordable Rental Housing) 2009	No specific requirement regarding rezoning land.	Rezoning land from rural and investigation to residential will enable the development of various forms of affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	Not applicable
SEPP (Housing for Seniors or People with a Disability) 2004	No specific requirement regarding rezoning land.	Rezoning land from rural and investigation

		to residential will increase the opportunity for the development of housing for seniors or people with a disability. • Part of the land is proposed for the development of senior's living units.
SEPP (Infrastructure) 2007	No specific requirement regarding rezoning land.	• The planning proposal is consistent with the aims of the SEPP. The proposed R1 is a prescribed zone within which various forms of infrastructure are either permissible with or without development consent. • It is also worth noting that the proposed R1 zone will prohibit various forms of infrastructure that are deemed incompatible with residential development. These include research stations, sewage treatment plants, water recycling facilities, waste or resource management facilities and water treatment facilities.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable	Not applicable
SEPP (Major Development) 2005	Not applicable	Not applicable
SEPP (Mining, petroleum Production and Extractive Industries) 2007	Not applicable	Not applicable
SEPP (Penrith Lakes Scheme) 1989	Not applicable	Not applicable
SEPP (Rural Lands) 2008	2 Aims of Policy The aims of this Policy are as follows: (a) orderly and economic use and development of rural lands, (b) regard to Rural Planning Principles and the Rural Subdivision Principles, (c) to implement measures designed to reduce land use conflicts, (d) to identify State significant agricultural (e) to amend provisions of other environmental planning instruments relating	• The planning proposal is consistent with the Rural Planning Principles and Rural Subdivision Principles. • The planning proposal identifies land adjacent to existing residential land that will minimise the fragmentation of agricultural land. This approach will also serve to minimise potential land use conflicts. Residential land proposed to adjoin rural land will be of sufficient dimensions to accommodate required

	to concessional lots in rural subdivisions.	DCP buffer distances. • A site specific development control plan will be developed for the land that requires biodiversity values of the riparian lands to be enhanced. • The majority of the proposed residential land is located in the Lismore Urban Strategy. Moreover, the planning proposal has been assessed for consistency with the Far North Coast Regional Strategy Sustainability Criteria. • The land is not listed as Significant agricultural land under schedule 2 of the SEPP.
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable	Not applicable
SEPP (State and Regional Development) 2011	Not applicable	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable	Not applicable
SEPP (Temporary Structures) 2007	Not applicable	Not applicable
SEPP (Urban Renewal) 2010	Not applicable	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable	Not applicable