

Attachment B

Consistency with SEPP's

The following relevant environmental planning instruments (EPI) have been considered in the preparation of this planning proposal:

EPI	Applicable	Relevant	Consistent	Comments
Murray Regional Environmental Plan No 2—Riverine Land	Yes	Yes	Yes	The PP is generally consistent with the provisions of the MREP.
State Environmental Planning Policy No 1—Development Standards	Yes	Yes	Yes	This SEPP may apply to development of the land to which the PP applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Yes	Yes	Yes	This SEPP may apply to development of the land to which the PP applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 6—Number of Storeys in a Building	Yes	Yes	Yes	This SEPP may apply to development of the land to which the PP applies and does not affect the operation of the SEPP
State Environmental Planning Policy No 21—Caravan Parks	Yes	Yes	Yes	The PP is consistent with provisions of SEPP in that development for the purpose of a caravan park requires the consent of Council and is permissible development in zone R1.
State Environmental Planning Policy No 22—Shops and Commercial Premises	Yes	Yes	Yes	The PP is consistent with these provisions, noting that these uses are controlled predominately through SEPP Exempt and Complying Development 2008.
State Environmental Planning Policy No 30—Intensive Agriculture	Yes	Yes	Yes	The PP will not affect the application of this SEPP.
State Environmental Planning Policy No 32—Urban	Yes	Yes	Yes	The PP will not affect the application of this SEPP.

Consolidation (Redevelopment of Urban Land).				
State Environmental Planning Policy No 33— Hazardous and Offensive Development	Yes	Yes	Yes	The PP will not affect the application of this SEPP.
State Environmental Planning Policy No 36— Manufactured Home Estates	Yes	Yes	Yes	The PP will not affect the application of this SEPP.
State Environmental Planning Policy No 44—Koala Habitat Protection	Yes	Yes	Yes	The PP will not affect the application of this SEPP.
State Environmental Planning Policy No 50—Canal Estate Development	Yes	Yes	Yes	The PP will not affect the application of the SEPP.
State Environmental Planning Policy No 55— Remediation of Land	Yes	Yes	Yes	Council has assessed the sites in accordance with the requirements of the SEPP and there are no potentially contaminated land. Essentially the land is currently used for living purposes. Further consideration of this SEPP will be undertaken with the DA.
State Environmental Planning Policy No 62— Sustainable Aquaculture	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy No 64— Advertising and Signage	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Affordable Rental	Yes	Yes	Yes	The PP does not affect the application of the SEPP.

Housing) 2009				
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Infrastructure) 2007	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Major Development) 2005	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Yes	Yes	The PP does not affect the application of the SEPP.
State Environmental Planning Policy (Rural Lands) 2008	Yes	Yes	Yes	The PP proposes to rezone rural land to residential purposes. The proposal is to rezone a total of 26 ha over 6 sites from rural to residential. The land is currently being used for living purposes and is located near urban land. Having regard to the rural planning principles the rezoning of the subject land will not affect the promotion and protection of opportunities for current and potential productive and sustainable economic activities or importance of rural land in the Corowa lga.
State Environmental	Yes	Yes	Yes	The PP does not affect the application of the SEPP.

Planning Policy (Temporary Structures and Places of Public Entertainment) 2007				