

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 the provisions of the SEPP in that development of a caravan park requires the consent of Council and is permissible development in zone RU5
State Environmental Planning Policy No 22 — Shops and Commercial Premises	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 30 — Intensive Agriculture	Yes	Yes	Yes	The PP will not affect the operation of this SEPP
State Environmental Planning Policy No 32 — Urban Consolidation (Redevelopment of Urban Land).	Yes	Yes	Yes	The PP will not affect the application of this SEPP
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 this SEPP
State Environmental Planning Policy No 55 — Remediation of Land	Yes	Yes	Yes	The PP will not affect the application of this SEPP.
State Environmental Planning Policy No 62 — Sustainable Aquaculture	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 64 — Advertising and Signage	Yes	Yes	Yes	The PP will not affect the application of this SEPP
State Environmental Planning Policy No 65 — Design Quality of Residential Flat Development	Yes	Yes	Yes	The PP will not affect the application of this SEPP

State Environmental Planning Policy (Affordable Rental Housing 2009)	Yes	Yes	Yes	The PP will not affect the application of this SEPP
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 this 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 this SEPP
State Environmental Planning Policy (Infrastructure) 2007	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Major Development) 2005	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Rural Lands) 2008	Yes	Yes	Yes	The PP does not affect the application of this SEPP
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	Yes	Yes	Yes	The PP does not affect the application of this SEPP

Attachment C

Consistency with Section 117 Directions

The following relevant s117 Directions have been considered in the preparation of this planning proposal:

No.	S117 Directions	Objective	Consistency	Comments
2	Environment and Heritage			
2.1	Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Yes	The PP is consistent with the objectives of this direction. This amendment increases the area of the E3 zone
2.3	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	The PP does not affect the standard provisions for the protection of heritage and archaeological sites
3	Housing, Infrastructure and Urban Development			
3.1	Residential Zones	The objectives of this direction are: to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.	Yes	The PP is consistent with the objectives of this direction.
3.2	Caravan Parks and Manufactured Home Estates	The objectives of this direction are: to provide for a variety of housing types, and to provide opportunities for caravan parks and manufactured home estates.	Yes	The PP is consistent with the objectives of this direction.
3.3	Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Yes	The PP is consistent with this direction.
3.4	Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: improving access to housing, jobs and services by walking, cycling and public transport, and increasing the choice of available transport and reducing dependence on cars, and reducing travel demand including the number of trips generated by development and the distances travelled,	Yes	The PP is consistent with objectives of this direction.

		especially by car, and supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight.		
4	Hazard and Risk			
4.3	Flood Prone Land	The objectives of this direction are: to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Yes	The PP is consistent with the objectives of this direction. All of the Village zoned land is located above the 1% flood level.
4.4	Planning for Bushfire Protection	The objectives of this direction are: to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas	Yes	The PP is consistent with the objectives of the direction
5	Regional Planning			
5.1	Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	Yes	No identified regional strategies apply

6	Local Plan Making			
6.1	Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	There are no approval or referral requirements proposed in the PP.
6.2	Reserving Land for Public Purposes	The objectives of this direction are: to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Yes	The PP does not affect land reserved for public purposes.
6.3	Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	The PP does not propose site planning controls, but rather amends the lot size overlay