

### Attachment 3: State Environmental Planning Policies

The following is a list of State Environmental Planning Policies (SEPPs) that apply to the Subject Site and consideration of the Planning Proposal's consistency with the objectives and provisions of the SEPPs.

<b>State Environmental Planning Policy</b>	<b>Applicable</b>	<b>Consideration</b>
<i>SEPP No.1 – Development Standards</i>	Not applicable to Georges River.	Repealed by clause 1.9 of Hurstville LEP 2012.
<i>SEPP No.14 – Coastal Wetlands</i>	Not applicable to Georges River.	--
<i>SEPP No.19 – Bushland in Urban Areas</i>	Not applicable to the Planning Proposal.	The Subject Site is located within the established urban area of Hurstville.
<i>SEPP No.21 – Caravan Parks</i>	Not applicable to the Planning Proposal.	The proposed B4 Mixed Use zone will prohibit caravan parks.
<i>SEPP No.26 – Littoral Rainforests</i>	Not applicable to Georges River.	--
<i>SEPP No.30 – Intensive Agriculture</i>	Not applicable to Georges River.	--
<i>SEPP No.33 – Hazardous and Offensive Development</i>	Not applicable to the Planning Proposal.	The proposed B4 Mixed Use zone prohibits hazardous and offensive industries.
<i>SEPP No.36 – Manufactured Home Estates</i>	Not applicable to Georges River.	--
<i>SEPP No.44 – Koala Habitat Protection</i>	Not applicable to Georges River.	--
<i>SEPP No.47 – Moore Park Showground</i>	Not applicable to Georges River.	--
<i>SEPP No.50 – Canal Estate Development</i>	Not applicable to the Planning Proposal.	--
<i>SEPP No.52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i>	Not applicable to Georges River.	--
<i>SEPP No.55 – Remediation of Land</i>	Applicable to the Planning Proposal.	Proposal is generally consistent with this SEPP. A Phase 1 Contamination Assessment Report would be required as a condition of any future Gateway determination.
<i>SEPP No.62 – Sustainable Aquaculture</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the

<b>State Environmental Planning Policy</b>	<b>Applicable</b>	<b>Consideration</b>
		application of this SEPP.
<i>SEPP No.64 – Advertising and Signage</i>	Applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP No.65 – Design Quality of Residential Apartment Development</i>	Applicable to the Planning Proposal.	Refer consideration in the body of the Gateway report.
<i>SEPP No.70 – Affordable Housing (Revised Schemes)</i>	Not applicable to Georges River.	---
<i>SEPP No.71 – Coastal Protection</i>	Not applicable to Georges River.	--
<i>SEPP (Affordable Rental Housing) 2009</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal request will not hinder the application of this SEPP.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	Applicable to the Planning Proposal.	Any future residential development will be required to comply with the BASIX requirements.
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal request will not hinder the application of this SEPP.
<i>SEPP (Infrastructure) 2007</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal request will not hinder the application of this SEPP.
<i>SEPP (Integration and Repeals) 2016</i>	Not applicable to Planning Proposal.	--
<i>SEPP (Kosciuszko National Park – Alpine Resorts) 2007</i>	Not applicable to Georges River.	--
<i>SEPP (Kurnell Peninsula) 1989</i>	Not applicable to Georges River.	--
<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Miscellaneous Consent Provisions) 2007</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.

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<i>SEPP (Penrith Lakes Scheme) 1989</i>	Not applicable to Georges River.	--
<i>SEPP (Rural Lands) 2008</i>	Not applicable to Georges River.	--
<i>SEPP (State and Regional Development) 2011</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (State Significant Precincts) 2005</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Sydney Drinking Water Catchment) 2011</i>	Not applicable to Georges River.	--
<i>SEPP (Sydney Region Growth Centres) 2006</i>	Not applicable to Georges River.	--
<i>SEPP (Three Ports) 2013</i>	Not applicable to Georges River.	--
<i>SEPP (Urban Renewal) 2010</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Western Sydney Employment Area) 2009</i>	Not applicable to Georges River.	--
<i>SEPP (Western Sydney Parklands) 2009</i>	Not applicable to Georges River.	--
<i>Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment (deemed SEPP)</i>	Not applicable to the Planning Proposal.	--