

## Assessment of State Environmental Planning Policies

State Environmental Planning Policy	Applies?	Comments
SEPP 1 Development Standards.	N/A	-
SEPP 19 Bushland in Urban Areas.	N/A	-
SEPP 21 Caravan Parks.	N/A	-
SEPP 30 Intensive Agriculture	N/A	-
SEPP 33 Hazardous & Offensive Development.	N/A	-
SEPP 36 Manufactured Home Estates.	N/A	-
SEPP 44 Koala Habitat Protection.	Applies	Richmond Valley Council koala habitat mapping does not identify koala habitat existing on the subject lands.
SEPP 47 Moore Park Showground.	N/A	-
SEPP 50 Canal Estate Development.	N/A	-
SEPP 52 Farm Dams & Other Works in Land & Water Management Plan Areas.	N/A	-
SEPP 55 Remediation of Land.	Applies	A detailed contaminated land assessment has not occurred to date. It is anticipated that suitable assessments will be completed post Gateway Determination for the project.
SEPP 62 Sustainable Aquaculture.	N/A	-
SEPP 64 Advertising & Signage.	N/A	-
SEPP 65 Design Quality of Residential Flat Buildings.	N/A	-
SEPP 70 Affordable Housing (Revised Schemes).	N/A	-
SEPP (Affordable Rental Housing) 2009	N/A	-
SEPP (Building Sustainability Index: BASIX) 2004	N/A	-
SEPP (Coastal Management) 2018	N/A	-
SEPP (Educational Establishments and Child Care Facilities) 2017	N/A	-
SEPP (Exempt and Complying Development Codes) 2008	N/A	-
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	-
SEPP (Infrastructure) 2007	N/A	In addressing Clause 104 – Traffic Generating Development, the current project relates to a

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		<p>Planning Proposal and therefore only a conceptual development layout has been presented in <b>NDC Plan 5i</b> which identifies a conceptual development envelope and internal road alignment.</p> <p>Future development within this area will be subject to a future development application process which will determine the proposed number of subdivision lots and also the size/capacity of site specific land uses.</p> <p>That said, detailed traffic modelling has occurred with respect to providing a future linkage to the Bruxner Highway (Refer <b>Attachment F</b>). It is expected that this aspect of the proposal will be referred to the NSW RMS for comment as part of the assessment of the rezoning.</p>
SEPP (Integration and Repeals) 2016	N/A	
SEPP (Kosciuszko National Park — Alpine Resorts) 2007	N/A	-
SEPP (Kurnell Peninsula) 1989	N/A	-
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	-
SEPP (Miscellaneous Consent Provisions) 2007	N/A	-
SEPP (Penrith Lakes Scheme) 1989	N/A	-
SEPP (Rural Lands) 2008	N/A	<p>The current Planning Proposal proposes to rezone land from a rural zone to an industrial zone. As such, following completion of the rezoning, the planning principles nominated within the SEPP will no longer apply to the land.</p> <p>We note that the land is mapped as regionally significant agricultural land. However, as the land is already identified as an investigation area for possible employment lands in both the Casino Urban Growth Management Strategy 2005 and Map 17 of the Regional Plan, it is considered reasonable to assume that the strategic planning processes used to develop these strategies have determined that the locational characteristics of the site are such that urban land uses are a preferred outcome for the land.</p> <p>Furthermore, Local S117(2) Planning Direction No.5.3 (which relates to mapped Farmland of State and Regional Significance on the NSW Far North Coast) specifically does not apply to land identified as an 'urban growth area' within the North Coast Regional Plan 2036.</p>

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SEPP (State and Regional Development) 2011	N/A	-
SEPP (State Significant Precincts) 2005		
SEPP (Sydney Drinking Water Catchment) 2011	N/A	-
SEPP (Sydney Regional Growth Centres) 2006	N/A	-
SEPP (Three Ports) 2013	N/A	-
SEPP (Urban Renewal) 2010	N/A	-
SEPP (Vegetation in Non-Rural Areas) 2017	N/A	
SEPP (Western Sydney Employment Area) 2009	N/A	-
SEPP (Western Sydney Parklands) 2009	N/A	-