

Appendix 11

Consistency with State Environmental Planning Policies

The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPPs) and are addressed in the following table.

Consistency with applicable State Environmental Planning Policies

SEPP	Comment
SEPP No. 1 – Development Standards.	SEPP 1 does not apply. Exceptions to development standards are considered under Clause 4.6 of Penrith LEP 2010. The Planning Proposal does not recommend the amendment of existing provisions relating to development standards.
SEPP No. 32 – Urban Consolidation	SEPP No. 32 – Urban Consolidation
SEPP 33 – Hazardous and Offensive	SEPP 33 – Hazardous and Offensive
SEPP No. 55 – Remediation of land	The Planning Proposal does not recommend the amendment of existing provisions relating to hazardous and offensive development.
SEPP No. 64 – Advertising and Signage	The Planning Proposal does not recommend the amendment of existing provisions relating to advertising and signage.
SEPP No. 65 – Design Quality of Residential Flat Development	Consistent. The Planning Proposal does not recommend the amendment of existing provisions relating to residential flat development. The reclassification will allow Council to consider development proposals that may include mixed use development.
SEPP No. 70 – Affordable Housing (Revised Schemes)	Consistent. The Planning Proposal does not recommend the amendment of existing provisions relating to affordable rental.
SEPP (Affordable Rental Housing) 2009	Consistent. The Planning Proposal does not affect the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	The Planning Proposal is consistent as the BASIX SEPP, which will continue to apply to the site.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal does not recommend the amendment of existing provisions relating to exempt and complying development.

SEPP	Comment
SEPP (Housing for Seniors or People with a Disability) 2004	The Planning Proposal does not affect the application of this SEPP.
SEPP (Infrastructure) 2007	The Planning Proposal does not affect the application of this SEPP.
SEPP (Major Development) 2005	Consistent. The Planning Proposal does not affect the application of this SEPP.
SEPP (Miscellaneous Consent Provisions) 2007	Consistent. The Planning Proposal does not include any provisions which impede the operation of this SEPP over the site.
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable. This SEPP does not apply to the site.
SEPP (State and Regional Development) 2011	Not applicable. The Planning Proposal does not affect the application of this SEPP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable. The SEPP does not apply to the site.
SEPP (Urban Renewal) 2010	Not applicable as there are no Urban Renewal Precincts in the site.
Sydney Regional Environmental Plans (SREP) (deemed SEPPs)	
SREP No. 9—Extractive Industry (No 2—1995)	Consistent. The Planning Proposal does not affect the application of this SEPP.
SREP No. 20 – Hawkesbury Nepean River (No. 2 – 1997)	The Planning Proposal is consistent with this REP. Future development is able to occur in a manner which is in keeping with the requirements of the REP.