|  |  |  |  |
| --- | --- | --- | --- |
| SEPP | SEPP Principles | Planning Proposal | Complies |
| No 55 - Remediation of Land  | This policy aims to promote the remediation of contaminated land to reduce the risk of harm to human health. | There is no known evidence of contamination of the site due to previous hazardous uses. The site is devoid of any buildings and has historically been used for agricultural/horticultural purposes.It is therefore considered that the planning proposal is consistent with the intent and principles of the State Environmental Planning Policy No 55 – Remediation of Land. | Yes |
|  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| S117 Direction | Direction Objective | Planning Proposal | Complies |
| 1.1 Business and Industrial Zones | To encourage growth in employment in suitable locations, protect employment land and support the viability of identified strategic centres | While the planning proposal does not seek to rezone of the subject site, it does seek to allow a business use in a central location, being the sale of locally produced goods and products. It will therefore provide employment during the construction and operational phase in a central location.It will not detract from existing employment opportunities in the Buronga/Gol Gol area, of which, are very limited. The site and development is not subject to identification as a strategic centre. | Yes |
| 2.1 Environment Protection Zones | To protect and conserve environmentally sensitive areas. | The planning proposal is consistent with the directions of the 2.1 Environment Protection Zones because:1. The Floodplain Management Plan – Gol Gol to Abbotsford Bridge 1995 by Kinhill Engineers Pty Ltd did not prohibit the development of the area,
2. The Draft Floodplain Risk Management Study 2011 by Worley Parsons Services Pty Ltd did not prohibit the development of the area and considered that the slight increase in flood levels of the area, caused by the development of the land east of the subject site, was insignificant,
3. Continues to protect and conserve the area due to the planning proposal seeking to allow a single use/development, and
4. Does not seek to reduce the environmental standards that currently apply to the land.
 | Yes |
| 3.4 Integrating Land Use and Transport | The objective of this direction is to improve access, increase choice of transport available, reduce car dependence, support public transport use and efficient movement of freight. | The planning proposal will be located centrally in Gol Gol providing pedestrian, cycling and vehicle access to the site, including public transport on Sturt Highway.Works will be required to be undertaken to provide adequate and safe access from the Sturt Highway for vehicles and pedestrians and the design and construction of this access will require consultation with Roads & Maritime Services.  | Yes |
| 4.3 Flood Prone Land | Ensure development is consistent with Flood Prone Land Policy and Floodplain Development Manual 2005, LEP flood prone provisions are consistent with potential on and off site flood impacts. | The planning proposal does not seek to allow development in a floodway area, but to permit the development of a permanent structure in a flood affected area in compliance with all legislative requirements.A recommendation of the Draft Floodplain Risk Management Study 2011 by Worley Parsons Services Pty Ltd requires commercial development to have at least 25% of the floor level at an elevation equal to the 100 year recurrence flood level plus a minimum of 750 mm. While the remaining 75% of the floor level at a level equivalent to the 100 year recurrence flood level.The current flood control provisions within the Wentworth LEP 2011 have been formulated from the results of the Draft Floodplain Risk Management Study 2011 by Worley Parsons Services Pty Ltd. This study was developed consistently in line with the Floodplain Development Manual 2005. In accordance with the Floodplain Development Manual 2005 Council has recently resolved to complete the project with the re-engagement of Worley Parsons Services Pty Ltd to review the current data and develop a Floodplain Risk Management Plan.Should a flood occur at a height equal to the floor level of the building, the design and layout of the proposed development will allow for the movement of any flood water to flow through the building. The position of the building on the site, being orientated east/west, will not impede the flow of flood water through the area and therefore, will not cause an increase in flood impact on surrounding properties.Consideration of the overdevelopment of the site has been undertaken, therefore, only one additional permitted use has been included as part of the planning proposal. The proposal will require works to be undertaken to provide access to Sturt Highway and a service road to be constructed. The cost of work and provision of infrastructure will be borne by the developer.Development consent will be required prior to the commencement of any works or construction. | Yes |
| 6.3 Site Specific Provisions | To discourage unnecessary restrictive planning controls. | The planning proposal aims to allow a particular development on the subject site, in the current zone, by amending Schedule 1 of the Wentworth LEP.While the planning proposal does include draft concept plans to provide certain clarity of the permitted use/development, the planning proposal should not be assessed based on those plans. It is anticipated that at the Development Application stage, the plans may have changed considerably to comply with referral agency requirements. | Yes |
|  |  |  |  |