

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy No 1-Development Standards	Y	Y	The subject land generally is affected by the SEPP 1 regarding variations to development standards in this respect it is intended to fully comply with all existing LEP and DCP minimal performance standards.
State Environmental Planning Policy No 14-Coastal Wetlands	N	-	
State Environmental Planning Policy No 15-Rural Landsharing Communities	N	-	
State Environmental Planning Policy No 19-Bushland in Urban Areas	N	-	
State Environmental Planning Policy No 21-Caravan Parks	Y	Y	The proposed planning proposal does not adversely affect the opportunity to utilize the land for a caravan park development in accordance with the SEPP.
State Environmental Planning Policy No 26 - Littoral Rainforests	N	-	
State Environmental Planning Policy No 29 - Western Sydney Recreation Areas	N	-	
State Environmental Planning Policy No 30-Intensive Agriculture	N	-	
State Environmental Planning Policy No 32 - Urban Consolidation (redevelopment of urban land)	N	-	
State Environmental Planning Policy No 33 -Hazardous Development	Y	Y	SEPP 33 applies to the subject property however the planning proposal does not present any adverse hazardous development potential at this time, however any future proposals where hazardous materials thresholds are exceeded then this SEPP may be triggered by such development.
State Environmental Planning Policy No 36- Manufactured Home Estates	N	-	
State Environmental Planning Policy No 39 - Spit Island Bird Habitat	N	-	
State Environmental Planning Policy No 44 - Koala Habitat Protection	N	-	

State Environmental Planning Policy No 47 - Moore Park Showground	N	-	
State Environmental Planning Policy No 50-Canal Estate Development	N	-	
State Environmental Planning Policy No 52 – Farm Dams and other works in Land and Water Management Plan Areas	N	-	
State Environmental Planning Policy No 55-Remediation of Land	Y	Y	The subject property and the planning proposal would be subject to the remediation of land SEPP whereby the eight point test would be required as part of the gateway process to substantiate any history of contamination and would be forthcoming as part of the development application process. Should Council require such information as part of the gateway process we acknowledge that a qualified soil scientist can be engaged to ascertain an initial desktop eight point test of the subject area.
State Environmental Planning Policy No 59 – Central Western Sydney Regional Open Space and Residential	N	-	
State Environmental Planning Policy No 62 – Sustainable Aquaculture	N	-	
State Environmental Planning Policy No 64 – Advertising and Signage	Y	Y	The subject land is affected by SEPP 64 however the current planning proposal does not incorporate any proposed signage at this point.
State Environmental Planning Policy No 65 – Design Quality of residential Apartment Development	N	-	
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)	N	-	
State Environmental Planning Policy No 71 – Coastal Protection	N	-	
State Environmental Planning Policy (Affordable Rental Housing) 2009			
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	The subject SEPP relates to the study area and would relate to any new dwelling with regard to building sustainability and compliance certificates relating to such development.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	The policy relates in a broad sense to the subject study area and would affect the type of development that may require consent or be defined as 'exempt development' under the SEPP. No specific planning project in this regard is presented as part of the planning proposal. Item such as small stables, carports and the like may be considered under the SEPP.

State Environmental Policy (Housing for Seniors or People with a Disability) 2004	N	-	
State Environmental Planning Policy (Infrastructure) 2007	Y	Y	The SEPP relates broadly to the subject land and allows opportunity for flexibility and regulation and appropriate regulations of various forms of infrastructure and service facilities to occur in a manageable and environmentally sustainable manner. No specific items of infrastructure are proposed at present and will form part of any future development of the site such as, power installation, telecommunications and various other infrastructure upgrades.
State Environmental Planning Policy (Kurnell Peninsula) 1989	N	-	
State Environmental Planning Policy (Mining, Petroleum Production and extractive Industries) 2007	N	-	
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Y	Y	No adverse inconsistency.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N	-	
State Environmental Planning Policy (Rural Lands) 2008	N	N	This SEPP relates to the subject land particularly zoned the existing RU1 Primary Production zone.
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	N	-	
State Environmental Planning Policy (State and Regional Development) 2008	N	-	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N	-	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N	-	
State Environmental Planning Policy (Three Ports) 2013	N	-	
State Environmental Planning Policy (Urban Renewal) 2010	N	-	

State Environmental Planning Policy (Western Sydney Employment Area) 2009	N	-	
State Environmental Planning Policy (Western Sydney Parklands) 2009	N	-	