

APPENDIX 6 – STATE ENVIRONMENTAL PLANNING POLICIES

The following tables list the State Environmental Planning Policies (SEPPs) and Deemed SEPP's which are applicable to the Sutherland Shire Local Government Area, the applicability to, and compliance of, the planning proposal with these policies.

STATE ENVIRONMENTAL PLANNING POLICIES APPLICABLE TO SUTHERLAND SHIRE LOCAL GOVERNMENT AREA

State environmental planning policies (SEPPs) deal with issues significant to the state and people of New South Wales. They are made by the Minister for Planning and may be exhibited in draft form for public comment before being gazetted as a legal document.

STATE ENVIRONMENTAL PLANNING POLICY	RELEVANCE TO PLANNING PROPOSAL	IS THE PLANNING PROPOSAL CONSISTENT?
SEPP No. 1- Development Standards	N/A	
SEPP No. 19 - Bushland in Urban Areas	Yes	Consistent
SEPP No. 21 - Caravan Parks	N/A	
SEPP No. 30 - Intensive Agriculture	N/A	
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	Yes	Consistent
SEPP No. 33 - Hazardous and Offensive Development	N/A	
SEPP No. 50 – Canal Estates	N/A	
SEPP No. 55 – Remediation of Land	Yes	Consistent
SEPP No. 62 – Sustainable Aquaculture	N/A	
SEPP No. 64 - Advertising and Signage	Yes	Minor inconsistency
SEPP No. 65 - Design Quality of Residential Flat Development	N/A	
SEPP No. 71 - Coastal Protection	Yes	Consistent
SEPP (Affordable Rental Housing) 2009	Yes	Consistent
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Consistent
SEPP (Exempt and Complying Development Codes) 2008	Yes	Consistent
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	Consistent
SEPP (Infrastructure) 2007	Yes	Consistent
SEPP (Development on Kurnell Peninsula) 1989	N/A	
SEPP (Major Development) 2005	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	

STATE ENVIRONMENTAL PLANNING POLICY	RELEVANCE TO PLANNING PROPOSAL	IS THE PLANNING PROPOSAL CONSISTENT?
SEPP (Miscellaneous Consent Provisions) 2007	N/A	

DEEMED STATE ENVIRONMENTAL PLANNING POLICIES APPLICABLE TO SUTHERLAND SHIRE LOCAL GOVERNMENT AREA

(REGIONAL ENVIRONMENTAL PLANNING POLICIES)

All existing REPs are now deemed State environmental planning policies (SEPPs). These cover issues such as urban growth, commercial centres, extractive industries, recreational needs, rural lands, and heritage and conservation. The Department of Planning and Infrastructure is reviewing all these remaining REPs as part of the NSW planning system reforms.

DEEMED STATE ENVIRONMENTAL PLANNING POLICY	RELEVANCE TO PLANNING PROPOSAL	IS THE PLANNING PROPOSAL CONSISTENT?
Greater Metropolitan REP No. 2 - Georges River Catchment	N/A	
REP No. 9- Extractive Industry (No. 2)	N/A	

APPENDIX 7 – LOCAL PLANNING DIRECTIONS

The following Directions have been issued by the Minister for Planning and Environment to relevant planning authorities under section 117(2) of the *Environmental Planning and Assessment Act 1979*. These directions apply to planning proposals lodged with the Department of Planning and Environment.

Note: Directions 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA), 5.6 Sydney to Canberra Corridor and 5.7 Central Coast have been revoked.

PLANNING DIRECTION	PLANNING PROPOSAL RELEVANCE	IS THE PLANNING PROPOSAL CONSISTENT?
1. Employment and Resources		
1.1 Business and Industrial Zones	Yes	Consistent.
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2. Environment and Heritage		
2.1 Environment Protection Zones	Yes	Consistent.
2.2 Coastal Protection	Yes	Consistent.
2.3 Heritage Conservation	Yes	Consistent.
2.4 Recreation Vehicle Areas	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	Consistent.
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	Yes	Consistent.
3.5 Development Near Licensed Aerodromes	Yes	Consistent.
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	Yes	Consistent.

PLANNING DIRECTION		PLANNING PROPOSAL RELEVANCE	IS THE PLANNING PROPOSAL CONSISTENT?
4.2	Mine Subsidence and Unstable Land	No	
4.3	Flood Prone Land	Yes	Consistent.
4.4	Planning for Bushfire Protection	N/A	
5. Regional Planning			
5.1	Implementation of Regional Strategies	No	The Planning Direction is not applicable to Sutherland Shire
5.2	Sydney Drinking Water Catchments	N/A	
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	The Planning Direction is not applicable to Sutherland Shire Local Government Area.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	The Planning Direction is not applicable to Sutherland Shire Local Government Area.
5.8	Second Sydney Airport: Badgerys Creek	No	The Planning Direction is not applicable to Sutherland Shire Local Government Area.
6. Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Consistent.
6.2	Reserving Land for Public Purposes	Yes	Consistent.
6.3	Site Specific Provisions	No	The Planning Proposal does not include any site specific provisions
7. Metropolitan Planning			
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Yes	Consistent.