

Attachment 3: State Environmental Planning Policies

The following is a list of State Environmental Planning Policies (SEPPs) that apply to the Subject Site and consideration of the Planning Proposal's consistency with the objectives and provisions of the SEPPs.

State Environmental Planning Policy	Applicable	Consideration
<i>SEPP No.1 – Development Standards</i>	Not applicable to Hurstville.	Repealed by clause 1.9 of Hurstville LEP 2012.
<i>SEPP No.14 – Coastal Wetlands</i>	Not applicable to Hurstville.	--
<i>SEPP No.15 – Rural Landsharing Communities</i>	Not applicable to Hurstville.	--
<i>SEPP No.19 – Bushland in Urban Areas</i>	Not applicable to the Planning Proposal.	The Subject Site is located within the established urban area of Hurstville.
<i>SEPP No.21 – Caravan Parks</i>	Not applicable to the Planning Proposal.	The proposed B4 Mixed Use zone will prohibit caravan parks.
<i>SEPP No.26 – Littoral Rainforests</i>	Not applicable to Hurstville.	--
<i>SEPP No.29 – Western Sydney Recreation Area</i>	Not applicable to Hurstville.	--
<i>SEPP No.30 – Intensive Agriculture</i>	Not applicable to Hurstville	--
<i>SEPP No.33 – Hazardous and Offensive Development</i>	Not applicable to the Planning Proposal.	The proposed B4 Mixed Use zone prohibits hazardous and offensive industries.
<i>SEPP No.36 – Manufactured Home Estates</i>	Not applicable to Hurstville.	--
<i>SEPP No.39 – Spit Island Bird Habitat</i>	Not applicable to Hurstville.	--
<i>SEPP No.44 – Koala Habitat Protection</i>	Not applicable to Hurstville.	--
<i>SEPP No.47 – Moore Park Showground</i>	Not applicable to Hurstville.	--
<i>SEPP No.50 – Canal Estate Development</i>	Not applicable to the Planning Proposal.	--
<i>SEPP No.52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i>	Not applicable to Hurstville.	--
<i>SEPP No.55 – Remediation of Land</i>	Applicable to the Planning Proposal.	Proposal is generally consistent with this SEPP. A

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		Phase 1 Contamination Assessment Report would be required at the DA stage.
<i>SEPP No.59 – Central Western Sydney Regional Open Space and Residential</i>	Not applicable to Hurstville.	--
<i>SEPP No.62 – Sustainable Aquaculture</i>	Not applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP No.64 – Advertising and Signage</i>	Applicable to the Planning Proposal.	Consistent. The Planning Proposal will not hinder the application of this SEPP.
<i>SEPP No.65 – Design Quality of Residential Apartment Development</i>	Applicable to the Planning Proposal.	The Urban Design Study accompanying the revised Planning Proposal does not clearly demonstrate compliance with the SEPP 65 Design Quality Principles and the Apartment Design Guide. In addition, the Planning Proposal has not been considered by the St George DRP as is required under the provisions of SEPP 65.
<i>SEPP No.70 – Affordable Housing (Revised Schemes)</i>	Not applicable to Hurstville.	---
<i>SEPP No.71 – Coastal Protection</i>	Not applicable to Hurstville.	--
<i>SEPP (Affordable Rental Housing) 2009</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal request will not hinder the application of this SEPP.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	Applicable to the Planning Proposal.	Any future residential development will be required to comply with the BASIX requirements.
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal request will not hinder the application of this SEPP.
<i>SEPP (Infrastructure) 2007</i>	Applicable to the Planning	Not inconsistent. The

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	Proposal.	Planning Proposal request will not hinder the application of this SEPP.
<i>SEPP (Kosciuszko National Park – Alpine Resorts) 2007</i>	Not applicable to Hurstville.	--
<i>SEPP (Kurnell Peninsula) 1989</i>	Not applicable to Hurstville.	--
<i>SEPP (Major Development) 2005</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Miscellaneous Consent Provisions) 2007</i>	Not applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (Penrith Lakes Scheme) 1989</i>	Not applicable to Hurstville.	--
<i>SEPP (Rural Lands) 2008</i>	Not applicable to Hurstville.	--
<i>SEPP (SEPP 53 Transitional Provisions) 2011</i>	Not applicable to Hurstville.	--
<i>SEPP (State and Regional Development) 2011</i>	Applicable to the Planning Proposal.	Not inconsistent. The Planning Proposal does not hinder the application of this SEPP.
<i>SEPP (State Significant Precincts) 2005</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Sydney Drinking Water Catchment) 2011</i>	Not applicable to Hurstville.	--
<i>SEPP (Sydney Region Growth Centres) 2006</i>	Not applicable to Hurstville.	--
<i>SEPP (Three Ports) 2013</i>	Not applicable to Hurstville.	--
<i>SEPP (Urban Renewal) 2010</i>	Not applicable to the Planning Proposal.	--
<i>SEPP (Western Sydney Employment Area) 2009</i>	Not applicable to Hurstville.	--
<i>SEPP (Western Sydney Parklands) 2009</i>	Not applicable to Hurstville	--
<i>Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment (deemed SEPP)</i>	Not applicable to the Planning Proposal.	--