

**Attachment 2:**

**SEPPs Compliance Table**

## State Environmental Planning Policies

The following is a list of State Environmental Planning Policies (SEPPs) that apply to the Subject Site (84D Roberts Avenue, Mortdale) and consideration of the Planning Proposal's (PP2017/0001) 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 HLEP 2012.             | --   |
| <i>SEPP No.14 – Coastal Wetlands</i>                    | Not applicable to the subject site.      | --   |
| <i>SEPP No.19 – Bushland in Urban Areas</i>             | Not applicable to the Planning Proposal. | The subject site is located within the existing IN2 Light Industrial zone and does not directly adjoin any land zoned or reserved for public open space.   |
| <i>SEPP No.21 – Caravan Parks</i>                       | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP No.26 – Littoral Rainforests</i>                | Not applicable to the subject site.      | --   |
| <i>SEPP No.30 – Intensive Agriculture</i>               | Not applicable to the subject site.      | --   |
| <i>SEPP No.33 – Hazardous and Offensive Development</i> | Not applicable to the Planning Proposal. | The Planning Proposal seeks to permit additional uses including retail premises, bulky goods premises and centre-based child care facilities. These land uses are not considered as “potentially hazardous industry” or “potentially offensive industry” and is therefore consistent with this SEPP. |
| <i>SEPP No.36 – Manufactured Home Estates</i>           | Not applicable to the subject site.      | --   |
| <i>SEPP No.44 – Koala Habitat Protection</i>            | Not applicable to the subject site.      | --   |
| <i>SEPP No.47 – Moore Park Showground</i>               | Not applicable to the subject site.      | --   |
| <i>SEPP No.50 – Canal Estate Development</i>            | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting land uses only and is consistent with this SEPP.   |

| <b>State Environmental Planning Policy</b>  | <b>Applicable</b>                        | <b>Consideration</b>   |
|---|--|--|
| <i>SEPP No.52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i> | Not applicable to the subject site.      | --   |
| <i>SEPP No.55 – Remediation of Land</i>   | Yes                                      | Refer consideration in body of report and supporting documentation in <b>Attachment 4</b> .  |
| <i>SEPP No.62 – Sustainable Aquaculture</i>   | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting land uses only and is consistent with this SEPP.   |
| <i>SEPP No.64 – Advertising and Signage</i>   | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting land uses only and is consistent with this SEPP.   |
| <i>SEPP No.65 – Design Quality of Residential Apartment Development</i>               | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting land uses only and is consistent with this SEPP.   |
| <i>SEPP No.70 – Affordable Housing (Revised Schemes)</i>                              | Not applicable to the subject site.      | --   |
| <i>SEPP No.71 – Coastal Protection</i>  | Not applicable to the subject site.      | --   |
| <i>SEPP (Affordable Rental Housing) 2009</i>  | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting non-residential land uses and is consistent with this SEPP.  |
| <i>SEPP (Building Sustainability Index: BASIX) 2004</i>                               | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting non-residential land uses and is consistent with this SEPP.  |
| <i>SEPP (Educational Establishment and Child Care Facilities) 2017</i>                | Not applicable to the Planning Proposal. | This Planning Proposal intends to permit centre-based child care facilities on the subject site and is consistent with this SEPP. Any future child care development will be required to comply with this SEPP and the <i>Child Care Planning Guideline</i> . |
| <i>SEPP (Exempt and Complying Development Codes) 2008</i>                             | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (Housing for Seniors or People with a Disability) 2004</i>                    | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (Infrastructure) 2007</i>   | Not applicable to the Planning Proposal. | This Planning Proposal is for the purpose of permitting land uses only and is consistent with this SEPP.   |
| <i>SEPP (Integration and Reveals) 2016</i>  | Not applicable to the Planning Proposal. | --   |

| <b>State Environmental Planning Policy</b>   | <b>Applicable</b>                        | <b>Consideration</b>   |
|--|--|--|
| <i>SEPP (Kosciuszko National Park – Alpine Resorts) 2007</i>   | Not applicable to the subject site.      | --   |
| <i>SEPP (Kurnell Peninsula) 1989</i>   | Not applicable to the subject site.      | --   |
| <i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>                            | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (Miscellaneous Consent Provisions) 2007</i>  | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (Penrith Lakes Scheme) 1989</i>  | Not applicable to the subject site.      | --   |
| <i>SEPP (Rural Lands) 2008</i>   | Not applicable to the subject site.      | --   |
| <i>SEPP (State and Regional Development) 2011</i>  | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (State Significant Precincts) 2005</i>   | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (Sydney Drinking Water Catchment) 2011</i>   | Not applicable to the subject site.      | --   |
| <i>SEPP (Sydney Region Growth Centres) 2006</i>  | Not applicable to the subject site.      | --   |
| <i>SEPP (Three Ports) 2013</i>   | Not applicable to the subject site.      | --   |
| <i>SEPP (Urban Renewal) 2010</i>   | Not applicable to the Planning Proposal. | The Planning Proposal does not hinder the application of this SEPP.  |
| <i>SEPP (Vegetation in Non-Rural Areas) 2017</i>   | Not applicable to the subject site.      | --   |
| <i>SEPP (Western Sydney Employment Area) 2009</i>  | Not applicable to the subject site.      | --   |
| <i>SEPP (Western Sydney Parklands) 2009</i>  | Not applicable to the subject site.      | --   |
| <i>Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment (deemed SEPP)</i> | Yes                                      | The subject site is wholly located within the Georges River Catchment. The Planning Proposal does not change the way in which the REP applies to the site. |