

## **Attachment 8 - List of State Environmental Planning Policies**

| <b>State Environmental Planning Policy (SEPP)</b>  | <b>Consistent with applicable State Environmental Planning Policies</b>   |
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| <i>No.1 – Development Standards</i>  | Consistent<br><br>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>No.4 – Development without Consent and Miscellaneous Exempt &amp; Complying Development</i> | Consistent<br><br>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>No.6 – Number of Storey in a Building</i>   | Consistent<br><br>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>No.14 – Coastal Wetlands</i>  | Not applicable  |
| <i>No.15 – Rural Landsharing Communities</i>   | Not applicable  |
| <i>No.19 – Bushland in Urban Areas</i>   | Not applicable  |
| <i>No.21 – Caravan Parks</i>   | Not applicable  |
| <i>No.22 – Shops and Commercial Premises</i>   | Consistent<br><br>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>No.26 – Littoral Rainforests</i>  | Not applicable  |
| <i>No.29 – Western Sydney Recreation Area</i>  | Not applicable  |
| <i>No.30 – Intensive Agricultural</i>  | Not applicable  |
| <i>No.32 – Urban Consolidation (Redevelopment of Urban Land)</i>                               | Consistent<br><br>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>No.33 – Hazardous and Offensive Development</i>   | Consistent<br><br>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>No.36 – Manufactured Home Estates</i>   | Not applicable  |
| <i>No.39 – Spit Island Bird Habitat</i>  | Not applicable  |
| <i>No.41 – Casino Entertainment Complex</i>  | Not applicable  |
| <i>No.44 – Koala Habitat Protection</i>  | Not applicable  |
| <i>No.47 – Moore Park Showground</i>   | Not applicable  |
| <i>No.50 – Canal Estate Development</i>  | Not applicable  |
| <i>No.52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i>               | Not applicable  |
| <i>No.55 – Remediation</i>   | Consistent<br><br>A Stage 1 - Preliminary Investigation has been  |

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|   | <p>conducted for No. 9-17 Byrnes Street, Mascot (i.e. Lot 8, 9, 10, 11 &amp; 12 DP 288449). Based on the Auditor's recommendation, Council is satisfied the land is suitable for the proposed B7 - Business Park zone under the BBLEP 2013.</p> <p>In addition, the redevelopment of the sites will be subjected to development application, and SEPP 55 will be considered as part of the development assessment process. Any remediation matter can be further assessed and conditioned by Council.</p> <p>Hence, the proposed rezoning is consistent with SEPP No.55 – Remediation of Land.</p> |
| <i>No.59 – Central Western Sydney Regional Open Space and Residential</i> | Not applicable   |
| <i>No.60 – Exempt and Complying</i>                                       | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>No.62 – Sustainable Aquaculture</i>                                    | Not applicable   |
| <i>No.64 – Advertising and Signage</i>                                    | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>No.65 – Design Quality of Residential Flat Development</i>             | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>No.70 – Affordable Housing (Revised Schemes)</i>                       | Not applicable   |
| <i>No.71 – Coastal Protection</i>   | Not applicable   |
| <i>Affordable Rental Housing (2009)</i>                                   | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>Building Sustainability Index: BASIX 2004</i>                          | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>Exempt and Complying Development Codes (2008)</i>                      | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>Housing for Seniors or People with a Disability (2004)</i>             | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |
| <i>Infrastructure (2007)</i>  | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>   |

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| <i>Kosciusko National Park – Alpine Resorts (2007)</i>               | Not applicable  |
| <i>Kurnell Peninsula</i>   | Not applicable  |
| <i>Major Development (2005)</i>                                      | Not applicable  |
| <i>Mining, Petroleum Production and Extractive Industries (2007)</i> | Not applicable  |
| <i>Penrith Lakes Scheme (1989)</i>                                   | Not applicable  |
| <i>Port Botany and Port Kembla (2013)</i>                            | <p>Inconsistent</p> <p>The Planning Proposal seeks to rezone Nos. 9-15 Erith Street and Nos. 5-9, 13-15, 21-23 Byrnes Street, Botany from IN1 General Industrial, as zoned in the State Environmental Planning Policy (Port Botany and Port Kembla) 2013, to B7 - Business Park under the BBLEP 2013.</p> <p>The proposed B7 will enable the subject precinct to be developed as a business park and potentially reduces industrial land for the port related industries. As illustrated in the planning proposal, the subject precinct is unsuitable (i.e. conflict of land uses, traffic impact) for port-related and industrial uses. Based on Council's landuse survey, the majority of the existing uses within the precinct are not port-related uses.</p> <p>The subject precinct is located within the Sydney Airport &amp; Environs Specialised Centre and adjacent to the Sydney Airport. The proposed rezoning will capitalise on the proximity to the airport and enable land uses that compliment the operation and growth of the Sydney Airport. In addition, it will reduce land use conflict within the precinct and minimise adverse impacts (i.e. noise and odour) to the nearby residential uses and Botany Public School.</p> <p>The planning proposal is inconsistent with the SEPP Port Botany and Port Kembla (2013). However, the planning proposal will result better planning outcome and resolve some of the issues currently existed within the precinct.</p> |
| <i>Rural Lands (2008)</i>  | Not applicable  |
| <i>SEPP 53 Transitional Provisions (2011)</i>                        | Not applicable  |
| <i>State and Regional Development (2011)</i>                         | <p>Consistent</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.</p>  |
| <i>Sydney Drinking Water Catchment (2011)</i>                        | Not applicable  |
| <i>Sydney Region Growth Centres (2006)</i>                           | Not applicable  |
| <i>Temporary Structures (2007)</i>                                   | Consistent  |

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|  | The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. |
| <i>Urban Renewal (2010)</i>  | Not applicable  |
| <i>Western Sydney Employment Area (2009)</i>   | Not applicable  |
| <i>Western Sydney Parklands (2009)</i>   | Not applicable  |
| <i>Sydney Regional Environmental Plan No.8 - Central Coast Plateau Areas</i>             | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 9 – Extractive Industry (No.2 – 1995)</i>      | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 16 – Walsh Bay</i>                             | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 18 – Public Transport Corridor</i>             | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 19 – Rouse Hill Development Area</i>           | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2 – 1997)</i> | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 24 – Homebush Bay Area</i>                     | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 25 – Orchard Hills</i>                         | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 26 – City West</i>                             | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 28 - Parramatta</i>                            | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 30 – St Marys</i>                              | Not applicable  |
| <i>Sydney Regional Environmental Plan No. 33 – Cooks Cove</i>                            | Not applicable  |
| <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>                | Not applicable  |

**Attachment 9– SEPP (Port Botany and Port Kembla)**