

Attachment 4: State Environmental Planning Policy (including relevant deemed SEPP's) Overview

SEPP	Comment
SEPP (Infrastructure) 2007	
Aim: To facilitate the effective delivery of infrastructure across the State by: a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and b) providing greater flexibility in the location of infrastructure and service facilities, and c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.	The retail premises development, specialty shop and service station resulting from a rezoning are considered 'traffic generating' as per this SEPP, as such consultation will need to be undertaken with the NSW Roads and Maritime Services to manage any relevant issues.
SEPP 55 – Contaminated Land	
Aims: to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	The proponent submitted a Phase 1 Environmental Site Assessment prepared by Geo-Logix Pty Ltd (Refer Attachment 7). The study concludes that: <i>"The results of the Phase 1 ESA indicate that the sites surrounds have a history of agricultural use prior to residential and commercial development. The site has primarily remained vacant with the only development identified being several small buildings in the northeast corner of the site in the 2001 aerial photograph. Several stockpiles of unknown origin totalling approximately 1,200 cubic metres were observed across the site. Potential exists for contamination associated with stockpiles and illegally dumped waste material. Intrusive investigation methods would be necessary to establish ground conditions and stockpile composition."</i>

SEPP	Comment
	Further investigation will need to be undertaken to establish ground conditions and stockpile composition.