

## Assessment Against State Environmental Planning Policies

State Environmental Planning Policy	Applies?	Comments
SEPP 19 Bushland in Urban Areas.	N/A	-
SEPP 21 Caravan Parks.	N/A	-
SEPP 33 Hazardous & Offensive Development.	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage.
SEPP 36 Manufactured Home Estates.	N/A	-
SEPP 47 Moore Park Showground.	N/A	-
SEPP 50 Canal Estate Development.	N/A	-
SEPP 55 Remediation of Land.	Applies	<p>This direction applies pursuant to sub-clause 2(b). Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and NSW EPA (1998)) has been reviewed. Service stations are identified within Table 1 and Appendix A as being a land use that may cause contamination.</p> <p>SEPP 55 contaminated land investigations have previously been completed by ENV Solutions for the Service Station site. A copy of the Detailed Site Investigation (DSI), Remediation Action Plan (RAP), and supporting letter prepared by ENV for this Planning Proposal are contained within <b>Attachment 8</b>. The key finding of the supporting letter provides:</p> <p><i>“The risk of minor soil and groundwater contamination identified at the Liberty branded service station adversely impacting on the environmental quality of land situated to the north of the service station; at 3, 5 and 7 Chester Street; is considered to be negligible. As such, ENV considers there should be no impediment to rezoning of this land for less sensitive land uses, on the basis of the nearby service station activities and its environmental condition.”</i></p>
SEPP 64 Advertising & Signage.	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage.
SEPP 65 Design Quality of Residential Apartment Development.	N/A	-
SEPP 70 Affordable Housing (Revised Schemes).	N/A	-
SEPP (Aboriginal Land) 2019	N/A	-
SEPP (Activation Precincts) 2020	N/A	-
SEPP (Affordable Rental Housing) 2009	N/A	-
SEPP (Building Sustainability Index:	N/A	-

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BASIX] 2004		
SEPP (Coastal Management] 2018	N/A	-
SEPP (Concurrences and Consents] 2018	N/A	-
SEPP (Educational Establishments and Child Care Facilities] 2017	N/A	-
SEPP (Exempt and Complying Development Codes] 2008	N/A	-
SEPP (Gosford City Centre] 2018	N/A	-
SEPP (Housing for Seniors or People with a Disability] 2004	N/A	-
SEPP (Infrastructure] 2007	N/A	In addressing Clause 104 – Traffic Generating Development, pursuant to the Table in Schedule 3, the development application will relate to a Service Station and will be referred to the NSW RMS.
SEPP (Koala Habitat Protection] 2020	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage.
SEPP (Koala Habitat Protection] 2021	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage.
SEPP (Kosciuszko National Park – Alpine Resorts] 2007	N/A	-
SEPP (Kurnell Peninsula] 1989	N/A	-
SEPP (Major Infrastructure Corridors] 2020	N/A	-
SEPP (Mining, Petroleum Production and Extractive Industries] 2007	N/A	-
SEPP (Penrith Lakes Scheme] 1989	N/A	-
SEPP (Primary Production and Rural Development] 2019	N/A	-
SEPP (State and Regional Development] 2011	N/A	-
SEPP (State Significant Precincts] 2005	N/A	-
SEPP (Sydney Drinking Water Catchment] 2011	N/A	-
SEPP (Sydney Region Growth Centres] 2006	N/A	-
SEPP (Three Ports] 2013	N/A	-

State Environmental Planning Policy	Applies?	Comments
SEPP (Urban Renewal) 2010	N/A	-
SEPP (Vegetation in Non-Rural Areas) 2017	N/A	-
SEPP (Western Sydney Aerotropolis) 2020	N/A	-
SEPP (Western Sydney Employment Area) 2009	N/A	-
SEPP (Western Sydney Parklands) 2009	N/A	-