

SEPPs and draft SEPPs	Comment
SEPP No. 71 Coastal Protection	
- SEPP No. 71 Coastal Protection aims to 'ensure that development in the NSW Coastal Zone is appropriate and suitably located, to ensure that there is a consistent and strategic approach to coastal planning and management; and to ensure there is a clear development assessment framework for the coastal zone'. - When preparing a draft LEP, Council must have regard for the considerations outlined	- SEPP No. 71 Coastal Protection is applicable to the Wyong Town Centre Planning Proposal (WTCPP) as Wyong Town Centre is located within the identified coastal zone. - While the SEPP outlines matters for consideration in the preparation of the proposed draft LEP, it is considered that the applicable considerations are more appropriately dealt with during the development application stage, when the design of the developments are finalised and the potential impacts on the coastal foreshore are known. The proposed WTCPP is not inconsistent with the objectives of the SEPP.
SEPP No. 65 Residential Flat Building	
- SEPP No. 65 Residential Flat Building aims to improve the design quality of residential flat development in NSW. This policy aims to provide consistency of policy and mechanism across the State and a framework for local and regional planning to achieve identified outcomes for specific purposes. ' - When preparing a draft LEP, Council must have regard for the considerations outlined.	- SEPP No. 65 Residential Flat Buildings is applicable to WTCPP as it applies to the potential development of residential flat buildings. - While the SEPP outlines matters for consideration in the preparation of the proposed draft WTCPP, it is considered that the applicable considerations are more appropriately dealt with during the development application stage, when the design of the developments are assessed against the relevant planning guidelines.
SEPP (Housing for Seniors or People with a Disability) 2004	
- SEPP (Housing for Seniors or People with a Disability) 2004 aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services and be of a good design. . - When preparing a draft LEP, Council must have regard for the considerations outlined.	- SEPP (Housing for Seniors or People with a Disability) 2004 is applicable to draft WTCPP as it applies to land primarily zoned for urban purposes or land that adjoins land for urban purposes. - While the SEPP outlines matters for consideration in the preparation of the proposed draft WTCPP, it is considered that the applicable considerations are more appropriately dealt with during the development application stage, when the design of the developments are assessed

against the relevant planning guidelines.

SEPP Infrastructure

- SEPP 11 (Infrastructure) aims to enable greater flexibility for the location and provision of infrastructure through the State. The SEPP enables a range of infrastructure types to be provided with or without consent in prescribed zones.
- When preparing a draft LEP, Council must have regard for the considerations outlined.
- SEPP (Infrastructure) is applicable to the draft WTCPP as it applies to the State.
- While the SEPP outlines matters for consideration in the preparation of the proposed draft WTCPP, it is considered that the applicable considerations are more appropriately dealt with during the development application stage, when the design of the developments are assessed against the relevant planning guidelines.