

State Environmental Planning Policies

SEPP	Consistency
SEPP No 1— Development Standards	Not Applicable.
SEPP No 19— Bushland in Urban Areas	Not Applicable.
SEPP No 21— Caravan Parks	Not Applicable.
SEPP No 30— Intensive Agriculture	Not Applicable.
SEPP No 33— Hazardous and Offensive Development	Not Applicable.
SEPP No 36— Manufactured Home Estates	Not Applicable.
SEPP No 44— Koala Habitat Protection	Consistent. The site does not represent ‘potential koala habitat’ or ‘core koala habitat’ as defined in SEPP 44.
SEPP No 47— Moore Park Showground	Not Applicable.
SEPP No 50— Canal Estate Development	Not Applicable.
SEPP No 52— Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable.
SEPP No 55— Remediation of Land	Consistent. A Contamination Assessment and Remediation Action Plan has been prepared for the site in accordance with the SEPP. A Site Auditor will be required to be appointed to the site.
SEPP No 62— Sustainable Aquaculture	Not Applicable.
SEPP No 64— Advertising and Signage	Consistent. The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP No 65— Design Quality of Residential Apartment Development	Not Applicable. However, the Urban Design Analysis Report prepared by Studio GL assumes that the residential flat buildings will be subject to the requirements of SEPP 65 and the ADG. Initially site planning has considered the requirements of SEPP 65, the ADG and Council’s DCP. Further detailed analysis will be undertaken as part of the DA process.
SEPP No 70— Affordable Housing (Revised Schemes)	Not Applicable.
SEPP No 71— Coastal Protection	Consistent. The subject land is in private ownership, and its does not impede public access to and along the coastal foreshore for pedestrians and/or persons with a disability. The rezoning of this land will not have a detrimental impact upon the amenity

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	<p>of the coastal foreshore (ie. overshadowing, bulk and scale or loss of existing public views) and/or compromise the scenic qualities of the NSW coast.</p> <p>Also, the proposal will not impact upon existing animals, plants, fish, wildlife corridors, coastal processes, cultural places, water quality, heritage and the like.</p> <p>Therefore, the nature of this proposal is such that it will not contravene the aims of this Policy, nor its intent and, as such, the outcome will not compromise the environmental quality of this coastal land.</p>
SEPP (Affordable Rental Housing) 2009	<p>Not applicable.</p> <p>Whilst not directly related to the proposed rezoning of land, future opportunities for affordable rental housing could be considered. At this time, no investigation or proposal to implement provisions under this SEPP have been undertaken however. Further detailed analysis will be undertaken as part of the DA process in the future.</p>
SEPP (Building Sustainability Index: BASIX) 2004	<p>Not Applicable.</p> <p>However, this will be applicable to any future residential development within the site. Further detailed analysis will be undertaken as part of the DA process in the future.</p>
SEPP (Exempt and Complying Development Codes) 2008	<p>Consistent.</p> <p>The Planning Proposal will not contain provisions that will contradict or would hinder the application of exempt or complying development.</p>
SEPP (Housing for Seniors or People with a Disability) 2004	<p>Capable of Complying</p> <p>Whilst not directly related to the proposed rezoning of land, future opportunities for seniors housing could be considered and is included as a potential option in the Preferred Development Concepts in the Urban Design Analysis Report. Further detailed analysis will be undertaken as part of the DA process or further Urban Design Review of the site in the future.</p>

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SEPP (Infrastructure) 2007	Capable of Complying. The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP (Integration and Repeals) 2016	Not Applicable.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not Applicable.
SEPP (Kurnell Peninsula) 1989	Not Applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable.
SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable.
SEPP (Penrith Lakes Scheme) 1989	Not Applicable.
SEPP (Rural Lands) 2008	Not Applicable.
SEPP (State and Regional Development) 2011	Not Applicable.
SEPP (State Significant Precincts) 2005	Not Applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable.
SEPP (Sydney Region Growth Centres) 2006	Not Applicable.
SEPP (Three Ports) 2013	Minor Inconsistency. The Planning Proposal is outside of land affected by the Three Ports SEPP. DPIE have concluded that this SEPP does apply to the site from a land use perspective. As detailed in the Planning Proposal report, there is an opportunity to provide some of the outcomes from the Land Use Conflict Study with a buffer section as well as development controls relating to building form, orientation, layout and landscaping.
SEPP (Urban Renewal) 2010	Not Applicable.
SEPP (Western Sydney Employment Area) 2009	Not Applicable.
SEPP (Western Sydney Parklands) 2009	Not Applicable.