

RZ/6/2015 – Beachcomber Site – 200 Main Road, Toukley

State Environmental Planning Policy (SEPP)		Applicable?	Comments
1	Development Standards	No	<ul style="list-style-type: none"> Excluded by Cl. 1.9(2) of WLEP, 2013
14	Coastal Wetlands	No	
15	Rural Land-sharing Communities	No	
19	Bushland in Urban Areas	No	
21	Caravan Parks	No	
26	Littoral Rainforests	No	
29	Western Sydney Recreation Area	No	
30	Intensive Agriculture	No	
32	Urban Consolidation (Redevelopment of Urban Land)	Yes	<ul style="list-style-type: none"> The Proposal will enable increased density, supply and diversity in potential housing forms for the land, subject to merit assessment via Development Application. The Proposal is consistent with the aims of the Policy.
33	Hazardous and Offensive Development	Yes	<ul style="list-style-type: none"> Not relevant to this Proposal
36	Manufactured Home Estates	Yes	<ul style="list-style-type: none"> The Proposal is not inconsistent with the aims of the Policy.
39	Spit Island Bird Habitat	No	
44	Koala Habitat Protection	Yes	<ul style="list-style-type: none"> Not relevant to this Proposal – land is less than 1 Ha and there is no Koala habitat on site
47	Moore Park Showground	No	
50	Canal Estate Development	Yes	<ul style="list-style-type: none"> Not relevant to this Proposal
52	Farm Dams & Other works in Land & Management Plan Areas	No	
55	Remediation of Land	Yes	<ul style="list-style-type: none"> There is no evidence of fill or any site history consistent with potential contamination. Not relevant to this Proposal.
59	Central Western Sydney Regional Open Space and Residential	No	
62	Sustainable Aquaculture	Yes	<ul style="list-style-type: none"> Not relevant to this Proposal
64	Advertising and Signage	Yes	<ul style="list-style-type: none"> The Proposal is not inconsistent with the aims of the Policy.
65	Design Quality of Residential Flat Development (Cont'd Over)	Yes	<ul style="list-style-type: none"> The Proposal will include a Residential Flat Building (as defined by the SEPP), which would be subject to the design quality provisions of the SEPP and merit assessment via DA. Issues for consideration will include the FSR, height, overshadowing, amenity, traffic and parking generation, waste minimisation and foreshore

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65	(Cont'd)		<p>treatment/amenity arising from the development. The proposal will also be subject to the design excellence provisions of the WLEP, 2013, as well as a site specific DCP.</p> <ul style="list-style-type: none"> ▪ The Proposal will enable increased density, supply and diversity in tourist accommodation and permanent housing forms for the land, subject to merit assessment via Development Application. The Proposal is likely to be consistent with the aims of the Policy.
70	Affordable Housing (Revised Schemes)	No	
71	Coastal Protection	Yes	<ul style="list-style-type: none"> ▪ The Proposal is located on land within the Coastal Zone, and is land which is identified as a "sensitive coastal location" under SEPP 71 – Coastal Protection. ▪ The subject land is situated on the Budgewoi Lake foreshore. The land currently has an SP3 zoning and it is proposed to implement a B4 zoning. This will have no material impact on the issues relevant to the Coastal Protection Act or SEPP 71. ▪ Any proposals for development or modification of the foreshore land will be assessed on merit, having regard to the provisions of the SEPP. ▪ The Proposal is not inconsistent with the aims of the Policy.
SEPP	Affordable Rental Housing 2009	Yes	<ul style="list-style-type: none"> ▪ The Proposal will enable increased density, supply and diversity in potential housing forms for the land, and is therefore consistent with the aims of the Policy.
SEPP	(Building Sustainability Index: BASIX) 2004	Yes	<ul style="list-style-type: none"> ▪ The Proposal is consistent with the aims of the Policy.
SEPP	(Exempt and Complying Development Codes) 2008	Yes	<ul style="list-style-type: none"> ▪ E & C Development is enabled by the SEPP for the land. ▪ The Proposal is consistent with the aims of the Policy.
SEPP	(Housing for Seniors or People with a Disability) 2004	Yes	<ul style="list-style-type: none"> ▪ The Proposal will enable increased density, supply and diversity in potential housing forms for the land, and is therefore consistent with the aims of the Policy.

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SEPP	Infrastructure 2007	Yes	▪ Not relevant to this Proposal
SEPP	(Kosciuszko National Park – Alpine Resorts) 2007	No	
SEPP	(Kurnell Peninsula) 1989	No	
SEPP	(Major Development) 2005	Yes	▪ Not relevant to this Proposal
SEPP	(Mining, Petroleum Production and Extractive Industries) 2007	Yes	▪ Not relevant to this Proposal
SEPP	(Miscellaneous Consent Provisions) 2007	Yes	▪ Not relevant to this Proposal
SEPP	(Penrith Lakes Scheme) 1989	No	
SEPP	(Rural Lands) 2008	Yes	▪ Not relevant to this Proposal
SEPP	SEPP 53 (Transitional Provisions) 2011	No	
SEPP	(State and Regional Development) 2011	Yes	▪ Not relevant to this Proposal
SEPP	(Sydney Drinking Water Catchment) 2011	No	
SEPP	(Sydney Region Growth Centres) 2006	No	
SEPP	(Three Ports) 2013	No	
SEPP	(Urban Renewal) 2010	No	
SEPP	(Western Sydney Employment Area) 2009	No	
SEPP	(Western Sydney Parklands) 2009	No	

Deemed State Environmental Planning Policy (SEPPs which were previously referred to as SREPs before 1/7/2009)		Applicable?	Comments
8	Central Coast Plateau Areas	Yes	▪ Not relevant to this Proposal
9	Extractive Industry (No 2 – 1995)	Yes	▪ Not relevant to this Proposal
16	Walsh Bay	No	
18	Public Transport Corridors	No	
19	Rouse Hill Development Area	No	
20	Hawkesbury-Nepean River (No 2 – 1997)	No	
24	Homebush Bay Area	No	
26	City West	No	
30	St Marys	No	
33	Cooks Cove	No	
SREP	(Sydney Harbour Catchment) 2005	No	