

Assessment Against State Environmental Planning Policies

State Environmental Planning Policy	Applies?	Comments
SEPP (Biodiversity and Conservation) 2021	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage. Vegetation has been addressed within Question 7 of the Planning Proposal.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	-
SEPP (Exempt and Complying Development Codes) 2008	N/A	-
SEPP (Housing) 2021	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage as required.
SEPP (Industry and Employment) 2021	N/A	-
SEPP 65 - Design Quality of Residential Apartment Development	N/A	-
SEPP (Planning Systems) 2021	N/A	-
SEPP (Precincts - Central River City) 2021	N/A	-
SEPP (Precincts - Eastern Harbour City) 2021	N/A	-
SEPP (Precincts - Regional) 2021	N/A	-
SEPP (Precincts - Western Parkland City) 2021	N/A	-
SEPP (Primary Production) 2021	N/A	<p>Whilst no specific agricultural assessment has been prepared at this stage, the Planning Proposal does not propose to rezone State or Regionally Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005. The rezoning will involve 'Other Rural Land' with the regionally significant farmland contained within the residue lot.</p> <p>The proposal does not involve rezoning land identified as Important Farmland under the North Coast Regional Plan 2036.</p> <p>A small area (1,000m²) will be retained within the RU1 Primary Production Zone above the 1 in 100 year flood line to provide for a future livestock refuge in the event of a flood.</p>
SEPP (Resilience and Hazards) 2021	Applies	<p>In response to Chapter 4 of the SEPP, land contamination has been addressed under Question 8 of the Planning Proposal.</p> <p>In accordance with the Gateway Determination conditions, a preliminary contaminated land assessment has been completed by Greg Alderson & Associates for that part of the land proposed to be</p>

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		rezoned and is contained within Attachment 7 . Whilst full reference should be made to that report, it considers that the site is suitable for rezoning from rural to residential.
SEPP (Resources and Energy) 2021	N/A	-
SEPP (Sustainable Buildings) 2022	N/A	-
SEPP (Transport and Infrastructure) 2021	N/A	The SEPP primarily relates to development applications and will be addressed at the development application stage.