

APPENDIX H

COMPLIANCE WITH RELEVANT SEPP'S

SEPP	Relevance	Implications
SEPP (Planning Systems) 2021	The policy identifies the development of State and Regional significant developments.	Not Applicable.
SEPP (Housing 2021)	<p>The policy aims to provide a similar state-wide approach for providing and maintaining new and existing affordable rental housing. The policy also provides for housing types that support the needs of people with disability and seniors.</p> <p>This policy aims at reinforcing the importance of designing housing in a way that reflects and enhances its locality.</p>	This proposal is not inconsistent with this policy
SEPP (Biodiversity and Conservation)2021	This policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	<p>Clause 2.10 of the policy states the Council may grant a permit for the clearing of vegetation to the landholder.</p> <p>The subject land has undergone extensive excavation as part of the remediation process which has resulted in the loss of vegetation on the site. The proposed amendment is therefore not inconsistent with this SEPP.</p>
SEPP (Resilience and Hazards)2021	<p>The policy aims to provide a state-wide approach for remediation of contaminated land to ensure there is minimal risk to human health and any other part of the environment.</p> <p>Clause 4.19 of the policy is specifically introduced for the former Cockle Creek Zinc and Lead Smelter and Incitec Fertiliser factory site and aims to ensure that there are adequate measures in place to reduce the risk to human health and other parts of the environment on this site.</p>	<p>Clause 4.19 states that the consent may not be granted for the subject land unless the Planning Secretary has certified the consent authority that adequate measures are in place for perpetual care of the land on the former Cockle Creek Smelter and Incitec site immediately.</p> <p>The subject land is currently zoned as C2 – Environmental Conservation but has been remediated (Appendix G) and deemed suitable for the use proposed by this scoping proposal.</p>
SEPP (Transport and Infrastructure) 2021	The policy aims at facilitating the effective delivery of infrastructure across the NSW state.	Not Applicable.
SEPP (Industry and Employment) 2021	This Chapter aims to protect and enhance the land to which this Chapter applies (the Western Sydney Employment Area) for employment purposes and the policy aims for the signage and advertisement provided to be in line with the character of the area in which it is being proposed.	Not Inconsistent.

SEPP (Resources and Energy)2021	The policy recognises the importance of Mining, Petroleum Production, and Extractive Industries to the State of New South Wales.	Not Applicable.
SEPP (Primary Production)2021	The policy aims in facilitating the orderly economic use and development of land for primary production.	Not Applicable.
SEPP (Precincts-Eastern Harbour City) 2021	SEPP ensures the orderly use, development, or conservation of the State Significant Precincts for the benefit of the State.	Not Applicable.
SEPP (Precincts-Central River City) 2021	SEPP ensures the orderly use, development, or conservation of the State Significant Precincts for the benefit of the State.	Not Applicable.
SEPP (Western Parkland City) 2021	SEPP ensures the orderly use, development, or conservation of the State Significant Precincts for the benefit of the State.	Not Applicable.
SEPP (Regional) 2021	SEPP ensures the orderly use, development, or conservation of the State Significant Precincts for the benefit of the State.	Not Applicable.