



APPENDIX X: CONSISTENCY WITH SEPPS



X.1: Consistency with SEPPs

Consistency with SEPPs

A list of SEPPs relevant to this Planning Proposal, together with notes on consistency, is outlined in the table below:

SEPP	Chapter	Consistency	Evaluation
SEPP (Biodiversity and Conservation) 2021	2 Vegetation in Non Rural Areas	Yes	The rezoning of the Site will not preclude the operation of this part of the SEPP that establishes requirements for approval to remove certain vegetation. Noting that the Urban Development is to be Biodiversity Certified and development over that area will not be subject to this part of the SEPP.
	3 Koala habitat protection 2020	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	4 Koala habitat protection 2021	Yes	Refer to commentary in Part 3 of the Planning Proposal. This chapter is not anticipated to apply to the Site on the basis it will be subject of a Biodiversity Certification.
	5 River Murray lands	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	6 Bushland in urban Areas	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Further the Planning Proposal does not include the rezoning of land for public open space, but the principles for vegetation retention on such land can be considered in future DAs as a matter of best practice.
	7 Canal estate development	Not applicable	Not Applicable to this Planning Proposal.
	8 Sydney drinking water catchment	Not applicable	The Site is not located within the Sydney drinking water catchment.
	9 Hawkesbury-Nepean River	Yes	Refer to discussion in Part 3 of this report.
	10 Sydney Harbour Catchment	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	11 Georges River Catchment	Yes	This part of the SEPP will apply to future development applications of the Site. It is not anticipated that the development of the land will result in significant impact to the Georges River as the Site generally conveys water to the Nepean River system. Land on the eastern side of Appin Road that is within the Georges River catchment is to be

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			conserved for its biodiversity values and not be subject to development.
	12 Willandra Lakes World Heritage Property	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable	Yes	DAs for all future residential development will need to comply with the targets established under BASIX.
SEPP (Exempt and Complying Codes) 2008	Not applicable	Yes	<p>The Planning Proposal is not inconsistent with this SEPP which would apply to certain aspects of future development of the Site.</p> <p>It is intended to make minor amendments to the SEPP to allow the application of the Greenfield Housing Code and Low Rise Housing Diversity Code to the land to be zoned Urban Development consistent with other greenfield release areas in the region.</p>
SEPP (Housing) 2021	2 Affordable housing	Yes	Refer to discussion in Part 2 and 3. The Planning Proposal includes minor amendments to facilitate the ability to deliver certain housing types under this SEPP on the Site.
	3 Diverse housing	Yes	Refer to discussion in Part 2 and 3. The Planning Proposal includes minor amendments to facilitate the ability to deliver certain housing types under this SEPP on the Site.
SEPP (Industry and Employment) 2021	2 Western Sydney Employment Area	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	3 Advertising and signage	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Any future advertising or signage will need to comply with the requirements of the SEPP.
SEPP No 65 – Design Quality of Residential Apartment Development		Yes	<p>Residential flat buildings will be permissible on parts of the Site to be zoned Urban Development albeit the proposed heights will largely constrain viability of this form of development.</p> <p>Nonetheless, the Planning Proposal does not preclude the application of this SEPP should residential flat buildings or shop top housing be proposed in the future.</p>
SEPP (Planning Systems) 2021	2 State and regional development	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
	3 Aboriginal land	Not applicable	This part of the SEPP does not apply to the site.

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	4 Concurrences and consents	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
SEPP (Precincts – Central River City) 2021		Not applicable	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Eastern Harbour City) 2021		Not applicable	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Regional) 2021		Not applicable	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Western Parkland City) 2021	2 State significant precincts	Not applicable	The Site is not identified as a State Significant Precinct under the SEPP
	3 Sydney region growth centres	Yes	Refer to discussion on Part 2 and 3.
	4 Western Sydney Aerotropolis	Not applicable	The Site is outside of the area identified in the Land Application Map that the majority of provisions in this chapter apply to. Part 4.3 of this chapter in the SEPP provides a series of airport safeguards that do not apply to the Site.
	5 Penrith Lakes Scheme	Not applicable	This part of the SEPP does not apply to the Site.
	6 St Marys	Not applicable	This part of the SEPP does not apply to the Site.
	7 Western Sydney Parklands	Not applicable	This part of the SEPP does not apply to the Site.
SEPP (Primary Production) 2021	2 Primary production and rural development	Yes	The Site is not identified as State significant agricultural land. The land is not in the area of operations of an irrigation corporation. The Planning Proposal does not provide any restraint on the ability for adjoining rural land to carry out development that would permit development that would temporarily contain livestock The Planning Proposal does not restrict the ability to carry out aquaculture development that would otherwise be subject to the requirements of this SEPP and a separate DA. The Planning Proposal does not compromise the application of the relevant sections of the SEPP regarding the consideration of development on oyster aquaculture.

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	Central Coast plateau areas	Not applicable	This part of the SEPP does not apply to the Site.
SEPP (Resilience and Hazards) 2021	2 Coastal Management	Not applicable	This part of the SEPP does not apply to the Site.
	3 Hazardous and Offensive Development	Not applicable	The Planning Proposal does not suggest the use of the land for hazardous or offensive development and does not compromise its ongoing application to the land.
	4 Remediation of land	Yes	Refer to discussion in Part 3.
SEPP (Resources and Energy) 2021	2 Mining, petroleum production and extractive industries	Yes	<p>The Site does not contain any coal seam gas wells that form part of the Camden Gas Project, noting that the project is due to be decommissioned by 2023. As per clause 2.12, Coal Seam Gas developments are prohibited on future residential growth areas and within 2km of residential zoned land and as such expansion of coal seam gas exploration or extraction is currently not viable over the Site.</p> <p>Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. Whilst portions of the Site are identified in Greater Macarthur as being part of a Regional Coal Reserve, they are contained along the banks of the Nepean River that are identified for conservation and of limited size.</p> <p>Exploration Licence AUTH248 for coal resources applies to the Site. In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site and provides for appropriate measures for future development to be undertaken should the Site be mined.</p>
	3 Extractive industries in Sydney area	Yes	<p>The Hi Quality Group quarry located on the northern side of Menangle Creek has nearly exhausted easy to moderate opportunities to extract materials and the licence is due for review on 11 November 2026.</p> <p>It is also noted that a Planning Proposal to rezone the land for residential uses is also being progressed by a separate party over the quarry land. Residential lots are to be in excess of 100m away from the existing areas of extraction.</p> <p>Until the operation ceases, Council will continue to consider the requirements of this chapter to ensure operations are not compromised (although it is unlikely).</p>
	2 Infrastructure	Yes	Future development of the Site will need to be consistent with the relevant provisions of this

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SEPP (Transport and Infrastructure) 2021			<p>SEPP, with future development applications referred to Transport for NSW where necessary (for infrastructure works, development adjacent to the Hume Highway or traffic generating development).</p> <p>As part of the preparation of a detailed masterplan and Development Control Plan with Council, the requirements of the <i>Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines</i> will be considered to inform appropriate development controls. These controls and the guidelines will also require consideration in future DAs for development adjacent to the Upper Canal.</p> <p>Works on adjacent to the electrical transmission lines and gas pipelines that traverse the Site will require referral to Endeavour Energy and Jemena.</p> <p>The Planning Proposal does not preclude the operation of this part of the SEPP that applies to infrastructure approval pathways for key utilities and services that will need to be delivered to the Site.</p>
	3 Educational establishments and child care facilities	Yes	It is anticipated that a new school/s and child care centres will be required to support the future residential community that will be established on the Site. The Planning Proposal does not preclude the operation of the SEPP and approval pathways and development controls that apply to this kind of development.
	4 Major infrastructure corridors	Not applicable	The site is not identified as a future infrastructure corridor under the SEPP.
	5 Three ports – Port Botany, Port Kembla and Newcastle	Not applicable	This part of the SEPP does not apply to the site.