

## ATTACHMENT 3

### Assessment against State Environmental Planning Policies

State Environmental Planning Policy	Requirements	Compliance
<b>SEPP Biodiversity and Conservation 2021</b>  <i>(Previously Koala Habitat Protection 2020 and 2021 and others)</i>	<b>Chapters 3 and 4 Koala habitat protection</b> provides for CKPOMs.	<b>N/A</b>  No external use or works are proposed under this Planning Proposal.
<b>SEPP Resilience and Hazards 2021</b>  <i>(Previously Remediation of Land (55), Coastal Management and Hazardous and Offensive Development (33))</i>	<b>4 Remediation of Land</b> (1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land. (2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment— (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements	<b>N/A</b>  A Preliminary Contaminated Land Assessment is not required by virtue of the development occupying the existing Salt Surf Club building.
<b>SEPP Transport and Infrastructure</b>  <i>(Previously Infrastructure and others)</i>	No specific requirement regarding rezoning land.	<b>N/A</b>
<b>SEPP Primary Production</b>  <i>(Previously Primary Production and Rural Development and other)</i>	<b>2 Primary Production and rural development</b> The aims of this Chapter are as follows— (a) to facilitate the orderly economic use and development of lands for primary production, (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,	<b>N/A</b>

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	<p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	