

Consistency against SEPPs - Planning Proposal - 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty (Mirvac)

State Environmental Planning Policies (SEPPs)

The State Environmental Planning Policies (SEPPs) are 11 consolidated policies that set key rules and requirements for development across the State or specific to an LGA. The following table provides Council officer's assessment of the proposal against the relevant SEPPs:

SEPP/SREP/ Chapter Title	Assessment of Consistency with
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The provisions of the SEPP are not applicable to the proposal.
State Environmental Planning Policy (Sustainable Buildings) 2022	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future development applications relating to residential uses on the site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposal would not impede the provisions of this SEPP.
State Environmental Planning Policy (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy No 65- Design Quality of Residential Apartment Development	Detailed compliance with the Apartment Design Guide (ADG) and SEPP 65 will be demonstrated within all future development applications relating to residential flat buildings on the site. Residential flat buildings will be limited to the B1 zone if chosen to be developed. Furthermore, given the close proximity to the Denbigh estate and controls regarding view lines, it is unlikely that any future works will require assessment against the ADG or SEPP 65.
State Environmental Policy (Planning Systems) 2021	The application of the Planning Systems SEPP is dependent on the context of future development applications on the site. Given the minor nature of the proposal, it is unlikely that any future works will require assessment against the Planning Systems SEPP.
State Environmental Planning Policy (Precincts- Western Parkland City) 2021	The proposal seeks to amend this SEPP. The amendments relate to minor zoning changes that seek to align with the broader masterplan for the subject site. Future development of the subject site will be applicable to this SEPP.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any: <ul style="list-style-type: none"> ▪ Primary production and rural development; ▪ State significant agricultural land; or ▪ Marine waters or oyster aquaculture

SEPP/SREP/ Chapter Title	Assessment of Consistency with
State Environmental Planning Policy (Resilience and Hazards) 2021	Clause 4.6 of the Resilience and Hazards SEPP requires in the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use. The Preliminary Site Investigation (PSI) prepared as part of the original rezoning for the site states that the site has a generally low potential for contamination and is suitable, from a contamination perspective, for the proposed rezoning. This has been further confirmed as part of ongoing development applications for the site.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable to the proposal.
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2 Infrastructure aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development. Future subdivision applications associated with the site which incorporate the development of 300 or more residential dwellings, will require concurrence from Transport for NSW in accordance with Schedule 3 of the SEPP.</p> <p>Furthermore, it is noted that the subject site includes land to be developed for the purposes of a future primary school. A future development application will be lodged and is required to be consistent with this SEPP.</p>