

## Assessment Against State Environmental Planning Policies

State Environmental Planning Policy	Applies?	Comments
SEPP (Biodiversity and Conservation) 2021	N/A	<p>The SEPP primarily relates to development applications and will be addressed at the development application stage.</p> <p>The following points are provided:</p> <ul style="list-style-type: none"> <li>▪ The land is partly mapped as containing Terrestrial Biodiversity on RVLEP 2012 mapping.</li> <li>▪ The land is not identified as containing biodiversity values on the NSW Government Biodiversity Values Map and Threshold Tool (accessed 14.10.24).</li> <li>▪ A biodiversity assessment report has been completed by GeoLink and is contained within <b>Attachment 3</b>.</li> </ul>
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 (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>The SEPP primarily relates to development applications and will be addressed at the development application stage as required.</p> <p>The following comments are provided:</p> <ul style="list-style-type: none"> <li>▪ The Planning Proposal does not propose to rezone State Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005;</li> <li>▪ The Planning Proposal does not propose to rezone Regionally Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005;</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ To address land use conflict and the proposed development, reference should be made to the LUCRA report prepared by Tim Fitzroy &amp; Associates contained within <b>Attachment 8</b>. The LUCRA has concluded that the risks associated with the Planning Proposal, are either minor or negligible. Based on the Planning Proposal for Lot 21 DP601461 no specific mitigation measures are proposed to mitigate potential land use conflicts.</li> <li>▪ The Planning Proposal is consistent with the NCRP 2041.</li> </ul>
SEPP (Resilience and Hazards) 2021	Applies	<p>In response to Chapter 4 of the SEPP, a preliminary contaminated land assessment has been completed and is contained within <b>Attachment 6</b>. The report concludes the following:</p> <p><i>“This report comprises a Stage 1 Preliminary Contaminated Site Investigation in respect of 70 Manifold Rd, North Casino, Lot 21 DP601461.</i></p> <p><i>The objective of this investigation is to support a planning proposal to rezone the land to an R5 – Large Lot Residential Zone and to determine if the site is appropriate for residential purposes and has not been contaminated from current or prior land uses.</i></p> <p><i>The investigations consisted of a site history review and site condition assessment to assess historical and current land uses.</i></p> <p><i>The property has previously been used for agricultural activities (livestock grazing) and residential purposes since at least 1958 but likely back several decades earlier than this. Chemical usage for extensive grazing operations is most likely to have only occurred sporadically in small amounts (e.g. weed control, pest control) for general property maintenance. Livestock treatment chemicals are likely to have been applied in the race and crush of the cattle yards.</i></p> <p><i>There was some evidence of potential pasture improvement or cropping of paddocks that had been undertaken in the past. These activities typically involve more extensive use of fertilisers and potentially pesticides and herbicides.</i></p> <p><i>The existing dwelling, garage/carport and recently demolished structures may have contained asbestos containing materials, lead paint or under slab termite treatments.</i></p> <p><i>There is only further grazing land upslope of the investigation area and no potential for stormwater run-on from other contamination sources. No visible contamination indicators were identified within or</i></p>

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		<p>surrounding the Investigation Area at the time of site inspection. There were no cattle dip sites within 500m of the subject property.</p> <p>The likelihood of contamination and risk of harm to end users in terms of land contamination across the subject property is considered low, however individual sampling will be required from within each future building envelope at subdivision development stage to confirm contaminant levels are below the NEPM health investigation guidelines.</p> <p>The recommended sampling and analysis for individual lots and building envelopes at subdivision development stage is a health investigation level soil assessment for metals and pesticides (organochlorines and organophosphates). Future building envelopes located in areas where previous buildings had been demolished or material from these buildings has been spread should also be comprehensively visually assessed for traces of asbestos. If asbestos is observed the soil may also need to be tested for asbestos contamination.</p> <p>The subject property is considered suitable for the proposed rezoning to R5 Large Lot Residential with soil sampling of individual lots to be undertaken at subdivision stage to confirm the land within the building envelopes has contaminant levels below the NEPM health investigation levels."</p>
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.