



planning consultants

APPENDIX 7

Appendix 7 - Consistency of Planning Proposal with State Environmental Planning Policies

Consistency with Applicable State Environmental Planning Policies	
SEPP	Consistency
SEPP No. 1 Development Standards	The Planning Proposal will amend Hunters Hill LEP 2012 and pursuant to Clause 1.9, SEPP 1 does not apply.
SEPP No. 14 Coastal Wetlands	Not applicable
SEPP No. 15 Rural Landsharing Communities	Not applicable
SEPP No. 19 Bushland in Urban Areas	Not applicable
SEPP No. 21 Caravan Parks	Not applicable
SEPP No. 26 Littoral Rainforests	Not applicable
SEPP No. 29 Western Sydney Recreation Area	Not applicable
SEPP No. 30 Intensive Agriculture	Not applicable
SEPP No. 32 Urban Consolidation (Redevelopment of Urban Land)	Consistent. The Planning Proposal will reinstate the previously intended development potential of the Site that was inadvertently reduced as part of the recent Planning Proposal process.
SEPP No. 33 Hazardous and Offensive Development	Not applicable
SEPP No. 36 Manufactured Home Estates	Not applicable
SEPP No. 39 Spit Island Bird Habitat	Not applicable
SEPP No. 44 Koala Habitat Protection	Not applicable
SEPP No. 47 Moore Park Showground	Not applicable
SEPP No. 50 Canal Estate Development	Not applicable
SEPP No. 52 Farm Dams, Drought Relief and Other Works	Not applicable
SEPP No. 55 Remediation of Land	The Planning Proposal does result in a more sensitive land use on the Site. Moreover, the Site is not considered to be contaminated. This SEPP is therefore not applicable.
SEPP No. 59 Central Western Sydney Economic and Employment Area	Not applicable
SEPP No. 62 Sustainable Aquaculture	Not applicable
SEPP No. 64 Advertising and Signage	Capable of consistency. The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP may apply to future development.
SEPP No. 65 Design Quality of Residential Apartment Development	The SEPP 65 principles and the Apartment Design Guide have been considered in the preparation of the development concept. A full assessment of under SEPP 65 and the Apartment Design Guide will be addressed at DA stage.
SEPP No. 70 Affordable Housing (Revised Schemes)	Not applicable

Consistency with Applicable State Environmental Planning Policies	
SEPP	Consistency
SEPP No. 71 Coastal Protection	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	The Planning Proposal will not restrict the ability of a future development to achieve BASIX targets. This SEPP may apply to future development.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP may apply to future development.
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Infrastructure) 2007	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP will apply to future development
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Development) 2005	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable
SEPP (Penrith Lakes Scheme) 1889	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable
SEPP (State and Regional Development) 2011	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable
Deemed SEPPs	
REP No. 9 Extractive Industry (No 2-1995)	Not applicable
REP No. 16 Walsh Bay	Not applicable
REP No. 19 Rouse Hill Development Area	Not applicable
REP No. 20 Hawkesbury–Nepean River (No. 2-1997)	Not applicable
REP No. 24 Homebush Bay Area	Not applicable

Consistency with Applicable State Environmental Planning Policies	
SEPP	Consistency
REP No. 26 City West	Not applicable
REP No. 30 St Marys	Not applicable
REP No. 33 Cooks Cove	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	The site is located within the Sydney Harbour Catchment, but is not identified as being within a 'Foreshores and Waterways Area'. Nor is it a strategic foreshore site, a heritage item or a wetlands protection area. This SREP is therefore not applicable