

Consistency with the State Environmental Planning Policies

State Environmental Planning Policy	Requirement	Planning Proposal
SEPP No.65 – Design Quality of Residential Flat Development	This policy aims to improve the design quality of residential apartment development in the State.	The future development of the site aims to be consistent with the provisions of SEPP 65 by ensuring that the low rise apartments will contribute to sustainable development, achieve desirable built form and enhance streetscapes and public spaces. The apartments also aim to maximise amenity, safety and security while contributing to the provision of a variety of dwelling types.
SEPP (Buildings and Sustainability Index: BASIX) 2004	This policy aims to encourage sustainable residential development.	The future development of the site has been designed to ensure capability of complying with BASIX requirements, which will be documented at a later stage.
SEPP (Exempt and Complying Development Codes) 2008	This policy aims to provide streamlined assessment processes for development applications that complies with exempt and complying development codes that have State-wide application.	Future development of the site will consider the provisions of this SEPP whenever applicable.
SEPP (Infrastructure) 2007	This policy aims to facilitate the effective delivery of infrastructure across the State.	Future residential development of the site would require the provision of a range of utility services as demonstrated in the Infrastructure Report attached in Appendix G and would therefore consider the provisions of the Infrastructure SEPP. The development would be considered to be traffic generating development to be referred to the RMS in accordance with Clause 104 and Schedule 3 of the SEPP as it will result in the subdivision of 200 or more allotments and include the opening of public roads. This would be addressed at a later stage.
SREP No. 20 Hawkesbury Nepean River (No. 2 – 1997)	The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.	Future development of the site would require water quality requirements to be addressed as part of any future development applications.