

Appendix I

State Environmental Planning Policies (SEPPS)

The Five Ways Triangle, Crows Nest

Lands bound by the Pacific Highway, Falcon and Alexander Streets, Crows Nest

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	1/12/2020	Final Draft	
		Prepared by	Verified by
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Disclaimer

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1. STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

Consistency with state environmental policies (SEPPs).

SEPP Title	Consistency	Comment
19. Bushland in Urban Areas	N/A	Not applicable
21. Caravan Parks	N/A	Not applicable
33. Hazardous and Offensive Development Complex	N/A	Not applicable
36. Manufactured Home Estates	N/A	Not applicable
44. Koala Habitat Protection	N/A	Not applicable
47. Moore Park Showground	N/A	Not applicable
50. Canal Estate Development	N/A	Not applicable
55. Remediation of Land	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of this SEPP. The site has historically been used for a range of commercial and retail purposes. The planning proposal will involve a change in the use of the site whilst not proposed to change the zoning. Given the previous uses of the site may have caused some form of contamination, SEPP 55 will need to be considered throughout the re-development of the site. A preliminary site contamination investigation has been provided in support of the proposal.
64. Advertising and Signage	N/A	Not applicable
65. Design Quality of Residential Apartment Development	Yes	The planning proposal will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Analysis investigated the implications for realising the design quality principles in the SEPP and demonstrated an appropriate built form on the site. The proposed building envelope will ensure that every apartment will get 6-7 hours of solar access and a high level of cross ventilation and views. The planning proposal proposes a high performing, environmentally sustainable building across all uses.
70. Affordable Housing (Revised Schemes)	Yes	The planning proposal will be consistent with this SEPP and any affordable housing provision will be in accordance with this SEPP.
SEPP (Aboriginal Land) 2019	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	If on site affordable housing is introduced, the planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.

SEPP Title	Consistency	Comment
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Coastal Management) 2018	N/A	Not applicable
SEPP (Concurrences and Consents) 2018)	N/A	Not applicable
SEPP (Educational Establishments and Child Care Facilities) 2017	Yes	If any of the proposed future uses include a childcare facility or education establishment, the relevant detailed development application will consider this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Infrastructure) 2007	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP. The site is located above the Sydney Metro Line and the Applicant will liaise with the relevant authorities throughout the detail design phase.
SEPP (Koala Habitat Protection) 2019	N/A	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Primary Production and Rural Development) 2019	N/A	Not applicable
SEPP (State and Regional Development) 2011	N/A	Not applicable
SEPP (State Significant Precincts) 2005	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable

SEPP Title	Consistency	Comment
SEPP (Vegetation in Non-Rural Areas) 2017	Yes	The planning proposal will not contain provisions that will contradict or would hinder application of this SEPP.