

THE PLANNINGHUB

by Hawes & Swan

APPENDIX B

PLANNING PROPOSAL CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)

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Consistency with Relevant State Environmental Planning Policies (SEPPs)
Chittick Lane, Cobbitty

SEPP	Aim	Comment	Complies
SEPP 55 – Remediation of Land	<p>This Policy provides a state-wide planning approach to remediation and aims to promote the remediation of any contaminated land for the purpose of reducing the risk of harm to human health and/or the environment.</p> <p>A planning authority is to consider whether the land is contaminated and if so whether it is, or can be made, suitable for the proposed land uses.</p>	The site is currently used for grazing purposes. It is not identified as a contaminated site on any register or located within an investigation area. Accordingly, a Contamination Investigation has not been prepared in support of the Planning Proposal.	✓
SEPP (Building Sustainability Index: BASIX) 2004	The aim of this policy is to mandate minimum sustainability targets for thermal comfort, energy and water use for residential development.	DAs for all future residential development will need to comply with the targets established under BASIX.	✓
SEPP (Housing for Seniors or People with a Disability) 2004	The aim of this policy is to encourage the provision of housing which increases the supply and diversity of residencies that meets the needs of seniors or people with a disability.	The planning proposal does not preclude the provision of housing for seniors and people with a disability.	✓
SEPP (Infrastructure) 2007	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.	Future development of the site will need to be consistent with the relevant provisions of this SEPP.	✓
SEPP (Mining, Petroleum and Extractive Industries) 2007	The aims of this policy are to support petroleum production and extractive industries to provide and manage development of mineral, petroleum and extractive material resources for promoting the social and economic welfare of the State.	The Planning Proposal does not impede potential mining of coal resources.	✓

SEPP (Exempt and Complying Codes) 2008	The aims of this policy are to provide exempt and complying development codes that have State-wide application.	The Planning Proposal is not inconsistent with this SEPP which would apply to future development.	✓
SEPP (Affordable Rental Housing) 2009	The aims of this policy are to provide an overall consistent planning regime for the provision of affordable rental housing.	The planning proposal does not preclude the operation of this SEPP or provision of affordable rental housing.	✓
SEPP (Educational Establishments and Child Care Facilities) 2017	This policy aims to improve the efficiency and delivery of new education establishments and child care centres by establishing state wide design controls and approval pathways.	The planning proposal does not preclude the operation of this SEPP or provision of education or child care facilities.	✓
SEPP (Primary Production and Rural Development) 2019	The aim of this policy is to facilitate the orderly economic use and development of lands for primary production and reduce land use conflict and sterilization of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources.	<p>The agricultural land production value and its contribution to the rural economy of Camden has been a key consideration of the proposal. The existing farm use and agricultural land has been demonstrated to not be economically viable and therefore does not contribute to Camden's rural economy.</p> <p>The land is currently zoned RU1 Primary Production under the Camden LEP. The current land use does not meet the relevant objectives of the zone in that it does not encourage sustainable primary industry production. Based on the size of the subject site and the South West Growth Area located directly adjacent the site to the east and the Outer Sydney Orbital to the west the site is not deemed to be of a size or able to achieve a land size that would be economically</p>	✓

		<p>viable for any form of primary production that would not impact the surrounding locality.</p> <p>The proposal would eliminate existing rural land use conflicts between the existing site and the surrounding residential development and would produce a clearly defined urban boundary.</p> <p>The following investigations have been undertaken onsite to identify the site's environmental, cultural and scenic values and constraints:</p> <ul style="list-style-type: none"> • Ecological Constraints Analysis (Appendix H) • Bushfire Report (Appendix I) • Aboriginal Due Diligence Assessment (Appendix J) • Heritage Impact Statement and View Analysis (Appendix K) <p>The proposed development layout has been designed in accordance with the findings and recommendations of the above investigations to respect the site's significant environmental, cultural and scenic values and constraints. This has been achieved through the retention and revitalisation of riparian corridors and significant vegetation, incorporation of the riparian corridors and significant vegetation into public open space for the community to interpret and enjoy, the recognition of views and vistas from adjoining heritage items and incorporation of extensive landscaping and a well-</p>	
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		designed lot and road layout to protect and maintain those views and setting.	
Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River	The aims of this policy 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.	The proposal has been designed in accordance with the findings of the Ecological Constraints Analysis (Appendix H) and the Water Cycle Management Report (Appendix L) to ensure the environment of the Hawkesbury-Nepean River system is protected.	✓