

Attachment 4

Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 1 – Development Standards	Not applicable.
SEPP No.14 – Coastal Wetlands	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 30 – Intensive Agriculture	Not applicable.
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	Applicable. The planning proposal does not contradict or hinder the application of this SEPP.
SEPP No 33 – Hazardous and Offensive Development	Applicable The planning proposal does not contradict or hinder the application of this SEPP.
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 and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 55 – Remediation of Land	Applicable Clause 6 of SEPP 55 requires the consent authority to be satisfied that the site is, or can be made, suitable for the proposed use of the land. The proposal seeks to amend the WLEP 2014 provisions to allow the use of the site as an office premises, and this clause must be considered in the planning proposal. The site may be contaminated. Historical information identified in the statement of heritage impact, past editions of the Wise

State environmental planning policy	Comment on consistency
	<p>Directory and Council's oral history records show that the site was, or may have been, used in the past for various uses that may have contaminated the site. These past uses include a scrap yard, second-hand building material sales and storage, liquid soap manufacturing and panel beating. These uses are identified under the provisions of both SEPP55 as activities that may cause contamination. The uses may be categorised under descriptions specifically referred to in the two documents as activities that may cause contamination, such as scrap yards, acid / alkaline plant and formulation, chemical manufacture and formulation, metal treatment, oil production and storage, service stations and waste storage and treatment activities.</p> <p>Given the possibility of contamination on the site, we recommend that the gateway determination include conditions to facilitate the following:</p> <ul style="list-style-type: none"> • The applicant is to undertake land contamination investigations for the site, as outlined in SEPP 55, clause 6, "Contamination and remediation to be considered in zoning or rezoning proposal". • The findings of these investigations must be submitted to Council so that it can form part of the information placed on public exhibition. • Council is to consult with Environmental Protection Authority (EPA) as part of the public exhibition process. <p>Any future DA for the site will also be subject to the standard assessment requirements under SEPP 55.</p> <p>The planning proposal does not contradict or hinder the application of this SEPP.</p>
SEPP No 59 – Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 62 – Sustainable Aquaculture	Not applicable.

State environmental planning policy	Comment on consistency
SEPP No 64 – Advertising and Signage	<p>Applicable</p> <p>Future redevelopment of the site as facilitated by this planning proposal may include signage. This signage will be subject to separate future development applications, which will include assessment against this SEPP.</p> <p>This planning proposal does not contradict or hinder application of this SEPP.</p>
SEPP No 65 – Design Quality of Residential Apartment Development	<p>Applicable</p> <p>The planning proposal seeks to amend the WLEP 2014 provisions to allow the use of the site as an office premises. Future redevelopment of the site for the purpose of an office premises as facilitated by this planning proposal will not require assessment against this SEPP.</p> <p>This planning proposal does not contradict or hinder application of this SEPP.</p>
SEPP No 70 – Affordable Housing (Revised Schemes)	<p>Applicable</p> <p>This planning proposal does not contradict or hinder application of this SEPP.</p>
SEPP No 71 – Coastal Protection	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	<p>Applicable</p> <p>The planning proposal does not contradict or hinder the application of this SEPP.</p>
SEPP (Exempt and Complying Development Codes) 2008	<p>Applicable</p> <p>The planning proposal is not inconsistent with the SEPP.</p>
SEPP (Housing for Seniors or People with a Disability) 2004	<p>Applicable</p> <p>The planning proposal does not contradict or hinder the application of this SEPP.</p>
SEPP (Infrastructure) 2007	<p>Applicable</p> <p>The planning proposal does not contradict or hinder the application of this SEPP.</p>
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable.

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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) 1989	Not applicable.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (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.

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	<p>Applicable.</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>The planning proposal applies to land within the Sydney Harbour Catchment and the Foreshores and Waterways Area. The planning principles of the SREP (Sydney Harbour Catchment) 2005 have been considered during its preparation.</p>