

Attachment 1: Planning Proposal PP2020-3.1 - SEPPs Compliance Table

State Environmental Planning Policies	Consistency
<p>SEPP (Biodiversity and Conservation) 2021 Includes:</p> <ul style="list-style-type: none"> - SEPP (Vegetation in Non-Rural Areas) 2017 - SEPP (Koala Habitat Protection) 2020 - SEPP (Koala Habitat Protection) 2021 - Murray REP 2 - Riverine Land - SEPP 19 - Bushland in Urban Areas - SEPP 50 - Canal Estate Development - SEPP (Sydney Drinking Water Catchment) 2011 - SREP 20 - Hawkesbury-Nepean River (No 2 - 1997) - SREP (Sydney Harbour Catchment) 2005 - Greater Metropolitan REP Plan No 2 - Georges River Catchment - Willandra Lakes REP No 1 - World Heritage Property 	<p><u>Chapter 3 - Koala Habitat Protection 2020</u> A Preliminary Ecological Constraints Assessment Report was prepared by JB Enviro to support the Planning Proposal. Stage 1 of the future development will have negligible impacts on habitat values. Impacts associated with Stages 2 and 3 will can be mitigated via ecosystem credits. Connectivity values will be retained and foraging potential for the Koala increased in the medium to long term. Advanced plantings of Koala food tree tubestock including of Swamp Mahogany and Tallowood have been undertaken.</p>
<p>SEPP (Housing) 2021 Includes:</p> <ul style="list-style-type: none"> - SEPP (Affordable Rental Housing) 2009 - SEPP (Housing for Seniors and People with a Disability) 2004 - SEPP 70 - Affordable Housing (Revised Schemes) - SEPP 21 - Caravan Parks - SEPP 36 - Manufactured Home Estates 	<p><u>Chapter 2 - Affordable housing</u> Additional information is required from the applicant to clarify if affordable housing will be incorporated into the proposal.</p>
<p>SEPP (Planning Systems) 2021 Includes:</p> <ul style="list-style-type: none"> - SEPP (State and Regional Development) 2011 - SEPP (Aboriginal Land) 2019 - SEPP (Concurrence & Consents) 2018 	<p><u>Chapter 2 - State and regional development</u> Identified development with a capital investment value of more than \$30 million is declared as regionally significant development and required to be determined by the relevant Regional Planning Panel. Should this be the case for any future Development Application in relation to the subject land, the proposal will be regionally significant development and will be reported to the Regional Planning Panel for determination.</p>
<p>SEPP (Resilience and Hazards) 2021 Includes:</p> <ul style="list-style-type: none"> - SEPP (Coastal Management) 2018 - SEPP 33 - Hazardous and Offensive Development - SEPP 55 - Remediation of Land 	<p><u>Chapter 4 - Remediation</u> A Preliminary Site Investigation (PSI) accompanies the associated Planning Proposal Report and has concluded that the site can be made suitable for mixed use development.</p>
<p>SEPP (Transport and Infrastructure) 2021 Includes:</p> <ul style="list-style-type: none"> - SEPP (Infrastructure) 2007 - SEPP (Educational Establishments and Child Care Facilities) 2017 - SEPP (Major Infrastructure Corridors) 2020 - SEPP (Three Ports) 2013 - N/A 	<p><u>Chapter 2 - Infrastructure</u> The Oxley Highway is a classified road and the subject development will require consultation Transport for NSW. Council is waiting for investigations to clarify the upgrade required for the Oxley Highway and Wrights Road intersection.</p>