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APPENDIX 3 – Consistency with State Environmental Planning Policies (SEPPs)

Planning Proposal for LEP21

Amendment to Georges River Local Environmental Plan 2020

(PP2020/0002)

October 2020 – For Gateway

State Environmental Planning Policy	Consistency	Comment
State Environmental Planning Policy No 19 – Bushland in Urban Areas	Yes	The proposed area of residential intensification in Narwee is not located in existing bushland. Accordingly, the Planning Proposal is consistent with this SEPP.
State Environmental Planning Policy No 21 – Caravan Parks	N/A	Not applicable
State Environmental Planning Policy No 33 – Hazardous and Offensive Development	Yes	The proposed R3 Medium Density Residential and R4 High Density Residential zoning prohibit hazardous and offensive development.
State Environmental Planning Policy No 36 – Manufactured Home Estates	N/A	Not applicable
State Environmental Planning Policy No 44 – Koala Habitat Protection	N/A	Not applicable
State Environmental Planning Policy No 47 – Moore Park Showground	N/A	Not applicable
State Environmental Planning Policy No 50 – Canal Estate Development	N/A	Not applicable
State Environmental Planning Policy No 55 – Remediation of Land	N/A	The land that is proposed to be rezoned and uplifted under the Planning Proposal at Narwee is currently zoned residential; and is long established, urban land with historical residential use. Therefore, the areas proposed for rezoning is unlikely to be contaminated. Accordingly, the Planning Proposal is consistent with this SEPP.
State Environmental Planning Policy No 64 – Advertising and Signage	Yes	The Planning Proposal does not contain provisions that contradict, hinder or duplicate the application of this deemed SEPP.
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	Yes	Any future development application on the site for residential development will be required to address the provisions of the SEPP and the <i>Apartment Design Guide</i> . Accordingly, the Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.

State Environmental Planning Policy	Consistency	Comment
State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)	Yes	The Planning Proposal does not propose the implementation of delivery mechanisms for affordable housing. This will occur in the future following the completion of an <i>Affordable Housing Policy</i> . Accordingly, the Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Aboriginal Land) 2019	N/A	Not applicable
State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A	As stated above, this Planning Proposal does not propose the implementation of delivery mechanisms for affordable housing. These will be implemented in the future. Accordingly, the Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	The Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Coastal Management) 2018	N/A	The Planning Proposal does not contain provisions that contradict, hinder or duplicate the application of this SEPP.
State Environmental Planning Policy (Concurrences) 2018	Yes	The Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Yes	The proposed R3 Medium Density Residential and R4 High Density Residential zones permit ‘centre-based child care facilities’ with consent. Any future development application on the site for centre-based child care facilities will be required to address the provisions of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The introduction of the permissibility of ‘manor houses’ and ‘multi dwelling housing (terraces)’ and the associated lot size and lot width development standards seek to formalise these developments in the LEP. Accordingly, the Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	The proposed R3 Medium Density Residential and R4 High Density Residential zones permit ‘seniors housing’ with consent. Any future development application on the site for seniors housing will be required to address the provisions of the SEPP.
State Environmental Planning Policy	N/A	Not applicable

State Environmental Planning Policy	Consistency	Comment
Planning Policy (Gosford City Centre)		
State Environmental Planning Policy (Infrastructure) 2007	Yes	The Planning Proposal does not contain provisions that contradict, hinder or duplicate the application of this deemed SEPP.
State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	N/A	Not applicable
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	Not applicable
State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	Yes	The Planning Proposal does not contain provisions that contradict, hinder or duplicate the application of this deemed SEPP.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Yes	The Planning Proposal does not contain provisions that contradict, hinder or duplicate the application of this deemed SEPP.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	Not applicable
State Environmental Planning Policy (Primary Production and Rural Development) 2019	N/A	Not applicable
State Environmental Planning Policy (State and Regional Development) 2011	N/A	Not applicable
State Environmental Planning Policy (State Significant Precincts) 2005	N/A	Not applicable
State Environmental Planning Policy (Sydney Drinking Water Catchment)	N/A	Not applicable

State Environmental Planning Policy	Consistency	Comment
2011		
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A	Not applicable
State Environmental Planning Policy (Three Ports) 2013	N/A	Not applicable
State Environmental Planning Policy (Urban Renewal) 2010	N/A	Not applicable
State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017	Yes	The proposed area of residential intensification in Narwee does not contain any endangered ecological communities or sites identified under the biodiversity offsets scheme. Accordingly, the Planning Proposal is consistent with this SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	Not applicable
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not applicable
Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment	N/A	The Planning Proposal does not contain provisions that contradict, hinder or duplicate the application of this deemed SEPP.