

Attachment 1:**Consistency of Planning Proposal Against Relevant State Environmental Planning Policies**

SEPP Title	Consistency	Comment
55. Remediation of Land	Yes	The lands have been used for potentially contaminating uses i.e. agriculture with filling. However, it is unlikely that the site is unable to be made suitable for the proposed development. The site will be the subject of a Contamination Assessment post Gateway and prior to the exhibition.
65. Design Quality of Residential Flat Development	Yes	The Masterplan has had regards to the principles of SEPP 65, and the SEPP will apply to any future Development Applications.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal and would need to comply with these provisions.
SEPP (Sydney Region Growth Centres) 2006	N/A	
SEPP (Infrastructure) 2007	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Affordable Rental Housing) 2009	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Vegetation in Rural Areas) 2017	Yes	The SEPP would apply to the land should the rezoning occur, and would apply to applications for development.