

APPENDIX C: CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

The proposal is State significant development pursuant to Section 89C of *Environmental Planning and Assessment Act 1979* (EP&A Act) because it meets the criteria in Clauses 23(2) and (3) of Schedule 1 in *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

The ISEPP aims to facilitate the effective delivery of infrastructure across the State and lists the type of development defined as Traffic Generating Development.

The development constitutes traffic generating development in accordance with the ISEPP as it involves a waste recycling facility with access to a road. Consequently, it requires referral to RMS for comment and consideration of accessibility and traffic impacts.

The development was referred to RMS for consideration. RMS advised it had no objections to the development and as such did not recommend any conditions of consent.

The proposed site layout and design is considered to allow the efficient movement of people and waste to and from the site, and is not anticipated to result in any traffic safety, road congestion or parking issues. The proposal is therefore considered consistent with the ISEPP.

State Environmental Planning Policy 33 – Hazardous and Offensive Development (SEPP 33)

SEPP 33 outlines the items that a consent authority must consider when screening whether a development is hazardous or offensive.

The Applicant reviewed the development in accordance with SEPP 33 and advised that the development would not store dangerous goods above the threshold limits specified in SEPP 33, and the nature of the facility is such that it would not be considered potentially hazardous or offensive development.

State Environmental Planning Policy 55 – Remediation of Land (SEPP 55)

SEPP 55 aims to ensure that potential contamination issues are considered in the determination of a development application. The EIS included a contamination assessment for the site which confirmed that a remedial action plan is not required. The Applicant would be required to develop a protocol for managing any unexpected finds during construction.

Sydney Regional Environmental Plan No 20 – (No 2 – 1997)

SREP 20 aims 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 application has been assessed against the general planning considerations, specific planning policies and recommended strategies of SREP 20, including those that relate to total catchment, water quality and flora and fauna.

The Department is satisfied that with the necessary environmental controls in place, the proposal complies with these requirements and is consistent with the aims of SREP 20 (see **Section 5.4**).

Camden Local Environmental Plan 2010

The aims of the CLEP are to:

- (a) to ensure Camden retains its valued traditional qualities, character and scenic landscapes while providing for sustainable urban growth,
- (b) to ensure that new communities are planned and developed in an orderly, integrated and sustainable manner and contribute to the social, environmental and economic sustainability of Camden,
- (c) to ensure natural assets within Camden are protected and enhanced,
- (d) to minimise the impact on existing and future communities of natural hazards such as bush fires and flooding,
- (e) to ensure that appropriate housing opportunities are provided for all existing and future residents of Camden at all stages of their lives,
- (f) to ensure that the economic, employment and educational needs of all existing and future residents of Camden are appropriately planned for,

- (g) to ensure the agricultural production potential of rural land, and prevent the fragmentation of agricultural holdings,
- (h) to ensure that the recreation, cultural and social needs of all existing and future residents of Camden are appropriately planned for,
- (i) to protect and restore the environmental values of land, including waterways and riparian land, as part of the natural systems,
- (j) to conserve and enhance the built and landscape heritage of Camden.

The Department is satisfied that with the recommended environmental controls in place, the development proposal is consistent with these aims.

The development site is located on IN1 Industrial zoned land and the area immediately surrounding the site is in use for industrial purposes. The proposal is consistent with the objectives of the IN1 zoning identified in the CLEP.

The Department has consulted with Camden Council throughout the assessment process and has considered all relevant provisions of the CLEP as well as all matters raised by Council in its assessment of the development (see **Section 5**). The Department concludes that the development is consistent with the relevant provisions of the CLEP.

Camden Development Control Plan 2011

The CDCP includes specific development controls for the Camden LGA. The relevant provisions for the development include Part B: General Land Use Controls, including Environmental Management and Part D: Controls Applying to Specific Land Uses/Activities, including Part D4: Industrial and D4.5.2: Smeaton Grange. The development is generally consistent with the provisions of the Camden DCP.

The Department has consulted with Camden Council throughout the assessment process and has considered all relevant provisions of the DCP including those matters raised by Council in its assessment of the application, such as the height of the proposed building that has been amended to conform with the site-specific controls for Smeaton Grange. It is understood that the provisions in the Camden DCP would also be used to inform by Council to inform the design of the gate and fencing at the site frontage (see **Sections 4 and 5**).