

APPENDIX C:

CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

SEPP (State and Regional Development) 2011

As outlined in Section 3.1, the project meets the criteria for State Significant Development under the *State Environmental Planning Policy (State and Regional Development) 2011*.

SEPP (Infrastructure) 2007

In accordance with clause 104 of *SEPP (Infrastructure) 2007*, the application was referred to RMS. The matters raised in RMS's submission on the project were considered by the Department, and the Department has recommended conditions of approval in relation to the classified road network.

SEPP (Rural Lands) 2008

SEPP (Rural Lands) 2008 aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes whilst ensuring the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State.

The Department is satisfied that the proposed project is consistent with *SEPP (Rural Lands) 2008* as the operation of the project would not compromise the long-term use of the land for agricultural purposes and would provide an additional source of income for the landowners of the associated properties, whose land would be directly affected by the project.

SEPP No. 44 – Koala Habitat Protection

The Department is satisfied that the project site does not contain any areas of core koala habitat, and that the project is generally consistent with the aims, objectives and requirements of the SEPP.

SEPP No.55 – Remediation of Land

The Department is satisfied that the project site is not located on land identified as contaminated land, nor is it adjacent to land identified as contaminated land. Also, construction activities would not significantly disturb soil or groundwater resources on the project site.

Yass Valley LEP 2013

The zoning and permissibility of the project under the *Yass Valley LEP 2013* is addressed in Section 3.2 of this report.

There are no other provisions of the LEP that substantially govern the project, and the Department is satisfied that the project can be managed in a manner that is generally consistent with the aims, objectives and provisions of the LEP.

Boorowa LEP 2012

The zoning and permissibility of the project under the *Boorowa LEP 2012* is addressed in Section 3.2 of this report.

There are no other provisions of the LEP that substantially govern the project, and the Department is satisfied that the project can be managed in a manner that is generally consistent with the aims, objectives and provisions of the LEP.