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Griffith City Council

**Report for MP 11 0053:
Independent Assessment**

**Griffith Private Hospital and
Teaching and Learning Centre**

May 2012



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Abbreviations and Acronyms

The following abbreviations and acronyms have been used in this report:

DA	Development Application
DCP	Development Control Plan
DoPI	Department of Planning and Infrastructure
EA	Environmental Assessment
EP&A Act	Environmental Planning and Assessment Act 1979
GCC	Griffith City Council
GLEP	Griffith Local Environmental Plan 2002
LGA	Local Government Area
NSW	New South Wales
MP	Major Project
SEPP	State Environmental Planning Policy



1. Introduction

This report provides an independent assessment of Major Project (MP) 11_0053 at Lot 1 in DP 1043580, 41-45 Animoo Avenue Griffith, NSW. This Development Application (DA) was lodged with Griffith City Council (referred to now on as 'the Council') on the 17th January 2012 under the provisions of Section 79(c) of the *Environmental Planning and Assessment Act 1979* (EP &A Act 1979).

This assessment has been based on correspondence with the Council staff and an assessment of the documentation as outlined in Section 1.1 below. Furthermore, NSW Department of Planning and Infrastructure (DoPI) has requested that this independent/external review of the DA be undertaken in order to provide a level of transparency and probity. As the proposed development has an estimated investment value of more than \$15 million and falls under the category of functions described in Schedule 1 of the EP &A Act 1979, it is considered that Part 3A Major Projects applies.

The site has been used as an aged-car facility since the 1970's. The aged care facility has been unused since 2008 after relocating to another site within Griffith. The site was sold after the relocation and an application was lodged with the Council in 2011 for the demolition of the building.

The applicant for the DA is St Vincent's and Mater Health Sydney Limited ('the applicant'), who are seeking approval for the construction of a three (3) storey private hospital and teaching and learning centre (the proposed development).

1.1 Provided Documentation

In order to undertake this Independent Assessment, Council has provided the following documentation to GHD:

- Councils Major Project Assessment (DRAFT) – Griffith Community Private Hospital and Murrumbidgee Clinical Teaching and Learning Centre – Application Number MP 11_0053 – April 2012 – Griffith City Council
- Environmental Assessment – Griffith Community Private Hospital and Murrumbidgee Clinical Teaching and Learning Centre – 8th June 2011 – Griffith City Council: City Strategy and Development Group
- Design drawings package – 09321SYD – Griffith Community Private Hospital and Murrumbidgee Clinical Teaching and Learning Centre – 10th January 2012 – Mode Design Pty Ltd
- Draft Conditions of Consent- Attachment 'A' Draft Conditions of Consent, Part A Administrative Conditions - Application Number MP 11_0053 – April 2012 – Griffith City Council.

In addition, Council have provided links to the relevant Contribution plans and Development Control Plans. Furthermore, GHD has also utilised electronic resources provided by DoPI in order to undertake this review.



2. The Proposal

The applicant is seeking approval for the construction of a three (3) storey private hospital and teaching and learning centre. The various aspects of the proposal have been summarised below. Furthermore, as the proposed development has an estimated investment value of more than \$15 million and falls under the category of functions described in Schedule 1 of the EP &A Act 1979, it is considered that Part 3A Major Projects applies. This decision was made prior to the NSW Government's repeal of the Part 3A process under the EP &A Act 1979.

2.1 Need for the proposed development

The application submitted to Council indicates that the proposed development will provide much needed health service. For example, once operational the facility will cater for approximately 60,000 people including the residents of Griffith, Carrathool, Hay, Lachlan, Leeton, Murrumbidgee and Narrandera Local Government Areas (the Murrumbidgee Cluster). It is this cluster that has been identified by the Greater Southern Area Health Service as being socially disadvantaged relative to the state average.

Both the hospital and teaching and learning centre will provide health benefits to the region. For example, the hospital will provide 20 overnight beds and 20 day beds and will provide the following services:

- Orthopaedics;
- Gastroenterology;
- Ophthalmology;
- Ear Nose and Throat (ENT);
- Urology;
- General surgery; and
- General medicine.

Furthermore, the teaching and learning centre will provide shared clinical teaching facilities for an estimated 59 medical students, 17 nursing students, 30 allied health professional and 8 vocational trainees per year.

2.2 Land Tenure and Zoning

The proposed development is located at 41-45 Animoo Avenue Griffith on Lot 1 DP 1043580. This site has a total area of 5590m² and is zoned '2(a) Residential' under the provisions of the Griffith Local Environmental Plan 2002 (GLEP 2002).

2.3 Location and surrounding development

The subject site is located on the corner of Animoo Avenue and Warrambool Street Griffith in the Griffith Local Government Area (LGA). The site is located within a residential area, with surrounding land uses consisting of residential dwellings, a primary school, Griffith Base Hospital, medical centres and a church. The subject site is located less than one (1) kilometre from the Griffith CBD.



2.4 The proposed development

The proposed development consists of a phased approach as outlined below:

2.4.1 Phase 1 – Murrumbidgee Clinical Teaching and Learning centre

Phase 1 consists of the Murrumbidgee Clinical Teaching and Learning Centre to be developed by St Vincent's and Mater Health. The centre will provide shared clinical teaching facilities for medical, nursing and allied health professional from multiple partnering universities, including University of NSW, University of Wollongong, Notre Dames and Charles Sturt University.

The built form of phase one includes the following:

- A clinical skills lab;
- Tutorial room/ small lecture theatre;
- A student resource centre;
- 18 onsite car parking spaces;
- 2 Interview rooms;
- Meeting room and reception area;
- Office space and amenities.

The Wilde and Woollard quantity surveyors report indicates that Phase 1 is estimated to cost \$4,452,000.00.

2.4.2 Phase 2 – Griffith Community Private Hospital

Phase 2 consists of the construction of the remainder of the proposal including:

- The fit out of the administration facilitates including reception, consulting room, 2 meeting rooms, outreach support room, chapel, administration support space and coffee shop;
- Inpatient cluster including 20 patient one-bed rooms with ensuites;
- Staff stations and support space;
- Ambulance bay;
- Loading deliveries dock and waste containment areas;
- Kitchen, stores and staff change facilities; and
- 28 on site car parking spaces.



3. Statutory Assessment

Part 3A was repealed on 1 October 2011. Despite this, Part 3A continues to apply to certain projects subject to the transitional provisions identified in Schedule 6A of the EP&A Act. Part 3A continues to apply to most undetermined applications where the Director-General's requirements were issued before 1 October 2011 and a major project declaration remains in force. These undetermined applications will continue to be assessed and determined under Part 3A as in force immediately before its repeal.

As the declaration that the project is a major project remains in force, and the Director-General's requirements are in place, the project is subject to assessment under Part 3A.

Part 3A of the EP&A Act provided the assessment and approval regime for major infrastructure projects. Section 75B (Projects to which part applies) specified that:

(1) General

This Part applies to the carrying out of development that is declared under this section to be a project to which this Part applies:

(a) by a State environmental planning policy, or

(b) by order of the Minister published in the Gazette (including by an order that amends such a policy).

In determining the application, Council must take into consideration the relevant matters under Part 3A of the EP & A Act 1979. Accordingly, Council has assessed the proposed against the following:

3.1 Griffith Local Environmental Plan 2002 (GLEP)

The general aims of the GLEP (Clause 4) are:

- (a) to provide for urban and rural land development by implementing the Griffith Growth Strategy 2030-Urban and Rural Land Release Strategy , and*
- (b) to provide a legal basis for development control plans that provide more detailed local planning policies, and*
- (c) to protect areas on which agriculture depends, and*
- (d) to protect areas that are environmentally sensitive, and*
- (e) to manage the urban areas of the local government area by strengthening retail hierarchies, promoting appropriate tourism development, guiding affordable urban form, providing for the protection of heritage items and precincts and controlling the development of flood liable land, and*
- (f) to promote ecologically sustainable urban and rural development, and*
- (g) to promote development of rural land in accordance with the aims and objectives of the MIA & Districts Community Land and Water Management Plan .*

Section 3.1.8 of the Environmental Assessment (EA) for the proposed development outlines the responses to the general aims. Furthermore, the Draft Assessment Report provided by Council considers that the proposed development is consistent with these aims.



GHD has reviewed the responses and confirms that proposed development is deemed to be consistent with the aims and objectives of the GLEP 2002. This includes a statement and assessment against the ESD principles (Clause 4 (f)).

3.1.1 Zoning

The subject site is zoned 2(a) Residential under the provisions of the GLEP 2002. The proposal has been defined in the supplied documentation as a 'hospital' of which is **permissible** development in the zone with consent.

Zone objectives

- (a) *To set aside land to be used for residential purposes and associated facilities, and*
- (b) *To ensure full and efficient use of existing social and physical infrastructure and that the future provision of services and facilities meets any increased demand, and*
- (c) *To enable development of land within this zone for residential purposes, and*
- (d) *To enable development of land within this zone for tourist, open space and recreation purposes, and*
- (e) *To enable the development of a variety of housing types while maintaining the existing character of the residential area throughout the City of Griffith, and*
- (f) *To enable development for the purpose of retail, commercial and professional services in locations in residential neighbourhoods where such development is compatible with the amenity of adjoining land in respect of scale, height and type of buildings and traffic generation, and*
- (g) *To enable the development of land within this zone for the purpose of land uses that are appropriate within the surrounding urban living area where the scale, height, type and traffic-generating characteristics of the development are compatible with the character and amenity of the surrounding urban living area and with existing or proposed nearby development.*

Section 3.1.8 of the EA for the proposed development outlines the responses to the aims of the 2(a) zoning. Furthermore, the Draft Assessment Report provided by Council considers that the proposed development is consistent with these aims.

GHD has reviewed the EA responses and Council's assessment and confirms that proposed development is deemed to be consistent with the aims and objectives of the 2(a) zoning under the provisions of the GLEP 2002.

Permissibility

Under Clause 10 'Zoning of Land and Zone Table' of the GLEP 2002, the proposed development is not listed as a prohibited development within the 2(a) zone. However, the proposed development requires development consent from the Council as it is not included in item 1 (exempt) or 3 (prohibited) under the Zone 3(a) development table.

GHD agrees with the Council assessment that the proposed development as defined in 2.4 is permissible within the 2(a) zoning under the GLEP 2002.



3.2 State Environmental Planning Policies (SEPPs)

In accordance with Section 75B (1) (a) (repealed), the following SEPPs have been assessed in Section 3.1 of the EA and have been assessed as part of Council's review of the proposed development:

- SEPP (Major Development) 2005;
- SEPP (Infrastructure) 2007;
- SEPP No. 33 Hazardous and Offensive Development; and
- SEPP No. 55 Remediation of Land.

GHD has undertaken a review of the current SEPP's as part of the review of this DA. This has been included as Appendix A to this report.

GHD is satisfied that Council has assessed the correct SEPPs that are applicable to the proposed development. In addition, GHD is satisfied that the EA for the proposed development adequately addresses the requirements of the above SEPPs.

3.3 Draft Environmental Planning instruments

There are no known draft environmental planning instruments which apply to the development or the site.

3.4 Development Control Plans (DCPs)

DCP's which are currently in place in the Griffith LGA are:

- DCP No. 1 - Non-urban development - Not Applicable;
- DCP No. 3 - Industrial Development – Not Applicable;
- DCP No. 5 - Wyangan Avenue Residential Precinct – Not Applicable;
- DCP No. 6B - Pioneer Precinct – Not Applicable;
- DCP No. 11 - Urban Subdivision – Not Applicable;
- DCP No. 17 - Siting and Development of Public Open Space Areas – Not Applicable;
- DCP No. 19 - Mixed development – Not Applicable;
- DCP No. 20 - Parking (2011) – **Applicable and assessed;**
- DCP No. 21 - Residential development – **Applicable and assessed*;**
- DCP No 22 - Exempt & Complying Development – Not Applicable; and
- DCP No 25 - Public Notification – **Applicable and Assessed.**

3.4.1 DCP No. 20 Parking (2011)

GHD notes that since the EA was submitted, the Draft DCP 20: Off street parking has been adopted forming DCP No. 20 Parking (2011). The EA has provided details of the previous revision and draft document, although the Traffic and Parking Assessment Report undertaken by Varga Traffic Planning only addressed the former DCP as the study was completed prior to the adoption by Council.

GHD has reviewed the Traffic Report and assessment undertaken by Council and is satisfied that the proposed car parking arrangement complies with the DCP and is suitable for the proposed development.



Please refer to section 4.7 for further information regarding the specific Australian Standards for Disabled Car parking.

3.4.2 DCP No. 21 Residential Development

GHD notes that the provision of DCP 21 apply only to construction of dwellings houses, dual occupancies and dwelling houses in residential zone. Although the proposed development is located with the residential zone, it does not involve the construction of any such developments.

GHD agrees that the provided character statement for the site situated within 'Precinct 8 – Hospital' is consistent with the aspects of the precinct. Accordingly, the EA and Draft Conditions outlined by Council adequately address DCP No. 21.

3.4.3 DCP No. 25 Public Notification

GHD is satisfied that Council has undertaken the necessary public notification in accordance with the provisions of the EP&A Act 1979 and *Environmental Planning and Assessment Regulation 2000*.

The Draft Assessment Report which has been provided to GHD adequately addresses the exhibition period for the development, legislative requirements whilst detailing the consultation and submissions received.

3.5 Planning Agreements

There are no known planning agreements in place which apply to the development or the site.

3.6 Likely impacts of the development

The EA for the proposed development has provided information for the Council to assess against the impacts of the development, including:

- ▶ Visual setting;
- ▶ Existing environmental attributes of the site;
- ▶ Heritage;
- ▶ Noise;
- ▶ Traffic;
- ▶ Public Domain;
- ▶ Contamination;
- ▶ Operational Management including waste; chemical and biological hazards;
- ▶ Construction impacts and mitigation measures;
- ▶ Stormwater and Flooding; and
- ▶ Social and Economic Impacts.

GHD is satisfied that the likely impacts of the development have been adequately addressed by both the applicant and Council.



3.7 Site Suitability

GHD is satisfied that the site is ideally suited to the development. For example, the proposed development as it not only utilises existing urban land, but is situated within close proximity to other health services such as the Griffith Base Hospital and associated medical centres. Furthermore, the hospital is considered compatible with the surrounding residential and education land uses.

3.8 Submissions

In accordance with (repealed) Section 75H (4) of the EP & A Act 1979, during the exhibition period, only one (1) submission was received which was in support for the proposed development. Given this submission was in support of the proposed development, no action was required by Council.

3.9 Public Interest

As the development of a hospital in an area requiring much need health services, GHD agrees that the proposed development is in the public interest of the not only the Griffith LGA, but the surrounding area. GHD is satisfied that the information supplied and the Council assessment of the social and economic impacts has been adequately assessed.

3.10 Other

3.10.1 State Plans

NSW State Plan sets out 5 main goals for the improvement of the State of which one is to return quality services. Health and health services are one such area which has been identified under this plan as an improvement area. GHD is satisfied that the proposed development will positively contribute towards Health Improvement.



4. Engineering, Traffic and Design Assessment

The Council assessment of the engineering issues for the DA has been thorough and covers the technical issues in regard to traffic, parking, car parking area design and circulation, stormwater drainage, water supply, sewer connection and other utilities connections.

The assessment of impacts on the Public Domain, address broad issues of social impact and need, but does not address the presentation of the development to the street and the interaction between the development works and the public spaces. Nonetheless, there does not appear to be any significant adverse outcomes in the public realm surrounding the development.

4.1 Recycled Water

The applicant proposes to use recycled water for flushing toilets and watering landscape areas but provides no specifics for the harvesting and storage of water for this purpose. At the least, GHD recommends that the DA drawings should detail locations for water storage tanks and distribution pump.

4.2 Site Boundary issues

The plans do not clearly show the site boundaries. It appears that the car parking area along Animoo Avenue may be within the road reserve and not the development site. If this is the case, it should be clearly identified in the DA submission and drawings that this is in the road reserve. Draft condition C13 appears to relate to a lease of this area for car parking, but the drawings should define the area involved. Similarly, the development conditions and lease terms should clearly allocate the maintenance responsibility for this car park area.

Part of the shared pathway along Warrambool Street is shown as extending across what may be the road reserve boundary, so that the path encroaches onto the development site. It would be appropriate that the land containing this path is dedicated to Council as public road, to clarify that all maintenance and public liabilities for this path rest with Council.

4.3 Delivery Access

The delivery access to the development should work well, using an existing loop road within the hospital site. This access works with the one-way circulation on the loop. The new development therefore requires an easement for access over the whole length of the loop and not just for the section between the loading dock and the street. As the loop appears to be partially within the development site, a reciprocal easement for access is required in favour of the hospital site, to allow continued use of the whole loop.

The conditions (F3(k)) require the creation of an easement prior to occupation of the development. As the development does not work without this access, it would be more appropriate to require the creation of the easement prior to a Construction Certificate being issued.

4.4 Construction and Traffic Management Plan

The Draft Plan prepared by Council for the developer does not adequately address issues relating to deliveries, unloading, stockpiling materials and construction worker parking. The plan proposes



restricting all deliveries to the existing driveway access off Animoo Avenue, but this access is outside the development site and may impact on traffic and deliveries for the hospital. It would be worth considering a separate temporary site access from Animoo Avenue for the construction deliveries. Some deliveries from Warrambool Street cannot be avoided for the car parking area construction.

The traffic report makes it clear that there is plenty of on-street car parking capacity. There should not be any problem if construction workers park in these spaces, but the Construction and Traffic Management Plan should address this parking.

The Construction and Traffic Management Plan relies only upon silt fences to control sediment transport off-site. Temporary silt traps should be formed upstream of pipe drainage discharges off the site.

4.5 Vehicular access from Animoo Avenue

The existing access from Animoo Avenue is showing signs of pavement damage and scars from vehicles scraping on the pavement. GHD recommends that the vehicular entrance from Animoo Street should be reconstructed as part of this development.

4.6 Pedestrian access and public realm

GHD has reviewed the proposed pedestrian and public realm arrangements and provides the following review comments:

- ▶ The pedestrian crossing Warrambool Street (Plan 09W064-C04 displays a dish drain in the pedestrian crossing. Drain or crossing should be relocated clear of each other as per one further south;
- ▶ The pedestrian crossing (western end exit) has no pedestrian ramps for access;
- ▶ The pedestrian crossings on the Warrambool Street frontage have no ramps shown;
- ▶ Pedestrian ramps at internal pedestrian crossing do not directly face line of travel. As per AS 1428.1 ramps are to directly face line of travel with adequate manoeuvring space (min 1500) provided as per standard;
- ▶ GHD has been unable to identify on any plans any tactile indicators in public realm;
- ▶ There is no public realm lighting shown on plans;
- ▶ Consideration should be given to provide lighting to parking spaces in Warrambool Street; and
- ▶ There is no provision for bicycle parking shown on site.

4.7 Carparking

Condition F3(a) specifies provision of one car parking space 3.5m x 5.5m for disabled persons. These dimensions do not meet the current standard for off-street disabled parking as defined as AS 2890.6:2009. The condition should specify provision should specify a width of 2.4m with a 2.4m shared space adjacent for manoeuvring.

4.8 Section 94 Contributions

The amount of the s94 contributions is specified at 1% of the building cost. It would be appropriate that the contribution is specified as 1% of the building cost at the time the Construction Certificate is issued to



retain the value of the contribution if the development (or Stage 2 of the development) is significantly delayed.

4.9 Sewer Connection

GHD recommends that draft Condition F5 include a requirement for the submission of complete Works-As-Executed drawings of the extension to Council's sewer system.

4.10 Water supply capacity

GHD has been unable to identify any confirmation that the existing water supply has adequate capacity to service the new development. Furthermore, for fire purposes the size and location of the water meter and fire hydrant booster location should be nominated. Currently there is only one hydrant shown on street verge.

4.11 Landscape Design

The landscape design (refer drawing DD-005) includes a large tree planted directly over what appears to be an underground electricity service near the corner of Animoo Avenue and Warrambool Street. The landscape design will have to be adjusted to address this clash.



5. Conclusion

This report includes an analysis of the existing environment, details of the proposed development, statutory context and general engineering considerations.

Based upon the investigation carried out as part of this report, it is concluded that the proposed development is supported, subject to considerations outlined in Section 3 and Section 4.



Appendix A

Assessment against SEPP's

Report for MP 11 0053: Independent Assessment



SEPP No.	Description	Comment
SEPP 1	Development Standards	Not Applicable
SEPP 2	Minimum Standards for Residential Flat Development	Repealed
SEPP 3	Castlereagh Liquid Waste Disposal Depot	Repealed
SEPP 4	Development without Consent and Miscellaneous Complying Development	Not Applicable
SEPP 6	Number of Storeys in a Building	Not Applicable
SEPP 7	Port Kembla Coal Loader	Repealed
SEPP 8	Surplus Public Land	Repealed
SEPP 9	Group Homes	Repealed
SEPP 10	Retention of Low-Cost Rental Accommodation	Not Applicable
SEPP 11	Traffic Generating Development	Repealed
SEPP 12	Public Housing (Dwelling Houses)	Repealed
SEPP 13	Sydney Heliport	Repealed
SEPP 14	Coastal Wetlands	Not Applicable
SEPP 16	Tertiary Institutions	Repealed
SEPP 17	Design of Building in Certain Business Centres	Did not proceed
SEPP 18	Public Housing	Did not proceed
SEPP 19	Bushland in Urban Areas	Not Applicable
SEPP 20	Minimum Standards for Residential Flat Development	Repealed
SEPP 21	Caravan Parks	Not Applicable
SEPP 22	Shops and Commercial Premises	Not Applicable
SEPP 23	Not Allocated	Repealed
SEPP 24	State Roads	Did not proceed
SEPP 25	Residential Allotment Sizes	Repealed
SEPP 26	Littoral Rainforests	Not Applicable



SEPP 27	Prison Sites	Repealed
SEPP 28	Town Houses and Villa Houses	Repealed
SEPP 29	Western Sydney Recreation Area	Not Applicable
SEPP 30	Intensive Agriculture	Not Applicable
SEPP 31	Sydney (Kingsford Smith) Airport	Repealed
SEPP 32	Urban Consolidation (Redevelopment of Urban Land)	Not Applicable
SEPP 33	Hazardous and Offensive Development	Applicable and Assessed
SEPP 34	Major Employment Generating Industrial Development	Repealed
SEPP 35	Maintenance Dredging of Tidal Waterways	Repealed
SEPP 36	Manufactured Home Estates	Not Applicable
SEPP 37	Continued Mines and Extractive Industries	Repealed
SEPP 38	Olympic Games and Related Development Proposals	Repealed
SEPP 39	Spit Island Bird Habitat	Not Applicable
SEPP 40	Sewerage Works	Did not proceed
SEPP 41	Casino/Entertainment Complex	Not Applicable
SEPP 42	Multiple Occupancy and Rural Land	Repealed
SEPP 43	New Southern Railway	Repealed
SEPP 44	Koala Habitat Protection	Not Applicable
SEPP 45	Permissibility of Mining	Repealed
SEPP 46	Protection and Management of Native Vegetation	Repealed
SEPP 47	Moore Park Showground	Not Applicable
SEPP 48	Major Putrescible Land fill Sites	Repealed
SEPP 49	Tourism Accommodation in Private Homes	Repealed
SEPP 50	Canal Estates	Not Applicable
SEPP 51	Eastern Distributor	Repealed
SEPP 52	Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable



SEPP 53	Metropolitan Residential Development	Repealed
SEPP 54	North side Storage Tunnel	Repealed
SEPP 55	Remediation of Land	Applicable and assessed
SEPP 56	Sydney Harbour Foreshores and Tributaries	Repealed
SEPP 57	Not Allocated	Not Applicable
SEPP 58	Protecting Sydney's Water Supply	Not Applicable
SEPP 59	Central Western Sydney Regional Open Space and Residential	Not Applicable
SEPP 60	Exempt and Complying Development	Not Applicable
SEPP 61	Exempt and Complying Development for White Bay and Glebe Island Ports	Repealed
SEPP 62	Sustainable Aquaculture	Not Applicable
SEPP 63	Major Transport Projects	Repealed
SEPP 64	Advertising and Signage	Not Applicable
SEPP 65	Design Quality of Residential Flat Development	Not Applicable
SEPP 66	Not Allocated	N/A
SEPP 67	Macquarie Generation Industrial Development Strategy	Not Applicable
SEPP 68	Not Allocated	N/A
SEPP 69	Major Electricity Supply Projects	Repealed
SEPP 70	Affordable Housing (Revised Schemes)	Not Applicable
SEPP 71	Coastal Protection	Not Applicable
SEPP 72	Linear Telecommunications Development - Broadband	Repealed
SEPP 73	Kosciuszko Ski Resorts	Repealed
SEPP 74	Newcastle Port and Employment Lands	Repealed
SEPP	Housing for Seniors or People with a Disability 2004	Not Applicable
SEPP	Building Sustainability Index: BASIX 2004	Not Applicable
SEPP	ARTC Rail Infrastructure 2004	Not Applicable
SEPP	Development on Kurnell Peninsula 2005	Not Applicable



SEPP	Major Development 2005	Applicable and assessed
SEPP	Sydney Region Growth Centres 2006	Not Applicable
SEPP	Mining, Petroleum Production and Extractive Industries 2007	Not Applicable
SEPP	Temporary Structures 2007	Not Applicable
SEPP	Infrastructure 2007	Applicable and assessed
SEPP	Kosciuszko National Park - Alpine Resorts 2007	Not Applicable
SEPP	Rural Lands 2008	Not Applicable
SEPP	Exempt and Complying Development Codes 2008	Not Applicable
SEPP	Western Sydney Parklands 2009	Not Applicable
SEPP	Affordable Rental Housing 2009	Not Applicable
SEPP	Western Sydney Employment Area 2009	Not Applicable



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