

Dwelling Entitlements – Use of SEPP1 Policy

1 Document Information

Version Date <i>(Draft or Council Meeting date)</i>	22 May 2018
Author	Director of Environmental Services
Owner <i>(Relevant director)</i>	Director of Environmental Services
Status – <i>Draft, Approved, Adopted by Council, Superseded or Withdrawn</i>	Adopted by Council
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2 Summary

Applications for development utilising State Environmental Planning Policy 1 where dwelling consent is implied, are only to be supported in certain conditions stated herein.

3 Approvals

Title	Date Approved	Signature
Director of Environmental Services		

4 History

Minute No.	Summary of Changes	New Version Date
9896		16/10/89
10/10/33	Reviewed and retained.	18 October 2010
11/04/25 -ESS65/11	Updated and adopted by Council at April 2011 meeting	18 April 2011
13/09/30	Readopted as per s165(4)	17 September 2013
18/05/20	Readopted as per s165(4)	22 May 2018

5 Reason

The primary objectives of the State Environmental Planning Policy are to encourage:

- (i) The proper management, development and conservation of natural and man-made resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment and
- (ii) The promotion and co-ordination of the orderly and economic use and development of land.

This policy details certain conditions, fees and additional requirements which may be applicable.

6 Scope

Applies to all relevant applications within the Cabonne LGA.

7 Associated Legislation

Environmental Planning and Assessment Act 1979.

8 Definitions

SEPP – State Environmental Planning Policy

LGA – Local Government Area

9 Responsibilities

9.1 General Manager

The General Manager is responsible for the overall control and implementation of the policy.

9.2 Directors and Managers

Directors and Managers are responsible for the control of the policy and procedures within their area of responsibility.

10 Related Documents

Document Name	Document Location

11 Policy Statement

Applications for development utilising State Environmental Planning Policy 1 where dwelling consent is implied, are only to be supported in the following circumstances:

Either:

- a. Where the standard is varied by not more than 10%, or
- b. Where the land on which a dwelling is to be erected is already developed for an economic activity and the owner can demonstrate that at least a basic income is derived from that property, to the satisfaction of Council.

Also, an additional fee in accordance with Council's Fees and Charges applies to applications under part (b) to cover some of Council's expenses in processing such applications.

Applicants are to submit a Property Management Plan to support any SEPP1 submissions to vary the 100ha minimum lot size for a Rural Dwelling.