



Figure 3: Land areas of proposed additional uses

1.6 Justification for the Planning Proposal

The justifications for the planning proposal can be summarised as follows:

- The site has a long history of approvals and use of the land primarily for a range of light industrial – manufacturing, ancillary retail and repair services since pre 1951.
- The subject site's strategic location with relatively easy access to the regional transport network and the public transport system and in close proximity to the future residential precinct in the NWGC.
- The opportunity to continuously serve as an industrial employment land in the Hawkesbury LGA and further strengthen the established Mulgrave/Vineyard industrial area.
- Provision of a range of light industrial and ancillary retail, repair and service businesses to facilitate improved economic and business activities within Hawkesbury LGA.
- Adequate infrastructure exists to accommodate the proposed additional development.
- Future orderly and economic development on the land.
- Improved amenity in the locality.