

ATTACHMENT 4

16 Development applications in growth centres—matters for consideration until finalisation of precinct planning for land	
<p><i>(1) Until provisions have been specified in a Precinct Plan or in clause 7A with respect to the development of the land, consent is not to be granted to the carrying out of development on land within a growth centre unless the consent authority has taken into consideration the following:</i></p>	Town Planning Comment
<i>(a) whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan,</i>	The North West Growth Centre Structure Plan identifies the site as a future urban area. The land use as an Educational Establishment is consistent with uses within an urban area and as such is considered consistent with the North West Growth Centre Structure Plan.
<i>(b) whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses,</i>	As identified above, it is considered that the use as an Educational Establishment is consistent with uses within an urban area.
<i>(c) whether the proposed development will result in further fragmentation of land holdings,</i>	The development does not propose subdivision and as such, will not result in the further fragmentation of land holdings.
<i>(d) whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in a Precinct Plan or in clause 7A,</i>	The subject site is located within the Marsden Park North Precinct, which has not been release for precinct planning to date. As such, a draft environmental planning instrument has not been exhibited.
<i>(e) whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development,</i>	As identified above, the Marsden Park North Precinct has not been exhibited. Furthermore, the use as an Educational Establishment is consistent with the future use of the locality as an urban area.
<i>(f) whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre,</i>	The proposed development is not considered to hinder the provision of infrastructure to the area.
<i>(g) in the case of transitional land—whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land.</i>	The subject site is not transitional land.