

Section 79C 'Heads of Consideration'

Head of Consideration	Comment	Complies
<p>a. the provisions of :</p> <p>(i) any environmental planning instrument (EPI)</p> <p>(ii) any development control plan</p> <p>(iii) the regulations</p>	<p>The provisions of the relevant EPIs relating to the proposed development are summarised under Section 6 of this report.</p> <p>The proposal is considered to be consistent with State Environmental Planning Policy (State and Regional Development) 2011, State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and State Environmental Planning Policy 64 – Advertising Signage.</p> <p>The proposal is permissible within the B5 Business Development zone by virtue of the gazetted planning proposal and satisfies the requirements of the planning proposal.</p> <p>A detailed assessment of the Application is provided under Sections 6 and 9 of this Report.</p>	Yes, the minor variation is considered satisfactory.
b. the likely impacts of that development including, environmental impacts on both the natural and built environments, and social and economic impacts in the locality	An assessment of the key issues is provided in Section 9 of this Report and it is considered that the likely impacts of the development including traffic, noise, parking and access and the like have been satisfactorily addressed.	Yes
c. the suitability of the site for the development	<p>The proposal has been designed taking into consideration the site's constraints including the relationship to existing buildings, access arrangements to the site and the relationship to adjoining buildings.</p> <p>The site is therefore considered suitable for the proposed development.</p>	Yes
d. any submissions made in accordance with this Act, or the regulations	As noted in Section 10 of this Report, 2 submissions were received, but the grounds for concern are not sufficient to warrant refusal.	Yes
e. the public interest	The proposal is in the public interest as it will provide the area additional employment and will encourage economic growth in the Blacktown LGA and represents orderly development of the land.	Yes