

**Attachment 4: Compliance Table - Section s79C of the EP&A Act 1979**

Consideration of the matters prescribed by Section 79C of the Environmental Planning and Assessment Act 1979 is outlined below:

<b>Heads of Consideration 79C</b>	<b>Comment</b>	<b>Complies</b>
<p>a. <i>the provisions of :</i></p> <p>(i) <i>any environmental planning instrument (EPI)</i></p> <p>(ii) <i>any development control plan (DCP)</i></p> <p>(iii) <i>the regulations</i></p>	<p>The provisions of the relevant EPI's relating to the proposed development are summarised under Section 6 of this report. The proposal is considered to be consistent with the relevant SEPP's including, SEPP (Infrastructure) 2007 and the 10 'design quality principles' of SEPP 65 (refer to <b>Attachment 4</b>).</p> <p>The Blacktown LEP 1988 applies to the site. The proposed development is compliant with all of the numerical controls established under the Blacktown DCP 2006. A detailed assessment of the proposal is provided in <b>Attachments 5, 6 and 7. Section 9</b> of the Assessment Report outlines the key planning issues of this development. It is recommended that the development be supported in its current form for approval.</p>	Yes
<p>b. <i>the likely impacts of that development including, environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i></p>	<p>An assessment of the key issues relating to the proposed development is provided under <b>Section 9</b> of the Assessment Report. It is considered that the likely impacts of the development including traffic, noise, parking and access, bulk and scale, overshadowing, privacy, stormwater, waste management and the like have been satisfactorily addressed.</p> <p>A thorough site analysis was undertaken to ensure that the proposed development will have minimal impacts on surrounding properties. Appropriate measures, including CCTV, lighting and signage will also ensure that security and safety is maximised on and around the site. It is recommended that a <b>condition</b> of consent be imposed in this regard (<b>Condition 4.4</b>).</p> <p>In view of the above it is believed that the proposed development will not have any unfavourable social, economic or environmental impacts given the nature of the zone.</p>	Yes
<p>c. <i>the suitability of the site for the development</i></p>	<p>The subject site was zoned 3(a) General Business with no height limit and no FSR limit under BLEP 1988 (the relevant planning instrument in force at the date of lodgement). The proposed mixed use development comprising residential flat buildings and commercial tenancies that are permissible on the site, with development consent and consistent with the desired future character of the Mt Druitt Sub-Regional Centre and comparable in scale to other mixed use buildings approved in the Mount</p>	Yes

	<p>Druitt Town Centre.</p> <p>The site has the area and configuration to accommodate the proposed development. The design solution is based on sound site analysis and responds positively to the existing commercial and retail uses within the precinct.</p> <p>The site's location in the Mount Druitt Town Centre and its close proximity to the Mount Druitt Railway Station and arterial road network makes this a suitable site for higher residential densities.</p> <p>The site is therefore considered suitable for the proposed development.</p>	
<i>d. any submissions made in accordance with this Act, or the regulations</i>	<p>3 submissions have been received regarding the proposal. It is considered that the issues raised do not warrant refusal of the application and in most parts can be addressed via suitable <b>conditions</b> of consent (<b>Condition 1 &amp; 10.1.9</b>).</p>	Yes
<i>e. the public interest</i>	<p>It is considered that no adverse matters relating to the public interest arise from the proposal. The proposal provides quality housing stock and a wider range of housing diversity within the Mount Druitt Sub-Regional Centre and to the Blacktown Local Government area.</p>	Yes