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| **Clause** | **Assessment** | **Compliance?** |
| **2.3 Zone objectives and land use table**  The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.  The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.  The SP1 Special Activities zone objectives are:   * To provide for special land uses that are not provided for in other zones. * To provide for sites with special natural characteristics that are not provided for in other zones. * To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.   The SP2 Infrastructure zone objectives are:   * To provide for infrastructure and related uses. * To prevent development that is not compatible with or that may detract from the provision of infrastructure. | The development is prohibited in the SP1 Special Activities and SP2 Infrastructure zones. However, the development is permitted with consent pursuant to Clause 91 of State Environmental Planning Policy (Infrastructure) 2007.  The development is consistent with the relevant objectives of the SP1 Special Activities zone in that:   * it is a special land use that is conducive to the site’s location and characteristics, and more so than other zones that do not ordinarily provide for such land uses, * the siting and design of the development will respect the special natural characteristics of the site, and * the siting and design of the development is in keeping with the special characteristics of the site and will not result in any adverse impacts on surrounding land.   The development is consistent with the relevant objectives of the SP2 Infrastructure zone in that:   * it comprises research and conservation infrastructure appropriate for the site, and * it will not be incompatible with or detract from the Upper Canal structure, the preservation of which is the core purpose of this SP2 Infrastructure zone. | Yes. |
| **2.7 Demolition requires development consent**  Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument). | The site’s existing hardstand areas, services and a car park will be demolished to facilitate the development. Development consent has been sought for this demolition. | Yes. |
| **5.10 Heritage conservation**  Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.  The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required. | The applicant has submitted a heritage impact statement in support of the DA. Council staff, including Council’s heritage officer, have reviewed the statement and are satisfied that the development is unlikely to have any unreasonable adverse impacts on the heritage significance of the Upper Canal property.  The development is classed as nominated integrated development in that it proposes development within the Upper Canal property (a State heritage item). The Heritage Council of NSW has provided general terms of approval for the development. | Yes. |
| **7.4 Earthworks**  Before granting development consent for earthworks the consent authority must consider a number of matters listed by this clause, including the impact on the existing and likely amenity of adjoining properties. | The development includes earthworks to create a level building platform and regrade the surrounding land. The matters listed by this clause have been considered and the earthworks are considered acceptable with regard to them. | Yes. |