

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Western Parkland City SEPP) Assessment Table

Section	Assessment	Compliance?
<p>Part 3.5, 3.26 Development on flood prone and major creeks land - additional heads of consideration</p> <p>Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken the following into consideration:</p> <p>(a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,</p> <p>(b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</p> <p>(c) whether the development will enable safe occupation of the flood prone and major creeks land,</p> <p>(d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,</p> <p>(e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,</p> <p>(f) whether or not the development is compatible with the flow conveyance function of the floodway,</p> <p>(g) whether or not the development is compatible with the flood hazard,</p> <p>(h) in the case of development consisting of the excavation or filling of land, whether or not the development:</p> <p>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality,</p> <p>(ii) will significantly impact on the likely future use or redevelopment</p>	<p>A small part of the frontage of 8 Holborn Circuit is mapped as flood prone and major creeks land. However, this designation relates more to the pre-subdivided state of the site (pre-2012) when it's topography and that of the surrounding area were different. Council's current flood modelling for the area demonstrates that the site is above the flood planning level. The development has been assessed against the applicable stormwater management controls, including Council's engineering specifications, and will incorporate on-site detention measures to ensure that no negative off-site flooding impacts will occur. Conditions are recommended that require structural certification for the development to ensure that it can withstand the force of flood water, debris and buoyancy from the probable maximum flood event and the preparation of an emergency evacuation management plan. Based on this it is considered that the intent of this section has been met.</p>	<p>Yes.</p>

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<p>of the land, and</p> <p>(iii) will adversely impact on the existing and likely amenity of adjoining properties,</p> <p>(iv) will minimise the disturbance of relics, and</p> <p>(v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.</p>		
<p>Appendix 2, 2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>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.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> • To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres. • To provide for a wide range of employment generating development. • To provide for a mix of ancillary uses to support the primary function of providing employment generating development. • To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping. • To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone. 	<p>The site is zoned B5 Business Development. The development is characterised as 'business premises', 'food and drink premises' and 'shops' by State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The development is permitted with consent in the B5 zone.</p> <p>The development is consistent with the relevant zone objectives in that it will:</p> <ul style="list-style-type: none"> • enable business uses through the provision of 11,676m² of business premises in a location that is close to and that will support the viability of centres, • provide for a wide range of employment generating development in the form of business premises, food and drink premises and shops, • provide a range of business, food and drink and shop land uses that will support other employment generating development in the zone, • maintain the economic strength of centres as an economic impact assessment submitted by the applicant and a peer review obtained by Council staff demonstrate that it will not significantly impact upon centres, and • provide a range of business, food and drink and shop land uses that will complement other permissible employment generating land uses within the zone. 	<p>Yes.</p>
<p>Appendix 2, 4.1E Shops - Turner Road Precinct</p>	<p>The development will result in 7,787.5m² of shop area in the B5 Business Development zone and proposes 3,703m²</p>	<p>No. Variation supported.</p>

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<p>The total area used for shops on all land within Zone B5 Business Development in the Turner Road Precinct must not exceed 2,500m².</p> <p>The total area used for shops in a particular development for that purpose on land within Zone B5 Business Development in the Turner Road Precinct must not exceed 500m².</p>	<p>of shop area for this site.</p> <p>The development standard contraventions are assessed in the 'State Environmental Planning Policy (Precincts - Western Parkland City) 2021' section of the assessment report.</p>	
<p>Appendix 2, 6.1 Public utility infrastructure</p> <p>The consent authority must not grant development consent to development unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.</p> <p>Public utility infrastructure includes infrastructure for any of the following:</p> <ul style="list-style-type: none"> the supply of water, the supply of electricity, and the disposal and management of sewage. 	<p>The DA was referred to Sydney Water and Endeavor Energy for comment.</p> <p>Sydney Water advised that the site should be serviceable by potable water and wastewater services subject to amplifications, adjustments and/or minor extensions of existing infrastructure systems.</p> <p>Endeavour Energy raised no objections to the development and noted that the developer will have to engage an accredited service provider to determine the exact method of supply for the development. This will include the need for any augmentation works to existing infrastructure systems.</p> <p>A standard condition is recommended to ensure that public utility infrastructure that is essential for the development is provided prior to the development being occupied.</p> <p>Based on this Council staff are satisfied that adequate arrangements have been made for the provision of public utility infrastructure that is essential for the development.</p>	<p>Yes.</p>
<p>Appendix 2, 6.6 Development in special areas</p> <p>The consent authority must not grant development consent for development on land in a special area unless a development control plan that provides for detailed development controls has been prepared for the land.</p> <p>The development control plan is to provide for the following:</p> <p>(a) an overall transport movement hierarchy showing the major</p>	<p>The site is located within the Turner Road Employment Area which is identified as a special area. The Turner Road Development Control Plan 2007 applies to the site and provides development controls that addresses all of the matters listed by this section.</p>	<p>Yes.</p>

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<p>circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,</p> <p>(b) a strategy for the protection and enhancement of riparian areas and detailed landscaping requirements for public and private domain,</p> <p>(c) a network of passive and recreational areas,</p> <p>(d) stormwater and water quality management controls, and</p> <p>(e) detailed urban design controls.</p>		