

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

Section	Assessment	Compliance?
<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> <p><u>IN1 General Industrial</u></p> <ul style="list-style-type: none"> • To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities and to support the viability of centres. • To minimise any adverse effect of industry on other land uses. • To enable development for the purpose of commercial offices only where it is associated with, and ancillary to, another permissible use on the same land. • To enable development for the purpose of retail premises only where it serves convenience needs, or where the goods or materials sold are of a type and nature consistent with construction and maintenance of buildings. <p><u>RE1 Public Recreation</u></p> <ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. 	<p>The site is zoned IN1 General Industrial and RE1 Public Recreation. The development is characterised as 'demolition', 'drainage', 'earthworks', 'roads' and the subdivision of land by the Western Parkland City SEPP. The development is permitted with consent in the IN1 and RE1 zones.</p> <p>The development is consistent with the relevant zone objectives in that it will:</p> <ul style="list-style-type: none"> • provide for a wide range of industrial and warehouse land uses, • encourage employment opportunities and support the viability of centres, and • not negatively impact the ability of the RE1 zoned land owned by Council to achieve its zone objectives due to the minor nature of the works proposed thereon. 	<p>Yes.</p>
<p>Appendix 2, 2.6 Subdivision - consent requirements</p> <p>Land may be subdivided but only with consent.</p>	<p>The DA seeks consent for the subdivision of land.</p>	<p>Yes.</p>

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Appendix 2, 2.6A Demolition The demolition of a building or work may be carried out only with consent	The DA seeks consent for demolition.	Yes.
Appendix 2, 5.9 Preservation of trees or vegetation A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by: (a) development consent, or (b) a permit granted by the Council.	The DA seeks consent for tree removal.	Yes.
Appendix 2, 6.1 Public utility infrastructure 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. Public utility infrastructure includes infrastructure for any of the following: <ul style="list-style-type: none"> the supply of water, the supply of electricity, and the disposal and management of sewage. 	The applicant has submitted a notice of anticipated requirements from Sydney Water in support of the DA. The notice details water and sewerage extensions that the applicant must construct as part of the development. The applicant has had an electrical design package certified by Endeavour Energy and submitted it in support of the DA. A standard condition is recommended to ensure that public utility infrastructure that is essential for the development is provided prior to the issue of a subdivision certificate. 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.	Yes.
Appendix 2, 6.6 Development in special areas 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. The development control plan is to provide for the following: (a) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,	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.	Yes.

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(b) a strategy for the protection and enhancement of riparian areas and detailed landscaping requirements for public and private domain, (c) a network of passive and recreational areas, (d) stormwater and water quality management controls, and (e) detailed urban design controls.		