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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 IN1 General Industrial zone objectives are:* To provide for a wide range of industrial and warehouse land uses.
* To encourage employment opportunities.
* To minimise any adverse effect of industry on other land uses.
* To support and protect industrial land for industrial purposes.
* To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
* To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses.
 | The proposed upgrade works to the Depot are permitted with consent in the IN1 General Industrial zone. The development is consistent with the relevant objectives of the IN1 zone in that:* The development is an industrial land use.
* The development caters for increased employment opportunities.
* The development incorporates measures to minimize adverse effects of the use on other land uses.
* The development will not impinge on the ability of any other land to be developed.
 | 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). | Consent for demolition of the various elements as indicated in the Demolition Plans that accompany the application is being sought. No concern is raised with the demolition proposed. | Yes. |
| **4.3 Building Height**Maximum building height of 9.5m, as indicated on the Height of Buildings Map | None of the proposed new buildings or structures on the site will exceed 9.5m in height. The highest proposed structure is the new four bay workshop that forms part of Building 10 which has a maximum height of 9.5m. | Yes. |
| **4.4 Floor Space Ratio**Maximum floor space ratio of 1:1, as indicated on the Floor Space Ratio Map. | The gross floor area (GFA) of all buildings that contribute to GFA on the site is approximately 2,734sqm. This equates to a floor space ratio (FSR) of 0.07:1 and is therefore well below the maximum FSR of 1:1 prescribed for the site. | 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. | Although the Depot site is not a heritage item or within a heritage conservation area, there are a number of local heritage items (Schedule 5 of the LEP) in relatively close proximity to the southern side of the site. These are the Former Milk Receiving Depot (I126) located at No. 259 Camden Valley Way; the Cottage (I127) located at No. 267 Camden Valley Way; and the Shop (I128) located at No. 269 Camden Valley Way. However, it is considered that the potential for adverse heritage impacts to these properties as a consequence of the proposed works is low and the preparation of a Heritage Impact Statement is not required. | 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. |