

# Fairfield Local Environmental Plan (LEP) 2013

The relevant objectives and provisions of Fairfield LEP 2013 have been considered in the following assessment table:

[illegible]

Clause	Yes	No	N/A	Comment
The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>1.6 Consent authority</b> The consent authority for the purposes of this Plan is (subject to the Act) the Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>1.9 Application of SEPPs and REPs</b>  (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.  (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:  <i>State Environmental Planning Policy No 1—Development Standards.</i>	<input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>	  There are a number of State Policies relevant to the development application which are addressed elsewhere in the report.  The state policies specified below are not relevant to this application.
<b>1.9A Suspension of covenants, agreements and instruments</b>  (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.  (2) This clause does not apply: (a) to a covenant imposed by the Council or that the Council requires to be imposed, or (b) to any prescribed instrument within the meaning of section 183A of the <i>Crown Lands Act 1989</i> , or (c) to any conservation agreement within the meaning of the <i>National Parks and Wildlife Act 1974</i> , or (d) to any Trust agreement within the meaning of the <i>Nature Conservation Trust Act 2001</i> , or (e) to any property vegetation plan within the meaning of the <i>Native Vegetation Act 2003</i> , or (f) to any biobanking agreement within the meaning of Part 7A of the <i>Threatened Species Conservation Act 1995</i> , or (g) to any planning agreement within the meaning of Division 6 of Part 4 of the	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	

Clause	Yes	No	N/A	Comment
Act.				
(3) This clause does not affect the rights or interests of any public authority under any registered instrument.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Part 2 Permitted or prohibited development</b>				
<b>2.1 Land use zones</b>				
RE1 – Public Recreation E2 – Environment Conservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The part of the land the subject of this DA is zoned RE1 Public Recreation. Showgrounds are permitted under the definition of “ <i>recreation facility (major)</i> ” The proposed development of a grandstand is a component of a showground and is permitted with consent on land so zoned.
<b>2.2 Zoning of land to which Plan applies</b>				
For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.3 Zone objectives and land use table</b>				
(1) The Table at the end of this Part specifies for each zone:				
(a) the objectives for development, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The zone objectives have been considered during the assessment of the development application.
(b) development that may be carried out without consent, and				
(c) development that may be carried out only with consent, and				
(d) development that is prohibited.				
(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) In the Table at the end of this Part:				
(a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Table in relation to the same zone.				
(4) This clause is subject to the other provisions of this Plan.				

Clause	Yes	No	N/A	Comment
<b>Notes.</b> 1. Schedule 1 set out additional permitted uses for particular land. 2. Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act. 3. Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent). 4. Clause 2.6 requires consent for subdivision of land. 5. Part 5 contains other provisions which require consent for particular development. 6. Part 6 contains local provisions which require consent for particular development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.4 Unzoned land</b> (1) Development may be carried out on unzoned land only with consent. (2) Before granting consent, the consent authority: (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable as the land is zoned.
<b>2.5 Additional permitted uses for particular land</b> (1) Development on particular land that is described or referred to in Schedule 1 may be carried out— (a) with development consent, or (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development. (2) This clause has effect despite anything to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is not listed in Schedule 1.

[illegible]

Clause	Yes	No	N/A	Comment
(b) to ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located,  (c) to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development.  (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	considered to be compatible with its purpose or context.
<b>4.4 Floor space ratio</b>  (1) The objectives of this clause are as follows:  (a) to provide an appropriate density of development consistent with the established centres hierarchy,  (b) to ensure building density, bulk and scale make a positive contribution toward the desired built form as identified by the established centres hierarchy.  (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	<input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	No maximum FSR is prescribed.  Notwithstanding, the bulk and scale of the proposed grandstand building is considered to be compatible with its purpose and context.
<b>4.6 Exceptions to development standards</b> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Cl.4.6 variations are required.
<b>Part 5 Miscellaneous provisions</b>				
<b>5.1 Relevant acquisition authority</b> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is not subject to any acquisition.
<b>5.6 Architectural roof features</b>  (1) The objectives of this clause are:  (a) To ensure that any decorative roof element does not detract from the architectural design of the building, and  (b) To ensure that prominent architectural roof features are contained within the height limit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable as there is no breach of the height limit.  The roof form is appropriate for the development and its context.



Clause	Yes	No	N/A	Comment
(2) Requirement for consent				Fairfield Local Environmental Plan 2010 as an item of heritage, being the Indigenous Flora Park.
Development consent is required for any of the following:				The proposed development is not within proximity to the heritage item.
(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(i) a heritage item,				
(ii) an Aboriginal object,				
(iii) a building, work, relic or tree within a heritage conservation area,				
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) disturbing or excavating an Aboriginal place of heritage significance,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) erecting a building on land:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(i) on which a heritage item is located or that is within a heritage conservation area, or				
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,				
(f) subdividing land:				
(i) on which a heritage item is located or that is within a heritage conservation area, or				
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.				
(3) When consent not required				
However, development consent under this clause is not required if:				
(a) the applicant has notified the consent authority of the proposed development and the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	





Clause	Yes	No	N/A	Comment
consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:				
(i) is of a minor nature, or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site, or a building, work, relic, tree or place within the heritage conservation area, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or				
(b) the development is in a cemetery or burial ground and the proposed development:				
(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or				
(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or				
(d) the development is exempt development.				
<b>(4) Effect of proposed development on heritage significance</b>				
The consent authority must, before granting consent under this clause, in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>(5) Heritage assessment</b>				
The consent authority may, before granting consent to any development:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) on land on which a heritage item is located, or				
(b) on land that is within a heritage conservation area, or				

Clause	Yes	No	N/A	Comment
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),  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 heritage item or heritage conservation area concerned.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Archaeological assessment has discovered artefacts elsewhere on the land that were not previously known.  No such artefacts were found in the vicinity of the work area the subject of the DA.
<b>(6) Heritage conservation management plans</b>  The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.				
<b>(7) Archaeological sites</b>  The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):  (a) notify the Heritage Council of its intention to grant consent, and  (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(8) Aboriginal places of heritage significance</b>  The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance: 2010 No 616 Fairfield Local Environmental Plan 2010 Clause 5.11 Miscellaneous provisions Part 5 Page 47  (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and  (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate about the application and take into consideration any response received within 28 days after the notice is sent.	<input checked="" type="checkbox"/>        <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>        <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>        <input type="checkbox"/>  <input type="checkbox"/>	

Clause	Yes	No	N/A	Comment
(9) Demolition of nominated State heritage items				
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) notify the Heritage Council about the application, and				
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(10) Conservation incentives				
The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Part 6 Additional local provisions</b>				
<b>6.1 Acid sulfate soils</b>				
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is not mapped as being affected by acid sulphate soils.
<b>6.2 Earthworks</b>				
(1) The objectives of this clause are as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Earthworks (benching of the land and works for

Clause	Yes	No	N/A	Comment
<p>(a) to ensure that earthworks for which a development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land,</p> <p>(b) to allow earthworks of a minor nature without separate development consent.</p>				footings) are considered as part of this application.
<p>(2) Development consent is required for earthworks, unless:</p> <p>(a) the work does not alter the ground level (existing) by more than 600 millimetres, or</p> <p>(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(c) the work is ancillary to other development for which development consent has been given.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or of the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p><b>Note.</b> The <i>National Parks and Wildlife Act 1974</i>, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>6.3 Flood planning</b>				

Clause	Yes	No	N/A	Comment
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid significant adverse impacts on flood behaviour and the environment.</p> <p>(2) This clause applies to land at or below the flood planning level.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) incorporates appropriate measures to manage risk to life from flood, and</p> <p>(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</p> <p>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</p> <p>(4) A word or expression used in this clause has the same meaning as it has in the <i>Floodplain Development Manual</i> (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.</p> <p>(5) In this clause, <i>flood planning level</i> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is partially flood affected.</p> <p>The Flood Assessment carried out by WMA Water concludes that:</p> <p>i. The proposed grandstand would not cause an increase in peak flood levels or hazard outside the site;</p> <p>ii. The proposed grandstand is outside of the mainstream PMF extent and is subject to limited shallow overland flow affectation;</p> <p>iii. Local runoff around the site can be adequately managed with appropriate stormwater and civil design without the application of flood related development controls (set out in the Fairfield Citywide Development Control Plan 2013).</p>
<p><b>6.5 Terrestrial biodiversity</b></p> <p>(1) The objective of this clause is to maintain terrestrial biodiversity by—</p> <p>(a) protecting native fauna and flora, and</p> <p>(b) protecting the ecological processes necessary for their continued existence, and</p> <p>(c) encouraging the conservation and recovery of native fauna and flora and their habitats.</p> <p>(2) This clause applies to land identified as "Biodiversity" on the <a href="#">Terrestrial Biodiversity Map</a>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Although parts of the land are mapped as riparian land and watercourse, the part of the site to be developed as shown in the overlay below.</p>

Clause	Yes	No	N/A	Comment
<p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—</p> <p>(a) whether the development is likely to have—</p> <p>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</p> <p>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</p> <p>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</p> <p>(iv) any adverse impact on the habitat elements providing connectivity on the land, and</p> <p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>				
<p><b>6.6 Riparian land and watercourses</b></p> <p>(1) The objective of this clause is to protect and maintain the following—</p> <p>(a) water quality within watercourses,</p> <p>(b) the stability of the bed and banks of watercourses,</p> <p>(c) aquatic and riparian habitats,</p> <p>(d) ecological processes within watercourses and riparian areas.</p> <p>(2) This clause applies to land identified as “Riparian area” on the <a href="#">Riparian Lands and Watercourses Map</a>.</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—</p> <p>(a) whether or not the development is likely to have any adverse impact on the following—</p> <p>(i) the water quality and flows within the watercourse,</p> <p>(ii) aquatic and riparian species, habitats and ecosystems of the watercourse,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Although parts of the land are mapped as riparian land and watercourse, the part of the site to be developed as shown in the overlay below.</p> 

Clause	Yes	No	N/A	Comment
<p>(iii) the stability of the bed and banks of the watercourse,</p> <p>(iv) the free passage of fish and other aquatic organisms within or along the watercourse,</p> <p>(v) any future rehabilitation of the watercourse and riparian areas, and</p> <p>(b) whether or not the development is likely to increase water extraction from the watercourse, and</p> <p>(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>				
<p><b>6.7 Landslide risk</b></p> <p>.....</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The land is not subject to landslide risk.
<p><b>6.8 Infrastructure development—Council</b></p> <p>(1) Development may be carried out by or on behalf of the Council without development consent on any land, other than land in a heritage conservation area or land containing a heritage item, unless the development is carried out in accordance with a heritage conservation management plan that has been approved by the Council.</p> <p>(2) Subclause (1) does not apply to the following development—</p> <p>(a) the erection of a class 1–9 building under the <i>Building Code of Australia</i>,</p> <p>(b) development that is not exempt development under <a href="#">State Environmental Planning Policy (Infrastructure) 2007</a> and has a capital investment value of more than \$1,000,000.</p> <p>(3) Development for the purpose of a car park may be carried out by or on behalf of Council with development consent on any</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consent is required for the development.

Clause	Yes	No	N/A	Comment
<p>land if the capital investment value is more than \$1,000,000.</p> <p>(4) In this clause, <i>capital investment value</i> has the same meaning as it has in the <a href="#">Environmental Planning and Assessment Regulation 2000</a>.</p>				
<p><b>6.9 Essential services</b></p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The land is serviced by the necessary service infrastructure.
<b>Schedule 1 Additional permitted uses “Nil”</b>				