

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 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> <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To support the well being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development. • To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas. • To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity. • To provide for a variety of recreational uses within open space areas. | <p>The subject site is zoned R1 General Residential and the proposed centre-based child care facility is permitted with consent in the zone</p> <p>The proposal is consistent with the objectives of the zone as it provides a facility to meet the day-to-day needs of residents by providing child care services</p> | <p>Yes.</p> |
| <p>Appendix 2, 4.3 Height of buildings</p> <p>Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 9.5m.</p> | <p>The maximum proposed height is 7.33m when measured from the Max RL to the NGL:</p> <p>NGL = 78.5 RL = 85.830</p> | <p>Yes.</p> |

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| Appendix 2, 6.1 Public utility infrastructure Development consent must not be granted for development on land unless the consent authority 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 it is required. | Referrals were sent to Endeavour Energy and Sydney Water who confirm there is public utility infrastructure available to service the proposal | Yes. |