

State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Section	Assessment	Compliance
Appendix 2, 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 relevant objectives of the R1 General Residential zone are: - To enable other land uses that provide facilities or services to meet the day to day needs of residents. - To support the wellbeing 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. The relevant objectives of C2 Environmental Conservation zone are: - To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.	The site is located within the R1 General Residential and C2 Environmental Conservation zone. Educational establishments are permitted with consent in the R1 General Residential zone. Drainage works are permitted with consent in the C2 Environmental Conservation zone. The proposed development will contribute to community needs by providing an educational building associated with the approved Macarthur Anglican School. The proposed school buildings will expand upon the existing site and provide an additional facility to service growing community and in particular the growing number of families in the area. The associated drainage works will manage stormwater within the area of high ecological value.	Yes.
Appendix 2, 2.6A Demolition Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).	Demolition of a number of existing buildings on site is proposed. Assessment of this is contained within the report and associated attachments.	Yes
Appendix 2, 4.3 Height of buildings Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map. The maximum building height for this site is 9.5m.	The maximum proposed building height does not exceed 9.5 metres.	Yes.

Appendix 2, 5.9 Preservation of trees or vegetation Development consent is required for tree removal and tree related works.	The application proposes to remove 10 trees to accommodate the proposed development. An assessment of the proposed tree removal and ecological impacts was included with the application. Council Officers have reviewed these reports and are satisfied with the findings subject to recommended conditions including requirements for replacement planting.	Yes.
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.	Existing infrastructure is available and sufficient to meet the demands required of the additional building.	Yes.
Appendix 2, 6.6 Development in special areas (1) This section applies to land shown as being in a special area on the Special Areas Map. (2) 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 riparian protection area, the location of the stormwater detention and treatment basin for the school building, is mapped as zone B. Part B2 Riparian Protection Area, a site specific DCP, has been established to provide controls for this land.	Yes.