

## SEPP (Western Sydney Employment Area) – Part 5 Compliance Table

PROVISION	COMMENT	COMPLIANCE
<b>20 Ecologically sustainable development</b>  The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that the development contains measures designed to minimise: <p>(a) the consumption of potable water, and</p> <p>(b) greenhouse gas emissions.</p>	The proposed works relate to road works, bulk earthworks and environmental protection measures only. The proposed works will not preclude the minimisation of potable water consumption or generation of greenhouse gas emissions.	N/A
<b>21 Height of buildings</b>  The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that: <p>(a) building heights will not adversely impact on the amenity of adjacent residential areas, and</p> <p>(b) site topography has been taken into consideration.</p>	No buildings are proposed. The proposed works relate to road works, bulk earthworks and environmental protection measures only.	N/A
<b>22 Rainwater harvesting</b>  The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Director-General.	No new buildings are proposed.	N/A
<b>23 Development adjoining residential land</b>	The site does not adjoin residential land.	N/A

PROVISION	COMMENT	COMPLIANCE
<p><b>24 Development involving subdivision</b></p> <p>The consent authority must not grant consent to the carrying out of development involving the subdivision of land unless it has considered the following:</p> <p>(a) the implications of the fragmentation of large lots of land,</p> <p>(b) whether the subdivision will affect the supply of land for employment purposes,</p> <p>(c) whether the subdivision will preclude other lots of land to which this Policy applies from having reasonable access to roads and services.</p>	<p>The proposal involves the minor modification of an internal lot boundary to Lot 1C through its relocation 20m to the west. This lot layout is generally consistent with the approved subdivision plan for the site. The proposed modification will not affect the supply of land for employment purposes nor will it preclude other lots from having reasonable access to roads and services.</p>	<p>Yes</p>
<p><b>25 Public utility infrastructure</b></p> <p>(1) The consent authority must not grant consent to development on land to which this Policy applies 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.</p>	<p>The provision of public utility infrastructure will commence following the completion of the site preparation works. This work will be subject to a separate development applications.</p>	<p>N/A</p>
<p><b>26 Development on or in vicinity of proposed transport infrastructure routes</b></p>	<p>The proposal is not located in the vicinity of a proposed road</p>	<p>N/A</p>
<p><b>27 Exceptions to Development Standards</b></p>	<p>No variations are proposed to development standards contained within the SEPP</p>	