

## Schedule of Departures

Table 1 – State Environmental Planning Policy (Central Western Sydney Economic and Employment Area) Employment Lands Precinct Plan

### Eastern Creek Precinct

Section	Requirement	Proposal	Departure Statement
<b>Section 11 Urban Design</b>			
<b>11.2 Subdivision</b>	<ul style="list-style-type: none"> <li>The minimum lot size for all allotments in a Torrens Title subdivision shall be no less than 5,000 square meters.</li> </ul>	<ul style="list-style-type: none"> <li>The minimum lot size for all industrial /warehouse allotments in a Torrens Title subdivision shall be 1,500 square meters</li> </ul>	A smaller minimum lot size allows for the response to significant site easements, and constrained developable land, which results from the E2 zone and road layouts across the site. 1,500 square meters is sufficient to allow for a variety of self sufficient employment facilities.
	<ul style="list-style-type: none"> <li>The minimum width for all allotments in a Torrens Title subdivision, when measured at the building line, shall be no less than 35m, except as otherwise provided for in (aiii) ancillary development.</li> </ul>	<ul style="list-style-type: none"> <li>The minimum width at the building line for all allotments in a Torrens Title subdivision is 30m.</li> </ul>	As above. A 30m minimum width allows for variety, variation and flexibility given the significant site constraints.
	<ul style="list-style-type: none"> <li>Council discourages inappropriate multi-tenanted industrial development that are not of high visual appearance compatible with existing development within the Precinct. However, this does not preclude two or more differing industrial processes associated with the same development occurring on a single allotment. The minimum gross floor area for any industrial unit that forms part of a multi-tenanted industrial development shall be no less than 1,000 square meters.</li> </ul>	<ul style="list-style-type: none"> <li>The minimum allotment size for Strata Title subdivision of a single development or industrial unit, or the gross floor area of any industrial unit that forms part of a multi-tenanted industrial development, shall be 150 square meters.</li> </ul>	As above. A smaller min GFA for multi tenanted industrial development allows for a diverse mix of tenants given the constraints of the site.
<b>10.6 Parking</b>	<ul style="list-style-type: none"> <li>Buildings 7,500 square meters or less – 1 space per 100 square meters GFA. Building greater than 7,500 square meters GFA – 1 space per 200 square meters GFA only for the area in excess of 7,500 square meters where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for.</li> </ul>	<ul style="list-style-type: none"> <li>Office: 1/40m<sup>2</sup> GFA</li> <li>Factory: 1/100 GFA first 100m<sup>2</sup> then 1/200m<sup>2</sup> GFA (includes office component)</li> <li>Warehouse: 1/300m<sup>2</sup> GFA + 1/40m<sup>2</sup> office</li> </ul>	A reduced parking rate is proposed which is consistent with that approved at the Oakdale development and those stipulated in the RTA traffic generating guidelines.

It is noted that the SEPP 59 Employment Precincts Plan provides additional sections on issues such as stormwater management and road design. These have not been replicated in the guidelines for the Ropes Creek Employment Precinct as these issues are covered by specialist consultants reports which form part of the Concept Plan.