

SEPP 1 Report January to March 2014

Council DA reference number	Lot number	DP number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
1657/2013/DA-1	7	1071594	13	Austool Place	INGLEBURN	2565	12: Industrial	LEP 2002	4(a) - General Industry Zone	Clause 37 (a) Setbacks within industrial areas	The accompanying State Environmental Planning Policy No. 1 objection provided the following justification:1. The proposed screen wall will obscure public view of the proposed display area for vehicles/machinery.2. The area between the proposed screen wall and the railway line is to be substantially landscaped.3. Constructing the screen wall 30 metres from the railway line (in strict compliance with the standard) would result in the sterilisation of 3,270m ² of industrial land (or 38% of the total site area), which would be unreasonable.4. The setback of the proposed screen wall is sufficient to enable views of the proposed outdoor storage.	66.66666	Council	11/03/2014
537/2013/DA-1	205	787308	19	Broadhurst Road	INGLEBURN	2565	12: Industrial	LEP 2002	4(a) - General Industry Zone	Clause 37 Setbacks within industrial areas	The approved development involves a variation to the Main Southern Railway line 30m setback requirement of sub-clause 37(a) of the Campbelltown (Urban Area) Local Environmental Plan 2002.	35%	Council	11/03/2014
											The accompanying State Environmental Planning Policy No. 1 objection provided the following justification: i. The proposed landscape screening across the rear of the building will ensure that the visual appearance of the building, when viewed from the Main Southern Railway corridor is acceptable.			
											ii. Despite the reduced rear building setback, the area at the rear of the site is not required for car parking or heavy vehicle manoeuvring.iii. The proposed non-compliance does not result in any inconsistencies with the objectives of the zone in which the site is located, or the assumed objectives of the rear building setback development standard.iv. The non-compliance does not directly result in any adverse environmental impacts in terms of the building being out of context with the prevailing bulk and scale of industrial development in the locality. v. The proposal will provide a high quality industrial development that is sympathetic to and in keeping with the existing and desired future character of the area. vi. The scale and nature of the non-compliance does not give rise to any matter of State or Regional significance, nor does it adversely affect the public interest.vii. The style, scale and built form of the building and associated landscaping will reflect and complement the existing and likely future 'built environment' and desired character of the area.viii. The landscape screening proposed across the rear of the building will soften the visual impact of the building when viewed from the Main Southern Railway corridor. ix. The proposal will have a positive impact on the streetscape character of the locality.			
											x. The proposal is generally consistent with the aims and objectives of Campbelltown (Urban Area) Local Environmental Plan 2002. xi. The proposal is generally consistent with the objects of the Environmental Planning and Assessment Act 1979, in particular, the orderly and economic use and development of land and ecological sustainable development.			