

APPENDIX B: CONSIDERATIONS UNDER SECTION 79C OF THE EP&A ACT

Section 79C of the EP&A Act requires the consent authority, when determining a development application, must take into consideration the following matters:

<p>(a) the provisions of:</p> <ul style="list-style-type: none"> (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and (v) any coastal zone management plan (within the meaning of the <i>Coastal Protection Act 1979</i>) that apply to the land to which the development application relates. 	<p>The Department has considered Environmental Planning Instruments relevant to the proposed development (see Appendix C).</p> <p>Development Control Plans (DCPs) do not apply to State Significant Development under clause 11 of the SRD SEPP. Notwithstanding, the Department has consulted with Blacktown City Council and given due consideration to its DCP in its assessment in Section 5 of this report.</p> <p>The Department has undertaken its assessment of the proposed development in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p> <p>The site is not located within the coastal zone.</p>
<p>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p>	<p>The Department has considered the likely impacts of the proposed development in detail in Section 5 of this report. The Department is satisfied that all impacts can be appropriately managed and mitigated through recommended conditions of consent.</p>
<p>(c) the suitability of the site for the development,</p>	<p>Section 3 of this report provides details on the suitability of the site for the proposed development. The site is located within the WSP.</p> <p>The site was identified as a tourist hub within the WSP <i>Parklands Plan of Management 2020</i>.</p> <p>The site is also located in close proximity to Sydney's major road network which provides good transport links throughout the city and the State.</p> <p>The Department therefore considers that the site is suitable for the proposed development.</p>
<p>(d) any submissions made in accordance with this Act or the regulations,</p>	<p>All matters raised in these submissions have been summarised in Section 4 of this report and given due consideration as part of the assessment of the proposed development in Section 5 of this report.</p>
<p>(e) the public interest.</p>	<p>The recommended conditions of consent impose a range of controls, which the Department considers will mitigate any potential impacts of the proposed development.</p> <p>The Department considers the proposed development is therefore in the public interest.</p>