

THE PLANNINGHUB

by Hawes & Swan

APPENDIX C

PENRITH LOCAL ENVIRONMENTAL PLAN 2010 - COMPLIANCE TABLE

110–112 MOUNT VERNON ROAD,
MOUNT VERNON

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Penrith Local Environmental Plan 2010
110-112 Mount Vernon Road, Mount Vernon

Clause	Requirement	Comment	Complies
4.3 Height of Buildings	Ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality.	The proposed site does not have an applicable maximum height of buildings. However, in order to remain compatible with the surrounding character of the Mount Vernon area, the proposed centre will be single-storey. This will result in no adverse impacts on neighbouring residents from a views or sunlight perspective.	✓
7.1 Earthworks	Ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	The proposed child care centre will generate minor earthworks associated with the build and to facilitate On-Site waste water management towards the rear of the site. These earthworks will have no detrimental impact on environmental functions and processes, as well as not impacting on neighbouring uses or cultural and heritage items within Mount Vernon.	✓
7.4 Sustainable Development	In deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a “whole of building” approach.	The design of this proposed child care centre has considered the 10 sustainable development areas, ensuring that the design of the building meets Penrith’s sustainable development aims. Refer to the BCA Report (Appendix L) and Section J Report (Appendix M) for ways in which the built form of this proposal has considered sustainability in its overall design.	✓
7.6 Salinity	To protect natural hydrological systems by minimising soil disturbance and ensuring appropriate land use management.	Minimal soil disturbance will be caused by this proposed development. Refer to Geotech Report within Appendix H .	✓

<p>7.7 Servicing</p>	<p>Before granting development consent for development on any land to which this Plan applies, the consent authority must be satisfied that:</p> <ul style="list-style-type: none"> a) the development will be connected to a reticulated water supply, if required by the consent authority, and b) the development will have adequate facilities for the removal and disposal of sewage, and c) if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and d) the need for public amenities or public services has been or will be met. 	<p>Adequate arrangements will be made to ensure the proposed development is connected to the essential services and have adequate facilities for the removal and disposal of sewage.</p>	<p>✓</p>
<p>7.9 Development of land in the flight paths of the site reserved for the proposed Second Sydney Airport</p>	<p>Ensure that development in the vicinity of the proposed Badgery’s Creek airport site has regard to the use or potential future use of the site as an airport and does not hinder or have any other adverse impact on the development or operation of an airport on that site.</p>	<p>The proposed child care centre in Mount Vernon is located on the fringe of the land affected by aircraft noise from the proposed Badgery’s Creeks Airport Site. The proposed development will not impact on any future use of the airport site, with the proposed airport having a minimal effect on the site as a child care centre. An Acoustic Report has been prepared by Acoustic Logic (Appendix F) that addresses the acoustic impact of the future airport and the child care centre.</p>	<p>✓</p>