

Section 79C Assessment

DA no. : JRPP-14-1105

Proposal: 5 x 5 storey residential flat buildings

Location: 60 Pelican Road, Schofields

Heads of Consideration 79C	Comment	Complies
<p>a. The provisions of :</p> <ul style="list-style-type: none"> (i) Any environmental planning instrument (EPI) (ii) Any development control plan (DCP) (i) The regulations 	<p>The provisions of the relevant EPIs relating to the proposed development are summarised under Section 6 of this report. The proposal is considered to be consistent with the relevant SEPPs, including Growth Centres SEPP, SEPP (Infrastructure) 2007 and the 10 'design quality principles' of SEPP 65.</p> <p>The proposed development is a permissible land use within the R3 Medium Density Residential zone and satisfies the zone objectives outlined under the Growth Centres SEPP. The development complies with the maximum FSR and building height established with the SEPP.</p> <p>The Growth Centres DCP applies to the site. The proposed development is compliant with all of the numerical controls established under the DCP, with the exception of setback requirements to some buildings, internal building separation and minimum landscape area. The variations are discussed in detail under Section 9 and are considered acceptable by council officers. Given that the non-compliances are considered minor, it is recommended that the development be supported in its current form.</p>	Yes
<p>b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</p>	<p>An assessment of the key issues relating to the proposed development is provided under Section 9. It is considered that the likely impacts of the development, including traffic, noise, parking and access, bulk and scale, overshadowing, privacy, stormwater, waste management and the like, have been satisfactorily addressed.</p> <p>A thorough site analysis was undertaken to ensure that the proposed development will have minimal impacts on surrounding properties. Appropriate measures, including CCTV, lighting and signage will also ensure that security and safety is maximised on and around the site.</p> <p>In view of the above it is believed that the proposed development will not have any unfavourable social, economic or environmental impacts.</p>	Yes
<p>c. The suitability of the site for the development</p>	<p>The subject site is zoned R3 Medium Density Residential with a 16 m building height limit pursuant to the Growth Centres SEPP. Residential flat buildings are permissible on the site with development consent.</p> <p>The site has an area and configuration suited to the form of development proposed. The design solution is based on sound site analysis and</p>	Yes

Heads of Consideration 79C	Comment	Complies
	<p>responds positively to the different types of land uses adjoining the site. The site's close proximity to the Schofields train station and Alex Avenue local centre, services, facilities and a major arterial road network also makes this a suitable site for higher residential densities.</p> <p>Whilst the existing area is currently large lot rural residential living, the site and surrounding area has been identified under the Alex Avenue rezoning for R3 Medium Density Residential.</p> <p>The site is therefore considered suitable for the proposed development.</p>	
d. Any submissions made in accordance with this Act, or the regulations	1 submission has been received regarding the proposal. It is considered that the issues raised do not warrant refusal of the application and in many instances can be addressed via suitable conditions of consent.	Yes
e. The public interest	It is considered that no adverse matters relating to the public interest arise from the proposal. The proposal provides high quality housing stock and provides for a wider range of housing diversity within the Blacktown City area.	Yes