

DA no. : JRPP-14-1105

Proposal: 5 x 5 storey Residential Flat Buildings

Location: 60 Pelican Road, Schofields

Compliance with SEPP (Sydney Region Growth Centres) 2006 General controls within main body of the SEPP		
Clause	Proposal	Complies
Part 5 Development controls – flood prone and major creek land		
Cl.19 Development on flood prone and major creeks land—additional heads of consideration	N/A	N/A
Cl. 20 Development on and near certain land at Riverstone West	N/A	N/A
Compliance with SEPP (Sydney Region Growth Centres) 2006 Appendix 4 - Alex Avenue and Riverstone Precinct Plan 2010		
Clause	Proposal	Complies
Part 2 Permitted or prohibited development		
2.1 Zoning & Land Use Tables	Site is zoned R3 Medium Density, SP2 Local Road and SP2 Drainage. Residential Flat Buildings are permissible in the R3 zone.	Yes
Part 4 Principal development standards		
4.1AB Cl. (9) - Min. lot size for RFB in R3 zone ➤ Min. 2,000m ²	Lots are between 6,160 sqm and 8,316 sqm.	Yes
4.1B Residential Density ➤ Min. 25 dwellings per ha	Minimum 46 dwellings required. Proposal provides for 322 units.	Yes
4.3 Height of Buildings ➤ Max. 16m	Maximum building height 16 m.	Yes
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1:75	1.74:1	Yes
4.6 Exceptions to development standard ➤ Request must be in writing	Nil sought.	N/A
Part 5 Miscellaneous provisions		
5.6 Architectural roof features	N/A	N/A

5.9 Preservation of trees or vegetation	N/A	N/A
5.10 Heritage conservation	N/A	N/A
Part 6 Additional local provisions		
6.1 Public utility infrastructure	Site is capable of being serviced with drinking water, sewer and electricity. Suitable conditions to be imposed.	Yes
6.2 Attached dwellings, manor homes and multi-dwelling housing in R2 zone	N/A	N/A
6.4 & 6.5 Native vegetation	N/A	N/A
6.6 Zone B4 Mixed Use	N/A	N/A
6.7 B1 Neighbourhood Centre	N/A	N/A