

DA no. : JRPP-14-1593

Proposal: 5 x 4 storey residential flat buildings

Location: Lot 4 DP 135883, No. 828 Windsor Road, Rouse Hill

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	Site is not identified on the development control map as flood prone.	Yes
Cl. 20 Development on and near certain land at Riverstone West	Site is not located within Riverstone West Precinct.	Yes
Compliance with SEPP (Sydney Region Growth Centres) 2006 Appendix 6 – Area 20 Precinct Plan		
Clause	Proposal	Complies
Part 2 Permitted or prohibited development		
2.1 Zoning & Land Use Tables	R3 – Medium Density Residential	Yes
Part 4 Principal development standards		
4.1AB Cl. (9) - Min. lot size for RFB in R3 zone ➤ Min. 2,000m ²	Proposed Lot 1– 6,732 sqm Proposed Lot 2 – 8,861 sqm	Yes
4.1B Residential Density ➤ Min. 25ph	2.035 hectares – Requires 51 dwellings Provided – 253 dwellings	Yes
4.3 Height of Buildings ➤ Max. 12m	Maximum 12.6m	No – Clause 4.6 lodged. Variation addressed in main report and considered acceptable on merits.
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1:75	GFA – 25,150 sqm FSR – 1.7:1	Yes

4.6 Exceptions to development standard ➤ Request must be in writing	Clause 4.6 lodged against Clause 4.3 Height of Buildings.	Yes
Part 5 Miscellaneous provisions		
5.6 Architectural roof features	N/A	N/A
5.9 Preservation of trees or vegetation	Trees removed under subdivision DA.	Yes
5.10 Heritage conservation	Nil	Yes
Part 6 Additional local provisions		
6.1 Public utility infrastructure	Site is serviced with drinking water, sewage and electricity.	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