

## Section 79C 'Heads of Consideration'

Heads of Consideration 79C	Comment	Complies
<p><i>a. the provisions of :</i></p> <p><i>(i) any environmental planning instrument (EPI)</i></p> <p><i>(ii) any development control plan (DCP)</i></p> <p><i>(iii) the regulations</i></p>	<p>The provisions of the relevant EPI's relating to the proposed development are summarised under Section 6 of this report. The proposal is considered to be consistent with the relevant SEPP's including, Growth Centres SEPP, SEPP (Infrastructure) 2007 and the 10 'design quality principles' of SEPP No. 65. The variation to building height under the Growth Centres SEPP is considered satisfactory as outlined in Section 9 above.</p> <p>The Growth Centres DCP 2010 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 the street. The reduction in setback by 1 m is considered satisfactory and the road width in the site has been increased by 1 m. A detailed assessment of the DA is provided under Section 9 of this Report. Given the non-compliances are considered minor it is recommended that the development be supported in its current form.</p>	Yes
<p><i>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</i></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 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><i>c. the suitability of the site for the development</i></p>	<p>The subject site is zoned R3 Medium Density Residential with a 12 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 responds positively to the different types of land uses adjoining the site. The site's close proximity to the Schofields train station and Area 20 local centre, services, facilities</p>	Yes

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	<p>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 Area 20 rezoning for R3 Medium Density Residential.</p> <p>The site is therefore considered suitable for the proposed development.</p>	
<i>d. any submissions made in accordance with this Act, or the regulations</i>	As noted in Section 10 of this Report, 1 submission has been received regarding the proposal. The issues raised in the submission do not warrant refusal of the DA.	Yes
<i>e. the public interest</i>	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