

DA no. : JRPP-14-1907

Proposal: 6 x Residential Flat Buildings

Location: Proposed Lot 16B within the subdivision of Lot 16 DP 317979, 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		
CI.19 Development on flood prone and major creeks land—additional heads of consideration	Site is not floodprone.	N/A
CI. 20 Development on and near certain land at Riverstone West	Site is not located within the Riverstone West Precinct.	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	R3 – Residential Flat Buildings permissible.	Yes
Part 4 Principal development standards		
4.1AB CI. (9) - Min. lot size for RFB in R3 zone ➤ Min. 2,000m ²	Site area of proposed Lot 16B – 13,680sq.m	Yes
4.1B Residential Density ➤ Min. 25ph	35 dwellings required. DA proposes 216 dwellings.	Yes
4.3 Height of Buildings ➤ Max. 16m	The height of building range between 15m to 17.8m.	No – Clause 4.6 variation sought. See main report for consideration of variation.
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1:75	FSR sought 1.78:1. Note: Prior to road widening proposed FSR complied at 1.75:1.	No – Clause 4.6 variation sought. See main report for consideration of variation.

4.6 Exceptions to development standard ➤ Request must be in writing	Variations sought to 4.3 Height of Buildings and 4.4 Floor space ratio.	Yes - See detailed discussion in main report.
Part 5 Miscellaneous provisions		
5.6 Architectural roof features	Nil.	N/A
5.9 Preservation of trees or vegetation	Site is Biodiversity Certified. No retention of trees. Tree removal approved under DA-14-912.	N/A
5.10 Heritage conservation	There are no items of Aboriginal or European heritage significance of the site. A condition will be imposed identifying should an items of significance be found during works, work is the cease immediately and appropriate permits be obtained.	Yes
Part 6 Additional local provisions		
6.1 Public utility infrastructure	Site has been endorsed for subdivision under DA-14-912 and public utility requirements are to satisfied by this application.	Yes
6.2 Attached dwellings, manor homes and multi-dwelling housing in R2 zone	N/A	N/A
6.4 & 6.5 Native vegetation	Site is Biodiversity Certified. No retention of trees. Tree removal approved under DA-14-912.	Yes
6.6 Zone B4 Mixed Use	N/A	N/A
6.7 B1 Neighbourhood Centre	N/A	N/A