

Assessment of compliance with SEPP (Sydney Region Growth Centres) 2006

Compliance with SEPP (Sydney Region Growth Centres) 2006 General controls within main body of the SEPP		
Clause	Proposal	Complies
Part 4 Development controls – general		
Cl. 18 Water recycling & conservation	Sydney Water's 'Growth Servicing Plan July 2014 to June 2019' indicates that developers are responsible for funding and delivering all reticulation works as part of the Section 73 compliance certificate process. This includes any recycled water reticulation works for schemes regulated by the Independent Pricing and Regulatory Tribunal (IPART). Recycled water will therefore be dealt with at the Section 73 certificate stage.	Yes
Part 5 Development controls – flood prone and major creek land Part 6 Development controls – vegetation Part 7 Development controls – cultural heritage landscape area		
Cl.19 Development on flood prone & major creeks land—additional heads of consideration	N/A the site is not identified as flood prone.	N/A
Cl. 20 Development on and near certain land at Riverstone West	N/A the site is not on or near Riverstone Road West.	N/A
Cl. 21-24 Vegetation	The site is nominated as containing Shale Plains Woodland. The DA does not propose the removal of significant vegetation. The site is also located on Biodiversity Certified land. The Applicant will provide replacement vegetation as per the proposed Landscape Strategy.	Yes
Cl. 25-26 Cultural heritage landscape area	The proposal is accompanied by an Aboriginal Archaeological Due Diligence Assessment prepared by Comber Consultants and dated June 2015 which confirmed that there was no evidence of Aboriginal occupation or aboriginal objects on the site during an inspection. This report does not raise any objection on archaeological grounds and no further	Yes

	archaeological investigation, monitoring or testing is required in respect of the proposal. If, during the course of the proposed development, any previously undetected Aboriginal "objects" are uncovered, work must cease in the vicinity of that object, artefact or site and further advice sought from the consultant and relevant Aboriginal groups. This requirement has been addressed via a Condition of consent.	
Compliance with SEPP (Sydney Region Growth Centres) 2006 Appendix 6 – Area 20 Precinct Plan 2011		
Clause	Proposal	Complies
Part 2 Permitted or prohibited development		
2.1 Zoning & Land Use Tables	The site is zoned R3 Medium Density Residential. RFBs are permissible with consent. The proposal is consistent with the zoning objectives.	Yes
2.6 Subdivision	Subdivision is proposed.	Yes
2.7 Demolition	This proposal comprises demolition.	Yes

Part 4 Principal development standards		
4.1AB Cl. (9) - Min. lot size for RFB in R3 zone ➤ Min. 1,000 sqm	The site area is 20,230sqm. Complies.	Yes
4.1B Residential Density ➤ Min. 45ph	The proposal is for 434 apartments. The residential density requires 91 units. Complies.	Yes
4.3 Height of Buildings ➤ Max. 26m	A minor portion of the roof structure and rooftop plant and equipment of Buildings A & C exceeds the height control by 300mm, being a variation of 1.2%.	No. The Applicant seeks to vary this development control, refer to the clause 4.6 submitted in March 2016. The proposed variation is considered reasonable.
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1.75:1	FSR 1.73:1. Complies.	Yes
4.6 Exceptions to development standard ➤ Request must be in writing	The applicant has submitted a CI 4.6 in support of a variation to height of buildings. Refer to Attachment 2 for a copy of the Applicant's submission.	Satisfactory. Refer to further discussion in the Assessment Report.
Part 5 Miscellaneous provisions		
5.6 Architectural roof features	N/A	N/A
5.9 Preservation of trees or vegetation	The proposal comprises the removal of trees and vegetation. This has been considered by Council's Open Space and Tree Maintenance section, and no objection is raised subject to conditions . The Applicant also proposes replacement trees and landscaping throughout the development site.	Yes
5.10 Heritage conservation	N/A	N/A

Part 6 Additional local provisions		
6.1 Public utility infrastructure	The proposed development is clear of the existing electricity easement at the eastern portion of the site. The development will include the provision / augmentation of electricity, water and sewage services.	Yes. The provision of services will be appropriately conditioned.
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 the site is not mapped as containing native vegetation. The adjoining site to the north is zoned E2 Environmental Conservation.	Yes