

**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	R3 – Medium Density Residential. 'Residential flat building' permissible in the zone with consent.	Yes
Part 4 Principal development standards		
4.1AB Cl. (9) - Min. lot size for RFB in R3 zone ➤ Min. 2,000m ²	Site area – 9,627 sqm	Yes
4.1B Residential Density ➤ Min. 25ph	25 dwellings required 171 units proposed	Yes
4.3 Height of Buildings ➤ Max. 16m	Maximum variation sought – 1.46 m to roof parapet	No – 4.6 exception to development standards sought
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1:75	1.75:1	Yes
4.6 Exceptions to development standard ➤ Request must be in writing	Written report lodged. Variation discussed in main report.	Yes

Part 5 Miscellaneous provisions		
5.6 Architectural roof features	Satisfactory.	Yes
5.9 Preservation of trees or vegetation	Cleared of trees during subdivision.	Yes
5.10 Heritage conservation	Sign off during subdivision.	Yes
Part 6 Additional local provisions		
6.1 Public utility infrastructure	Sign off during subdivision	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