

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 6 – Area 20 Precinct Plan		
Clause	Proposal	Complies
Part 2 Permitted or prohibited development		
2.1 Zoning & Land Use Tables	R3 – Medium Density Residential and SP2 Infrastructure (Classified Road). 'Residential flat building' permissible in the R3 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 – 1.672 hectares (including roads) 10,150 sqm (excluding roads)	Yes
4.1B Residential Density ➤ Min. 25ph	42 dwellings required 200 units proposed	Yes
4.3 Height of Buildings ➤ Max. 12m	Maximum height is 12.85 m.	No – Clause 4.6 lodged
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1:1.75	Permissible floor space – 2.926 ha 17,138 sqm GFA proposed (1.025:1)	Yes
4.6 Exceptions to development standard ➤ Request must be in writing	Clause 4.6 lodged and held at Attachment 2.	Yes – Assessment undertaken in section 7.1 of main report.
Part 5 Miscellaneous provisions		
5.6 Architectural roof features	N/A	N/A

5.9 Preservation of trees or vegetation	Tree removal sought as part of DA.	Yes
Part 6 Additional local provisions		
6.1 Public utility infrastructure	Acceptable	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