

JRPP-15-2324

Attachment 3 - State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Control	Town Planning Comment	Compliance
CI 2 Aims of Policy	The proposed subdivision and associated civil works will facilitate future residential development is consistent with the aims of the SEPP with respect to release of land for residential, employment and other urban development of the Growth Centre. The proposed civil works will provide for the orderly and economic provision of infrastructure.	Complies.
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CI 1.2 Aims of Precinct Plan	The proposal is consistent with the aims of promoting housing choice, diversity and affordability.	Complies.
CI 1.3 Land to which Precinct Plan applies	The site forms part of the Marsden Park Precinct	-
CI 2.2 Zoning of land to which Precinct Plan applies	The site is zoned R2 Low Density Residential, RE1 Public Recreation, SP2 Infrastructure – Local Road, SP2 Infrastructure - Local Drainage, E2 Environmental Conservation and RU6 Transition. The proposed subdivision is permitted under clause 2.6. The proposed road works, civil works and stormwater drainage works are permitted in R2 and SP2 zoned land.	-
CI 2.6 Subdivision	This DA seeks consent under the provision of this clause.	Yes
CI 2.7 Demolition	N/A	N/A
4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential	The site is subject to a minimum Residential Density of 15 dwellings/ha. Therefore a minimum lot size of 300m ² applies. The proposed lot size ranges from 300m ² to 777m ² is compliant.	Complies.
CI 4.1B Minimum Density	A minimum dwelling density of 15 dwellings/ha applies to the site. The proposed dwelling density is 15.6 dwellings/ha and therefore compliant.	Complies.
CI 4.3 Height of Buildings	A maximum building height of 9m applies to the site. The control does not apply to the subject DA as it seeks approval for subdivision and associated civil and stormwater drainage works only.	N/A.
CI 4.4 Floor Space Ratio	The development site is not subject to FSR.	N/A
CI 4.6 Exceptions to	N/A	N/A

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Development Standard		
CI 5.1 Relevant Acquisition Authority	The RE1 Public Recreation and SP2 Local Drainage land will be acquired by Council in the future for open space and drainage purposes.	Yes
CI 5.3 Development Near Zone Boundaries	The proposed subdivision is permitted under clause 2.6. The associated works are permitted under in R2 and SP2 zoned land.	Complies.
5.4 Controls relating to miscellaneous permissible uses	N/A	N/A
5.6 Architectural roof features	N/A	N/A
5.8 Conversion of fire alarms	N/A	N/A
CI 5.9 Preservation of Trees	Biodiversity Certification has been conferred upon the site except for the E2 Environmental Conservation land. Vegetation removal for the wider site was considered during assessment of the bulk earthworks DA (DA-15-02273). A flora and fauna assessment report was submitted with the subject DA (JRPP-15-2324). The report noted that the proposal will impact on 0.35ha of native vegetation which is less than the 0.5ha threshold for significant remnants, as nominated under clause 23(2)(f) of the SEPP. The impact will be adequately mitigated through the implementation of a vegetation management plan in the E2 zoned land. To preserve vegetation outside the work zones, appropriate conditions have been recommended for the following:- - o protection of existing vegetation - o submission of a vegetation management plan (VMP) for the restoration and maintenance of the riparian corridor - o restoration of the riparian corridor in accordance with the Council approved VMP - o certification of restoration of the E2 zoned land by a suitably qualified horticulturalist - o A bond will be levied to ensure proper implementation of the VMP.	Complies.
5.10 Heritage conservation	An Aboriginal Heritage Assessment letter was submitted with DA-15-2273. The report had identified Aboriginal relics and concluded that an AHIP was required for the	Complies.

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	management of the relics. The applicant has since submitted an Aboriginal Cultural Heritage Assessment Report to Council and notified Council that an AHIP C0001711 had been issued by OEH on 17 May 2016. The AHIP permitted impacts to the 16 Aboriginal sites (objects) recorded on the Aboriginal Heritage Information Management System database. The objects were collected on 25 May 2016 in accordance with the conditions of the AHIP.	
5.11 Bush fire hazard reduction	A Bushfire Protection Assessment report was submitted with the DA. The report recommended a 10m APZ along the eastern boundary. The APZ will be provided by the proposed road and within property boundaries. The APZ will extinguish once the site is developed and the bushfire hazard removed. APZ to the north and northeast have been provided by adjoining developments. APZ to the west will be provided by the detention basins and infrastructure. The report has made recommendations for an APZ management plan through fuel management. The recommendations will be conditioned accordingly. The report has also made recommendations with respect to water supply, gas and electrical supplies and access. The recommendations will be conditioned. The DA was referred to RFS who issued a Bush Fire Safety Authority in December 2015 subject to conditions. The conditions have been incorporated into the draft conditions of consent.	Compliance subject to conditions.
5.12 Infrastructure development and use of existing buildings of the Crown	N/A	N/A
5.13 Eco-tourist facilities	N/A	N/A
6.1 Public utility infrastructure	It is stated in the SEE that arrangements will be made for the provisions of public utility infrastructure prior to the issue of the Subdivision Certification. Appropriate conditions have been recommended to ensure services/infrastructure will be available to support the development.	Compliance subject to conditions.

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CI 6.2 Information and education facilities in Zone R2 Low Density Residential	N/A	N/A
CI 6.3 Development controls—native vegetation retention areas	Biodiversity Certification has been conferred upon the site. Issues related to removal of vegetation were considered in the assessment of DA-15-02273. The bulk earthworks will provide an appropriate building platform above the flood planning levels to facilitate future residential developments. The stormwater drainage works including the proposed detention basin and channels proposed under the subject DA are required for flood mitigation purposes and there are no alternative available to the disturbance of the native vegetation. It is considered that the objective of this clause is achieved. The flora and fauna assessment report submitted with the DA noted that the proposal will impact on 0.35ha of native vegetation which is less than 0.5ha as nominated under clause 23(2)(f) of the SEPP. The report concluded that the impact will be adequately mitigated through the implementation of a vegetation management plan in the E2 zoned land. Appropriate conditions have been recommended for the protection of existing vegetation in the adjoining E2 and RU6 zoned land.	Complies.
CI 6.4 Development controls—existing native vegetation	Notwithstanding the site has been identified as Existing Native Vegetation Area and Native Vegetation Retention Area, the subject site does not proposed any works in these area.	N/A