

DA no. : JRPP-16-03310
 Proposal: Construction of 6 x 4 storey residential flat buildings comprising 520 units
 Location: 99-101 Schofields Road, Rouse Hill

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	
Cl. 20 Development on and near certain land at Riverstone West	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. 'Residential flat building' are permissible with consent. SP2 – Infrastructure (Classified Road). 'Roads' are permissible 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 – 3.363 hectares (including roads) 25,729 sqm (excluding roads)	Yes
4.1B Residential Density ➤ Min. 25ph	85 dwellings required 520 units proposed	Yes
4.3 Height of Buildings ➤ Max. 12m	Building A – 12.6 m maximum Building B – 12.9 m maximum Building C – 12.3 m maximum Building D – 12.6 m maximum Building E – 12.2 m maximum Building F – 12.9 m maximum	No – Clause 4.6 exception Sought. Variation discussed in main report and is acceptable on its merits.
4.4 Floor space ratio (NB. calculations to be in accordance with 4.5) ➤ Max. 1:1.75	Permissible floor space – 5.885 ha 46,330 sqm GFA proposed (1.35:1)	Yes

4.6 Exceptions to development standard ➤ Request must be in writing	Lodged and discussed in report.	Yes
Part 5 Miscellaneous provisions		
5.6 Architectural roof features	N/A	
5.9 Preservation of trees or vegetation	Tree removal sought as part of DA. Deep soil zone planting proposed in common open space and along site boundaries.	Yes
Part 6 Additional local provisions		
6.1 Public utility infrastructure	Acceptable	Yes - 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	N/A
6.6 Zone B4 Mixed Use	N/A	N/A
6.7 B1 Neighbourhood Centre	N/A	N/A