

JRPP-16-03326 – Seniors Living Development

Compliance with SEPP (Sydney Region Growth Centres) 2006
Appendix 12 Blacktown Precinct Plan

Control	Town Planning Comment	Compliance
CI 1.3 Land to which Precinct Plan applies	The subject site is located within the Marsden Park Precinct and Appendix 12 therefore applies.	Yes
CI 2.2 Zoning of land to which Precinct Plan applies	The site is zoned R2 Low Density Residential and R3 Medium Density Residential. The use is defined as 'seniors housing' and is permissible in both zones with consent.	Yes
CI 2.6 Subdivision	The application proposes the subdivision of the site for 53 lots. A subdivision plan has been submitted.	Yes
CI 2.7 Demolition	Site is vacant land.	N/A
CI 4.1A Minimum Lot Size	Subject site not identified on the Map. No minimum lot size specified.	N/A
CI 4.1AA Subdivision resulting in lots between 225-300m ²	N/A. The development is defined as seniors housing. Clauses 4.1AA- 4.1AF do not identify minimum lots sizes for seniors housing, which are separately defined from dwelling houses. Despite this, lot sizes are a minimum 225 sqm and capable for the erection of a dwelling house.	N/A
CI 4.1AB Minimum lot sizes for residential development in R2 and R3 zone		
CI 4.1AC Minimum lot sizes for secondary dwellings in R3 zone		
CI 4.1AD Exceptions to minimum lot sizes for dwelling houses		
CI.4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential		
CI 4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots		
CI 4.1B Minimum Density	The total site area is 4.6916 hectares, comprising of 4.2646 ha of R2 zone and 4,270 sqm of R3 zone. The site has a dwelling density of 15 dwellings per ha for the R2 zone and 25 dwellings per ha for the R3 zone. The development therefore requires: 4.2646 x 15 = 63.9 0.427 x 25 = 10.6 A total of 75 dwellings are required across the entire site. The development proposes 114 dwellings and is therefore compliant.	Yes
CI 4.3 Height of Buildings	Maximum building height is 9 m. Proposed building height of dwellings – single storey, and 4.65 m – 5.27m in height. Proposed building height of community facility – 2 storey – 7.515 m	Yes

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CI 4.4 Floor Space Ratio	No FSR on map.	N/A
CI 4.6 Exceptions to Development Standard	DA is compliant with development standards.	N/A
CI 5.1 Relevant Acquisition Authority	N/A	N/A
CI 5.3 Development Near Zone Boundaries	N/A	N/A
CI 5.4 Miscellaneous Permissible Uses	N/A	Yes
CI 5.6 Architectural Roof Features	Nil	N/A
CI 5.9 Preservation of Trees	Tree removal considered under subdivision DA.	Yes
CI 6.1 Public Utility Infrastructure	Water, sewer and electricity services will be extended to the proposed development. Suitable conditions of consent will be imposed to ensure services are provided.	Yes
CI. 6.3 Native Vegetation Retention Areas and Riparian Protection Areas	Nil.	N/A
CI. 6.4 Existing Native Vegetation	Nil	N/A