

Standard	Required/Permitted	Comment	Yes	No	N/A
<b>Part 2 Permitted or prohibited development</b>					
Zoning R4 High Density Residential Objectives	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a high density residential environment.</li> <li>To provide a variety of housing types within a high density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	The development achieves the objectives of the zone by providing for the housing needs of the community within a high density residential environment including a variety of apartment types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permissible uses	Residential Flat Building	The development is defined as a residential flat building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.7	Demolition requires consent.	Demolition is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Part 4 Principal development standards</b>					
4.3	<b>Height of Buildings</b> 15 metres	15.5 metres (maximum) A small component of the development exceeds the 15 metre height limit at the stair overrun on the north-eastern corner of the building. The applicant has submitted a written request justifying the contravention of the height of buildings development standard as discussed below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.4	<b>Floor Space Ratio</b> 1.2:1	Ground: 1,536 m <sup>2</sup> First: 1,483 m <sup>2</sup> Second: 1,491 m <sup>2</sup> Third: 1,489 m <sup>2</sup> <b>Total: 5,999m<sup>2</sup></b> Site: 4,297m <sup>2</sup> FSR 1.40:1 Refer to SEPP ARH for FSR bonus.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6	Clause 4.6	<p>The applicant has submitted a written request justifying the contravention of the height of buildings development standard and considers that strict compliance is unreasonable and unnecessary in the circumstances.</p> <p>There are sufficient environmental planning grounds to justify varying the development standard. A copy of the Applicant's written request has been provided at <b>Attachment 2</b> earlier.</p> <p>The variation will not have unreasonable impacts on neighbouring properties or the character of the area being a 500mm variation for a stair overrun. The proposal achieves the objectives of the development standard and the R4 High Density Residential zone.</p> <p>In accordance with Clause 64 of the Environmental Planning and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		Assessment Regulation 2000, a consent authority, in this case the Sydney West Central Planning Panel, has 'assumed concurrence' from the Secretary of the Department of Planning and Environment.			
<b>Part 5 Miscellaneous provisions</b>					
5.10	Heritage	The site is not listed as a heritage item, is not located within proximity to any heritage items and is not located within a Heritage Conservation Area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Part 6 Additional local provisions</b>					
6.1	Acid Sulfate Soils	The site is not affected by potential acid sulfate soils.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4/6.7	Flood Planning and Stormwater Management	The site is affected by a Flood Planning Level. Council's Development Engineer has assessed the proposal and has provided conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	Terrestrial Biodiversity	The site is not identified as being affected by biodiversity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.6	Riparian land and watercourses	The site is not affected by a watercourse or riparian land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity. Conditions are recommended.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>