

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth SEPP)
Assessment Table

Clause	Assessment	Complies?
Appendix 9, 2.6 Subdivision – consent requirements Development consent is required to subdivide land (unless the subdivision is exempt or complying development under another environmental planning instrument).	The DA seeks development consent for the subdivision of land.	Yes
Appendix 9, 4.1 Minimum subdivision lot size Lot sizes must not be less than the minimum lot size shown on the Lot Size Map. This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.	No minimum lot size applies to this development site on the lot size map.	N/A
Appendix 9, 4.1A Minimum lot sizes for residential development in non-residential zones The minimum lot size for a residential flat building is 1,000m ² in zones other than Zone R2 Low Density Residential and Zone R3 Medium Density Residential	The mixed-use development is proposed over two separate lots. Lot 2, which will house Building B, is proposed to be 4,545m ² . Lot 1, which will house Building A, is proposed to be 4,904m ² .	Yes
Appendix 9, 4.3 Height of buildings Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map. S – 24m	Building A: 25.53m Building B: 24.00m	No – Clause 4.6 variation request lodged. See below.
Appendix 9, 4.4 Floor space ratio The floor space ratio for a building on any land is not to exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map.	The development site is not subject to a floor space ratio development standard.	N/A
Appendix 9, 4.6 Exceptions to development standards Development consent may be granted for development that contravenes a development standard imposed by the SEPP or any other environmental planning instrument.	A Clause 4.6 written request has been submitted with the application. Consideration of the written request is made in the assessment report.	See main body of report

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<p>Appendix 9, 5.1 Relevant acquisition authority</p> <p>(3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.</p>	<p>No portion of the mixed use development is located within areas of the site designated for acquisition.</p> <p>A rear portion of the site is zoned B4 Mixed Use and marked "Health services facility" on the Land Reservation Acquisition Map. Subdivision is proposed on this land to create Lot 5, with no physical works. This land will be acquired by NSW Department of Health.</p> <p>A portion of land through the centre of the site is zoned is zoned SP2 Infrastructure and marked "Local road" on the Land Reservation Acquisition Map. A road is proposed on this, which will be dedicated to Council.</p> <p>In the Camden Growth Areas Contributions Plan Technical Document, the portion of the Town Centre Street relevant to the subject site is identified on the Works Location Map as 'CR2 – Civic Precinct Road East'.</p> <p>The Works Schedule in the plan acknowledges that the staging/priority of CR2 is "to be carried out as community facility, health facility or TAFE campus is delivered". The community facility, health facility or TAFE campus are located to the south-east, south, and east of the proposal respectively. None of these have been proposed for delivery at this point in time. As such the delivery of the Town Centre Street is not due at this time.</p>	<p>Yes</p>
<p>Appendix 9, 5.9 Preservation of trees or vegetation</p> <p>Development consent is required for tree removal and tree related works.</p>	<p>The removal of six trees is proposed as part of the application and has been considered by Council's Urban Tree and Landscape Officer. Proposed tree removal is shown on drawing DA1004 of the architectural plans. The site is bio-certified and tree removal can be granted with consent.</p>	<p>Yes</p>
<p>Appendix 9, 5.10 Heritage conservation</p> <p>5.10 Heritage conservation</p>	<p>No items of European heritage exist on the site or are located within immediate proximity to the development site.</p>	<p>Yes</p>

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<p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>Before granting consent to the carrying out of development in an Aboriginal place of heritage significance the consent authority must:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>With respect to Aboriginal heritage, a due diligence assessment report has been submitted, which identified that the site has low-moderate surface disturbances; however, the landscape features present do indicate that sub-surface Aboriginal objects and/or deposits are likely in undisturbed areas, and are likely to be considered of low to moderate Aboriginal archaeological significance.</p> <p>As such an Aboriginal Cultural Heritage Assessment Report was prepared, which identified that the proposal would impact a registered Aboriginal site. Appended to the ACHAR was an Aboriginal Archaeological Technical Report (Appendix A) and Aboriginal Consultation Log (Appendix B).</p> <p>HeritageNSW reviewed the ACHAR provided and advised that an Aboriginal Heritage Impact Permit (AHIP) under section 90 of the <i>National Parks & Wildlife Act 1974</i> can be issued subject to conditions.</p>	
<p>Appendix 9, 6.1 Public utility infrastructure</p> <p>Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p><u>Water and Sewerage</u> The DA was referred to Sydney Water for comment in accordance with Sydney Water's DA referral guidelines.</p> <p><u>Water Servicing</u> Sydney Water have advised that the site can be serviced by the existing water network system.</p> <p><u>Wastewater servicing</u> Sydney Water have advised that there is adequate capacity in the trunk wastewater system to service the development, however amplifications or extensions to the wastewater reticulation network may be required.</p>	<p align="center">Yes</p>

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	<p>Detailed water and sewerage requirements will be provided at the Section 73 application stage.</p> <p><u>Electricity</u> In July 2019 the North Leppington Zone substation was switched on enabling electricity to be provided to the town centre.</p> <p>It is noted that the Leppington area is being progressively serviced by public utility infrastructure over time. It is therefore considered that adequate arrangements for the provision of public utility infrastructure could be made via conditions if development consent was granted.</p>	
<p>Appendix 9, 6.2 Development controls – native vegetation retention areas</p> <p>This clause applies to land within a native vegetation retention area as shown on the Native Vegetation Protection Map.</p> <p>Development consent is required to clear native vegetation.</p> <p>Development consent must not be granted unless the consent authority is satisfied of a number of matters; including that there is no reasonable alternative available to the disturbance of the native vegetation.</p>	<p>The subject site is not identified as a native vegetation retention area.</p>	<p>N/A</p>