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| **Clause** | **Assessment** | **Compliance?** |
| **Appendix 9, 4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential**  On land zoned:   * R2 Low Density Residential, or * R3 Medium Density Residential,   The minimum lot size for a residential flat building is 2,000m2 if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25. | Lot 2 has an area of 5,148m2. | Yes |
| **Appendix 9, 4.1B Residential Density**  This clause applies to residential development of the kind referred to in clause 4.1AB(3) or 4.1AC.  The density of any residential development to which this clause applies is not to be less than the density shown on the Residential Density Map in relation to that land. | Clauses 4.1AB(3) and 4.1AC relate to dwelling and secondary dwelling development. As such, the proposed development is not subject to this development standard. Nevertheless, based on the NDA provided, the development proposes a density of 133.1 dwellings per hectare.  (0.7134 NDA area / 95 Dwellings) | N/A |
| **Appendix 9, 4.3 Height of buildings**  Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.  R – 21m | 21m. | Yes |
| **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, 5.1 Relevant acquisition authority**  (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. | The area zoned SP2 Infrastructure (Classified Road) will be contained within a residue lot subject to a separate development approval (DA/2016/1468/1). The acquisition of this land can be undertaken by Council as a separate process. | Yes |
| **Appendix 9, 5.9 Preservation of trees or vegetation**  Development consent is required for tree removal and tree related works. | Tree removal has been granted consent under DA/2016/1468/1. No other tree removal is required to accommodate the development. | N/A |
| **Appendix 9, 5.10 Heritage conservation**  **5.10 Heritage conservation**  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.  The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.  Before granting consent to the carrying out of development on an archaeological site the consent authority must notify the Heritage Council of its intention to grant consent and take into consideration any response received within 28 days after the notice is sent.  Before granting consent to the carrying out of development in an Aboriginal place of heritage significance the consent authority must:   1. 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 2. 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.   Before granting consent to the demolition of a State heritage item the consent authority must:   1. notify the Heritage Council about the application, and 2. take into consideration any response received from the Heritage Council within 28 days after the notice is sent.   Development consent may be granted for any purpose of a building that is a heritage item or the land on which such a building is erected, or for any purpose on an Aboriginal Place of Significance is the consent authority is satisfied as to a number of matters listed by this clause; including if the conservation of the item or place is facilitated by the granting of consent. | No items of European heritage exist on the site or are located within immediate proximity to the development site.  In respect to Aboriginal heritage, a due diligence assessment report has been submitted, which concludes that the site is not an Aboriginal place of heritage significance and does not contain Aboriginal objects. | N/A  Yes |
| **Appendix 9, 6.1 Public utility infrastructure**  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. | Water and Sewerage  The DA was referred to Sydney Water for comment in accordance with Sydney Water’s DA referral guidelines.  Water Servicing  Sydney Water have advised that the site can be serviced by the existing 250mm drinking water main along Ingleburn Road has capacity to service the proposed development.  Wastewater servicing  Sydney Water have advised that servicing investigation reveals that an existing 225mm sewer main traverses the site and has capacity to service the proposed development, with possible deviations to this main may be required by the developer.  Amplifications, extensions or deviations to the drinking water and wastewater network will be required to comply with the Water Services Association of Australia (WSAA) Code – Sydney Water edition.  Detailed water and sewerage requirements will be provided at the Section 73 application stage.  Electricity  The applicant has submitted advice from a Level 3 service which advises that satisfactory arrangements have been made with Endeavour Energy for the provision of electrical supply from the existing 11kv overhead mains supply. The 11kv electrical supply will supply a proposed padmount substation that is proposed to be constructed for 28 Ingleburn Road, Leppington.  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. | Yes |