

State Environmental Planning Policy (Precincts – Western Parkland City) 2021			
Clause	Standard	Assessment	Complies
2.6 Subdivision – Consent Requirements	Development consent is required for the subdivision of land	The DA seeks development consent for subdivision over 6 development stages.	Yes
2.7 Demolition	The demolition of a building or work may be carried out only with development consent	The DA seeks development consent for the demolition of all built structures on the land.	Yes
4.1 – Minimum subdivision lot size	The size of any lot resulting from any subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.	No minimum lot size applies within the lot size map for this development site.	Yes
4.1AA – Subdivision resulting in lots between 225-300m <sup>2</sup>	Development consent may be granted to the subdivision of land to which this section applies resulting in the creation of a lot that has an area of less than 300m <sup>2</sup> (but not less than 225m <sup>2</sup> ), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.	<p>The proposed residential lots in Stage 2: range in area between 243m<sup>2</sup> to 386.8m<sup>2</sup> and where lots are less than 300m<sup>2</sup> and does not include integrated housing, a BEP has been prepared to demonstrate compliance with the controls.</p> <p>The remaining stages utilise Clause 4.1AB, 4.1Ad and 4.1AF contain smaller minimum lot sizes:</p> <p>Stage 3: 171sqm to 243sqm</p> <p>Stage 4: 131sqm to 169.5sqm</p> <p>Stage 5: 135sqm to 212.5sqm</p> <p>Stage 6: 135sqm to 202.3sqm</p>	Yes
4.1AB Minimum lot sizes for residential development in the R2 Low Density Residential and R3 Medium Density Residential	<p>The objectives of this section are as follows—</p> <p>(a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,</p> <p>(b) to ensure that residential development in the Catherine Fields, East Leppington, Leppington North, Leppington, Lowes Creek Maryland and Pondicherry Precincts results in the efficient use of land and contributes to the supply of new</p>	<p>The development proposes lots in accordance with the minimum lot size set by the proposed zone.</p> <p>Stage 2: residential dwelling houses in accordance with Clause 4.1AA of the SEPP.</p> <p>The remaining dwellings in Stages 3-6 rely on Clause 4.1AB, 4.1Ad and 4.1AF</p> <p>Stage 3: mixture of attached dwellings (375m<sup>2</sup> minimum), dwelling houses (125m<sup>2</sup>) and semi-detached dwellings (125m<sup>2</sup>)</p> <p>Stage 4-6: multi dwelling housing comprising attached dwellings, dwelling houses and semi-detached dwellings (i.e. Community title subdivision): 131sqm (Lot 21) to 243sqm (Lot 322)</p> <p>The proposal does not capitalise on the highest and best use of the site with respect to the existing and proposed density envisaged by the SEPP for the site being located within close proximity to the Town Centre and Leppington Railway Station.</p>	<p>Yes</p> <p>No</p>

	<p>housing in the South West Growth Centre,</p> <p>(c) to ensure that residential development has adequate usable areas for buildings and open space,</p> <p>(d) to ensure that residential development in the Catherine Fields, East Leppington, Leppington North, Leppington, Lowes Creek Maryland and Pondicherry Precincts is compatible with the character of the locality and with surrounding residential areas,</p> <p>(e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.</p>	<p>The development presents a poor layout with respect to building orientation, car parking, waste collection and the lack of amenity for communal areas.</p> <p>The proposed development is inconsistent with the envisaged character of the locality. The proposal includes in Stages 4-6 a number of single storey two bedroom villas which is not the envisaged residential character for a site that has the ability to utilise a 21m (existing) and 25m (proposed maximum building height).</p> <p>The development whilst it seeks integrated housing, does not achieve a density or built form character considered to be appropriate for the R3 Medium Density zone.</p>	<p>No</p> <p>No</p> <p>No</p>
4.1AD Exceptions to minimum lot sizes for dwelling houses	Despite section 4.1AB(3), development consent may be granted to the erection of a dwelling house on a lot to which this section applies if—	Where lots are proposed less than 300m <sup>2</sup> , a BEP has been prepared for Lots in Stage 2.  For the remaining Stages 3-6, dwelling construction is included as part of integrated housing development where lots demonstrate compliance with the requirement minimum lot size.	Yes
4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots	Despite section 4.1AB(3), development consent may be granted to the erection of a dwelling house on a lot to which this section applies if the development application is a single development application for development consisting of both of the following—	The proposed development comprises both the subdivision of land (Torrens title subdivision) with integrated housing construction (dwelling houses) with a lot size less than 225m <sup>2</sup> (but not less than 125m <sup>2</sup> ).  Stage 3 relies on this Clause as lots are proposed below the minimum lot size of 225m <sup>2</sup> and above 125m <sup>2</sup> .	Yes
4.1B Residential Density	The site has a density target of 25dw/ha	The proposal includes a Net Developable Area (NDA) of 5.685 hectares and a proposed yield of 185 lots, the proposed development delivers an overall density of 32.5 dwellings per hectare and is consistent with the minimum 25 dwellings per hectare.	Yes
4.3 Height of buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map	The proposal is consistent with the existing 21m maximum building height as only single and double storey dwellings are proposed well below the maximum building height limit.	Yes
5.1 Relevant Acquisition Authority	The land zoned SP2 public infrastructure is identified for acquisition by Council.	Parts of the site fronting Ingleburn and Byron Road(s) are zoned SP2 Infrastructure (Classified Road and Local Road) and nominated for acquisition by TfNSW and Council (respectively).	Yes

		A road widening plan accompanies the approved documents which identifies land for future dedication.	
5.9 Preservation of Trees of Vegetation	Development consent is required for tree removal	Tree removal is proposed which has been addressed in a satisfactory arborist report. Council's Landscape Officer and Natural Resource Officer are satisfied with the proposed tree removal as the land is biodiversity certified.	Yes
6.1 Public Utility Infrastructure	The consent authority is to be satisfied that essential public utility infrastructure is available or that adequate arrangements have been made to make that infrastructure available when required	The application was referred to both Sydney Water and Endeavour Energy who have provided conditions of approval.	Yes