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| **Clause** | **Assessment** | **Compliance?** |
| **Appendix 1, 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).Development consent is not required for strata subdivision except in the case of a building which Part 3 of State Environmental Planning Policy (Affordable Rental Housing) 2009 applies or where the building has been designed or approved for occupation as a single unit. | The DA seeks development consent for the subdivision of land, including Stratum Lots. | Yes |
| **Appendix 1, 4.1 Minimum subdivision lot size**Lot sizes must not be less than the minimum lot size shown on the Lot Size Map.The minimum lot size for this site is 125m².This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme. | Lot 1 (Stage A) – 10,549m2Lot 2 (Stage B) – 4,323m2Lot 3 (Stage C) – 14,744m2Lot 4 – 4010m2 – Proposed Public Road | Yes |
| **Appendix 1, 4.1AH Minimum lot sizes in split zones**This clause applies to each lot that contains land zoned R1 General Residential or R3 Medium Density Residential and land in any other zone.For the purposes of clauses 4.1AB–4.1AG, a reference to the area of a lot:1. in relation to land zoned R1 General Residential, means the area of that part of the lot that is zoned R1 General Residential, and
2. in relation to land zoned R3 Medium Density Residential, means the area of that part of the lot that is zoned R3 Medium Density Residential, and
3. does not include any part of the lot that is in any other zone.
 | The western portion of the existing lot that is zoned R1 – General Residential is significantly greater than 125m2. | Yes |
| **Appendix 1, 4.1C Residential Density – Turner Road Precinct**Development consent must not be granted to the subdivision of land intended to be used for residential purposes within the Turner Road Precinct unless the consent authority is satisfied that:1. a development control plan has been prepared providing for not less than 4,020 new dwellings within the Precinct and containing provisions to encourage a mix of dwelling types to be provided, and
2. the granting of consent would not preclude or impede that number of dwellings within the Precinct.
 | Subject to subclause 2, Turner Road Precinct DCP 2007 is in place, which specifies a minimum requirement of 4,020 dwellings within the precinct to be developed. The proposed development seeks consent for 63 residential apartments, which will satisfy the objective of this clause to ensure that at least 4,020 new dwellings are delivered within the Turner Road Precinct, by adding rather than precluding the achievement of the desired minimum density. | Yes |
| **Appendix 1, 4.3 Height of buildings**Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.The maximum building height for this site is 18m within the B4 zone. A maximum height of 16m applies to Residential Flat Buildings along the western portion of the site that is zoned R1 – General Residential or 9.5m for all other developments. | The maximum height of buildings within the B4 Mixed Use zoned portion of the site is 18m. As per the Entertainment Village Master Plan, development within the western portion of the site and subject to the lower building height standard will be subject to separate development applications for the development of future precinct B. No building works are proposed within the R1 – General Residential zoned portion of the site apart from an access road from Huntington Street and The Greenway. | Yes |
| **Appendix 1, 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. | The site is surrounded by development to the east, west and south, which is serviced by public utility infrastructure. 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 |
| **Appendix 1, 6.6 Development in special areas**Development consent must not be granted for development in a special area on the Special Areas Map unless a development control plan has been prepared for the land and addresses a number of matters listed in this clause; including a transport movement hierarchy and stormwater and water quality management controls.The above does not apply to certain minor development types listed by this clause. | The Entertainment Precinct is mapped as a special area as per the Special Areas Map. Development Controls exist for the Entertainment Precinct within the Turner Road Precinct Development Control Plan 2007. | Yes |