

Attachment E – Comparison table of LEP Provisions & Masterplan

PP-2021-3409 / RR-2022-31

LEP Provisions					
LEP Provision	Current PLEP	Lodged Planning Proposed (June 2021)	Masterplan Considered at October Rezoning Review	Proponent's Revised Planning Proposal – Option 1	Proponent's Revised Planning Proposal – Option 2
Zone	R2 Low Density Residential (R2)	R3 Medium Density Residential (R3) R4 High Density Residential (R4)	R3 R4	R3 R4 RE1 Public Recreation (RE1)	R3 R4 RE1
Additional Permitted Uses (APU)	None	APU for commercial activities in community hub	APU for commercial activities in community hub	APU for restaurant or café and medical centre are permitted with development consent, but only if the combined gross floor area of any restaurant or cafe, and medical centre on the land does not exceed 2,800m ² .	APU for restaurant or café and medical centre are permitted with development consent, but only if the combined gross floor area of any restaurant or cafe, and medical centre on the land does not exceed 2,800m ² .
Maximum height of the building	9m	9m to 25m	9m to 25m	9m, 12m, 14m, 17.5m, 23m	9m, 12m, 14m, 17.5m, 23m to 25m
Additional Building Height provision in LEP	None	None	None	None	Development consent must not be granted for the erection of an additional storey, greater than 6 storeys (north-western portion) or 4 storeys along the central part of the North Rocks Road interface (frontage), unless the consent authority has considered testing including overshadowing and visual impact, and is satisfied there are no unreasonable or adverse environmental impacts.

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Floor space ratio	0.5:1	1.35:1	1.1:1	1.1:1	1.15:1
Floor space ratio – site specific calculation	None	None	None	Clause to enable a concept DA to utilise the entire site area (including future public open space) when allocating GFA to development lots, providing certainty to both Council and proponents around future built form outcomes.	Clause to enable a concept DA to utilise the entire site area (including future public open space) when allocating GFA to development lots, providing certainty to both Council and proponents around future built form outcomes.
Minimum lot size	700m ²	No change	No change	No minimum lot size proposed in LEP	No minimum lot size proposed in LEP
Site Specific DCP in LEP	None applying to the site	A site specific DCP proposed - not a LEP requirement. Will include addressing: <ul style="list-style-type: none"> • arrangement of open space; • site access and permeability; • built form and setbacks; • active transport; • environmental sustainability measures; • the public domain; • vehicular access to, and design; and • landscaping. 	A site specific DCP proposed - not a LEP requirement. Will include addressing: <ul style="list-style-type: none"> • arrangement of open space; • site access and permeability; • built form and setbacks; • active transport; • environmental sustainability measures; • the public domain; • vehicular access to, and design; and • landscaping. 	Site Specific DCP is required – will include addressing: <ul style="list-style-type: none"> • arrangement of open space; • site access and permeability; • built form and setbacks; • active transport; • environmental sustainability measures; • the public domain; • vehicular access to, and design; and • landscaping. 	Site Specific DCP is required – will include addressing: <ul style="list-style-type: none"> • arrangement of open space; • site access and permeability; • built form and setbacks; • active transport; • environmental sustainability measures; • the public domain; • vehicular access to, and design; and • landscaping.

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Design Excellence in LEP	None applying to the site	Require Design Excellence for residential flat buildings and multi-dwelling housing. No Design Review Panel or Architectural Competitions are proposed. Requires regard of the relevant DCP. No additional floor space bonus.	Require Design Excellence for residential flat buildings and multi-dwelling housing. No Design Review Panel or Architectural Competitions are proposed. Requires regard of the relevant DCP. No additional floor space bonus.	Require Design Excellence for residential flat buildings and multi-dwelling housing. Can achieve up to an additional 10% FSR where design excellence is demonstrated. This bonus applies to residential flat buildings and multi-dwelling housing. No Design Review Panel or Architectural Competitions are proposed. Requires consideration of the relevant DCP. PLEASE NOTE: The design excellence FSR bonus is not included in any FSR or GFA figures in this table.	Require Design Excellence for residential flat buildings and multi-dwelling housing. Can achieve up to an additional 10% FSR where design excellence is demonstrated. This bonus applies to residential flat buildings and multi-dwelling housing. No Design Review Panel or Architectural Competitions are proposed. Requires consideration of the relevant DCP. PLEASE NOTE: The design excellence FSR bonus is not included in any FSR or GFA figures in this table.

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Masterplan					
Concept scheme details	Current PLEP	Lodged Planning Proposed (June 2021)	Masterplan Considered at October Rezoning Review	Proponent's Revised Planning Proposal – Option 1	Proponent's Revised Planning Proposal – Option 2
Building Storeys	2 storeys	2-7 storeys	2-7 storeys	2-6 storeys	2-7 storeys
Gross Floor Area (GFA)	Not known	Total: 171,045m ² - Residential: 166,345m ² (incl. aged care) - Commercial: 700m ² - Community: 4,000m ²	Total: 138,880m ² - Residential: 119,300m ² - Commercial: 2,700m ² - Community: 6,500m ² - Aged Care: 10,330m ²	Total: 138,866m ² - Residential: 121,060m ² - Commercial: 2,800m ² - Community: 4,400m ² - Aged Care: 10,600m ²	Total: 145,260m ² - Residential: Approx 126,080m ² - Commercial: Up to 2,800m ² - Community: Approx 4,400m ² - Aged Care: 11,980m ²
Dwellings	No existing dwellings	1080 dwellings + aged care facility - 690 low rise apartments - 245 dwellings/townhouses - 145 independent living units	900-950 dwellings + aged care facility - 605 low to mid rise apartments - 185 dwellings/townhouses - 130 independent living units	925 dwellings + aged care facility - 560 low rise apartments - 234 dwellings/townhouses - 129 independent living units	970 dwellings + aged care facility - 598 low rise apartments - 234 dwellings/townhouses - 138 independent living units
Open Space	Not Detailed	3.8ha (approximately 30% of site area)	34% of the site area	34% of the site area	34% of the site area
Jobs	Not Detailed	Approx. 180	Approx. 220	Approx. 220	Approx. 220