

Statement of Environmental Effects

CONSTRUCTION OF A 3 STOREY MULTI DWELLING HOUSING DEVELOPMENT
COMPRISING OF 57 DWELLINGS AND SUBSEQUENT ONE INTO TWO LOT
TORRENS TITLE SUBDIVISION AT LOT 4012 DRIFTWAY DRIVE, PEMULWUY



Prepared by: Think Planners Pty Ltd
Document Date: 15 July 2015
Consent Authority: Holroyd City Council



Lot 4012 Driftway Drive, Pemulwuy

QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects– 57 Townhouses and 1 into 2 lot Torrens title subdivision

ADDRESS: Lots 4012 DP 1154533, Driftway Drive, Pemulwuy

COUNCIL: Holroyd City Council

AUTHOR: Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
December 2014	Draft Issue for Comment	Draft	SK/JW	AB
15 th July 2015	Revised DA Lodgement Issue	Final	SK/JW	AB

Integrated Development (under S91 of the EP&A Act). Does the development require approvals under any of the following legislation?	
<i>Fisheries Management Act 1994</i>	No
<i>Heritage Act 1977</i>	No
<i>Mine Subsidence Act 1992</i>	No
<i>Mining Act 1992</i>	No
<i>National Parks and Wildlife Act 1974</i>	No
<i>Petroleum (Onshore) Act 1991</i>	No
<i>Protection of the Environment Operations Act 1997</i>	No
<i>Roads Act 1993</i>	No
<i>Rural Fires Act 1997</i>	No
<i>Water Management Act 2000</i>	No
Concurrence	
<i>SEPP 1- Development Standards</i>	No
<i>SEPP 64- Advertising and Signage</i>	No
<i>SEPP 71 – Coastal Protection</i>	No
<i>SEPP (Infrastructure) 2007</i>	No
<i>SEPP (Major Development) 2005</i>	No
<i>SREP (Sydney Harbour Catchment) 2005</i>	No



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Executive summary

This Statement of Environmental Effects has been prepared in support of a Development Application for the construction of a large three (3) storey '*Multi Dwelling Housing*' development consisting of 57 dwellings and 144 basement car parking spaces and subsequent 1 into 2 lot Torrens title subdivision at Lot 4012 Driftway Drive, Pemulwuy. The Torrens title subdivision will create two new allotments in order to excise part of the site to enable a staged development to occur.

Situated within the Pemulwuy South Sub Precinct associated with the Holroyd DCP 2013, the development site is a large irregular shaped vacant land parcel that is located on the north-eastern corner of the Driftway Drive and Silverthorne Drive intersection. Located within close proximity to Pemulwuy Marketplace and public reserves, there are bus stops with regular services to Blacktown, Greystanes, Merrylands and Fairfield, situated within a 400m radius of the development site. Being a corner allotment, the site has a curved frontage of approximately 228m to Silverthorne Drive, a frontage of approximately 106m to Driftway Drive and a total site area of 12,500m².

The subject site is located within a large residential block bounded by Driftway Drive to the west, Silverthorne Drive to the south and east and Kilby Avenue. The block has been zoned R4 High Density under Holroyd Development Control Plan 2013. '*Multi Density Housing*' is permissible with consent within the R4 Zone. The subject site is also zoned residential under State Environmental Planning Policy No. 59 - Central Western Sydney Economic and Employment Lands, with the development proposal permissible under both the SEPP and the Draft LEP. At present, land parcels that front Kilby Avenue comprise of large two storey residential dwellings and a multi dwelling housing development on the corner of Kilby Avenue and Driftway Drive with the subject site currently vacant and undeveloped.

The broader locality is consistent with the characteristics of new estates comprising predominantly of modern architectural designed large two storey residential dwelling of varying styles on modest lots interspersed by multi-unit housing with large expanses of public open spaces. The subject site is the last remaining land parcel that is yet to be developed within the new estate. As indicated on the site analysis drawings accompanying the development application, Silverthorne Drive separate the site from a large public reserve (Grey box Reserve) to the south of the site. The development seeks to utilise a vacant land parcel in accordance with the zoning and take advantage of its proximity to public transport, essential services and recreational opportunities. The development provides a medium density development that addresses its two frontage whilst contributing towards increases housing opportunity within Pemulwuy.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

Relevant History

The subject site is located within the large Greystanes Estate. Boral Resources (NSW) Pty Ltd previously owned the site and has been used for quarrying and associated activities for the last 100 years. The quarry, known as Prospect Quarry, has reached the end of its economic life and the estate has been identified to house future population and accommodate employment generating land uses.

In February 1999, State Environmental Planning Policy No. 59 - Central Western Sydney Economic and Employment Area (SEPP 59) was gazetted. This planning policy applied to Greystanes Estate and the site was rezoned for urban development including employment use and residential land uses.

Image 1 below illustrates the Greystanes Estate Precinct Plan within the context of Pemulwuy.

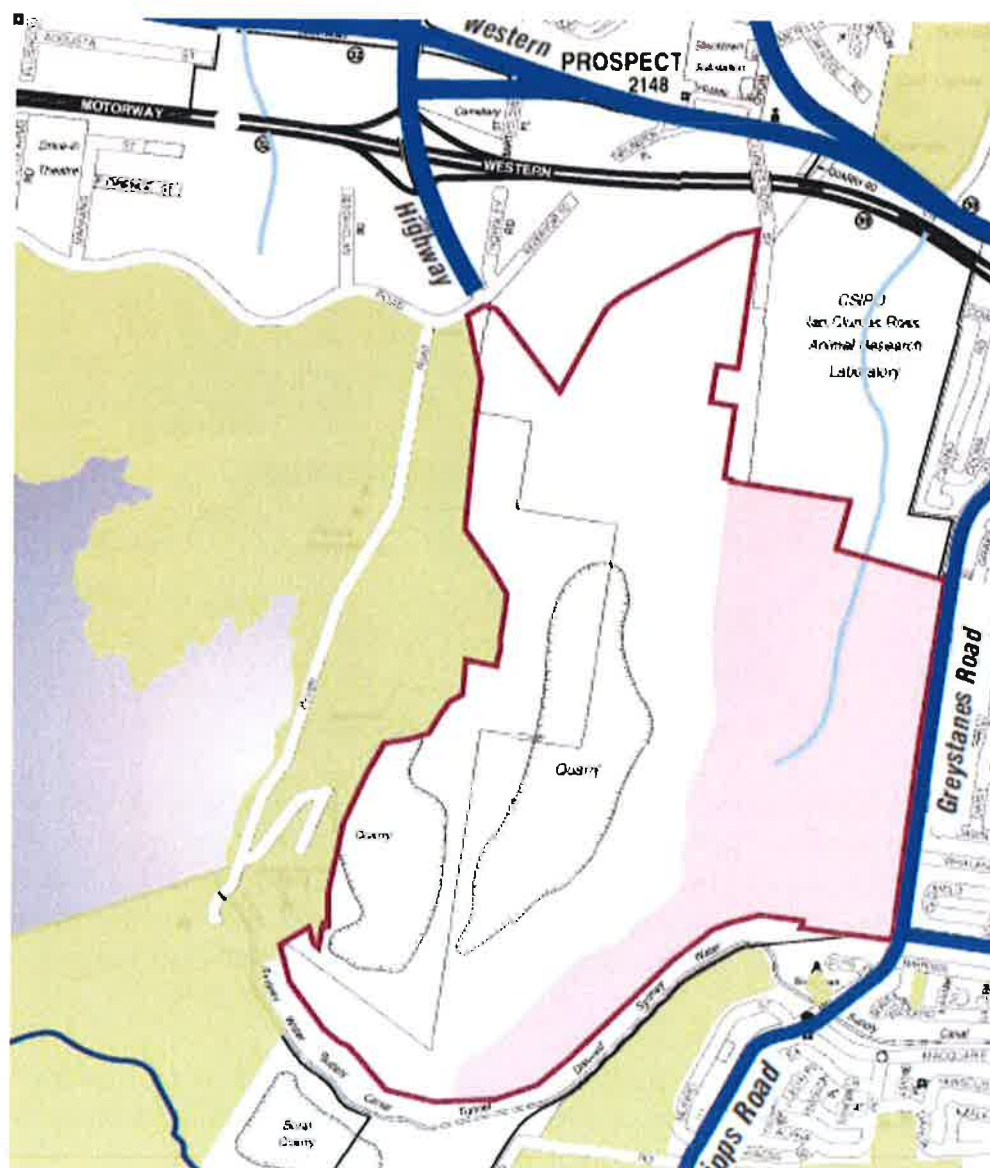


Image 1: Greystanes Estate Precinct Plan Area

The Concept Plan for the Greystanes Estate is shown in Image 2, below.

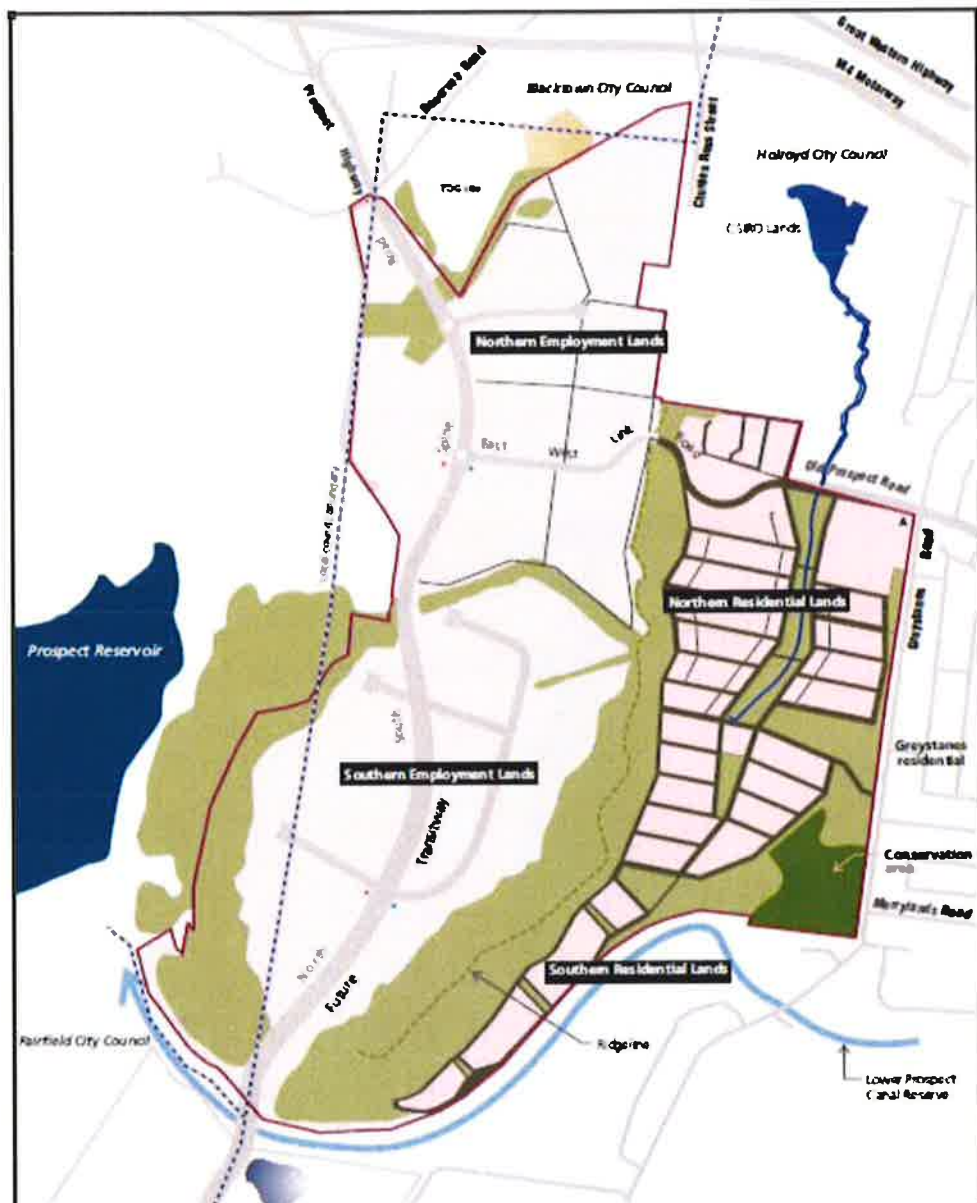


Image 2: Greystanes Estate Concept Plan

The Greystanes Estate is one of the largest privately owned parcels of land in Western Sydney is approximately 330 hectares in size. The employment precinct is approximately 200 hectares and approximately 200 hectares has been allocated for the residential precinct, which has been divided into two estates, the Northern Residential Lands and the Southern Residential Lands. In accordance with SEPP 59, a Precinct Plan has been prepared for Greystanes Estate.

Prospect Hill which is located North West of the subject site is considered to be an important European heritage item. It is listed as item of State Significance on the NSW State Heritage Register, and is a Heritage Item in the Holroyd LEP 20131.

Due to the proximity of the site to the heritage item, the proposed development will have no impact on the significance of the item.

Local Context

The site is fully within the Holroyd local government area which is located 30km west of the Sydney CBD. The residential component of Pemulwuy is bound by the M4 Motorway to the north, the existing residential suburb of Greystanes to the East, the Nelson's Ridge Estate to the South and Ridgeline Reserve to the West.

The newly developed estate comprises of two precinct associated with the Holroyd DCP 2013, with the Pemulwuy North Sub Precinct located to the north of Butu Wargun Drive and the Pemulwuy South Sub Precinct located to the south of Butu Wargun Drive. This is illustrated by precinct map extract from Holroyd DCP 2013 below, noting the site is within the southern precinct.

□



Image 3: Pemulwuy North Sub Precinct

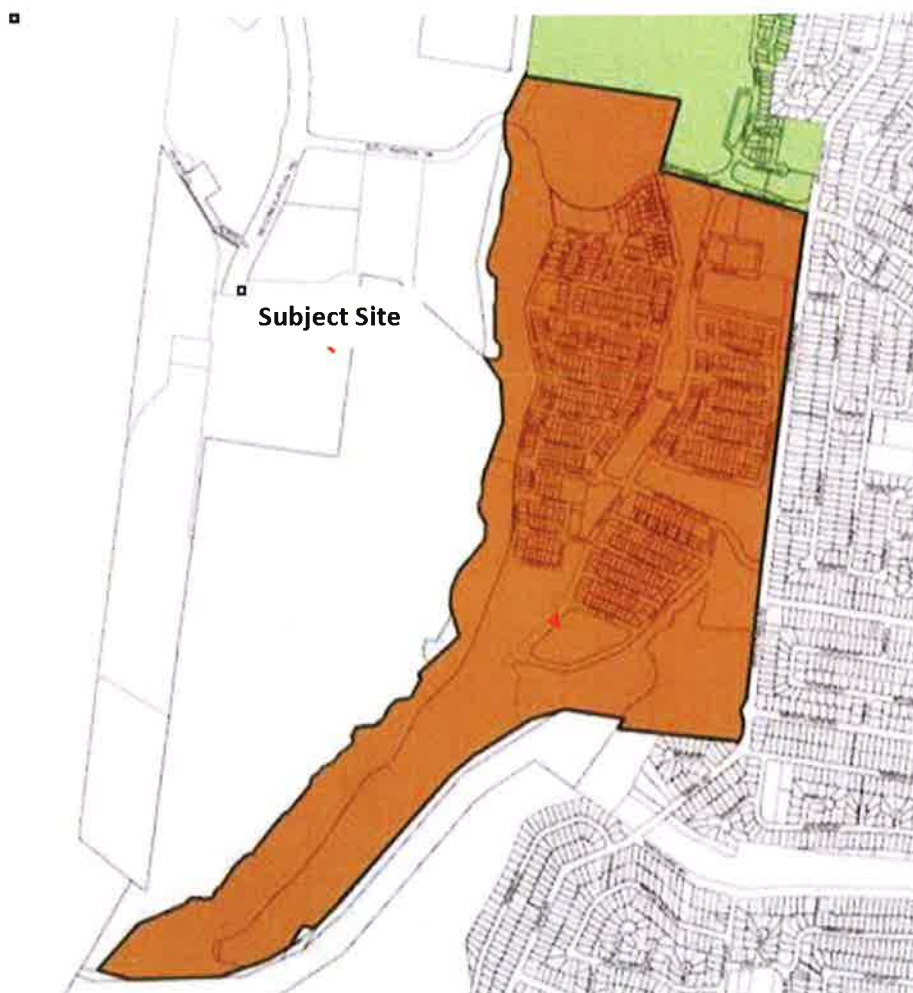


Image 4: Pemulwuy South Sub Precinct

Site Description

The subject site is legally known as Lot 4012 DP 1154533. It is proposed to construct 57 x 3 bedroom 'Multi Dwelling Housing' with basement parking for 144 vehicles and subsequent 1 into 2 lot Torrens title subdivision.

The site is located on the north eastern corner the Driftway Drive and Silverthorne Drive intersection, and is within close proximity to Pemulwuy Marketplace, with bus stops with regular services to Blacktown, Greystanes, Merrylands and Fairfield, situated within a 400m radius of the development site. The site is a large irregular shaped land parcel with a cross-fall of 8m from the western boundary towards the eastern boundary. The site that is currently vacant has a curved frontage of approximately 228m to Silverthorne Drive, a frontage of approximately 106m to Driftway Drive and a total site area of 12,500m².

Located within a new estate, the locality comprise predominantly of modern architectural designed large two storey residential dwelling of varying styles on modest lots interspersed by multi-unit housing with large expanses of public open spaces.

The development is bounded by low density residential dwelling to the north with Driftway Drive separating the site from low density residential dwellings to the west and Silverthorne Drive separating the site from a large reserve (Grey Box Reserve)

The development site is a large Greenfield site that is current vacant and represent an undercapitalisation of valuable land zoned for higher densities by virtue of its R4 Zoning, which permits higher density residential developments such as multi dwelling housing. The aerial extract and photographs of the locality provide context to the development site.



Image 5: Aerial Photograph of Site and Surrounds

The subject site is located within a large residential block that is bounded by Driftway Drive to the west, Silverthorne Drive to the south and east and Kilby Avenue. The blocks is zoned residential pursuant to State Environmental Planning Policy No.59- Central Western Sydney Economic and Employment Area. The site is also zoned R4 – High Density Residential under Holroyd Local Environment Plan 2013. This is illustrated by the zoning extract under the Holroyd Local Environment Plan 2013 in the following page.



Image 6: Aerial Map of Subject Residential Block

Currently the predominant land use within this large residential block is modern architectural designed large two-three storey residential dwelling of varying styles on modest lots and a multi-unit housing development on the corner of Kilby Avenue and Driftway Drive. The proposal is to utilise the large site to provide a large scale medium density development that will significantly increase the housing stock of Pemulwuy by an additional 57 dwellings.

The development seeks to utilise the land in accordance with the zoning and to take advantage of its proximity to essential services, public transport, and recreational opportunities. The multi dwelling housing development aims to provide a strong interface to both Driftway Drive and Silverthorne Drive whilst being aligned with Council's future vision of the locality as accommodating higher density housing. The increase of 57 dwellings in the locality will not only significantly increase the housing stock of Pemulwuy but will also provide additional patronage to Pemulwuy Marketplace and maximise public transportation usage. The aerial photograph in the following page illustrates the site in its broader context, noting that the majority of the subdivided land with the exception of the subject site within the Pemulwuy North and South Sub Precinct have been developed.



Image 7: Broader Locality Map

The Sydney Metropolitan Strategy supports higher residential development in strategic locations to accommodate future population growth. The subject area is ideal for future urban intensification as it is located within close proximity to shopping centre, public transportation, public reserve and is situated near a major industrial precinct which provide potential employment opportunities for future residents. Furthermore, key road networks such as Greystanes Road, M4 Motorway and The Great Western Highway are located within close proximity to the subject site.

The photographs in the following page show the site and existing context in proximity to the site.

Photograph 1: Showing the subject site (Lot 4012 Driftway Drive) looking north from Silverthorne Drive.



Photograph 2: Showing the subject site (Lot 4012 Driftway Drive) looking south from Driftway Drive.



Photograph 3: Showing the subject site and adjoining residential properties within the subject block, as viewed from Silverthorne Drive.



Photograph 4: Showing recently constructed modern two-storey dwelling along Kilby Avenue, looking west.



Heritage

The site is not identified as a heritage item, however there are two heritage items (I01662 and I52) located within close proximity to the subject site. This is illustrated by heritage extract map on the following page.

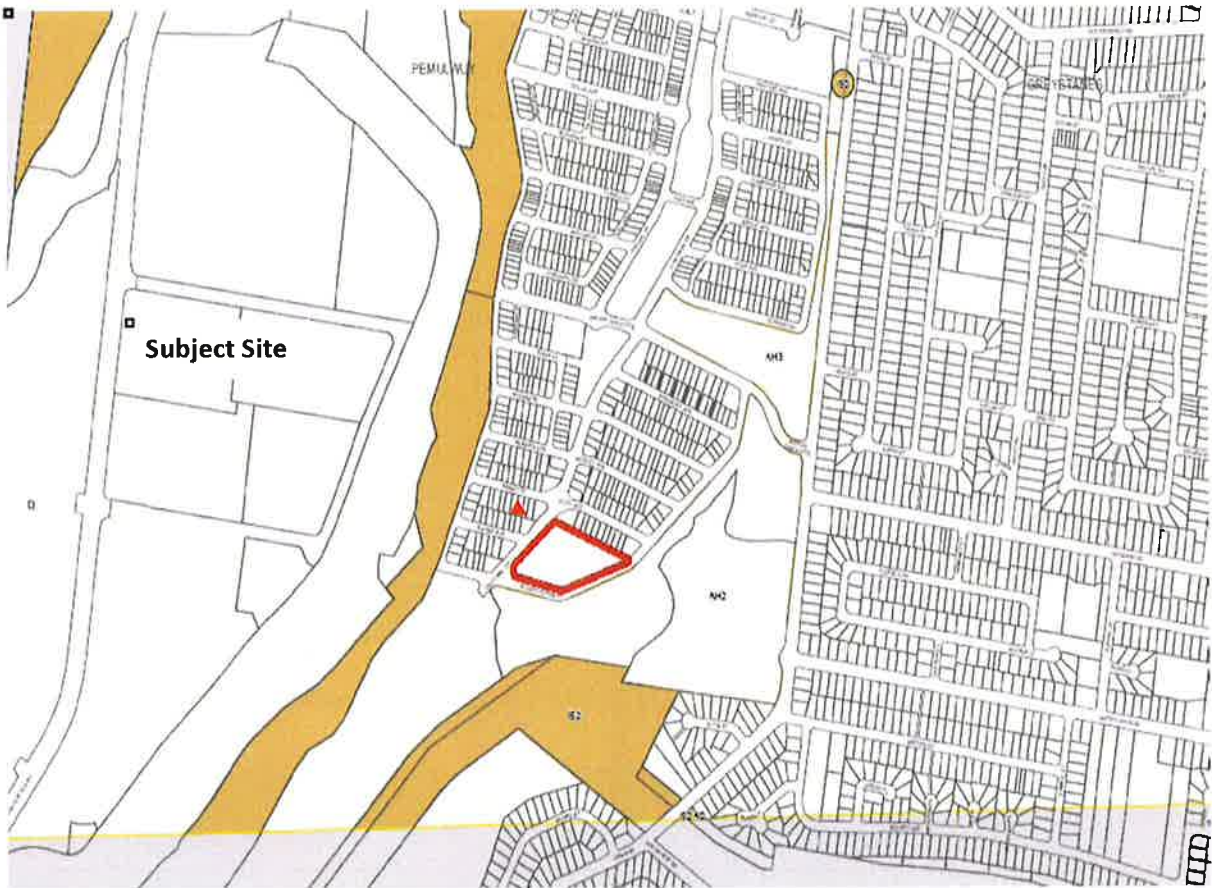


Image 8: Heritage Map Extract

It is noted that there is sufficient separation between the subject site and the heritage items, with existing road networks, dwellings and reserves providing sufficient buffer from the heritage items and as such the proposal will not impact upon the heritage significance of the heritage items.

Description of Proposal

The subject site is known as Lot 4012 DP 1154533. The Development Application proposes the construction of a large three storey 'Multi Dwelling Housing' proposal with frontages to Driftway Drive and Silverthorne Drive and comprising of 57 x 3 bedroom units with basement car parking for 144 vehicles.

Torrens Title Subdivision & Staging

The development propose to undertake a torrens title subdivision of the site and will result in the creation of two new allotments. This is in order to facilitate the development to occur in 2 stages as follows:

Stage 1: North-Western Townhouses Fronting Driftway Drive: 16 Dwellings and Private Access Road

Stage 2: Remaining Townhouses and associated common areas.

It would be requested that any consent conditions enable the development to occur as per the staging referred to above.

Parking

The development proposal includes a total of 144 parking spaces within two basement car parking areas with vehicular access to the site provided by two individual entry/exit driveways located along the northern and southern end of the Silverthorne Drive site frontage. The breakdown of the basement car parking area is provided below:

Basement:

- 87 car parking spaces with the following breakdown:
 - 82 residential car parking spaces, including 29 disable car parking spaces;
 - 4 visitor car parking spaces; and
 - Carwash bay.
- Vehicular access to the site with driveway located to the north eastern corner of the site via Silverthorne Drive.

Ground Floor:

- 32 residential car parking spaces, including a garage for every unit with a frontage to Driftway Drive.
- 25 visitor car parking spaces via a private laneway; and
- Vehicular access to the site with driveway located to the south western section of the site via Silverthorne Drive.

A summary of the relevant aspects of the proposal is provided in the table below.

Level	Inclusions
Basement Level	87 car spaces with the following breakdown: <ul style="list-style-type: none"> • 82 residential car parking spaces including 29 disable car parking spaces; • 4 visitor car parking spaces; and • Dedicated car wash bay.
	Residential storage areas.
	2 x lift core and stair wells.
	Vehicle access located at the north eastern corner of the site via Silverthorne Drive.
Ground floor	The site provides multiple pedestrian pathway to the site from both Driftway Drive and Silverthorne Drive, with three pedestrian access provided from Silverthorne Drive, located to the southern, east and north eastern boundary and two pedestrian pathway via Driftway Drive located to the western portion of the site. Proposal also provides internal pathways that provides access to units east of the internal vehicular driveway and also connecting pathways that run through the communal open space area.
	Units to the west of the internal vehicular driveway are provided direct access from Driftway Drive.
	A total of 57 at-grade car parking spaces including 32 residential car parking spaces with 1 garage provided for each dwelling that front Driftway Drive (total of 16 garages) and 25 visitor car parking spaces.
	The key active areas are located on the ground for all 57 units, including a kitchen, laundry, living area, dining area, patio and courtyard that is generally accessed from living areas. The ground floor also provides internal stairwell that provides access to the upper levels per unit.
	3,989.65m ² of communal open space.
	Substation.
	2 x lift core and stair wells including internal stair wells.
	Vehicular ramp to basement level located to the north eastern portion of the site via Silverthorne Drive. The development also proposes an internal two way driveway with a cul-de-sac providing access to car parking spaces. The driveway is located towards the western portion of the site and separates the site into two blocks.

Level 1	Includes the more passive areas including 2 x bedroom, bathroom and linen room. Some of the units are provided with a small balcony facing the street frontage.
	Internal stairwell per unit.
Level 2	The master bedroom with ensuite and robe area is located within the second floor. All 57 units are provided with a balcony oriented to the street frontage.
	Internal stairwell per unit.

The relevant architectural plans for the proposal have been prepared by Idraft Architects, while supporting reports have been prepared by relevant sub consultants. The design of the proposed '*Multi-Dwelling Housing*' development is based on contemporary architectural aesthetics that is to utilise a large vacant site to provide appropriate medium density housing development within the Pemulwuy residential estate.

Design consideration has been given to the scale, size and form of the proposal in relation to the future vision and built form envisioned by Council and the Greystanes Estate Precinct Plan.

Design consideration has also been given to residential amenity including aspects such as privacy and solar access for both future residents of the proposal and those of surrounding properties. The proposal complies with key planning requirements as discussed further and addressed in this report.



Lot 4012 Driftway Drive, Pemulwuy

Controls

Statutory Controls

The relevant Statutory Planning Controls governing this development proposal area:

- State Environmental Planning Policy BASIX
- State Environmental Planning Policy No. 55 – Contaminated Land
- State Environmental Planning Policy No 59 - Central Western Sydney Economic and Employment Area
- Holroyd Draft Local Environmental Plan 2013

Policy Controls

The applicable policy control documents are: -

- Holroyd Development Control Plan 2013



Consideration

The following summarises the relevant planning regulations and controls in relation to the proposal and the compliance of each.

State Environmental Planning Policy BASIX

The application has been assessed and is accompanied by a complying BASIX certificate. See attached BASIX Certificate for detail.

State Environmental Planning Policy No. 55 – Contaminated Land

Contamination investigations have previously been undertaken for the site and a Site Audit Statement has been prepared for the estate that the site is not the subject of a declaration, order, agreement or notice under the Contaminated Land Management (CLM) Act 1997 or the Environmentally Hazardous Chemicals (EHC) Act 1985.

Further investigation and reporting under SEPP 55 is not considered necessary. If any contaminated material or suspected contaminated material is unearthed during the construction process then actions consistent with the legislative requirements and guideline documents will be undertaken.

State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area

Under State Environmental Planning Policy No. 59- Central Western Sydney Economic and Employment Lands, the subject site is zoned residential, and under the Holroyd Local Environmental Plan 2013, the subject site is zoned R4 – High Density Residential.

The proposed development complies with the objectives and specific criteria of SEPP 59. The subject site is zoned Residential. The development application is consistent with SEPP 59. The resulting multi dwelling housing development will significantly contribute towards increasing the housing stock within Pemulwuy.

Clause 10 Matters for Consideration

Clause 10 of SEPP 59 outlines various matters to be taken into consideration by a proponent when preparing a development application. The following principles are considered of relevance to the application for a built structure:

"Servicing

(c) the timing, location and design of the development having regard to the orderly provision of infrastructure and services"



Comment:

- The proposal will undertake development to coincide with the progressive development of infrastructure and services within the Precinct. The applicant will consults with relevant service authorities prior to the commencement of any construction activities.

"Housing

(f) housing choice will be achieved by a wide range of housing types and lot sizes, with an overall density within a Precinct of at least 15 dwellings per hectare to meet the principles of the compact city as described in Cities for the 21st Century, published by the Department of Planning in January 1995"

Comment:

- The proposal is for 57 x 3 storey multi dwelling housing development and as such will significantly contribute towards increasing the housing stock of the area.
- The proposed large scale multi dwelling housing will also contribute towards making the Precinct achieve the 15 dwellings per hectare target set by 'Cities for the 21st Century'.

"Environment

(g) development should be consistent with the principles of ecologically sustainable development which requires an active approach to anticipating and preventing damage to the environment, and where possible, ensuring that developments are planned in a way that enhances the environment,

(h) development should be consistent with the principles of total water cycle management, including minimising total water usage, minimising waste water requiring treatment and disposal, minimising stormwater impacts on the environment, and maximising water retention and reuse,

(j) development should be consistent with the principles of waste minimisation as set out in A Guide to the Waste Minimisation and Management Regulation, published by the Environment Protection Authority in 1996, and should ensure that waste is minimised through re-use, recycling and reprocessing, with disposal being the last resort option,

(k) development should be planned to achieve maximum energy efficiency through such measures as building location, design and materials use, the selection of energy and water efficient building services, equipment and appliances"

Comment:

- The proposal is consistent with the principles of ecologically sustainable development by proposing a development that incorporates design elements to increase energy efficiency and reduce the consumption of natural resources. The proposal is accompanied by a complying BASIX Report.
- The proposed development will not adversely affect or impact upon drainage, stormwater flows or flooding patterns in the area. All stormwater is to be appropriately managed. A Stormwater Management Plan has been prepared and is attached as part of this application.
- Waste is to be appropriately managed during the demolition and construction stages of the development. Further, appropriate waste facilities will be provided for future residents of the proposal. See attached Waste Management Plan for detail.

"Heritage

(l) conservation of items of significance"

Comment:

- The application respects the heritage recognition of locales in the precinct. It is noted that there is sufficient separation between the subject site and heritage items, and will be discussed in detailed further in this statement.

"Transport

(r) development should provide for users of all modes of transport, including public transport, cycling and walking, with a recognition of the need to integrate the development into the surrounding network of each mode"

Comment:

- The proposal is located within walking distance to bus stops with regular services to Blacktown, Greystanes, Merrylands and Fairfield and also within close proximity to shops and recreational facilities such as parks and bike paths. This will encourage future residents to engage in various forms of transport such as walking and cycling.

"Urban design

(u) development should ensure that the environmental and social quality of existing and future residential areas are safeguarded and that, in particular, noise and vibration from quarry operations is minimised;

(v) development should be designed and located to ensure the best possible urban design outcomes including landscape quality and visual character"



Comment:

- The proposal contains design elements that seek to reduce potential visual, privacy and promote a high standard of residential amenity. This includes the siting/internal layout of dwellings, location/size of windows, location/size of balconies, proposed building materials as well as the incorporation of other elements including setbacks and screening.
- Design consideration has been given to the scale, size and form of the proposal in relation to the future vision and built form envisioned by the Precinct Plan and that the site is on a corner lot. The resulting development will be consistent with the urban design principles contained in the Precinct Plan.

Community services

(y) development of the land is to result in an attractive and safe built environment which satisfies a diverse range of community needs"

Comment:

- The proposed development incorporates an active façade that will permit casual surveillance of both Driftway Drive and Silverthorne Drive and incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area. Furthermore the proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.

Clause 23 Zoning and Subdivision

Pursuant to clause 23, Council must not consent to development unless it is of the opinion that the carrying out of that development would be consistent with the objectives of the zone. The objectives of the Residential zone are:

"a) to ensure that development within the zone is primarily used for residential purposes and associated facilities,

b) to provide for a range of housing types, including medium density housing, in areas well served by public transport and near local shops,

c) to allow people to carry out a reasonable range of activities from their homes while maintaining neighbourhood amenity,

d) to allow for a variety of small scale local non-residential uses that primarily serve local residents and are compatible with the character of the living area,

e) to allow home-based occupations where such activities are unlikely to adversely affect the living environment of neighbours,



f) to prohibit development that is of an offensive, hazardous, noisy, intrusive or environmentally inappropriate nature, and

g) to allow for local open space that is accessible and well located, that promotes the use and enjoyment of local open space for both residents and the workforce, that may include elements of the natural environment, and that provides for active and passive recreation."

The proposal is for medium density housing and is therefore consistent with the above objectives.

Clause 25 Precinct Plan

Clause 25 requires the determining authority to take into consideration the relevant Precinct Plan. The Precinct Plan has been taken into consideration in the preparation of the application.

Clause 27 Flood Liable land

The subject site is not located within a flood liable area. The proposal includes relevant details in respect of stormwater and drainage to allow Council to assess and determine the application.

Clause 28 Subdivision

A procedural subdivision is proposed in order to let the development occur in 2 stages as outlined in the description of the development.

Clause 30 Conservation of items of Environmental Heritage

The proposed development will not adversely impact upon any identified items of environmental heritage as detailed further in this statement.

Holroyd Local Environmental Plan 2013 Compliance Table

As shown on the zoning map extract below the development site is zoned R3 Medium Density Residential under the provisions of Holroyd LEP 2013.

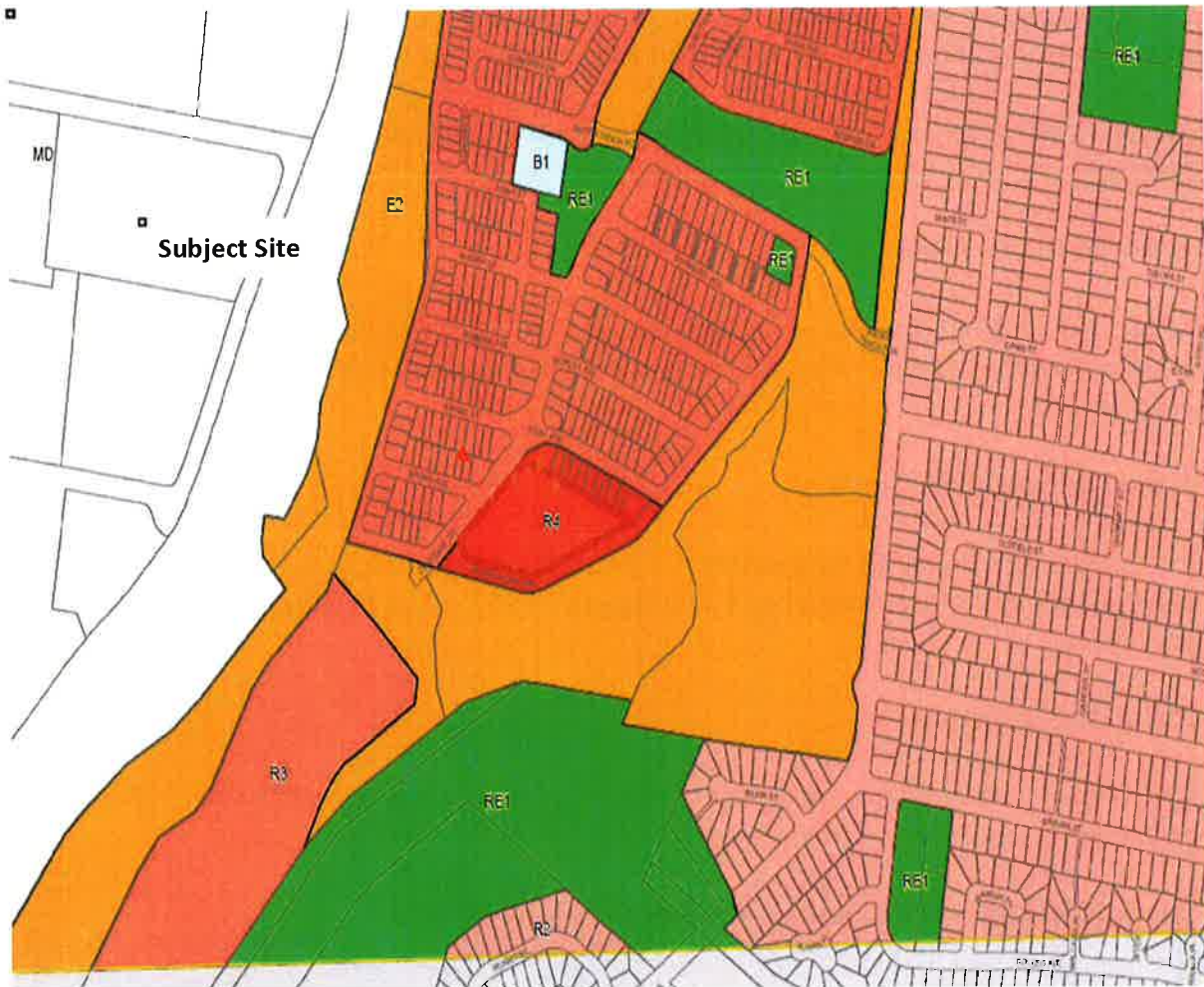


Image 9: Zoning Map Extract

Multi Dwelling Housing is permissible with consent within the subject site and the proposal is consistent with the definition contained within the LEP.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The development proposal is also consistent with the relevant zone objectives which are prescribed as follows:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.

The proposed development provides a large 2-3 storey multi dwelling housing development that will significantly contribute towards increasing the housing stock of Pemulwuy. The site is well located and is located within proximity essential services, public transportation and recreation opportunities.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Holroyd Local Environmental Plan 2013 – Compliance Table			
Clause	Controls	Comment	Complies
Zoning	R4 – High Density	Multi dwelling housing developments are permissible with Council consent in the R4 – High Density zone.	YES
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	<p>The proposal is consistent with the zone objectives of the R4 – High Density and will provide additional housing in the catchment of public transport and services whilst contributing to range of housing types to suit the needs of residents within a medium density context.</p> <p>The site as it is currently exists is a Greenfield site and represents an undercapitalisation on valuable developable land.</p> <p>The proposal will not only appropriately fulfil the subject site's zoning potential but also contribute to the provision of medium density housing within an appropriate area.</p>	YES
2.8	Subdivision – Consent Requirements	The development seeks Council consent for the Torrens Title subdivision of the site into two lots.	YES
2.7	Demolition Requires Consent	The site is a currently vacant with no demolition works proposed. Not applicable.	N/A
Part 4 Principal Development Standards			
4.1	Minimum Subdivision Lot Size: 1,200m ² .	A maximum lot size of 1,200m ² is identified for the site under Holroyd Local Environmental Plan 2013 Lot Size Buildings Map Sheet LSZ_002.	YES

		The development proposes to undertake a 1 into 2 Torrens title subdivision, with both new lots to have a lot size greater than 1,200m ² . Complies.	
4.3	Height of Buildings: 12.5m	<p>A maximum building height of 12.5m is identified for the site under Holroyd Local Environmental Plan 2013 Height of Buildings Map Sheet HOB_002.</p> <p>No part of the proposal exceeds 12.5m and as such the proposal is compliant with maximum building height control.</p>	YES
4.4	Floor Space Ratio: 0.85:1	<p>A maximum floor space ratio of 0.85:1 is identified for the site under Holroyd Local Environmental Plan 2013 Floor Space Ratio Map Sheet FSR_002.</p> <p>It is noted that the development proposes an FSR of 0.51:1 and as such comply with Council's FSR control.</p> <p>See attached plans for detail. FSR calculations have been undertaken in accordance with Clause 4.5.</p>	YES
Part 5 Miscellaneous Provisions			
5.9	Preservation of Trees or Vegetation	<p>The subject site as it currently exists is a large Greenfield site that has been cleared of all vegetation.</p> <p>Extensive landscape embellishment is to be undertaken. The landscape treatment also seeks to soften the built form and integrate with the development and the site's context</p> <p>Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan. See Landscape Plan for detail.</p>	YES
5.10	Heritage Conservation	The subject site has is well removed from Prospect Hill, which is considered to be an important European heritage. It is listed as an item of State Significance on the NSW State Heritage Register and is also a Heritage item within Holroyd LEP 1991 and Holroyd Development Control Plan.	YES

		<p>Given the separation to the site there will be no impact on the item.</p> <p>It is noted that the subject site, while in close proximity to the heritage item, is part of a larger area that has been the subject of significant master planning and planning control preparations.</p> <p>Such plan preparation has been undertaken cognisant of the heritage item of Prospect Hill and notwithstanding, the subject site has been identified for residential development in the form proposed. The proposed multi dwelling housing development will not impact the view to/from the Ridgeline Park and Prospect Hill.</p> <p>It is highly unlikely that the site could contain items that would be deemed to be of archaeological significance given the disturbance to the site as part of the earthworks program. If any items of archaeological significance are unearthed during the construction process then actions consistent with the Heritage Act 1977 will be undertaken.</p>	
Part 6 Additional Local provisions			
6.1	Acid Sulfate Soils	The subject site is not identified as being affected Acid Sulfate Soils. Not applicable.	N/A
6.2	Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, particularly for the basement car parking area will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p>	YES

		<p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site that excavation will lead to the disturbance of relics. If any items of archaeological significance is unearthed during the construction process then actions consistent with the Heritage Act 1977 will be undertaken.</p>	
6.3	Essential Services	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	YES
6.4	Flood Planning	The site is not located on flood prone land. Not applicable.	N/A
6.5	Terrestrial Biodiversity	The subject site is not identified as containing Biodiversity Land under Holroyd Local Environmental Plan 2013. Not applicable.	N/A
6.6	Riparian Land and Watercourses	The subject site is not identified as containing Riparian Land and Waterways under Holroyd Local Environmental Plan 2013. Not applicable.	N/A
6.7	Stormwater Management	<p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.</p> <p>The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>See attached Stormwater Management Plan for detail.</p>	YES

6.8	Salinity	The subject site has been identified as being affected by Moderate Salinity potential and measures will be detailed at CC stage.	YES
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Holroyd Development Control Plan 2013 – Part A General Controls

The table below provides detail on the development standards relevant to the current proposal.

Holroyd Development Control Plan 2013 – Part A General Controls Compliance Table			
Clause	Controls	Comment	Complies
3. Car Parking			
3.	<p>Minimum Parking Spaces:</p> <p>3 bed unit: 1.2 minimum</p> <p>Visitor/dwelling: 0.2/dwelling (minimum)</p>	<p>The development proposes the construction of a three (3) storey multi dwelling housing development with the following mix:</p> <p>➤ 57 x 3 bedroom</p> <p>As per the DCP, this would equate to:</p> <p>68.4 resident space 11.4 visitor spaces Total of 79.8 spaces.</p> <p>The development proposes the provision of 144 car parking spaces within the basement level, including 119 residential car parking spaces and 25 visitor parking spaces. The proposal also provides a total of 29 disabled car parking spaces. Complies.</p> <p>Two individual entry/exit driveways located along the north-eastern and south-eastern frontage, with the vehicular ramp to the basement located to the north east and the internal driveway situated to the south west. See plans for detail. It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site. The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.</p>	YES

		<p>The proposed car parking area is considered appropriate and will satisfactorily service the traffic and parking needs of the proposal. See attached traffic report for detail.</p> <p>Access ways and car parking spaces are to be appropriately dimensioned in accordance with Council controls and will permit the safe movement and parking of vehicles on site. See attached plans for detail.</p>	
3.2	Parking Design Guidelines	<p><u>External Appearance:</u></p> <p>The development proposes a deep soil planting area between the driveway into the basement.</p>	YES
3.3	Dimensions and Guidelines	<p>Proposed dimensions for car parking spaces are consistent with Council control.</p> <p>See plan for detail.</p>	YES
3.4	Site Works	<p><u>Drainage, Light & Ventilation:</u></p> <p>Excavation work required for the proposed basement parking for the multi dwelling housing development have made adequate provision for the drainage of runoff and seepage. A Stormwater Management Plan has been prepared and is attached as part of this application. See attached Stormwater Plan for detail.</p> <p>All car parking areas within the site will have adequate lighting with mechanical ventilation system installed within the basement in accordance with relevant BCA and AS 1668 requirements.</p> <p><u>Landscaping of Open Car Parks:</u></p> <p>Proposed deep soil planting area to the driveway ramp to the basement level. The landscape treatment also seeks to soften the built form and integrate with the development and the site's context.</p>	<p>YES</p> <p>YES</p>

3.5	Access, Manoeuvring and Layout	<p><u>General Layout:</u> Vehicles can enter and leave the site in a forward direction.</p> <p><u>Minimum Setbacks from Side Property Boundaries to Driveways:</u> Not relevant, driveways are not located near neighbouring properties. Complies.</p> <p><u>Clearances:</u> The basement parking levels have minimum ceiling height of 2.5m. Complies.</p> <p><u>Pedestrian Circulation:</u> The proposed basement car parking arrangement is to be appropriately integrated into the proposal and is consistent with existing, surrounding development.</p> <p>It is considered that the proposal provides an appropriate outcome on site that provides adequate parking arrangements as well as ensuring the safe and efficient movement of vehicular and pedestrian traffic.</p>	<p>YES</p> <p>N/A</p> <p>YES</p> <p>YES</p>
3.6.	Parking for the Disabled	The proposal provides 29 accessible car parking spaces and complies with Council's car parking dimensions for car parking spaces for the disable. Complies.	YES
4. Tree and Landscape Works			
4.1	Preservation of Trees	<p>The subject site as it currently exists is a Greenfield site with all vegetation been extensively cleared.</p> <p>The proposal provides landscaping embellishing work that will improve and enhance the subject site.</p> <p>Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan.</p>	YES
5. Biodiversity			
		The proposed development will not impact on any significant flora and fauna. Not applicable.	N/A



6. Soil Management			
6.1	Cut & Fill and Retaining Walls	<p>The proposal has been designed to minimise the amount of cut and fill required, whilst also providing a built form that is appropriate considering the context of the site and the surrounding area.</p> <p>It is considered that the proposal results in an appropriate outcome on site that will not adversely affect the environment or the existing residential amenity of adjoining properties.</p>	YES
6.2	Site Contamination and Land Filling	The land is not known to have been used for any purposes that may give rise to the likelihood of contamination. Not applicable.	N/A
6.3	Erosion and Sediment Control	<p>Appropriate measures will be undertaken during the construction and construction phase of the development application to ensure that all soil materials will be contain on the site.</p> <p>Appropriate erosion and sediment control measures such as the use of sediment fencing will be undertaken to minimise erosion during the demolition and construction phase of the proposal.</p>	YES
6.4	Erosion and Sediment Control Plan	An Erosion and Sediment Control Plan is attached as part of this application.	YES
6.5	Salinity Management	The subject site has been identified by Council's Salinity Map - Sheet SAL 002 to have moderate salinity potential and this will be addressed in the CC application.	YES
7. Stormwater Management			
		A Stormwater Management Plan has been prepared and is attached as part of this application. The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.	YES

		<p>The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>The proposal incorporates appropriate setbacks and landscaping that will permit stormwater penetration and will reduce runoff and the impact of stormwater on site and in the area. See attached Stormwater Management Plan for detail.</p>	
8. Flood Prone Land			
		Subject site is not identified as being within flood prone. Not applicable.	N/A
10. Safety and Security			
		<p>The proposed development incorporates an active façade that will permit casual surveillance of both Driftway Drive and Silverthorne Drive as well as the driveway areas and communal open space at the centre of the site.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by resident, visitor and passer by alike. It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.</p>	YES



Lot 4012 Driftway Drive, Pemulwuy

		All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.	
11. Waste Management			
		A Waste Management Plan is attached as part of this application. In addition a bin storage area is provided in proximity to the front setback area and bins will be wheeled to the street on collection day.	YES
12. Services			
		The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	YES

Holroyd Development Control Plan 2013 – Part P Pemulwuy Residential Controls

The table below deals with the key relevant controls contained within the Pemulwuy DCP, noting that a number of the 'broad brush' elements relating to open space, subdivision, and the North Precinct are not relevant to the current proposal.

Holroyd Development Control Plan 2013 – Part P Pemulwuy Residential Controls Compliance Table			
Clause	Controls	Comment	Complies
Part 4: Building and Siting Requirements for Residential Development			
4.1	Architectural Character	<p>Proposal is consistent with Figure 24: Housing types for Pemulwuy South that has identified the subject site to accommodate multi-unit housing and 'increased density'.</p> <p>The dwelling have been designed to adequately address the site frontages whilst consistent to each other.</p> <p>Dwelling have been designed to provide casual surveillance of the sites frontages.</p> <p>Dwelling located on the corners have been designed to reinforce the corner whilst adequately address both frontages and have been designed to ensure that dwelling entries are visible from the street level.</p>	YES

4.2	Elevated Sites (Steep Land)	<p>As the site is a medium density allotment the dwelling house controls are not relevant.</p> <p>The development has been designed to follow the natural topography of the land.</p>	YES
4.3	Building to a Side Boundary	No dwellings are built to boundary. Not applicable.	N/A
4.4	Building Articulation and Street Address	<p>The proposal is on a prominent corner allotment and has an active frontage to both Driftway Drive and Silverthorne Drive.</p> <p>It is considered that the proposal positively contributes to the public domain and responds well to the individual context of its site.</p> <p>The proposal also positively contributes to the visual appreciation and cohesiveness of the streetscape and proposes a series of multi dwelling houses that is of a suitable human scale, providing a built form that is consistent with the streetscape as well as current and future development in the area. The proposal provides visual interest through building design and articulation and proposes a well-integrated development.</p> <p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity. This includes the siting/internal layout of dwellings, location/size of windows, location/size of balconies, proposed building materials as well as the incorporation of other elements including setbacks and screening. See attached plans.</p> <p>The proposed development incorporates an active façade that will permit casual surveillance of both street frontages as well as common open space areas of the proposal.</p>	YES

		It is noted that the proposal has clear entry points that are easily read by resident, visitor and passer by alike.	
4.5	Setbacks	<p><u>Front of building (3m)</u> The DCP requires a front setback of 3m within the Pemulwuy South Precinct. The proposal has provided a front setback of 3.4m to its frontage to Driftway Drive and a frontage of between 6.4m-6.6m to Silverthorne Drive. Complies.</p> <p><u>Front garage (5.5m)</u> The development provides a single garage for each of the 16 dwelling with a frontage to Driftway Drive. The garages are located behind the building and as such comply with the front garage setback provisions.</p> <p><u>Rear Setback</u> The proposal is a corner lot with no rear setback. However given the site is a corner allotment the 6m setback to the northern boundary is considered most appropriate as this is the shortest and most directly comparable to a 'rear setback'.</p> <p><u>Rear Garage</u> DCP permits rear garages a 0m setback if they font a shared vehicular access. The development provides a 0m setback of the rear garages from the planning internal driveway. Complies.</p> <p><u>Side Setbacks (3m)</u> Proposal provide a setback of 6m to its northern boundary. Complies.</p> <p><u>Secondary street frontage</u> Not applicable as proposal complies with the 3m setback to the front of building, as dwelling face both frontages.</p>	<p>YES</p> <p>YES</p> <p>N/A</p> <p>YES</p> <p>YES</p> <p>YES</p>
4.6	Solar Access and Sun Shading	The proposal incorporates appropriate design features including window size and location that will permit adequate solar penetration as well as cross ventilation of the proposed dwellings.	YES

		<p>North facing habitable rooms achieve 4 hours of sunlight between 8am and 4pm in mid-winter, with all dwellings complying with this control with sufficient setback of 6m will ensure that the solar access currently enjoyed by adjoining residential dwellings along the site northern boundaries will not be impacted by the proposal. In addition the proposed open space areas will allow for a high standard of residential amenity, providing solar access whilst maintaining privacy for future and neighbouring residents. See attached plans for detail.</p>	
4.7	External Private Open Space	<p>Each dwelling is provided with appropriate private open space areas that are well dimensioned and sized in accordance with the DCP.</p> <p>The proposal provides private open space greater than 20% of the total site area as a pervious surface. Complies.</p> <p>Private open space achieve a minimum of at least 3 hours of direct sunlight between 9am and 3pm at mid winter to 50% of the required private open space.</p> <p>All balconies are oriented to the street frontage.</p> <p>Where appropriate, setback are to be landscaped, see attached landscaping plans for detail.</p> <p>The landscape and deep soil zones are distributed as a variety of private and the central communal areas to align with the DCP provisions.</p> <p>The proposal also provides a large central communal open space area to provide recreational opportunities for future residents.</p>	YES
4.8	Plant Selection	<p>The proposal is to provide adequate landscaping embellishment works within the front setbacks entirely of native plant species.</p>	YES

		Furthermore, planting is to be provided along the sites setbacks. See attached landscape plan for detail.	
4.9	Privacy	<p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity. This includes the siting/internal layout of dwellings, location/size of windows, location/size of balconies, proposed building materials as well as the incorporation of other elements including setbacks and screening.</p> <p>It is considered that the proposed development produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.</p>	YES
4.11	Roof Design	The proposal incorporates a contemporary, predominantly flat roof design that incorporates a slight pitch and fall, providing articulation and not dominating the streetscape. See attached plans.	YES
4.12	Materials and Colours	<p>The proposal incorporates physical articulation of the built form and a mixed palette of building materials and finishes. Materials and finishes used are consistent with that existing in the area while being contemporary in character.</p> <p>The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building. See attached plans for detail.</p>	YES
4.13	Water and Energy Efficiency	<p>The proposed development incorporates design elements to increase energy efficiency and reduce the consumption of natural resources.</p> <p>A complying BASIX Report is attached as part of this application.</p>	YES

4.14	Garages, Car Parking and Driveways	<p>Parking is to be contained within a basement level and at-grade parking with garages provided for units fronting Driftway Drive.</p> <p>Two individual entry/exit driveways located along the north-eastern and south-eastern frontage, with the vehicular ramp to the basement located to the north east and the internal driveway situated to the south west. See plans for detail.</p> <p>It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site.</p> <p>The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.</p> <p>The proposed car parking area is considered appropriate and will satisfactorily service the traffic and parking needs of the proposal. See attached traffic report for detail.</p> <p>Access ways and car parking spaces are to be appropriately dimensioned in accordance with Council controls and will permit the safe movement and parking of vehicles on site.</p> <p>See attached plans and traffic report for detail.</p>	YES
4.15	Fencing	Proposed fencing is to be consistent with that existing within the Holroyd Local Government Area of similar developments. The proposed fencing is compliant with Council controls.	YES
4.16	Adaptable and Affordable Housing	DCP requires 20% of multi-unit housing to comply with Class C- Adaptable Housing Features as set out in Australian Standard AS4299. Proposal provides 12 adaptable units (21%), and as such the development is consistent with the 20% control.	YES

4.17	Safety, Security and Lighting	<p>The proposed development incorporates an active façade that will permit casual surveillance of both Driftway Drive and Silverthorne Drive as well as the driveway areas and communal open space at the rear of the site.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders. Furthermore, appropriate lighting is to be provided to ensure safety for future residents and visitors.</p> <p>The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by resident, visitor and passer by alike.</p> <p>It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.</p> <p>All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	YES
4.18	Bushfire Protection	Bushfire protection measures were considered as part of the initial precinct planning, noting the perimeter roads serve as a buffer to the nearby vegetation.	YES
4.19	Salinity	The subject site has been identified by Council's Salinity Map – Sheet SAL_ 002 to have moderate salinity potential. This will be addressed in the CC application.	YES

4.20	Servicing	<p>The proposal provides sufficient storage area within each dwelling and also within the basement car parking area. All ancillary features including external clothes drying areas with access to sunlight, mailboxes and waste facilities are to be appropriately located and integrated into the development.</p> <p>Waste bin areas are within close proximity to Silverthorne Drive to permit convenient movement of bins to street for collection.</p>	YES
4.21	Telecommunications	Adequate telecommunication infrastructure will be provided.	YES
4.22	Dwelling Types – Summary	The proposal meets the required setbacks (as detailed further below), and landscaped areas (20%) applying to the Type C dwellings in Pemulwuy South – noting there is no subdivision of lots proposed.	YES
6. Subprecinct Control – Pemulwuy South			
6.1	Height Limits – 3 Storey Zone	<p>The proposal is located within the three (3) storey zone with a maximum wall height of 10m and a maximum building height of 12.5m is stipulated under the Holroyd Development Control Plan.</p> <p>All dwellings are less than the 12.5m control and align with the 3 storey control.</p>	YES
6.2	Setbacks	<p><u>Front Setback (3m)</u> The DCP requires a front setback of 3m within the Pemulwuy South Precinct.</p> <p>The proposal has provided a minimum front setback of 3m to both its frontages. Complies.</p> <p><u>Front garage (5.5m)</u> The development provides a single garage for each of the 16 dwelling with a frontage to Driftway Drive. The garages are located behind the building and as such comply with the front garage setback provisions.</p>	<p>YES</p> <p>YES</p>

		<p><u>Rear Setback</u></p> <p>The proposal is a corner lot with no rear setback. However given the site is a corner allotment the 6m setback to the northern boundary is considered most appropriate as this is the shortest and most directly comparable to a 'rear setback'. The proposal provides for the required 6m setback to the northern boundary.</p>	YES
11 Environmental Management			
11.1	Site Contamination and Remediation	<p>Due to the long history of quarrying and associated land uses, the majority of the site has been extensively disturbed and largely cleared.</p> <p>Contamination investigations have previously been undertaken for the site and a Site Audit Statement has been prepared for the Greystanes Estate that the site is not the subject of a declaration, order, agreement or notice under the Contaminated Land Management (CLM) Act 1997 or the Environmentally Hazardous Chemicals (EHC) Act 1985.</p>	YES
11.2	Earthworks Management	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, particularly for the basement car parking area will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p>	YES

		It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.	
11.2	Stormwater Management	<p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area. The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>The proposal incorporates appropriate setbacks and landscaping, that will permit stormwater penetration and will reduce runoff and the impact of stormwater on site and in the area. See attached Stormwater Management Plan for detail.</p>	YES
11.3	Waste Management	A Waste Management Plan is attached as part of this application. Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development. Further, appropriate waste facilities will be provided for future residents of the proposal. See attached Waste Management Plan for detail.	YES
11.4	Soil Erosion and Sediment Control	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, particularly for the basement car parking area will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls. An Erosion and Sediment Control Plan is attached as part of this application.</p>	YES



11.5	Salinity	The subject site has been identified by Council's Salinity Map - Sheet SAL 002 to have moderate salinity potential and this will be addressed in the CC application.	YES
11.7	Air Quality Management	<p>It is considered that the proposal will not significantly contribute to air pollution, odours or the release of atmospheric pollutants. Appropriate management of the site during the demolition and construction phases will limit the potential for air pollution.</p> <p>The quarry is located a far distance from the subject site and as such the local air quality impacts from quarry operation are going to have very minor impacts on future residents of the proposed</p>	YES

Holroyd Development Control Plan 2013 – Part B Residential

The table below provides detail on the development standards relevant to the current proposal- noting that a number of the controls have been addressed previously or are inconsistent with the Pemulwuy controls.

Holroyd Development Control Plan 2013 – Part B Residential Controls Compliance Table			
Clause	Controls	Comment	Complies
1. General Residential Controls			
1.1	Building Materials	<p>The proposal incorporates physical articulation of the built form and a mixed palette of building materials and finishes.</p> <p>Materials and finishes proposed are consistent with that existing in the area whilst being contemporary in character.</p> <p>The range of materials significantly contributes to the articulation of the building and leads to a visual reduction in the overall bulk and mass of the building.</p>	YES
1.2	Fences	Proposed fencing is to be consistent with that existing within the Holroyd Local Government Area of similar developments.	YES

		The proposed fencing is compliant with Council controls, with solid wall elements and 'open' slat infill.	
1.3	Views	<p>The proposed development will not impact on significant views due to the nature of the proposal as well as its location.</p> <p>It is noted that the proposal is to be of a size and scale that is compliant with Council controls. Furthermore, the proposed development is to be appropriately landscaped and is of a form and style that will positively contribute to the cohesiveness and visual appreciation of the streetscape.</p>	YES
1.4	Privacy	<p><u>Visual Privacy</u></p> <p>The proposal provides for appropriate levels of visual privacy through a combination of building separation, appropriate boundary setbacks, landscaping/fencing treatment, internal/external layout/design of dwellings, offset windows, and window dimensions.</p> <p>As shown on the submitted section plans the finished floor levels are kept close to natural ground level to mitigate overlooking.</p> <p><u>Acoustic Privacy</u></p> <p>The proposal contains design elements that seek to reduce potential acoustic impacts and promote a high standard of residential amenity. This includes the siting/internal layout of dwellings, proposed building materials as well as the incorporation of other elements (such as 'grouping' active and passive areas of adjoining dwellings together eg. Bedroom with bedroom, kitchen with kitchen, etc.) which will reduce the potential for noise transfer between dwellings.</p> <p>See attached plans for detail.</p>	<p>YES</p> <p>YES</p>

1.5	<p>Landscaping and Open Space</p> <p>25% of the total site to be provided as landscape area. Pemulwuy DCP only 20%</p>	<p><u>Landscaped Area</u></p> <p>50% of the site is provided as landscape area.</p> <p><u>Private Open Space</u></p> <p>The proposal incorporates appropriate Private Open Space (POS) for each dwelling with direct access provided from a main living area of the dwelling. It is noted that the proposed POS is appropriately dimensioned and located in accordance with Council requirements and will provide opportunities for both passive and active recreational opportunities.</p> <p>It is also noted that in excess of 25m² of private open space is provided for each dwelling in accordance with Council requirements. The proposed POS areas have been appropriately located and will not result in adverse privacy impacts.</p>	<p>Pemulwuy Precinct Specific Controls Prevails</p>
1.6	<p>Safety and Security</p>	<p>The proposed development incorporates an active façade that will permit casual surveillance of the street network as well as the communal open space areas of the development, whilst maintaining privacy for individual dwellings and adjoining properties. The layout of the proposal incorporates built elements and open/landscaped areas that will contribute to the activation of open/landscaped spaces and natural surveillance of the area. The activation and casual surveillance of the proposal reduces the likelihood of crime.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain.</p>	<p>YES</p>

		<p>Clear entry points are proposed, that are easily read by resident, visitor and passer by alike.</p> <p>It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.</p> <p>All materials and finishes are appropriate for their purpose. The proposed development results in an appropriate built form outcome that provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	
1.7	Building and Site Sustainability	<p>The proposal is accompanied by a complying BASIX certificate demonstrating a commitment to energy efficiency and water conservation.</p> <p>The dwellings adopt passive solar design principles through the orientation of the majority of living and private open space areas in a northerly direction as well as ensuring natural ventilation can also be provided.</p>	YES
1.8	<p>Sunlight Access</p> <p>Living rooms and private open space for at least 70% of dwelling shall receive a minimum of 3 hours of direct sunlight.</p> <p>A minimum of 50% of the required private open space areas and any adjacent dwellings shall have access to 3 hours of direct sunlight.</p>	<p>The proposal has been designed to reduce the potential for overshadowing of neighbouring properties. It is considered that appropriate solar access is to be provided on site and for neighbouring properties and this is supported by the attached Plans.</p> <p>The proposal incorporates appropriate design features including window size, layout and location that will permit adequate solar penetration as well as cross ventilation of the proposed dwellings. All dwellings receive in excess of 3 hours solar access to living areas and private open space given the northern orientation.</p>	YES

1.9	Cut and Fill	The proposal has been designed to minimise the amount of cut and fill required, whilst also providing a built form that is appropriate considering the context of the site and the surrounding area. It is considered that the proposal results in an appropriate outcome on site that will not adversely affect the environment or the existing residential amenity of adjoining properties.	YES
1.10	Demolition	Council consent is sought for the demolition of existing structures on site.	YES
1.11	Car Parking and Roads	See previous discussion under Holroyd DCP – Part A General Controls – 3. Car Parking.	YES
1.12	Universal Housing and Accessibility 15% of dwelling units shall comply with AS4299 - 1995 - Adaptable Housing Class B	Proposal provides 21% or 12 adaptable dwelling. Complies.	YES
1.13	Subdivision	<u>Lot and Road Orientation</u> The proposed 1 into 2 lot subdivision will result in the two new lots oriented to the north to permit future hosing to maximise solar access. <u>Allotment Size and Dimensions</u> Proposed subdivision will result in an appropriate allotment size and dimension to permit future multi dwelling housing development.	YES
5. Multi Dwelling Housing			
5.1	Lot Size and Frontage: Minimum lot size – 900m ² Minimum lot frontage – 24m	The subject site has a surveyed area of 12,500m ² . Complies. Frontage < 24m	YES
5.2	Setbacks	See Pemulwuy DCP	YES
5.3	Height	See Pemulwuy DCP.	YES

5.4	Building appearance	<p>The proposal is appropriately orientated on the site and addresses opportunities and constraints that were identified in during the Site Analysis.</p> <p>The proposal maximises opportunities for solar access and provides private open space areas that will permit a range of passive and active recreational pursuits, whilst maintaining a high level of privacy and amenity for future and adjoining residents.</p> <p>The development is of a modern design. Proposed elevations are well articulated with a mixture of vertical and horizontal features including windows, projecting /recessive walls, framed elements, privacy screening and other treatments.</p> <p>The proposal positively contributes to the established and future character of the area and is sympathetic in design and presentation to its surrounds.</p> <p>Materials and finishes used are consistent with that existing in the area while being contemporary in character.</p> <p>The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building. See attached plans for detail</p>	YES
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Conclusion

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.