

Holroyd Development Control Plan 2013			
Standard	Required/Permitted	Provided	Comply
Part A - General Controls			
1.3	Drainage: To minimize impacts on the water quality and hydrology of natural watercourses.	Council's Engineering Department have raised no objection to the proposal subject to the provision of appropriate conditions.	Yes
2.4	Vehicle Crossings, Splay Corners, & Kerb and Guttering; Vehicle Crossing to be reconstructed if in poor condition, damaged or design doesn't comply Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc. or condition their relocation Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated	The proposal involves the provision of one (1) new vehicular crossing from Belinda Place. No services/facilities affected. Not applicable.	Yes Yes N/A
3.1	Car Parking: It is noted that no parking rate is provided for a community facility under Part A of the DCP. The application was provided with a supplementary Traffic and parking assessment with a discussion in regard to an acceptable parking rate to be provided.	Please refer to commentary provided under Part 6 of the Main Report in regard to car parking compliance.	Yes
3.2	Parking areas should be readily accessible and provide for circulation and manoeuvring of vehicles	Parking areas provided are considered to be accessible.	Yes
3.3	Dimensions of Car Parking Facilities, Gradients, Driveways, Circulation and Manoeuvring.	Council's Traffic Engineer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
3.4	Site Works Drainage, Light & Ventilation; Landscaping of open car parks and Car Wash Space provision.	Council's Development Engineer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions. The development will provide for an amendment to the existing open car park which is considered acceptable by Council's Traffic Engineer. Car wash spaces are not required to be provided with the proposal.	Yes Yes N/A
3.5	Driveways Driveways shall be setback a	The proposed driveway is located more	Yes

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	minimum of 1.0m from the side boundary.	than 1.0 metres from the side boundaries.	
3.6	Accessible parking - 2 spaces per 100 visitor spaces	197 spaces within 3 basement levels provided 4 accessible spaces for visitors (2 required).	Yes Yes
4	Tree and Landscape Works	Council's Landscape and Tree Management Coordinator has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
5	Biodiversity	The land is not environmentally sensitive land and is not zoned E2 Environmental Conservation.	Yes
6.1	Cut & Fill and Retaining walls	The application proposes some cutting and filling of the land, retaining walls and ancillary earthworks. The proposal is generally considered acceptable and is not considered to pose any impacts for adjoining properties.	Yes
6.2	Site Contamination and Land Filling	Council's Environmental Health Officer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
6.3-6.4	Erosion and Sediment Control and Erosion and Sediment Control Plan	A detailed sediment and erosion control plan was submitted and is considered to be acceptable.	Yes
6.5	Salinity Management	The site is located on lands identified as being affected by moderate salinity. This matter is to be conditioned.	Yes
7	Stormwater Management	Council's Development Engineer has reviewed the Stormwater Drainage Plans and calculations and advises that the design is acceptable, subject to conditions.	Yes
8	Flood Prone Land	The site is not affected by local stormwater overflow flooding. The site is above the flood planning level.	N/A
9	Managing External Road Noise and Vibration	The development is on land that will be impacted by road or rail noise and vibration as defined by State Environmental Planning Policy (Infrastructure) 2007. An Acoustic Report was submitted with the application and Council's Environmental Health Officer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
10	Safety and Security	The application was referred to the Holroyd Local Area Command of the NSW Police Service who advised the proposal is acceptable, subject to conditions. Clear sightlines between public and private places, lighting and low lying	Yes

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		<p>landscaping will allow for surveillance opportunities within and from the site.</p> <p>Opportunities for crime are minimised in the development through suitable access control with the use of physical barriers such as pathways and landscaping that will channel and restrict movement of people into and around the site.</p> <p>Clearly defined boundaries are proposed between public and private spaces to promote territorial reinforcement.</p>	
11	Waste Management	Council's Waste Officer has reviewed the proposed waste and recycling arrangements and SWMMP and has advised that they are acceptable.	Yes
12	Services <ul style="list-style-type: none"> - Electricity - Water & Sewerage - Postal Services - Telecommunication 	The site is currently provided with existing services and the provision of new services will be required as part of the proposed works. Conditions will be imposed requiring new services and utility installations to be carried out by the person acting on the consent and at the cost of the person acting on the consent.	Yes
Part C – Commercial Development			
1.1	Lot Size and Frontage <p>Min. lot frontage for Zone B2, B4, B5 and B6 is:</p> <ul style="list-style-type: none"> • Up to 3 storeys – 20m • 4-8 storeys – 26m • ≥9 storeys – 32m <p>No min. lot frontage applicable to Zone B1.</p> <p>Commercial development is not permitted on battleaxe lots.</p> <p>Council may require consolidation of more than 1 existing allotment to meet the DCP.</p> <p>Proposals that cannot be amalgamated shall:</p> <ul style="list-style-type: none"> • Provide two written independent valuations representing the affected sites value. • Provide evidence that a reasonable offer has been made to the affected owners. <p>Demonstrate how future</p>	<p>The proposed development is 2 storeys fronting Belinda Place and will provide for a frontage of 85m.</p> <p>Not applicable.</p> <p>The proposal will provide for the consolidation of No's. 3 – 9 Belinda Place and No. 217 Great western Highway.</p> <p>Please refer to commentary provided under Part 6 of the Main Report in regard to amalgamation compliance.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>No</p>

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	development on the isolated sites will achieve vehicle access, basement parking and appropriate built form.																						
1.2	<p>Site Coverage, Floor Area and Building Use</p> <p>Bulky good development: bulky goods shall occupy min. 60% TFA.</p> <p>Food and drink premises in Zone B6: Max. GFA 1000m².</p> <p>Shops in Zone B1: Max. GFA 1000m².</p> <p>Commercial development shall be located at street level, fronting the primary St, and where possible the secondary St.</p> <p>Residential development is permitted at ground floor in Zone B1 and B6.</p> <p>Residential development is not permitted at ground floor in Zone B2 and B4.</p> <p>Where residential development is located at ground level and faces the street, they shall be constructed as flexible floor plates to enable future commercial development.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>																				
1.3	<p>Building Height</p> <p>Min. floor to ceiling height of commercial development / component:</p> <table><tr><th>Floor</th><th>Min. Floor to Ceiling</th></tr><tr><td>Ground Floor</td><td>3.5m</td></tr><tr><td>First Floor (regardless of use)</td><td>3.3m</td></tr><tr><td>All other floors</td><td>2.7m</td></tr></table> <p>Maximum building height in storeys shall be provided in accordance with the table below:</p> <table><tr><th colspan="2">Permitted Height (storeys)</th></tr><tr><th>Height</th><th>Storeys</th></tr><tr><td>10m</td><td>1</td></tr><tr><td>11m</td><td>2</td></tr><tr><td>12.5m</td><td>2</td></tr><tr><td>14m</td><td>3</td></tr></table>	Floor	Min. Floor to Ceiling	Ground Floor	3.5m	First Floor (regardless of use)	3.3m	All other floors	2.7m	Permitted Height (storeys)		Height	Storeys	10m	1	11m	2	12.5m	2	14m	3	<p>While the proposed use is not commercial in nature, the following floor to ceiling heights are proposed.</p> <p>Lower Ground Floor – 4.8m. Ground Floor – 7.5m to 9.97m.</p> <p>2 storeys.</p>	<p>Yes</p> <p>Yes</p>
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	17m	4		
	20m	5		
	23m	6		
	26m	7		
	29m	8		
	32m	9		
	38m	11		
	41m	12		
	50m	15		
	53m	16		
	65m	20		
1.4	Setbacks, Separation and Depth			
	Zone B1 shall observe established front setbacks.		Not applicable.	N/A
	Zone B2 and B4 are within site specific section of DCP.		Not applicable.	N/A
	Zone B5: <ul style="list-style-type: none"> Greystanes and Smithfield – 10m. Holroyd/Granville – 6m. Church St Granville – 0m. All other areas not stated in other sections of DCP – 4m.		Not applicable.	N/A
	Zone B6: <ul style="list-style-type: none"> South Wentworthville – 6m. All others areas not stated in other sections of DCP – 4m. Zone B6.		Not applicable noting Part N of the HDCP is applicable.	N/A
	Street wall height of 3 storeys (11-14m) is required for all commercial development and mixed use development, unless otherwise stated in site specific controls.		Not applicable.	N/A
	Street wall height of 4 storeys (14-17m) is required: <ul style="list-style-type: none"> Zone B6 on GWH at Mays Hill and Finlayson Transit Precincts. Zone B5 – Church St.		Not applicable.	N/A
	3m setback required above street wall height.		Not applicable.	N/A
	Where site adjoins a business zone, no side setback requirement, unless otherwise stated in site specific controls.		Not applicable.	N/A
	Where site adjoins a residential zone (not separated by road).		Not applicable.	N/A

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	side setback shall be 3m and shall demonstrate solar access and privacy to adjoining residential development.		
	Development adjoining residential shall have a rear setback of 6m.	Not applicable.	N/A
	In Zone B6, 0m setback where access to rear laneway provided.	Not applicable.	N/A
	Sunlight and privacy shall be maintained to adjoining residential developments.	Solar access maintained to No's. 1A and 1B Belinda Place.	Yes
1.5	Landscaping and Open Space		
	Landscaped areas not required in business zones, unless stated in site specific controls.	Not applicable.	N/A
2.1	Rear Laneways and Private Accesways		
	Vehicular access must be provided where access to existing laneways is possible.	Not applicable in this instance but it is noted that vehicular access will be provided via a secondary street being Belinda Place.	N/A
	Laneways shall be min. 8m in width.	Not applicable.	N/A
2.2	Pedestrian Access		
	Direct access shall be provided from the car park to all residential and commercial units.	Not applicable.	N/A
	Main building entry points shall be clearly visible	The proposed building entry is considered visible from Belinda Place.	Yes
2.3	Building Entries		
	Separate entries from the street shall be provided for cars, pedestrians, multiple uses and ground floor apartments.	The proposed building is provided with separate entries for motor vehicles and pedestrians.	Yes
	Residential entries must be secure where access is shared between residential and commercial uses.	Not applicable.	N/A
	Multiple cores which access above ground uses shall be provided where the site frontage ≥30m.	Please refer to commentary provided under Part 6 of the Main Report in regard to amalgamation compliance.	No
2.4	Vehicle Access		
	Driveways shall be provided from laneways, private access ways	The proposed access is from a new driveway handle off Belinda Place.	Yes

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	<p>and secondary streets where possible.</p> <p>Loading and unloading facilities shall be provided from a rear lane, side street or right of way where possible.</p> <p>One two-way driveway is permitted per development site up to 10,000m².</p> <p>Driveways are limited to a maximum of 6m or 8m for commercial loading docks and servicing.</p> <p>Pedestrian safety shall be maintained.</p>	<p>The proposal is provided with a loading area adjoining the new driveway off Belinda Place to the southern elevation.</p> <p>A two way driveway is provided.</p> <p>The width of the new driveway from Belinda Place is 6.5m.</p> <p>Pedestrian safety is maintained by the location of the proposed driveway taking into consideration its position to the south of the proposed community facility.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
2.5	<p>Parking</p> <p>Onsite parking is to be provided underground where possible.</p> <p>Basement parking shall be consolidated to maximise landscaping.</p> <p>Parking shall not be visible from main street frontages.</p> <p>Natural ventilation or ventilation grills shall be provided to basement parking.</p> <p>Visitor parking is not to be stacked parking</p>	<p>The proposal is provided with a partially elevated level of basement parking above the existing natural ground level and two more levels of basement car parking. The partially elevated level above the existing ground line is not considered visually intrusive when viewed from Belinda Place and will allow for the location of service rooms.</p> <p>Achieved.</p> <p>The proposed parking arrangement is not visible from Belinda Place.</p> <p>Appropriate conditions are to be provided with any conditions of consent granted as provided in Attachment 3.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
3.1	<p>Safety and Security</p> <p>Casual surveillance is to be achieved through active street frontages and creating views of common internal areas.</p> <p>Building entries are to be provided with clear lines of site, should be provided in visually prominent locations and separate residential and commercial entries shall be observed.</p>	<p>The proposed community facility will activate Belinda Place, providing casual surveillance.</p> <p>The main entry is clearly distinguishable along the northern façade of the new building. While an entry is also identified to the eastern elevation, this is to be used solely as an emergency exit. This is considered an appropriate response to</p>	<p>Yes</p> <p>Yes</p>

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	<p>Adequate lighting shall be provided within the development i.e. pedestrian access ways, common areas and communal open space, car parking areas and all entries.</p> <p>Landscaping shall avoid opportunities for concealment.</p>	<p>the nature of the surrounding buildings noting the R4 High Density Residential zoning to the eastern side of Belinda Place opposite the subject site.</p> <p>The Applicant provided the following comment regarding lighting;</p> <p><i>Bollard and low level wall lighting incorporated to facilitate safe access for TSM members moving across the site and to minimise light spillage to adjoining residential properties.</i></p> <p>The provision of this form of lighting is considered acceptable and will be subject to compliance with conditions of consent as setout in Attachment 3.</p> <p>Satisfactory.</p>	<p>Yes</p>
3.2	<p>Façade design and Building materials</p> <p>All walls are to be articulated via windows, verandahs, balconies or blade walls. Articulation elements forward of the building line max. 600mm.</p>	<p>The application as amended is considered to provide for an acceptable presentation. Please refer to commentary provided under Part 6 of the Main Report for a full discussion in relation to the building presentation.</p>	<p>Yes</p>
3.3	<p>Laneway and Arcade Design</p> <p>Laneways shall:</p> <ul style="list-style-type: none"> • Define private and public spaces. • Ensure clear lines of sight. • Eliminate spaces that enable hiding. • Ensure overlooking through balcony / window location. • Provide suitable lighting. • Public access shall be provided at all times. <p>Min. width of 6m and minimum 4m high.</p> <p>Direct and unrestricted access to be provided during business trading hours.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>
3.4	<p>Shopfronts</p> <p>Solid roller shutters and security bars are not permitted.</p> <p>Open grill (concertina) and transparent grill shutter security devices are permitted.</p>	<p>Not applicable.</p> <p>Not applicable.</p>	<p>N/A</p> <p>N/A</p>

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Standard	Required/Permitted	Provided	Comply
	All windows on the ground floor to the street frontage are to be clear glazing.	Not applicable.	N/A
3.5	<p>Daylight Access</p> <p>Design and orientate dwelling to maximise northerly aspect.</p> <p>1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.</p> <p>Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm.</p> <p>Developments shall ensure that access to daylight is maintained to private open spaces and habitable rooms of existing and proposed surrounding buildings, so as to comply with this DCP.</p> <p>Developments shall be designed to control shading and glare.</p>	<p>The proposed development maximizes the northerly aspect through the incorporation of a large number of window openings.</p> <p>3 hours of direct sunlight is maintained to the main living areas of adjoining residential premises.</p> <p>3 hours of direct sunlight is maintained to the private open spaces of adjoining residential premises.</p> <p>Daylight is maintained to adjoining and surrounding residential premises.</p> <p>Acceptable.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
3.6	<p>Visual and Acoustic Privacy</p> <p>New development shall be located and oriented to maximise visual privacy between buildings on site and adjacent buildings.</p> <p>Building siting and layout shall be designed to maximise the potential for acoustic privacy.</p>	<p>The location of the proposed building is considered to maintain visual privacy to residential properties to the eastern side of Belinda Place.</p> <p>Please refer to commentary provided under Part 6 of the Main Report for a full discussion in relation to the retention of acoustic privacy.</p>	<p>Yes</p> <p>Yes</p>
3.7	<p>Managing External Noise and Vibration</p> <p>Development ≤60m of a railway line and/or adjacent to a classified road to be supported by an acoustic report.</p>	<p>Subject site has frontage to a classified road. However, the proposed works are located away from the Classified Road and as such further assessment/attenuation measures are not required.</p>	N/A
3.8	<p>Awnings</p> <p>Awnings:</p> <ul style="list-style-type: none"> Should be flat. Must be 3m deep. Setback from the kerb a min. 600mm. Min. soffit height of 3.2m- 	<p>The proposed development has not provided for an awning. While so, noting the non commercial nature of the application this is acceptable in this instance. Please refer to commentary provided under Part 6 of the Main Report for a full discussion in regard to awning</p>	No

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	<p>3.3m.</p> <ul style="list-style-type: none"> Slim vertical facias and/or eaves ≤300mm. <p>To be located over all building entries.</p> <p>Permitted on laneways where active street frontages are required. Shall be retractable and only used in hours of operation.</p> <p>Shall wrap around street corners.</p> <p>Canvas blinds along street frontages not permitted.</p>	provision.	
3.11	<p>Corner Buildings</p> <p>Generally, corner building shall be designed to:</p> <ul style="list-style-type: none"> i) Articulate street corners by massing and building articulation, ii) to add variety and interest to the street, iii) Present each frontage of a corner building as a main street frontage, iv) reflect the architecture, hierarchy and characteristics of the streets they address, and v) align and reflect the corner conditions. 	Not applicable.	N/A
3.17	<p>Roof Design</p> <p>Roof forms and styles shall reflect and related to the scale and context of the building and character of the street. Pitched roofs (i.e. Roof forms copying elements of single family homes) are discouraged and will not be permitted in the following circumstances:</p> <ul style="list-style-type: none"> i) Where a pitched roof design does not relate to the existing urban context, ii) Where a pitched roof increases the visual bulkiness of a proposed building. <p>Incorporate roof top elements such as lift overruns, service plants and other visually intrusive service elements and infrastructure into the design of the roof.</p> <p>Minimise the bulk and mass of roofs and the potential for overshadowing from roofs.</p>	<p>The pitched gable roof form at an angle of 12° is considered a complimentary response to the existing architectural features on the subject site noting the location of the existing Saiva Manram temple. The provision of flat roof forms surrounding this gable roof are considered to minimise its visual impact.</p> <p>Satisfactory.</p> <p>Overshadowing created from the roof form will not impact adjoining residential premises also noting the location of the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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Standard	Required/Permitted	Provided	Comply
	Roofs may be articulated, or broken down its massing on large buildings, in order to minimise the apparent bulk or to relate to a context of smaller building forms.	M4 motorway to the south of the subject site. The mixture of a gable roof and flat roof forms is considered to minimise the visual bulk of the community facility.	Yes
3.18	Waste Management Garbage/recycling storage areas must be located so as to be easily serviced and not cause any negative impacts in terms of visual appearance, noise or smell, to residents, adjoining properties or to the street. Storage areas for bins are to be located away from the front of the development in a location with a practical distance from the final collection point.	Council's Waste Management Officer has not raised concern with the proposal	Yes
4.1	Wind Mitigation A wind effects report shall be submitted with development applications for buildings 41m or greater in height and for other buildings as required by Council.	Not applicable.	Yes
5.2	Signage Should not obscure important architectural features. Should not protrude above awnings. Roof signs which project above the parapet are not permitted. Fin signs and projecting wall signs are limited to 1 per 25m street frontage or 1 per site. Fin signs and projecting wall signs must not project more than 900mm from the facade or within 300mm of the residential level of the building. Painting or cladding the building facade to act as a large billboard is not permitted.	Not applicable. Not applicable. Not applicable. Not applicable. Not applicable.	N/A N/A N/A N/A N/A
5.3	Hours of Operation Hours of operation (customer trading) for commercial development are listed in the table below and are based on the street in which the primary	Not applicable.	N/A

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	<p>premises entries are accessed from. B6 Enterprise Corridor Mays Hill 6.00am- 12.00am Great Western Hwy</p> <p>For hours extending outside of 6.00am-10.00pm, applicants must demonstrate that noise, amenity and light impacts and crime prevention factors have been considered and addressed, through the submission of the following reports for assessment:</p> <ul style="list-style-type: none"> • Acoustic report • Social Impact Statement • CPTED Report • Plan of Management 	<p>The proposed hours of operation of the community facility are to be between 8.00am to 9.00pm and are therefore in line with the desired hours for this area. It is noted that the application and amended acoustic report were referred to Council's Environmental Health Unit who have raised no objection to the proposal subject to appropriate conditions. It is also noted that the Conditions of Consent as detailed in Attachment 3 will also include recommendations provided by the Operational Management Plan.</p>	Yes
Part E – Public Participation			
Standard	Required/Permitted	Provided	Comply
I	Notification Requirements	<p>The DA was notified to surrounding property owners and occupiers and advertised in the local newspapers for a period of 21 days from 28 September, 2016 and 19 October, 2016, during which time 2 submissions were received.</p> <p>It was noted that the application was incorrectly notified as it was not advised that the JRPP will be the consent authority as the proposal is for a community facility with a value greater than \$5 million. In this regard the application was renotified from the 16 November, 2016 to the 7 December, 2016. During this period one (1) new submission was received.</p> <p>The grounds of objection raised in the submissions have been satisfactorily addressed as a part of the DA and are not considered sufficient to warrant refusal of the DA.</p>	Yes
Part N – Transitway Station Precinct Controls			
Standard	Required/Permitted	Provided	Comply
1.1	<p>Site Consolidation and Frontage</p> <p>Amalgamation of lots in accordance with Figure 4 (a) and (b) is required for redevelopment.</p> <p>Land locking of adjoining sites is not permitted. Properties shall be amalgamated to ensure the minimum frontage is obtainable without reducing the</p>	<p>Please refer to commentary provided under Part 6 of the Main Report in regard to amalgamation compliance.</p> <p>Not applicable</p>	<p>Yes</p> <p>N/A</p>

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	<p>developability of adjacent properties.</p> <p>Notwithstanding C1, the minimum lot frontage for all development fronting the Great Western Highway shall be 45 metres.</p>	Not applicable.	N/A
1.2	<p>Urban Design</p> <p>Vehicular access from the Great Western Highway is not permitted from properties identified on Figure 5 and access must be provided from the rear or side via laneways or secondary roads</p>	Not applicable.	N/A
1.3	<p>Building Height</p> <p>The maximum height for development within the Mays Hill Transitway Precinct is detailed within the Holroyd Local Environmental Plan 2013, as a written statement and associated maps.</p> <p>The maximum building storey limits are detailed in Figures 8 and 9. (4 storeys)</p>	<p>The proposed community facility will provide for a ridge height of RL of 52.29, which equates to a maximum building height of 16.34 metres above the existing ground level at this point on the subject site. In this regard, the overall height of the building is non compliant with the maximum 15m building height standard by 1.34m.</p> <p>Please refer to commentary provided under Part 6 of the Main Report in regard to the building height non compliance.</p> <p>2 storeys is provided.</p>	<p>No</p> <p>Yes</p>
1.4	<p>Building Setbacks</p> <p>Setbacks shall be in accordance with Figures 10 & 11. Note: Road widening requirements detailed in Section 1.5 of this Part may apply in certain locations.</p> <ul style="list-style-type: none"> 4m setback to Belinda Place. 	<p>The application was originally provided with an eastern colonnade located directly along the Belinda Place property boundary. Amended plans received by Council have provided for a significant reduction in the width of this colonnade from 6m to 2.6m with the remaining setback between the colonnade and the Belinda Place site boundary to be treated in stepped planter boxes maintaining a mixture of shrubs and trees.</p> <p>Please refer to commentary provided under Part 6 of the Main Report in regard to front setback compliance.</p>	No
1.5	<p>Site Design and Appearance</p> <p>Developments shall be oriented to front boundaries.</p> <p>Vertical articulation and a break in</p>	<p>Satisfactory.</p> <p>Not applicable</p>	<p>Yes</p> <p>N/A</p>

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	the building facade is required above the fourth storey for buildings exceeding 25 metres in length.		
1.6	Road Widening Road widening is required along both sides of the Great Western Highway to result in a footpath width of 5.5 metres from the kerb to the property boundary as indicated in Figure 12.	Not applicable.	N/A